

PLEASE TYPE OR PRINT

THIS AFFIDAVIT WILL NOT BE ACCEPTED UNLESS ALL AREAS ON ALL PAGES ARE FULLY COMPLETED  
(See back of last page for instructions)

Check box if partial sale of property  If multiple owners, list percentage of ownership next to name.

SELLER GRANTOR	Name <u>Renee Larrabee, Personal Representative of the Estate of Robert D. Larrabee</u>	BUYER GRANTEE	Name <u>Renee Larrabee, a single woman</u> <u>(45% of 1350 Bridge St.)</u>
	Mailing Address <u>PO Box 97</u>		Mailing Address <u>PO Box 97</u>
	City/State/Zip <u>Clarkston, WA 99403</u>		City/State/Zip <u>Clarkston, WA 99403</u>
	Phone No. (including area code) <u>(509) 758-5925</u>		Phone No. (including area code) <u>(509) 758-5925</u>
Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers - check box if personal property	
Name _____		List Assessed value(s)	
Mailing Address _____		<u>1342 Bridge 100% 1-004-21-004-0001.</u> <u>380,100</u>	
City/State/Zip _____		<u>1350 Bridge 45% 1-004-21-005-0001.</u> <u>141,400</u>	
Phone No. (including area code) _____		<u>717 Chestnut 100% 1-003-06-002-0002.</u> <u>102,800</u>	

Street address of property: 1342 Bridge Street, 1350 Bridge Street and 717 Chestnut Street, Clarkston

This property is located in Clarkston Required (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 more space is needed, you may attach a separate sheet to each page of the affidavit)

See attached Exhibit A

<p>Select Land Use Code(s): <u>11 - Household, single family units</u></p> <p>enter any additional codes: _____ (See back of last page for instructions)</p> <p>Was the seller receiving a property tax exemption or deferral under chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)?</p> <p>Is this property designated as forest land per chapter 84.33 RCW?</p> <p>Is this property classified as current use (open space, farm, and agricultural, or timber) land per chapter 84.34?</p> <p>Is this property receiving special valuation as historical property per chapter 84.26 RCW?</p> <p>If any answers are yes, complete as instructed below.</p> <p><b>(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE)</b></p> <p>NEW OWNERS(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 RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information. This land <input type="checkbox"/> # does <input checked="" type="checkbox"/> # does not qualify for continuance.</p> <p>_____ DEPUTY ASSESSOR</p> <p>_____ DATE</p> <p><b>(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)</b></p> <p>NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale.</p> <p><b>(3) OWNER(S) SIGNATURE</b></p> <p>_____ PRINT NAME</p>	<p>List all personal property (tangible and intangible) included in selling price.</p> <p>None</p> <p>_____ _____ _____</p> <p>If claiming an exemption, list WAC number and reason for exemption:</p> <p>WAC No. (Section/Subsection) <u>WAC 458-61A-202(6)(f)</u></p> <p>Reason for Exemption <u>Transfer from spouse's probate estate by personal representative (certified Letters Testamentary attached)</u></p> <p>_____ _____</p> <p>Type of Document <u>Personal Representative Deed</u></p> <p>Date of Document <u>10/8/2019</u></p> <p>Gross Selling Price \$ _____</p> <p>*Personal Property (deduct) \$ _____</p> <p>Exemption Claimed (deduct) \$ _____</p> <p>Taxable Selling Price \$ <u>0.00</u></p> <p>Excise Tax : State \$ <u>0.00</u></p> <p><u>0.0025</u> Local \$ <u>0.00</u></p> <p>*Delinquent Interest \$ _____</p> <p>Local \$ _____</p> <p>*Delinquent Penalty \$ _____</p> <p>Subtotal \$ <u>0.00</u></p> <p>*State Technology Fee \$ <u>5.00</u></p> <p>*Affidavit Processing Fee \$ <u>5.00</u></p> <p>Total Due \$ <u>10.00</u></p> <p><b>A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX</b> *SEE INSTRUCTIONS</p>
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I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT

Signature of Grantor or Grantor's Agent: <u>Renee Larrabee</u>	Signature of Grantee or Grantee's Agent: <u>Renee Larrabee</u>
Name (Print): <u>Renee Larrabee</u>	Name (Print): <u>Renee Larrabee</u>
Date & city of signing: <u>Oct. 8, 2019, Clarkston, Washington</u>	Date & city of signing: <u>Oct. 8, 2019, Clarkston, Washington</u>

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 five thousand dollars (\$5,000.00), or by both imprisonment and fine (RCW 9A.20.020 (1C)).

