

**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>1</b> SELLER GRANTOR	Name <u>Iola Hatley</u>	<b>2</b> BUYER GRANTEE	Name <u>William Joseph Browning</u>
	Mailing Address <u>P.O. Box 209</u>		Name <u>Frankie Rose Browning</u>
	City/State/Zip <u>Deary, ID 83823</u>		Mailing Address <u>P.O. Box 89</u>
	Phone No. (including area code) _____		City/State/Zip <u>Spangle, WA 99031</u>
<b>3</b> 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 <u>William Joseph Browning, Frankie Rose Browning</u>		20114501966000000 <input type="checkbox"/>	List assessed value(s) 9,190.00
Mailing Address <u>P.O. Box 89</u>		20114501860000000 <input type="checkbox"/>	18,160.00
City/State/Zip <u>Spangle, WA 99031</u>		20114500760000000 <input type="checkbox"/>	25,300.00
Phone No. (including area code) _____		20114402618000000 <input type="checkbox"/>	8,360.00

**4** Street address of property: 17127 Highway 12 - 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 legal description.

**5** Select Land Use Code(s):  
83 - Agriculture classified under current use chapter 84.34 RCW  
 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.

Maile L. Peltier 1/14/20  
 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**  
William Joseph Browning Frankie Rose Browning  
 William Joseph Browning PRINT NAME Frankie Rose Browning

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

Additional tax parcel numbers:  
 20114402580000000 - Value 25,300  
 20114402542800000 - Value 101,870

If claiming an exemption, list WAC number and reason for exemption:  
 WAC No. (Section/Subsection) \_\_\_\_\_  
 Reason for exemption \_\_\_\_\_

Type of Document Statutory Warranty Deed BARGAIN & SALE DEED  
 Date of Document 1-11-21

Gross Selling Price \$	396,000.00
*Personal Property (deduct) \$	
Exemption Claimed (deduct) \$	
Taxable Selling Price \$	396,000.00
Excise Tax: State	
Less than \$500,000.01 at 1.1% \$	<del>4,356.00</del>
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% \$	<u>5,068.80</u> <del>0.00</del>
Total Excise Tax: State \$	<u>5,068.80</u> <del>4,356.00</del>
<input type="text" value="0.0025"/> Local \$	990.00
*Delinquent Interest: State \$	0.00
Local \$	0.00
*Delinquent Penalty \$	0.00
Subtotal \$	<u>6,058.80</u> <del>5,346.00</del>
State Technology Fee \$	5.00
*Affidavit Processing Fee \$	0.00
Total Due \$	<u>6,063.80</u> <del>5,351.00</del>

**PAID**  
 JAN 15 2021

ASOTIN COUNTY  
 ASSESSOR

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 Iola Hatley Signature of Grantee or Grantee's Agent William Joseph Browning Frankie Rose Browning

Name (print) Iola Hatley Name (print) William Joseph Browning or Frankie Rose Browning

Date & city of signing 1-14-2021 Lewis & Clark Date & city of signing 1-8-21, Lewiston, ID

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)).

053851

EXHIBIT "A"

506164

The following described property situate in Section 6 and 7, Township 11 North, Range 45 East, Willamette Meridian, Asotin County, Washington:

All that part of Lots 6, 7, and 8 (being all of fractional Section 6); Lots 6, 7, 8, and 9; the Southwest Quarter of the Northeast Quarter; the West half of the Southeast Quarter; the West half of Section 7 (being all of fractional Section 7).

Except all that portion of the above described property lying Easterly of the following described line: Beginning at a point on the Washington Coordinate System, South Zone, the "y" coordinate being North 427.150.00 feet and the "x" coordinate being East 2,824,550.00 feet (said point being approximately 1,150 feet North and 300 feet West of the Southwest corner of Section 6); thence South 54°34'00" East a distance of 3,191.00 feet; thence South 43°27'07" East a distance of 2,617.25 feet; thence South 8°21'57" West a distance of 1,718.28 feet; thence South 23°11'55" West a distance of 2,665.52 feet; thence South 3°54'51" West a distance of 1,904.44 feet; thence South 13°15'17" East to a point on the South line of said Lot 6 in Section 18 and the point of terminus of the above described line.

