

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

Only for sales in a single location code on or after January 1, 2020.
This affidavit will not be accepted unless all areas on all pages are fully completed.
This form is your receipt when stamped by cashier. *Please type or print.*

Check box if the sale occurred in more than one location code.

Check box if partial sale, indicate % sold.
List percentage of ownership acquired next to each name.

1 Seller/Grantor

Name Michael E. McLean, deceased

Mailing address 1921 Walk Court
City/state/zip Clarkston WA 99403
Phone (including area code)

2 Buyer/Grantee

Name Constance A. McLean, a widow

Mailing address 1921 Walk Court
City/state/zip Clarkston, WA 99403
Phone (including area code) (509) 552-0021

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

Name

Mailing address

City/state/zip

Street address of property 1921 Walk Court, Clarkston, WA 99403

This property is located in 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).

Lot 2 of Roe Addition according to the official plat thereof, as recorded in the office of the County Recorder of Asotin County, Washington, under recorder's Instrument No. 227008.

3 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 predominantly used for timber (as classified under RCW 84.84 and 84.33) or agriculture (as classified under RCW 84.34.020)? See ETA 3215. Yes No

If yes, complete the predominate use calculator (see instructions for section 5).

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 _____

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

Signature of grantor or agent Constance A. McLean
Name (print) Constance A. McLean, surviving spouse
Date & city of signing 08/21/2020 Clarkston

Signature of grantee or agent Constance A. McLean
Name (print) Constance A. McLean
Date & city of signing 08/21/2020, Clarkston

Perjury: Perjury is a class C felony which is punishable by imprisonment in the state correctional institution for a maximum term of not more than five years, or by a fine in an amount fixed by the court of not more than \$5000, or by both imprisonment and fine (RCW 9A.20.020(1c)).

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.

AUG 24 2020

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Michael-Constance McLean CE#380384

ASOTIN COUNTY
TREASURER

paid as soon as convenient after my death; provided, however, that no obligation which may be a specific lien on real or personal property need be paid prior to its normal maturity in due course.

III.

PERSONAL REPRESENTATIVE

I appoint Constance A. McLean as Personal Representative of my estate. If Constance A. McLean is unable or unwilling to serve, then I appoint John Bartels as Personal Representative of my estate. My Personal Representative shall serve without bond and with non-intervention powers.

IV.

DISPOSITION OF ESTATE

4.1 Wife Living. If my wife is living sixty (60) days after my death, I give my entire estate outright to her.

4.2 Wife Not Living. If my wife is not living sixty (60) days after my death, then:

4.2.1 Personal Property. Those items of my tangible personal property listed on the signed memorandum, which I intend to furnish to my Personal Representative, shall be given to the person or persons whose name or names are set out opposite such item or items on the memorandum. Such property shall be deemed to pass under this Will pursuant to RCW 11.12.260.

4.2.2 Residue. I give, devise, and bequeath the rest, residue, and remainder of my estate to my grandson, Sean McLean. If he predeceases me, the share otherwise receivable by such child shall instead be given to such child's issue, by right of representation, but subject to the withholding provision in Article VI for young beneficiaries.

4.2.3 Disinherit. I specifically make no provision for my children, Mark A. McLean, Christie A. Kessler, and Michael W. McLean, it being my intention that neither they nor their issue share in my estate.

4.2.4 No Contest. If any person, whether a beneficiary under this Will or not mentioned herein, shall contest this Will or object to any of the provisions hereof, I give to

such person so contesting or objecting the sum of One Dollar (\$1.00) and no more in lieu of the provisions which I might have made or which I have made herein for such persons so contesting or objecting.

V.

PROTECTION FOR YOUNG BENEFICIARIES

If any assets become distributable to a beneficiary who is under age twenty-five (25), my Personal Representative may (a) at any time distribute the same to a custodian for such beneficiary under any Uniform Transfers or Gifts to Minors Act or (b) continue to hold the same in trust, with my Personal Representative acting as Trustee, and shall pay to such beneficiary so much of the net income and principal from time to time as my Personal Representative shall deem advisable for the maintenance, education, support, and health of such beneficiary (net income not so paid to be added to principal) until such beneficiary attains age twenty-five (25) or dies under that age. Thereupon my Personal Representative shall distribute such assets to such beneficiary, if then living, or if not then living, to such beneficiary's estate.

No beneficiary shall have the right or power to anticipate, pledge, assign, sell, transfer, alienate or encumber his or her interest in any assets held by my Personal Representative pursuant to this provision in any way; nor shall any such interest in any manner be liable for or subject to the debts, liabilities, or obligations of such beneficiary or claims of any sort against such beneficiary.

VI.

TAXES

My Personal Representative is authorized to exercise all elections with respect to taxes or the deductibility of items for any tax purpose, including generation-skipping transfer tax purposes, in accordance with what my Personal Representative in my Personal Representative's sole discretion believes to be consistent with my intentions and in the best interest of my estate. I relieve my Personal Representative of any duty to make adjustments to the shares or interests of any person who may be adversely affected by any such elections.


M.E.M.

The provisions of this paragraph shall also apply to the Trustee of the Trust, as the case may be.

VII.

MISCELLANEOUS

7.1 Validity. If a court of competent jurisdiction rules invalid or unenforceable any provision or provisions hereof, such provision or provisions shall be disregarded, but the remainder of this Will shall, nevertheless, be given full force and effect.

7.2 Gender. Unless some other meaning and intent are apparent from the context, the plural shall include the singular and vice versa, and masculine, feminine and neuter words shall be used interchangeably.

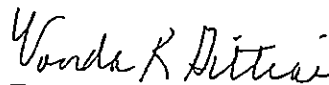
I have signed this Will the 16th day of December, 2019, at Clarkston, Washington.



MICHAEL E. McLEAN, TESTATOR

The foregoing instrument, consisting of five (5) typewritten pages, including this page containing the attestation clause, was on the 16th day of December, 2019, signed, sealed, and published by Michael E. McLean as, and declared by him to be his Last Will and Testament, in the presence of each of us who, at his request and in his presence, and in the presence of each other have subscribed our names as witnesses thereto.


_____ residing at Clarkston, Washington


_____ residing at Clarkston, Washington

