

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

Form 84-0001a

Check box if partial sale. Indicate % sold _____

Only for sales in a single location code on or after January 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.
List percentage of ownership acquired next to each name.

1 Seller/Grantor
Name Dianne Miller, aka Dianne M. Miller
Estate of Charles Miller, deceased
Mailing address 20300 S. Cheney Spangle Road
City/state/zip Cheney WA 99004
Phone (including area code) _____

2 Buyer/Grantee
Name Victor Dalosto
Dawna Dalosto
Mailing address PO Box 178
City/state/zip Asotin WA 99402
Phone (including area code) _____

3 Send all property tax correspondence to: Same as Buyer/Grantee
Name Victor Dalosto Dawna Dalosto
Mailing address PO Box 178
City/state/zip Asotin WA 99402

Use all real and personal property tax parcel account numbers	Personal property?	Assessed value(s)
1047430080000000	<input type="checkbox"/>	274,000.00
_____	<input type="checkbox"/>	_____
_____	<input type="checkbox"/>	_____

4 Street address of property 407 1st Street, Asotin, WA
This property is located in Asotin Asotin (city) (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).
-see attached legal

5 Land use code 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 its current use? If yes and the transfer involves multiple parcels with different classifications, complete the predominate use calculator (see instructions) Yes No

7 List all personal property (tangible and intangible) included in selling price.
If claiming an exemption, list WAC number and reason for exemption.
WAC number (section/subsection) _____
Reason for exemption _____

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

Type of document Statutory Warranty Deed (SWD)
Date of document 08/04/23

Gross selling price	635,000.00
*Personal property (deduct)	0.00
Exemption claimed (deduct)	0.00
Taxable selling price	635,000.00
Excise tax: state	5,775.00
Less than \$525,000.01 at 1.1%	1,408.00
From \$525,000.01 to \$1,525,000 at 1.28%	0.00
From \$1,525,000.01 to \$3,025,000 at 2.75%	0.00
Above \$3,025,000 at 3%	0.00
Agricultural and timberland at 1.28%	7,183.00
Total excise tax: state	4,762.50
Local	0.00
*Delinquent interest: state	0.00
Local	0.00
*Delinquent penalty	0.00
Subtotal	11,945.50
*State technology fee	5.00
Affidavit processing fee	0.00
Total due	11,950.50

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 _____

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

8 I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT
Signature of grantor or agent Dianne Miller Signature of grantee or agent Victor Dalosto
Name (print) Dianne Miller, aka Dianne M. Miller Name (print) Victor Dalosto
Date & city of signing 8-4-23 Clarkston Date & city of signing 8-3-23, Clarkston, WA

Perform the record deed by class of record here and the tax to be paid by both parties in state or federal court for any amount over \$100,000.00 or to ask about the availability of this public information also visit WA/realty.gov or call 360-705-6705. Teletype
REV 84 0001a (09/08/22) THIS SPACE TREASURER'S USE ONLY COUNTY TREASURER

EXHIBIT "A"

643746


The West half of Lot 6 and all of Lots 7 and 8 in Block 43 of Schank and Reed's First Addition to the Town of Asotin, according to the official plat thereof, AND that part of the unplatted portion of Government Lot 3 Southwest Quarter of Section 16, Township 10 North, Range 46 East of the Willamette Meridian, Asotin County, Washington, more particularly described as follows: Bounded on the South by the North line of Block 43 Schank and Reed's First Addition, on the North by the high water line of the Snake River, on the West by the West line of Lot 8 Block 43 extended Northerly and on the East by the East line of the West half of Lot 6 of Block 43 extended Northerly

56261

FILED

FEB 28 2022

TIMOTHY W. FITZGERALD (Date Stamp)
SPOKANE COUNTY CLERK

 SUPERIOR COURT OF WASHINGTON, COUNTY OF SPOKANE	
ESTATE OF: CHARLES ALLAN MILLER Deceased.	CASE NO. 22-4-00458-32 LETTERS TESTAMENTARY <i>(LTRTS)</i>

I. BASIS

- 1.1 The last will of the decedent(s), late of **ASOTIN COUNTY, WASHINGTON** was exhibited, proven and recorded in this court on: **FEBRUARY 28, 2022.**
- 1.2 In that will: **JILLIAN L TOWNSEND** is named personal representative.
- 1.3 The personal representative has qualified.

II. AUTHORIZATION

THIS CERTIFIES: JILLIAN L TOWNSEND is authorized by this court to execute the will of the above decedent according to law.

TIMOTHY W. FITZGERALD, SPOKANE COUNTY CLERK

Dated: **FEBRUARY 28, 2022**

By: Shannon Orlando
Deputy Clerk

{Seal}

III. CERTIFICATE OF COPY

State of Washington)
County of Spokane)

As clerk of the superior court of this county, I certify that the above is a true and correct copy of the Letters of Testamentary in the above-named case which was entered of record on **FEBRUARY 28, 2022.**

I further certify that these letters are now in full force and effect.

TIMOTHY W. FITZGERALD, SPOKANE COUNTY CLERK

Dated: **FEBRUARY 28, 2022**

By 
Deputy Clerk

{Seal}