

REAL ESTATE EXCISE TAX AFFIDAVIT
CHAPTER 82.45 RCW - CHAPTER 458-61A WAC

This form is your receipt when stamped by cashier.

THIS AFFIDAVIT WILL NOT BE ACCEPTED UNLESS ALL AREAS ON ALL PAGES ARE FULLY COMPLETED

Only for sales in a single location code on or after January 1, 2020.

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

PLEASE TYPE OR PRINT

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

SELLER GRANTOR	1 Name <u>Jerry D. Forkner, Sr., Personal Representative for the Estate of Linda Sue Forkner, Deceased</u>	BUYER GRANTEE	2 Name <u>JERRY D. FORKNER, Sr., widower</u>
	Mailing Address <u>2750 9th Street</u>		Mailing Address <u>2750 9th Street</u>
	City/State/Zip <u>Clarkston, WA 99403</u>		City/State/Zip <u>Clarkston, WA 99403</u>
	Phone No. (including area code) _____		Phone No. (including area code) _____
3	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	List assessed value(s)
Name _____		<u>1-270-01-007-0000-0000</u> <input type="checkbox"/>	<u>119,100.00</u>
Mailing Address _____		<input type="checkbox"/>	<u>0.00</u>
City/State/Zip _____		<input type="checkbox"/>	<u>0.00</u>
Phone No. (including area code) _____		<input type="checkbox"/>	<u>0.00</u>

4 Street address of property: 2750 9th Street, Clarkston, WA 99403

This property is located in Asotin 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

5 Select Land Use Code(s):
Residential, single family units

enter any additional codes: _____

(See back of last page for instructions) YES NO

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)? YES NO

Is this property predominantly used for timber (as classified under RCW 84.34 and 84.33) or agriculture (as classified under RCW 84.34.020)? See ETA 3215 YES NO

6 YES NO

Is this property designated as forest land per chapter 84.33 RCW? YES NO

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

Is this property receiving special valuation as historical property per chapter 84.26 RCW? 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 RCW 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 _____ 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) does not wish to continue, all additional taxes calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale.

(3) NEW OWNER(S) SIGNATURE _____
PRINT NAME _____

7 List all personal property (tangible and intangible) included in selling price.

If claiming an exemption, list WAC number and reason for exemption:
WAC No. (Section/Subsection) 458-61A-202(1)(b)(f)
Reason for exemption Transfer of real property through a devise by Will or inheritance are not subject to Real Estate Excise Tax.

Type of Document Personal Representative's Deed
Date of Document 12/8/2020

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 \$500,000.01 at 1.1%	\$ 0.00
From \$500,000.01 to \$1,500,000 at 1.28%	\$ 0.00
From \$1,500,000.01 to \$3,000,000 at 2.75%	\$ 0.00
Above \$3,000,000 at 3.0%	\$ 0.00
Agricultural and timberland at 1.28%	\$ 0.00
Total Excise Tax: State \$	0.00
<u>0.0025</u> Local \$	0.00
*Delinquent Interest: State \$	0.00
Local \$	0.00
*Delinquent Penalty \$	0.00
Subtotal \$	0.00
*State Technology Fee \$	5.00
Advisory Processing Fee \$	5.00
Total Due \$	10.00

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 Grantor's Agent Jerry D. Forkner Signature of Grantee or Grantee's Agent Jerry D. Forkner
Name (print) Jerry D. Forkner, Sr. Name (print) Jerry D. Forkner, Sr.
Date & city of signing Clarkston, WA 12/8/20 Date & city of signing Clarkston, WA 12/8/20

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)).

Jerry Forkner CL# 1074

053763

INSTRUCTIONS

Note: To report a transfer of a controlling interest in real property, please use the Real Estate Excise Tax Affidavit Controlling Interest Transfer Return, Revenue Form No. 84-0001B. This form is available online at <http://dor.wa.gov>.

Section 1:

- If the sale involves property in more than one location code, use the Multiple Location Real Estate Excise Tax Affidavit.
- If sale is less than 100%, check the box "Check if partial sale" and fill in the percentage sold.
- Enter the name(s) of seller/grantor. This is the person(s) conveying interest in the property.

Section 2:

Enter the name(s) of buyer/grantee. This is the person(s) receiving interest in the property. List the percentage acquired after each name.

Section 3:

- Enter the name and address where you would like all future property tax information sent.
- Enter the tax parcel number and current assessed value for real and personal property being conveyed. Check the box to indicate personal property.

Section 4:

- Enter the street address of the property.
- Enter the county if in unincorporated area. Enter city name if located within a municipality.
- Enter the legal description of the property.

Section 5:

Enter the appropriate land use code for the property. Please list all codes that apply on the lines provided in section 5. See WAC 458-53-030(5) for a complete list.

