

**REAL ESTATE EXCISE TAX AFFIDAVIT**

This form is your receipt when stamped by cashier.

PLEASE TYPE OR PRINT

CHAPTER 82.45 RCW - CHAPTER 458-61A WAC

**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>Keith E. Ingraham-DECEASED</u>	BUYER GRANTEE	2 Name <u>Forrest K. Ingraham</u>
	<u>The Estate of Keith E. Ingraham</u>		<u>Beneficiary for the Estate of Keith E. Ingraham</u>
	Mailing Address <u>PO Box 18969</u>		Mailing Address <u>411 Cleveland St.</u>
	City/State/Zip <u>Spokane, WA 99228-0969</u>		City/State/Zip <u>Asotin, WA 99402</u>
	Phone No. (including area code) <u>(509) 466-3024</u>		Phone No. (including area code) <u>(509) 254-4938</u>

4 Street address of property: 411 Cleveland St, Asotin, WA 99402

This property is located in Asotin

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 4 in Assessor's Tax Plat #1, according to the official plat thereof, Official Records of Asotin County, Washington, more particularly described as follows: From the stone monument at the intersection of the center lines of Second and Cleveland Streets, Town of Asotin, County of Asotin, State of Washington, Southerly along the center line of Cleveland Street a distance of 810.00 feet; thence Easterly at right angles a distance of 30.00 feet to the TRUE PLACE OF BEGINNING; thence continue on the last above described course a distance of 195.89 feet; thence deflect right 83°28' a distance of 70.47 feet; thence deflect right 96°32' a distance of 203.91 feet to a point on the East boundary line of Cleveland Street; thence deflect right 90°00' along the said East boundary line of Cleveland Street a distance of 70.00 feet to the place of beginning.

5 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

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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) 458-61A-202 (b) (f)

Reason for exemption  
Transfer of real property through a devise by will or inheritance are not subject to the real estate excise tax.

Type of Document Personal Representative's Deed

Date of Document 4-7-21

Gross Selling Price	\$ _____
*Personal Property (deduct)	\$ _____
Exemption Claimed (deduct)	\$ _____
Taxable Selling Price	\$ _____ 0.00
Excise Tax : State	\$ _____ 0.00
<u>0.0075</u> Local	\$ _____ 0.00
*Delinquent Interest: State	\$ _____
Local	\$ _____
*Delinquent Penalty	\$ _____
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 Grantor's Agent Cam McGillivray  
Name (print) Cam McGillivray, Personal Representative  
Date & city of signing: 4/7/21 Spokane

Signature of Grantee or Grantee's Agent Forrest K. Ingraham  
Name (print) Forrest K. Ingraham, Beneficiary  
Date & city of signing: 4/9/2021 CLARKSTON

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)).

REV 84 0001a (01/04/16) THIS SPACE - TREASURER'S USE ONLY COUNTY TREASURER

GILLIVRAY  
CR# 169472

**PAID**  
APR 13 2021  
ASOTIN COUNTY  
TREASURER

05/08

CERTIFIED

FILED

2020 JAN -9 AM 11:39

MORLIZIE A. KELLEY  
CLERK  
SOUTH COUNTY, WA

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SUPERIOR COURT OF WASHINGTON FOR ASOTIN COUNTY

In re the Estate of:

KEITH E. INGRAHAM,

Deceased.

No. 20-4-00001-02

LETTERS TESTAMENTARY WITH  
NONINTERVENTION POWERS

WHEREAS, the Last Will and Testament of Keith E. Ingraham, deceased, was on the  
9<sup>th</sup> day of January, 2020, duly exhibited, proven, and recorded in our said Superior Court;

WHEREAS, Northwest Trustee & Management Services, LLC is the entity nominated  
as Personal Representative in said Will;

WHEREAS, Northwest Trustee & Management Services, LLC 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 Northwest Trustee & Management Services, LLC to execute the terms of the Will with  
nonintervention powers according to law.

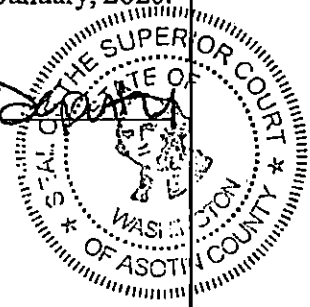
LETTERS TESTAMENTARY WITH  
NONINTERVENTION POWERS

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

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WITNESS, Brooke J. Burns, Commissioner of our Superior Court, and the seal of said Court hereto affixed this 9th day of January, 2020.

*Brooke J. Burns*  
Clerk of the Superior Court



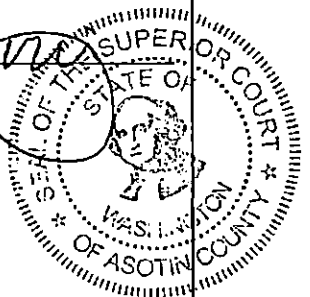
STATE OF WASHINGTON )  
: ss.  
County of Asotin )

I, McKenzie A. Kelley, 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.

INTESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of said Superior Court this 9th day of January, 2020.

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

By *McKenzie A. Kelley*  
Deputy



LETTERS TESTAMENTARY WITH  
NONINTERVENTION POWERS

**Gittins & Dukes, PLLC**  
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Clarkston, WA 99403  
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Facsimile: (509) 758-3576

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