

Real Estate Excise Tax Affidavit (RCW 82.45 WAC 458-61A)

Only for sales in a single location code on or after March 1, 2023.
 This affidavit will not be accepted unless all areas on all pages are fully and accurately completed.
 This form is your receipt when stamped by cashier. *Please type or print.*

Check box if partial sale, indicate % _____ sold.

List percentage of ownership acquired next to each name.

1 Seller/Grantor

Name Nicole V. Jackson, Personal Representative of the Estates of Carolyn V. Wicks and Jack W. Wicks
 Mailing address 3411 4th Street D
 City/state/zip Lewiston, Idaho 83501
 Phone (including area code) _____

2 Buyer/Grantee

Name Ben J. Jackson
 Mailing address 539 12th Street
 City/state/zip Clarkston, WA 99403
 Phone (including area code) _____

3 Send all property tax correspondence to: Same as Buyer/Grantee

Name _____
 Mailing address _____
 City/state/zip _____

List all real and personal property tax parcel account numbers	Personal property?	Assessed value(s)
<u>1-002-20-012-0001-0000</u>	<input type="checkbox"/>	<u>\$ 164,100.00</u>
_____	<input type="checkbox"/>	_____
_____	<input type="checkbox"/>	_____

4 Street address of property 539 12th Street, Clarkston, Washington 99403

This property is located in Asotin Clarkston (for unincorporated locations please select your county)

Check box if any of the listed parcels are being segregated from another parcel, are part of a boundary line adjustment or parcels being merged.
 Legal description of property (if you need more space, attach a separate sheet to each page of the affidavit).

The South Half of Lot 11 and the North 25 feet of Lot 12, Block 20, West, Clarkston, Asotin County, Washington, according to the recorded plat thereof. Subject to easement recorded as Instrument No, 69820, records of Asotin County, Washington.

5 11 - Household, single family units

Enter any additional codes _____
 (see back of last page for instructions)

Was the seller receiving a property tax exemption or deferral under RCW 84.36, 84.37, or 84.38 (nonprofit org., senior citizen or disabled person, homeowner with limited income)? Yes No

Is this property predominately used for timber (as classified under RCW 84.34 and 84.33) or agriculture (as classified under RCW 84.34.020) and will continue in it's current use? If yes and the transfer involves multiple parcels with different classifications, complete the predominate use calculator (see instructions) Yes No

6 Is this property designated as forest land per RCW 84.33? Yes No

Is this property classified as current use (open space, farm and agricultural, or timber) land per RCW 84.34? Yes No

Is this property receiving special valuation as historical property per RCW 84.26? Yes No

If any answers are yes, complete as instructed below.

(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale (RCW 84.33.140 or 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information.

This land: does does not qualify for continuance.

Deputy assessor signature _____ Date _____

(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) doesn't wish to continue, all additional tax calculated pursuant to RCW 84.26, shall be due and payable by the seller or transferor at the time of sale.

(3) NEW OWNER(S) SIGNATURE

Signature _____ Signature _____
 Print name _____ Print name _____

8 I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT

Signature of grantor or agent Nicole V. Jackson
 Name (print) Nicole V. Jackson, Personal Representative
 Date & city of signing June 12 2023, Lewiston, Idaho

Signature of grantee or agent Ben Jackson
 Name (print) Ben J. Jackson
 Date & city of signing June 19 2023, Lewiston, Idaho

Perjury in the second degree is a class C felony which is punishable by confinement in a state correctional institution for a maximum term of five years, or by a fine in an amount fixed by the court of not more than \$10,000, or by both such confinement and fine (RCW 9A.72.030 and RCW 9A.20.021(1)(c)).

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7 List all personal property (tangible and intangible) included in selling price.
 None

If claiming an exemption, list WAC number and reason for exemption.
 WAC number (section/subsection) 458-61A-2022(6)(g)
 Reason for exemption _____
 Devise of property to Grantee/Devisee from Personal Representative of Estates PERSONAL REPRESENTATIVE'S DEED

Type of document	Date of document
<u>Letters Testamentary and Letters of Administration</u>	<u>9/7/2022 and 10/4/2022</u>
<u>6/19/2023</u>	<u>6/19/2023</u>

Gross selling price	<u>164,100.00</u>
*Personal property (deduct)	<u>0.00</u>
Exemption claimed (deduct)	<u>164,100.00</u>
Taxable selling price	<u>0.00</u>
Excise tax: state	_____
Less than \$525,000.01 at 1.1%	<u>0.00</u>
From \$525,000.01 to \$1,525,000 at 1.28%	<u>0.00</u>
From \$1,525,000.01 to \$3,025,000 at 2.75%	<u>0.00</u>
Above \$3,025,000 at 3%	<u>0.00</u>
Agricultural and timberland at 1.28%	<u>0.00</u>
Total excise tax: state	<u>0.00</u>
0.0075 Local	<u>0.00</u>
*Delinquent interest: state	<u>0.00</u>
Local	<u>0.00</u>
*Delinquent penalty	<u>0.00</u>
Subtotal	<u>0.00</u>
*State technology fee	<u>5.00</u>
Affidavit processing fee	<u>5.00</u>
Total due	<u>10.00</u>

PAID
 JUN 22 2023
 ASOTIN COUNTY
 TREASURER

A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX
 *SEE INSTRUCTIONS

Aherio, Rice, + Angon CR# 28157
 AA

CERTIFIED

FILED

2022 SEP -7 AM 9:09

MCKENZIE A. CAMPBELL
COUNTY CLERK
ASOTIN COUNTY, WA

SUPERIOR COURT OF WASHINGTON FOR ASOTIN COUNTY

IN THE MATTER OF THE ESTATE OF:)
CAROLYN V. WICKS,)
Deceased.)

NO. 22-4-00091-02
LETTERS TESTAMENTARY

STATE OF WASHINGTON)
County of Asotin) ss.
)

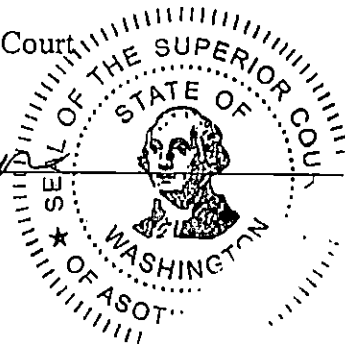
WHEREAS, the Last Will and Testament of Carolyn V. Wicks, deceased, was on the 15th day of November, 2021, duly exhibited, proven, and recorded in our said Superior Court, and whereas it appears in and by said Will that NICOLE V. JACKSON is appointed Personal Representative thereon, and whereas said NICOLE V. JACKSON has duly qualified;

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that we hereby authorize the said NICOLE V. JACKSON, to execute said Will according to law.

WITNESS my hand and the seal of this Court this 17th day of Sept 2022.

Clerk of the Superior Court

By *Mamola Beru*
Deputy



1 STATE OF WASHINGTON)
2) ss.
3 County of Asotin)

4 I, Clerk of the above-entitled Superior Court, do hereby certify that the above and
5 foregoing is a true and correct copy of the Letters Testamentary in the above-entitled cause and
6 were on the 7th day of Sept, 2022, duly entered of record. I further certify that
7 said Letters are now in full force and effect.
8

9 IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of said
10 Superior Court this 7th day of Sept, 2022.

11 Clerk of the Superior Court

12
13
14 By Mrs. Beatrix
15 Deputy

