

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 % 25 sold.

List percentage of ownership acquired next to each name.

1 Seller/Grantor

Name Lizabeth Carol Nowoj, as Personal Representative of the Estate of John Jess Nowoj, deceased
Mailing address 68 Pienza
City/state/zip Laguna Niguel, CA 92677
Phone (including area code) 206-650-3661

2 Buyer/Grantee

Name Lizabeth Carol Nowoj, a single woman (25% interest)
Mailing address 68 Pienza
City/state/zip Laguna Niguel, CA 92677
Phone (including area code) 206-650-3661

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>11080000700000000</u>	<input type="checkbox"/>	<u>\$ 504,300.00</u>
<u>11080000600000000</u>	<input type="checkbox"/>	<u>\$ 122,700.00</u>
	<input type="checkbox"/>	<u>\$ 0.00</u>

4 Street address of property 4860 Rogersburg Road, Asotin, WA 99402

This property is located in Asotin County (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

5 10 - Vacation and cabin

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 Lizabeth Nowoj
Name (print) Lizabeth Carol Nowoj, Personal Representative
Date & city of signing 7/31/23 Laguna Niguel

Signature of grantee or agent Lizabeth Nowoj
Name (print) Lizabeth Carol Nowoj
Date & city of signing 7/31/23 Laguna Niguel

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)).

To ask about the availability of this publication in an alternate format for the visually impaired, please call 360-705-6705. Teletype (TTY) users may use the WA Relay Service by calling 711.

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) 458-61A-202(6)(f)
Reason for exemption Inheritance

Type of document Personal Representative's Deed
Date of document 7/31/23

Gross selling price	0.00
*Personal property (deduct)	0.00
Exemption claimed (deduct)	0.00
Taxable selling price	0.00
Excise tax: state	
Less than \$525,000.01 at 1.1%	0.00
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%	0.00
Total excise tax: state	0.00
0.0025 Local	0.00
*Delinquent interest: state	0.00
Local	0.00
*Delinquent penalty	0.00
Subtotal	0.00
*State technology fee	5.00
Affidavit processing fee	5.00
Total due	10.00

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

ATTACHMENT TO REAL ESTATE EXCISE TAX AFFIDAVIT

Parcel No: 1-108-00-006-0000-0000

Lot 6, of ROGERSBURG SECOND ADDITION according to plat recorded in Book D of Plats, page 19, Asotin County, Washington.

Along with that part of Government Lot 1 of Section 18 of Township 7 North, Range 47 E.W.M., Asotin County, Washington, more particularly described as follows: Commencing at the NE corner of Lot 7 of Rogersburg Second Addition; thence N 2°31'45" W., 50.51 feet to a point on the North right-of-way line of the platted road, said point being the TRUE PLACE OF BEGINNING; thence continue N 2°31'45" W., to a point on the Ordinary High Water line of the left bank of the Snake River; thence Westerly along said high water line to a point on the West line of said Lot 7 if extended North; thence S 16°28'15" W., along said extended West line to a point on the North right-of-way line of the platted road; thence S 84°23'21" E. along said right-of-way line of 58.41 feet to the TRUE PLACE OF BEGINNING. (AREA NORTH OF LOT 7 OF ROGERSBURG SECOND ADDITION)

Parcel No: 1-108-00-007-0000-0000

Lot 7 of ROGERSBURG SECOND ADDITION, Asotin County, State of Washington, according to the recorded plat thereof.

Along with an easement for a roadway across said Lot 7 for the benefit of Lots 5 and 6, Rogersburg Second Addition, Asotin County, Washington, for the purpose of hauling building materials, single dwelling mobile homes and campers to adjacent Lots 5 and 6.

AND

That part of Government Lot 1 of Section 18 of Township 7 North, Range 47 East of Willamette Meridian, Asotin County, Washington, more particularly described as follows: Beginning at the Southeast corner of Lot 7 of Rogersburg Second Addition, according to Plat recorded in Book D of Plats, page 19; thence North 16°28'15" East along the Easterly lot line of said Lot 7 a distance of 150.0 feet; thence North 2°31'45" West along said lot line a distance of 80.45 feet; thence South 54°38'24" East a distance of 80.52 feet; thence South 16°28'15" West a distance of 200.0 feet; thence North 73°31'45" West a distance of 50.0 feet to the place of beginning.

Subject to Right of Way Agreement with Ideal Cement Company recorded as Instrument Number 68807 and Right of Way easements and conditions contained in Option with Northwestern Rock Products recorded as Instrument Number 90911, records of Asotin County, Washington.

56308

(Collectively referred to hereinafter as the "Premises").

Subject to any Rights, Reservations, Covenants, Conditions, and Restrictions presently of record and general to the area, and any easements and encroachments.

Commonly known as: 4860 Rogersburg Road, Asotin, WA 99402

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CERTIFIED COPY

FILED
KING COUNTY, WASHINGTON

OCT 13 2021

SUPERIOR COURT CLERK

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON
FOR THE COUNTY OF KING

<p>IN RE THE ESTATE OF JOHN JESS NOWOJ DECEASED</p>	<p>NO: 21-4-06921-9 SEA LETTERS TESTAMENTARY (LTRTS)</p>
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The last will of the above named decedent was duly exhibited, proven and filed on October 13, 2021. It appears in and by said will that LIZABETH CAROL NOWOJ is/are named Executor(s) and by order of this court is/are authorized to execute said will according to law.

WITNESS my hand and seal of said Court, October 13, 2021.



BARBARA MINER
King County Superior Court Clerk

By: J. Greenfield Deputy Clerk

• NOT OFFICIAL WITHOUT SEAL •

56308

I, BARBARA MINER, Clerk of the Superior Court of the State of Washington for King County, do hereby certify that this copy is a true and perfect transcript of said original as it appears on file and of record in my office and of the whole thereof. IN TESTIMONY WHEREOF, I have affixed this Seal of said Superior Court at my office at Seattle, Barbara Miner
By Deputy Clerk: J. Greenfield

