

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

This form is your receipt when stamped by cashier.

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	1 Name: <u>Constance M. Claassen Personal Representative</u>	BUYER GRANTEE	2 Name: <u>Adeanya Bamidele Okusanya</u>
	<u>Estat of Keith W. Claassen, deceased</u>		<u>Mpeane Rebecca Mahase</u>
	Mailing Address: <u>1270 Amy Ln</u>		Mailing Address: <u>2709 9th Ave</u>
	City/State/Zip: <u>Clarkston, WA 99403</u>		City/State/Zip: <u>Clarkston, WA 99403</u>
3 Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee		4 List all real and personal property tax parcel account numbers - check box if personal property	
Name: <u>Adeanya Bamidele Okusanya Mpeane Rebecca Ma</u>		1270010340000000 <input type="checkbox"/>	
Mailing Address: _____		List assessed value(s) <u>227,800.00</u>	
City/State/Zip: _____		<input type="checkbox"/>	
Phone No. (including area code): _____		<input type="checkbox"/>	

5 Street address of property: 2709 9th Avenue, Clarkston, WA

This property is located in unincorporated Asotin County OR within city of Unincorp

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.

Lot 34 in Block One of Scenic Hills Addition according to the official plat thereof, filed in Book E of Plats at Page(s) 74, records of Asotin County, Washington

6 Select Land Use Code(s):
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 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 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 tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale.

(3) 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) _____

Reason for exemption _____

Type of Document: Personal Representative's Deed (PRD)

Date of Document: 12/20/20

Gross Selling Price \$	<u>343,500.00</u>
*Personal Property (deduct) \$	<u>0.00</u>
Exemption Claimed (deduct) \$	<u>0.00</u>
Taxable Selling Price \$	<u>343,500.00</u>
Excise Tax: State \$	<u>898.75</u>
Local \$	<u>0.00</u>
*Delinquent Interest: State \$	<u>0.00</u>
Local \$	<u>0.00</u>
*Delinquent Penalty \$	<u>0.00</u>
Subtotal \$	<u>4,637.25</u>
*State Technology Fee \$	<u>5.00</u>
*Affidavit Processing Fee \$	<u>0.00</u>
Total Due \$	<u>4,642.25</u>

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: Constance M. Claassen
Name (print): Constance M. Claassen Personal Representative
Date & city of signing: 12/22/2020, Clarkston, WA

Signature of Grantee or Grantee's Agent: Adeanya Bamidele Okusanya
Name (print): Adeanya Bamidele Okusanya
Date & city of signing: 12/22/2020, Clarkston, WA

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)).

