

Real Estate Excise Tax Affidavit (RCW 82.45 WAC 458-61A)

Only for sales in a single location code on or after January 1, 2020.
This affidavit will not be accepted unless all areas on all pages are fully completed.
This form is your receipt when stamped by cashier. *Please type or print.*

Form 84 0001a

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

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

1 Seller/Grantor

Name Sheila L. Cone, as personal representative of the Estate of Steven D. Cone
Mailing address 1430 Foster Ln.
City/state/zip Clarkston, WA 99403
Phone (including area code) _____

2 Buyer/Grantee

Name Sheila L. Cone
Mailing address 1430 Foster Ln.
City/state/zip Clarkston, WA 99403
Phone (including area code) 509-758-2915

3 Send all property tax correspondence to: Same as Buyer/Grantee

Name _____
Mailing address _____
City/state/zip _____

List all real and personal property tax parcel account numbers	Personal property?	Assessed value(s)
1-004-26-007-0006	<input type="checkbox"/>	\$ 137,800.00
1-004-26-007-0007	<input type="checkbox"/>	\$ 57,700.00
1-004-26-007-0104	<input type="checkbox"/>	\$ 43,600.00

4 Street address of property 1450 Foster Ln. & 1430 Foster Ln. Clarkston, Washington

This property is located in Asotin County (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 you need more space, attach a separate sheet to each page of the affidavit).

See legal descriptions attached hereto.

5 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 RCW 84.36, 84.37, or 84.38 (nonprofit org., senior citizen or disabled person, homeowner with limited income)? Yes No

Is this property predominantly used for timber (as classified under RCW 84.84 and 84.33) or agriculture (as classified under RCW 84.34.020)? See ETA 3215. Yes No
If yes, complete the predominate use calculator (see instructions for section 5).

6 Is this property designated as forest land per RCW 84.33? Yes No

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

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

(3) NEW OWNER(S) SIGNATURE

Signature _____ Signature _____
Print name _____ Print name _____

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

None

If claiming an exemption, list WAC number and reason for exemption.

WAC number (section/subsection) 458-61A-202(6)(f)
Reason for exemption

Inheritance

Type of document Personal Representative's Deed

Date of document January 22, 2021

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%	0.00
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

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

Signature of grantor or agent Sheila L. Cone, PR
Name (print) Sheila L. Cone, PR
Date & city of signing Lewiston, ID January 22, 2021

Signature of grantee or agent Sheila L. Cone
Name (print) Sheila L. Cone
Date & city of signing Lewiston, ID January 22, 2021

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 \$5000, or by both imprisonment and fine (RCW 9A.20.020(1c)).

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JAN 25 2021

053871

ASOTIN COUNTY
TREASURER

creason more dotten qeidl ck# 13539

Parcel 1:

The South 170 feet of the East half of Lot 7, Block KK of Vineland, Asotin County, Washington, according to the recorded plat thereof, measurements being from the centerlines of adjacent streets.

SUBJECT TO:

- Taxes and assessments for the current year and thereafter.

APN: 1-004-26-007-0006

Parcel 2:

The North 80.0 feet of the South 250.0 feet of the East Half of Lot Seven (7) of Block "KK" of VINELAND, according to plat recorded in Book A of Plats, page 18, in Asotin County, Washington, Measurements being from the center line of adjacent streets.

SUBJECT TO:

- Taxes and assessments for the current year and thereafter.

APN: 1-004-26-007-0007

Parcel 3:

That part of Lot 7 of Block "KK" of Vineland according to the recorded plat thereof, records of Asotin County, Washington, more particularly described as follows:

Commencing at the Northwest corner of said Lot 7; thence South along the West line of said Lot 7 a distance of 919.28 feet to a point on the South right of way line of Fleshman Way, said point being the place of beginning; thence continue South along said West line a distance of 268.72; thence East 165.00 feet; thence North 269.68 feet to a point on said South right of way line of Fleshman Way; thence South 89°40' West along said right of way line a distance of 165.00 feet to the place of beginning.

EXCEPTING THEREFROM all that portion of the hereinafter described Tract "X" lying between the following described line 1 and 2:

Line 1: Beginning at a point opposite Station 11+50.00 on the Fleshman Way line survey of the Fleshman Way/15th Street Project and 70 feet Northerly therefrom; thence Easterly parallel with said Fleshman Way line survey to a point opposite Station 14+90.38; thence Southerly to a point oppsit said Station 14+90.38 and 60 feet Northerly therefrom; thence Easterly parallel with said Fleshman Way line survey to a point opposite Station 16+67.88 and the end of this line description.

Line 2: Beginning at a point opposite Station 13+00.00 on the Fleshman Way line survey of the Fleshman Way/15th Street Project and 60 feet Southerly therefrom; thence Easterly parallel with said Fleshman Way line survey to a point opposite Station 19+00.00 and the end of this line description.

SUBJECT TO:

Question of legal access. There appears to be no recorded means of ingress or egress from the subject premises to a public road. It is assumed that there exists a valid easement for that purpose over adjoining lands, but the Company does not insure against any rights based on a contrary state of facts.

SUBJECT TO:

- Taxes and assessments for the current year and thereafter.

APN: 1-004-26-007-0104

CERTIFIED

FILED

2020 MAY 22 AM 11:13

MCKENZIE A. CAMPBELL
COUNTY CLERK
ASOTIN COUNTY, WA

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**SUPERIOR COURT OF WASHINGTON
FOR THE COUNTY OF ASOTIN
IN PROBATE**

IN THE MATTER OF THE ESTATE

Case No. 20-4-00044-02

OF

LETTERS TESTAMENTARY
(RCW 11.28.090)

STEVEN D. CONE,

Deceased.

WHEREAS, the Last Will of Steven D. Cone was on May 21, 2020, duly exhibited, proven, and recorded in our Superior Court; and whereas, it appears that Sheila L. Cone has priority for appointment as personal representative; and whereas, Sheila L. Cone has duly qualified,

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that we do hereby authorize Sheila L. Cone to execute such Will according to law, and without intervention of the Court except as provided by law.

LETTERS TESTAMENTARY -1-

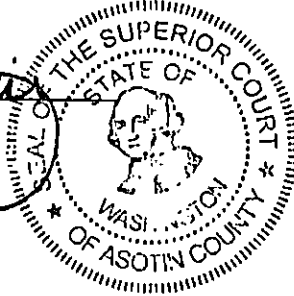
Paul B. Burris, WSBA# 46582
Creason, Moore, Dokken & Geidl, PLLC
P.O. Drawer 835, Lewiston, ID 83501
(208) 743-1516; Fax: (208) 746-2231

53871

1
2 WITNESS my hand and seal of this Court this 22nd day of May, 2020.

3 SUPERIOR COURT CLERK

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5 By Hickman
6 Deputy
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STATE OF WASHINGTON)
: ss.
County of Asotin)

Mckenzie Campbell County Clerk of the County of Asotin, State of Washington, an 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 this Court Superior Court this 22nd day of May, 2020.

County Clerk & Ex-officio
Clerk of the Superior Court

By Hickman