REV 84 0001a (09/22/15) THIS SPACE - TREASURER'S USE ONLY COUNTY TREASURER

McKARREHER LAW  
CL#1215 #

**PAID**  
**OCT - 9 2019**  
ASOTIN COUNTY  
TREASURER

**052626**

**Exhibit A**

**Parcel 1 (commonly known as 1342 Bridge Street):**

The West 33 feet of the South Half of Lot 3 and the South Half of Lot 4, Block "FF" of VINELAND, according to Plat recorded in Book B of Plats, Page 60 in Asotin County, Washington.

Tax parcel number(s): 1-004-21-004-0001

**Parcel 2 (commonly known as 1350 Bridge Street):**

That part of Lot 5 of Block "FF" of Vineland according to plat recorded in Book B of Plats, page 61, in Asotin County, Washington, more particularly described as follows:

Commencing at the Southeast corner of Lot 5 of Block "FF" of Vineland; thence North along the East boundary line of said Lot 5 a distance of 30 feet to the True Place of Beginning; thence continue North along the East boundary line of said Lot 5 a distance of 150 feet; thence deflect left 90°00' a distance of 82.5 feet to a point; thence deflect left 90°00' a distance of 150 feet to a point; thence deflect left 90°00' a distance of 82.5 feet to the true place of beginning.

Tax parcel number(s): 1-004-21-005-0001

**Parcel 3 (commonly known as 717 Chestnut Street):**

The West 77.5 feet of the North one-half (N 1/2) of Lot 2, Block 6, SOUTH CLARKSTON, Asotin County, Washington.

Tax parcel number(s): 1-003-06-002-0002

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SUPERIOR COURT OF WASHINGTON FOR WHITMAN COUNTY

IN THE MATTER OF THE ESTATE OF ) No. 1104-00090 2  
)  
)  
) LETTERS TESTAMENTARY  
ROBERT D. LARRABEE, )  
Deceased. )  
)  
)  
)  
)

STATE OF Washington )  
) ss.  
County of Whitman )

WHEREAS, the last Will and Testament of Robert D. Larrabee and the First Codicil to the Last Will and Testament of Robert Larrabee, deceased, were on the 25 day of July, 2011, duly exhibited, proven, and recorded in our said Superior Court, and whereas it appears in and by said Will that Renee Larrabee is appointed Personal Representative thereon, and whereas said Renee Larrabee has duly qualified; **now therefore,**

**KNOW ALL MEN BY THESE PRESENTS, that we do hereby authorize the said Renee Larrabee to execute said Will according to law.**

LETTERS TESTAMENTARY

1  
**FILED**  
**JUL 25 2011**  
SHIRLEY BAFUS  
WHITMAN COUNTY CLERK

Richard S. Christensen  
CHRISTENSEN & DOMAN, P.C.  
Attorneys at Law  
907 Main Avenue  
St. Maries, Idaho 83861  
Telephone (208) 245-9155  
Facsimile (208) 245-1095

CERTIFIED

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1  
2 WITNESS my hand and the seal of said Court this 25 day of July, 2011.

3  
4 Shirley J. Bastus  
5 Official Seal  
6 Clerk of said Superior Court

7 Brenda J. Cloninger  
8 Deputy

9 STATE OF WASHINGTON )  
10 ) ss.  
11 County of Whitman )

12 **Jill Whelchel**

13 I, ~~Shirley J. Bastus~~, County Clerk and Clerk of the  
14 above-entitled Court, do hereby certify that the foregoing Letters Testamentary have been by me  
15 duly recorded as required by law, and that the above LETTERS TESTAMANTARY is a true and  
16 correct copy of the original on file and recorded in this office, AND THAT THE SAME ARE  
17 STILL OF FULL FORCE AND EFFECT.

18 IN WITNESS WHEREOF, I have hereunto set my hand and official Seal of the  
19 above-entitled Court this 14 day of ~~July, 2011~~  
20 Dec, 2015

21 **Jill Whelchel**  
22 Clerk of said Superior Court

23 Brenda Cloninger  
24 Deputy

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