(2-011-45-007-6000-0000)

The following described property situate in Section 18, Township 11 North, Range 45 East, Willamette Meridian, Asotin County, Washington:

Lots 3, 4, 6, 7, and 8; the Northwest Quarter; the Northeast Quarter of the Southwest Quarter of said Section lying Westerly of the following described line:

Beginning at a point on the Washington Coordinate System, South Zone, the "y" coordinate being North 427.150.00 feet and the "x" coordinate being East 2,824,550.00 feet (said point being approximately 1,150 feet North and 300 feet West of the Southwest corner of Section 6); thence South 54°34'00" East a distance of 3,191.00 feet; thence South 43°27'07" East a distance of 2,617.25 feet; thence South 8°21'57" West a distance of 1,718.28 feet; thence South 23°11'55" West a distance of 2,665.52 feet; thence South 3°54'51" West a distance of 1,904.44 feet; thence South 13°15'17" East to a point on the South line of said Lot 6 in Section 18 and the point of terminus of the above described line.

(2-011-45-018-6000-0000)

The following described property situate in Section 19, Township 11 North, Range 45 East, Willamette Meridian, Asotin County, Washington:

Lots 1, 2, 3, and 4.

(2-011-45-019-6600-0000)

The following described property situate in Section 25, Township 11 North, Range 44 East, Willamette Meridian, Asotin County, Washington:

That part of the Northwest Quarter of the Southeast Quarter (previously described as the W ½ NW ¼ SE ¼) and of the Northeast Quarter of the Southwest Quarter of Section 25, Township 11 North, Range 44 East of the Willamette Meridian, Asotin County, Washington, lying South of the Southerly right of way line of Sate Route No. 12, more particularly described as follows:

Commencing at the Monument Equation Sta. 556-17.69 P.O.T. AHD = 555-87.92 P.T. BK; thence South 72°44'35" West a distance of 1043.02 feet to the True Place of Beginning; thence South 8°31'17" East a distance of 490.00 (formerly 534.95 feet) to the centerline of Alpowa Creek; thence Northwesterly along the centerline of Alpowa Creek approximately 900 feet to a point that bears North 77°30'16" West a distance of 811.4 feet from the previous Southeast Quarter located in Alpowa Creek (formerly South 64°28'03" West a distance of 95.06 feet; thence North 71°30'32" West a distance of 370.91 feet; thence North 63°06'35" West a distance of 411.31 feet); thence leaving Alpowa Creek centerline North 7°22'09" West 195.00 feet (formerly North 7°22'09" West a distance of 151.96 feet); thence North 81°10'20" East a distance of 753.53 feet (formerly North 81°10'20" East a distance of 753.53 feet) to the True Place of Beginning.

Together with that part of Northwest Quarter of the Southeast Quarter lying South of the Southerly right of way line of said S.R. No. 12 and lying adjacent to and East of the East line of the above describer tract and lying North of the Centerline for Alpowa Creek and lying adjacent to and West of the North-South one-sixteenth line for the East side of the Northwest Quarter of the Southeast Quarter of Section 25.

Excepting therefrom all that portion lying in the right of way of said S.R. No. 12

And

That portion only, of the following described land, lying and being North and East of the Northerly boundary line of the right of way of Primary State Highway No.3, as surveyed over and across Township 11 North, Range 44 EWM:

The North half of the North half; the South half of the Northwest Quarter; the North half of the Southwest Quarter; the Southwest Quarter of the Northeast Quarter; the Northwest Quarter of the Southeast Quarter of said Section 25.

And also

That portion of the former right of way of SR 12 in the Northeast Quarter of the Southwest Quarter of said Section 25, lying Northerly of a line 140 feet Northerly of and parallel with the present center line of SR 12, Garfield County Line to Alpowa Creek.

And also

That portion of the former right of way of SR 12 in the Northwest Quarter of the Southeast Quarter of said Section 25, lying Southerly of a line 75 feet Southerly of and parallel with the present center line of SR 12, Garfield County Line to Alpowa Creek.

Except

That portion of the following described property, deeded to the State of Washington as Instrument #108122 recorded on January 21, 1970, lying within Section 25, Township 11 North, Range 44 East of the Willamette Meridian.

And except

That portion of the following described property, deeded to the State of Washington as Instrument #108297 recorded on January 14, 1971, lying within Section 25, Township 11 North, Range 44 East of the Willamette Meridian.