9 - Land with mobile home	10 - Land with new building	11 - Household, single family units
12 - Multiple family residence (2-4 Units)	13 - Multiple family residence (5 + Units)	14 - Residential condominiums
15 - Mobile home parks or courts	16 - Hotels/motels	17 - Institutional Lodging (convalescent homes, nursing homes, etc.)
18 - All other residential not coded	19 - Vacation and cabin	21 - Food and kindred products
22 - Textile mill products	23 - Apparel and other finished products made from fabrics, leather, and similar materials	24 - Lumber and wood products (except furniture)
25 - Furniture and fixtures	26 - Paper and allied products	27 - Printing and publishing
28 - Chemicals	29 - Petroleum refining and related industries	30 - Rubber and miscellaneous plastic products
31 - Leather and leather products	32 - Stone, clay and glass products	33 - Primary metal industries
34 - Fabricated metal products	35 - Professional scientific and controlling instruments; photographic and optical goods; watches/clocks manufacturing	39 - Miscellaneous manufacturing
50 - Condominiums-other than residential	53 - Retail Trade - general merchandise	54 - Retail Trade - food
58 - Retail trade - eating & drinking (restaurants, bars)	59 - Tenant occupied, commercial properties	64 - Repair services
65 - Professional services (medical, dental, etc.)	71 - Cultural activities/nature exhibitions	74 - Recreational activities (golf courses, etc.)
75 - Resorts and group camps	80 - Water or mineral right	81 - Agriculture (not in current use)
83 - Agriculture current use RCW 84.34	86 - Marijuana grow operations	87 - Sale of Standing Timber
88 - Forest land designated RCW 84.33	91 - Undeveloped Land (land only)	94 - Open space land RCW 84.34
95 - Timberland classified RCW 84.34	96 - Improvements on leased land	

- Check yes if the seller was receiving a property tax exemption or deferral under RCW 84.36, 84.37, or 84.38 (nonprofit organization, senior citizen, or disabled person, homeowner with limited income).
- Check yes if the land is primarily used for timber as defined by RCW 84.34 and 84.33 or agriculture as defined by RCW 84.34.020. See ETA 3215 for additional information. If the sale involves multiple parcels with different land use codes, complete the predominate use worksheet.

Section 6:

Indicate whether the property is designated as forest land per chapter 84.33 RCW, classified as current use (open space, farm, agricultural, or timber) per chapter 84.34 RCW, or receiving special valuation as historic property per chapter 84.26 RCW.

Section 7:

- List **personal property** included in the selling price of the real property. For example, include tangible (furniture, equipment, etc.) and intangible (goodwill, agreement not to compete, etc.).
- **Use Tax** is due on personal property purchased without payment of the sales tax. Report use tax on your Combined Excise Tax Return or a Consumer Use Tax Return, both available at dor.wa.gov.
- If you are claiming a **tax exemption**, cite the specific Washington Administrative Code (WAC) number, section and subsection and provide a brief explanation. Most tax exemptions require specific documentation. Refer to the appropriate WAC to determine documentation requirements. Chapter 458-61A WAC is available online at dor.wa.gov.
- Enter the **type of document** (quit claim deed, statutory warranty deed, etc.), and **date of document** (MM/DD/YYYY).
- Enter the **selling price** of the property.
- **Selling price:** For tax purposes, the selling price is the true and fair value of the property conveyed. When property is conveyed in an arm's length transaction between unrelated persons for valuable consideration, there is a presumption that the selling price is equal to the total consideration paid or contracted to be paid, including any indebtedness. Refer to RCW 82.45.030 for more information about selling price.
- **Deduct** the amount of **personal property** included in the selling price.
- **Deduct** the amount of **tax exemption** claimed per chapter 458-61A WAC.

Exhibit A

Lot 7 of Block 1 of Scenic Hills Addition, according to Plat recorded in Book E of Plats, Page 74, records of Asotin County, Washington.

Subject To: This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

CERTIFIED

FILED

2020 MAR 13 PM 3:00

MCKENZIE A. KELLEY
COUNTY CLERK
ASOTIN COUNTY, WA

SUPERIOR COURT OF WASHINGTON
COUNTY OF ASOTIN

IN RE THE ESTATE OF:

LINDA SUE FORKNER,

DECEASED.

NO. 20-4-00028-02

LETTERS OF ADMINISTRATION

WHEREAS, heretofore JERRY FORKNER, Sr., was duly appointed administrator of the Estate of LINDA SUE FORKNER, deceased, conditioned upon said JERRY FORKNER, Sr., filing his oath herein.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that said JERRY FORKNER, Sr., has duly qualified as such administrator and is authorized to administer upon said estate according to law.

WITNESS my hand and seal of this Court affixed this 13th day of March, 2020.

MCKENZIE KELLEY

Clerk of said Superior Court

151 Sheila Stachofsky
Deputy

Brooke Burns Law

608 Chestnut Street
Clarkston, WA 99403
(509) 758-1005

LETTERS OF ADMINISTRATION - 1

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CERTIFICATE

STATE OF WASHINGTON

County of Asotin

)
) ss.

I, MCKENZIE KELLEY, Clerk of the Superior Court of said County and State do hereby certify that the above and foregoing is a true and correct copy of the Letters of Administration in the above-entitled cause, and were on the 13th day of MARCH, 2020, duly entered of record.

I further certify that said Letters are now in full force and effect.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of said Superior Court, this 13th day of MARCH, 2020.

MCKENZIE KELLEY

Clerk of said Superior Court

Shula Starnes
Deputy



Brooke Burns Law

608 Chestnut Street
Clarkston, WA 99403
(509) 758-1005