

**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.

<b>SELLER GRANTOR</b>	<b>1</b> Name <u>Charles C. Arrasmith, deceased</u>	<b>BUYER GRANTEE</b>	<b>2</b> Name <u>Nicole D. Arrasmith, a widow</u>
	Mailing Address <u>2333 4th Ave</u>		Mailing Address <u>2333 4th Ave</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) <u>(509) 751-5354</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>168,600.00</u>
City/State/Zip _____	_____	_____	<u>0.00</u>
Phone No. (including area code) _____	_____	_____	<u>0.00</u>
_____	_____	_____	<u>0.00</u>

Street address of property: 2333 4th Ave, 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)

Lot 7 of Block 1 of Chamita Heights Addition according to the plat recorded in Book D of Plats, page 22, in Asotin County.

Select Land Use Code(s):

11 - Household, 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

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) 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) WAC 458-61A-202(6)(a) (H)

Reason for exemption \_\_\_\_\_

Transfer to surviving spouse under Community Property Agreement

Type of Document Lack of Probate Affidavit

Date of Document 10/27/2020

Gross Selling Price \$ 168,600.00

Personal Property (deduct) \$ 0.00

Exemption Claimed (deduct) \$ 168,600.00

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

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

PAID  
OCT 30 2020  
ASOTIN COUNTY  
TREASURER

02-00

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

Signature of Grantor or Grantor's Agent Nicole D. Arrasmith

Signature of Grantee or Grantee's Agent Nicole D. Arrasmith

Name (print) Nicole D. Arrasmith

Name (print) Nicole D. Arrasmith

Date & city of signing Clarkston, WA 10/27/2020

Date & city of signing Clarkston, WA 10/27/2020

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)).



00033850202003686470060066

I-1 AFF  
Pgs=6 Fee:\$108.50  
LUCY DUKES

After recording return to:

Lucy L. Dukes  
843 Seventh Street, P. O. Box 191  
Clarkston, WA 99403

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Grantor(s): Charles C. Arrasmith, deceased  
Grantee(s): Nicole D. Arrasmith, a widowed woman  
Legal: Lot 7 of Block 1, of CHARNITA HEIGHTS ADDITION according to plat  
recorded in Book D of Plats, page 22, in Asotin County, Washington  
Parcel No(s). 1-134-01-007-0000

**AFFIDAVIT**  
(Lack of Probate)

STATE OF WASHINGTON )  
 : ss.  
County of Asotin )

Nicole D. Arrasmith, a widowed woman, being first duly sworn, on oath, deposes and says:

1. Charles C. Arrasmith died on the 19<sup>th</sup> day of September, 2020, in Asotin County, Washington, then being a resident of Clarkston, Washington, and the owner of property located in the County of Asotin, State of Washington. At the time of Charles D. Arrasmith's death, he was married to Nicole D. Arrasmith.

2. That the heir at law of decedent is as follows:

<u>Name and Address</u>	<u>Relationship</u>	<u>Age</u>
Nicole D. Arrasmith	Wife	53
Kirk O. Arrasmith	Son	68

Affidavit (Lack of Probate) 1

Teresa Arndt	Daughter	66
Tamara Arrasmith	Daughter	65
Mingnon Arrasmith	Daughter	62

3. Charles C. Arrasmith and Nicole D. Arrasmith signed a Community Property Agreement on April 12, 2020. The Community Property Agreement attached is attached as **Exhibit A**. The Community Property Agreement provides that all property, whether real, personal or mixed and wherever situated, be community property and that upon death of either party, all of the community property immediately vested in fee simple in the surviving party. A certified copy of his is death certificate is attached as **Exhibit B**.

4. Nicole D. Arrasmith, as the surviving party under the Community Property Agreement described above, is the lawful surviving heir and owner of the following-described real property which was given to Nicole D. Arrasmith under the Community Property Agreement.

Lot 7 of Block 1 of Charnita heights Addition according to the plat recorded in Book D. Of Plats, page 22, in Asotin County.

5. This Affidavit is made solely to induce the title insurance company to insure title to real property in which decedent held an interest at the time of \* death, and to comply with the provisions of WAC 458-61A-202(6)(i).

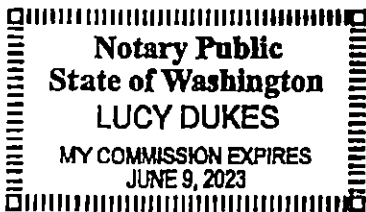
Dated this 27th day of October, 2020.

*Nicole D. Arrasmith*  
 \_\_\_\_\_  
 NICOLE D. ARRASMITH

STATE OF WASHINGTON            )  
   :SS  
 County of Asotin                )

On this day personally appeared before me Nicole D. Arrasmith, to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he (she or they) signed the same as his (her or their) free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 27th day of October, 2020.



*Lucy Duker*  
 \_\_\_\_\_  
 Notary Public for Washington  
 Residing at Clarkston  
 My appointment expires June 9, 2023

**COMMUNITY PROPERTY AGREEMENT**

THIS AGREEMENT entered into on this 12<sup>th</sup> day of April, 2010, between CHARLES C. ARRASITH and NICOLE D. ARRASMITH, husband and wife, for the purposes contained herein:

In consideration of the love and affection that each party has for the other, and in consideration of the mutual benefits to be derived hereunder, the parties agree as follows:

I

All property of whatever nature or description whether real, personal or mixed and wherever situated, irrespective of the source, now owned or hereafter acquired by either or both parties, shall be considered and is hereby declared to be community property from this day forward.

II

Upon the death of either party, title to all community property shall immediately vest in fee simple in the surviving party.

III

The parties hereto are executing contemporaneously with this Agreement Last Wills and Testaments. The purpose of each such Last Will and Testament is to supplement this agreement and to effectuate the complete transfer of each party's property. However, nothing contained herein shall be construed to be a contract to make mutual wills.

IN WITNESS WHEREOF, parties have signed this agreement on the date first written above.

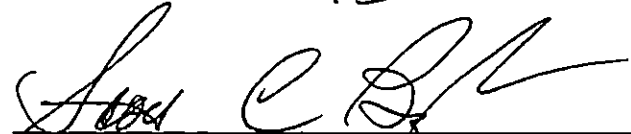
Charles C. Arrasmith  
CHARLES C. ARRASMITH

Nicole D. Arrasmith  
NICOLE D. ARRASMITH

STATE OF WASHINGTON )  
 ) ss  
County of Asotin )

This is to certify that on this 12 day of April, 2010, personally appeared CHARLES C. ARRASMITH and NICOLE D. ARRASMITH, husband and wife, to me known to be the individuals described in and who executed the within instrument, and acknowledged to me that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have set my hand and seal this 12 day of April, 2010.

  
\_\_\_\_\_  
NOTARY PUBLIC in and for the State of Washington,  
Residing at: Asotin  
My appointment expires: 6/20/2011