(2-011-44-025-4280-0000, 2-011-44-025-8000-0000, 5-011-44-025-41280-0010, 5-011-44-025-4280-0020)

The following described property situate in Section 26, Township 11 North, Range 44 East, Willamette Meridian, Asotin County, Washington:

That portion only, of the following described land, lying and being North and East of the Northerly boundary line of the right of way of Primary State Highway No.3, as surveyed over and across Township 11 North, Range 44 EWM:

The North half of the Northwest Quarter; the Southeast Quarter of the Northwest Quarter; the Northeast Quarter of said Section 26.

And

That portion of the former right of way of State Highway Route 12, as said right of way existed prior to June 13, 1968, through the Southwest Quarter of the Northeast Quarter of said Section 26, lying Northerly of the right of way line described as follows:

Beginning at a point opposite Highway Engineer's Station 480+00 on the center line survey of State Highway Route 12, Garfield County Line to Alpowa Creek, and 100 feet Northeasterly therefrom; thence Southeasterly, parallel with said center line survey, to a point opposite Highway Engineer's Station 485+20; thence Easterly to a point opposite Highway Engineer's Station 486+00 on said center line survey and 140 feet Northeasterly therefrom; thence Southeasterly, parallel with said center line survey, 1100 feet to the end of this right of way line description.

And also

That portion of the former right of way of SR 12 in the Northeast Quarter of the Northwest Quarter of said Section 26, lying Northeasterly of a line 100 feet Northeasterly of and parallel with the present center line of SR 12.

Except

That portion of the following described property, deeded to the State of Washington as Instrument #108122 recorded on January 21, 1970, lying within Section 26, Township 11 North, Range 44 East of the Willamette Meridian.

And except

That portion of the following described property, deeded to the State of Washington as Instrument #108297 recorded on January 14, 1971, lying within Section 26, Township 11 North, Range 44 East of the Willamette Meridian.

(2-011-44--026-1800-0000)

CERTIFIED

FILED

2014 JAN 24 A 9:50

TERRE J. EGGART  
CLERK  
ASOTIN COUNTY, WA

SUPERIOR COURT OF WASHINGTON FOR ASOTIN COUNTY

14 - 4 - 00004 - 1

In re the Estate of:	)	No.
	)	
GEORGE B. HATLEY,	)	LETTERS TESTAMENTARY
	)	WITH NONINTERVENTION
Deceased.	)	POWERS

WHEREAS, the Last Will and Testament of George B. Hatley, deceased, was on the 24 day of January, 2014, duly exhibited, proven, and recorded in our said Superior Court;

WHEREAS, Iola Hatley is the person nominated as Personal Representative in said Will;

WHEREAS, Iola Hatley 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,

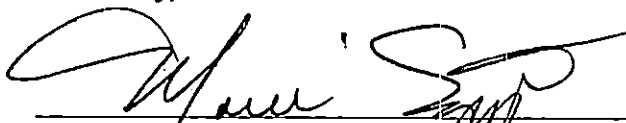
NOW, THEREFORE, know all men by these presents, that we do hereby authorize the said Iola Hatley to execute the terms of the Will with nonintervention powers according to law.

LETTERS TESTAMENTARY WITH  
NONINTERVENTION POWERS

Law Office of  
**David A. Gittins**  
 843 Seventh Street  
 Clarkston, WA 99403  
 (509)758-2501  
 Facsimile: (509) 758-3576

RAY D. LUTES

WITNESS, ~~Thomas L. Ledgerwood~~,  
Commissioner of our Superior Court, and the  
seal of said Court hereto affixed this 24<sup>th</sup> day  
of January, 2014.

  
\_\_\_\_\_  
Clerk of the Superior Court

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STATE OF WASHINGTON        )  
  : ss.  
County of Asotin                )

I, Marie J. Eggart, 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 January, 2014.

\_\_\_\_\_  
County Clerk & Ex-Officio Clerk of  
the Superior Court

By \_\_\_\_\_  
Deputy

LETTERS TESTAMENTARY WITH  
NONINTERVENTION POWERS

Law Office of  
**David A. Gittins**  
843 Seventh Street  
Clarkston, WA 99403  
(509)758-2501  
Facsimile: (509) 758-3576

53851