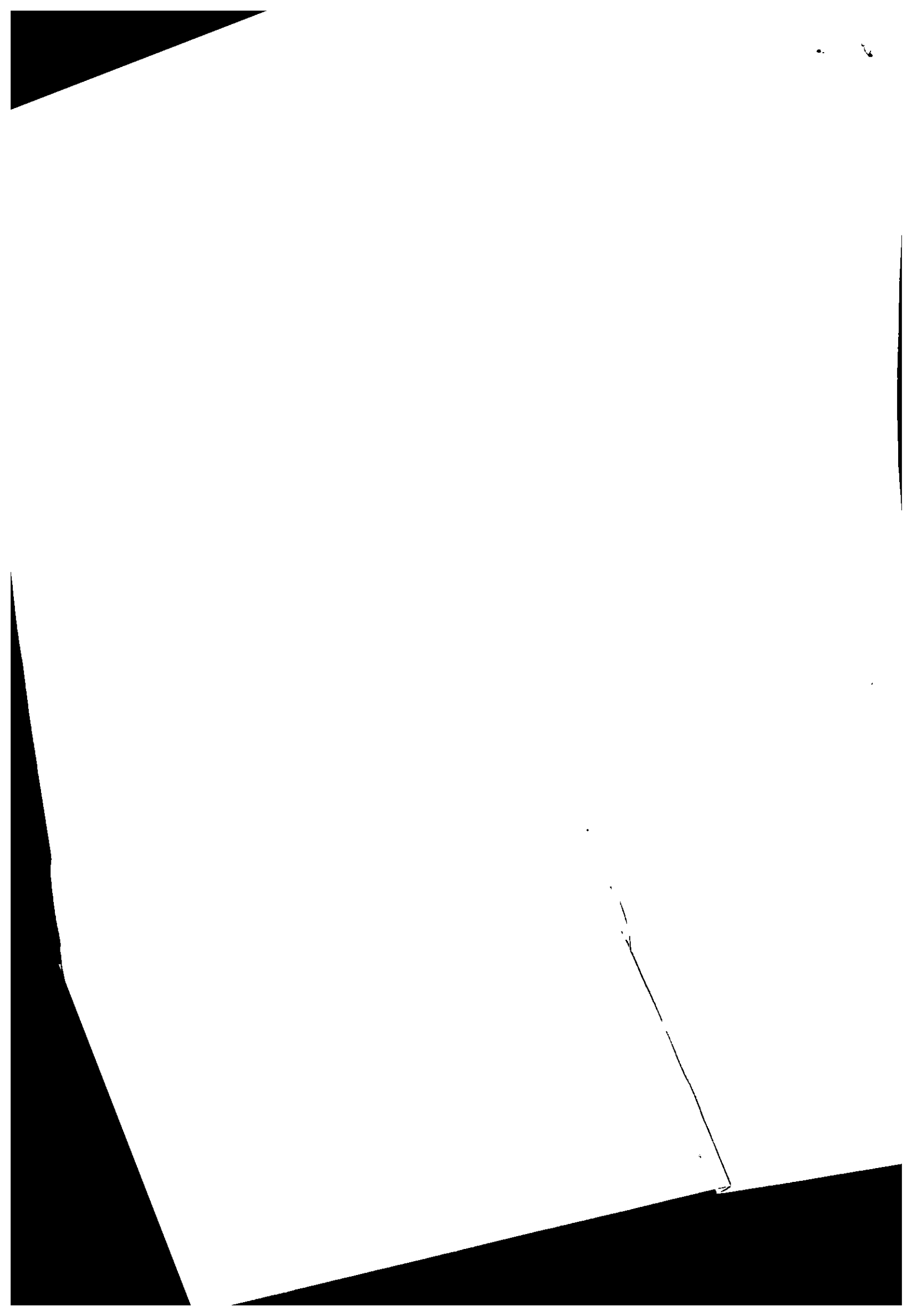
THIS SPACE - TREASURER'S USE ONLY

12/22/2020 - RECEIPT No. 53796 - Alliance Title - Clarkston

COUNTY TREASURER

REV 84 0001a (6/26/14)

EFT



FILED

2020 MAR 12 PM 1:37

MCKENZIE A. KELLEY
COUNTY CLERK
ASOTIN COUNTY, WA

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SUPERIOR COURT OF WASHINGTON FOR ASOTIN COUNTY

In re the Estate of:

No. 20-4-00027-02

KEITH W. CLAASSEN,

LETTERS TESTAMENTARY WITH
NONINTERVENTION POWERS

Deceased.

WHEREAS, the Last Will and Testament of Keith W. Claassen, deceased, was on the 12th day of March, 2020, duly exhibited, proven, and recorded in our said Superior Court;

WHEREAS, Constance M. Claassen is the person nominated as Personal Representative in said Will;

WHEREAS, Constance M. Claassen has petitioned this court to be appointed Personal Representative thereof; and

WHEREAS, this court has entered an order granting nonintervention powers to the Personal Representative,

NOW, THEREFORE, know all people by these presents, that we do hereby authorize the said Constance M. Claassen to execute the terms of the Will with nonintervention powers according to law.

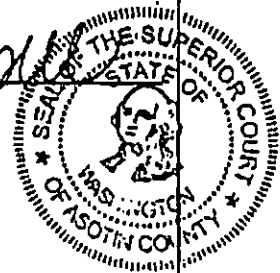
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LETTERS TESTAMENTARY WITH
NONINTERVENTION POWERS

Gittins & Dukes, PLLC
843 Seventh Street
Clarkston, WA 99403
(509)758-2501
Facsimile: (509) 758-3576

WITNESS, Brooke J. Burns, Commissioner of
our Superior Court, and the seal of said Court
hereto affixed this 12th day of March, 2020.

McKenzie Campbell
Clerk of the Superior Court



STATE OF WASHINGTON)
: ss.
County of Asotin)

I, McKenzie A. Campbell, County Clerk of the County of Asotin, State of Washington, and ex-officio Clerk of the Superior Court of the State of Washington for Asotin County, do hereby certify that the within and foregoing is a full, true, and correct copy of the Letters Testamentary and of the whole thereof, as the same are now on file and of record in the above entitled cause in my office and custody. Said Letters have never been revoked and are still in Full Force and Effect.

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

County Clerk & Ex-Officio Clerk of
the Superior Court

By _____
Deputy

LETTERS TESTAMENTARY WITH
NONINTERVENTION POWERS

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