

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.*

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

Check box if partial sale, indicate % 50 sold.
List percentage of ownership acquired next to each name.

1 Seller/Grantor

Name The Estate of Nell L. Hamil

Mailing address 2434 13th St

City/state/zip Clarkston, WA 99403

Phone (including area code) (509) 552-5500

2 Buyer/Grantee

Name Jason Ewing, a single man, and Jerri L. Ringwood, a married woman dealing in her sole and separate property

Mailing address 2434 13th St

City/state/zip Clarkston, WA 99403

Phone (including area code) (509) 552-5500

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)
<u>1-004-30-007-0001-0000</u>	<input type="checkbox"/>	<u>\$ 117,650.00</u>
_____	<input type="checkbox"/>	<u>\$ 0.00</u>
_____	<input type="checkbox"/>	<u>\$ 0.00</u>

4 Street address of property 2434 13th St, Clarkston, WA 99403

This property is located in Clarkston (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).

Please see attached Exhibit A.

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.

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

WAC number (section/subsection) 458-61A-202(6)(f), 458-61A-217(1)

Reason for exemption REB #54149 DATE 5-6-21

Transfer by inheritance to heirs under Will probated in Asotin County Superior Court Cause No. 20-4-00079-02; Rerecord to correct legal.

Type of document Correction Personal Representative's Deed

Date of document 05/24/2021

Gross selling price	<u>117,650.00</u>
*Personal property (deduct)	<u>0.00</u>
Exemption claimed (deduct)	<u>117,650.00</u>
Taxable selling price	<u>0.00</u>
Excise tax: state	
Less than \$500,000.01 at 1.1%	<u>0.00</u>
From \$500,000.01 to \$1,500,000 at 1.28%	<u>0.00</u>
From \$1,500,000.01 to \$3,000,000 at 2.75%	<u>0.00</u>
Above \$3,000,000 at 3%	<u>0.00</u>
Agricultural and timberland at 1.28%	<u>0.00</u>
Total excise tax: state	<u>0.00</u>
0.0025 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>0.00</u>
*State technology fee	<u>5.00</u>
Affidavit processing fee	<u>5.00</u>
Total due	<u>10.00</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 agent _____

Name (print) Jason Ewing, Personal Representative

Date & city of signing 6/1/21 Clarkston WA

Signature of grantee or agent _____

Name (print) Jason Ewing

Date & city of signing 6/1/21 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 \$5000, or by both imprisonment and fine (RCW 9A.20.020(1c)).

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EXHIBIT A

Legal Description

Lot 7, Block "OO" of Vineland according to plat recorded in Book B of Plats, page 46, in Asotin County, Washington. EXCEPTING THEREFROM those portions heretofore conveyed by deeds recorded in Book 38 of Deeds, page 188; Book 34 of Deeds, page 539; and Book 47 of Deeds, page 27; records of Asotin County, Washington, described as follows:

Beginning at a point on the centerline of the County road 214.5 feet North of the Southeast corner of said Lot 7; thence Southerly along said centerline a distance of 214.5 feet to the Southeast corner of said Lot 7; thence Westerly along the centerline of the County road a distance of 501.55 feet to the Southwest corner of said Lot 7; thence deflect right $51^{\circ}26'$ along the centerline of the County road a distance of 101.33 feet; thence deflect right $128^{\circ}34'$ distance of 271.33 feet; thence deflect left $85^{\circ}14'$ a distance of 135.0 feet; thence deflect right $94^{\circ}46'$ a distance of 102.0 feet; thence Easterly a distance of 231.0 feet to the place of beginning.

EXCEPTING THEREFROM that part lying West of the centerline of Highline Drive and lying North of the centerline of Seventh (7th) Avenue.

AND ALSO EXCEPTING THEREFROM that part of Lot 7 of Block "OO" of Vineland, Asotin County, Washington, more particularly described as follows:

Commencing at the Northeast corner of said Lot 7, said point being on the centerline of 13th Street; thence $N87^{\circ}30'30''W$ along the North line of said Lot 7 a distance of 567.95 feet to the true place of beginning; thence continue $N87^{\circ}30'30''W$ 268.55 feet to a point on the East right-of-way line on Highline Drive, said point being a point on a curve; thence deflect left and continue along said right-of-way line around a curve to the left with a radius of 100.00 feet for a distance of 32.75 feet to a point of reverse curve; thence continue along said right-of-way line around a curve to the right with a radius of 70.00 feet for a distance of 61.19 feet to a point on the East line of Lot 9 of Block "I-1" of Clarkston Heights; thence $S27^{\circ}35'E$ along said East line 0.24 feet to a monument at the Southeast corner of said Lot 9; thence $S71^{\circ}48'E$ 53.40 feet; thence $S43^{\circ}50'E$ 47.25 feet; thence $S85^{\circ}07'30''E$ 8.59 feet (record bears $S86^{\circ}35'E$ 8.56 feet); thence $S49^{\circ}45'30''E$ 172.00 feet (record bears $S49^{\circ}44'E$); thence $S0^{\circ}05'30''E$ 63.81 feet (record bears $S0^{\circ}04'E$); thence $N42^{\circ}05'E$ 136.37 feet; thence $N8^{\circ}35'W$ 205.73 feet to the true place of beginning.

Bearings are referred to the record bearing of $S89^{\circ}08'E$ on the centerline of 7th Avenue.

Tax Parcel No: 1-004-30-007-0001-0000

54263

CERTIFIED

FILED

2020 SEP 30 PM 4:02

MCKENZIE A. CAMPBELL
COUNTY CLERK
ASOTIN COUNTY, WA

SUPERIOR COURT OF WASHINGTON
COUNTY OF ASOTIN

In Re the Estate of:

NELL L. HAMIL,

Deceased.

NO. 20-4-00079-02

LETTERS TESTAMENTARY

STATE OF WASHINGTON

County of Asotin

} ss.

WHEREAS, the Last Will and Testament of NELL L. HAMIL, deceased, was, on September 30, 2020, duly exhibited, proven and recorded in our said Superior Court; and,

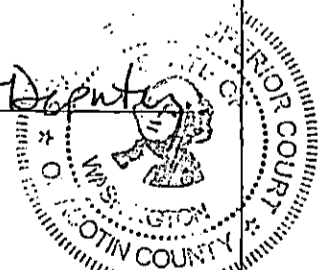
WHEREAS, it appears in and by said Will that JASON EWING, was appointed Personal Representative therein, and

WHEREAS, said NELL L. HAMIL, was duly qualified as such Personal Representative,

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that we hereby authorize the said ~~JASON EWING~~ TINA KERNAN to execute said Will according to law.

WITNESS, _____, Judge of our said Superior Court, and the seal of said Court hereto affixed this 30th day of September, 2020.

Nichelle Medlow, Deputee
Clerk of Superior Court



Brooke Burns Law

608 Chestnut Street
Clarkston, WA 99403

(509) 758-1005

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1 STATE OF WASHINGTON)
2 County of Asotin) ss.

3 I, MCKENZIE KELLEY, County Clerk of the County of Asotin, State of Washington,
4 and ex-officio Clerk of the Superior Court of the State of Washington for Asotin County, do
5 hereby certify that the within and foregoing is a full, true, and correct copy of the original
6 Letters Testamentary and of the whole thereof, as the same is now on file and of record in the
7 above-entitled cause in my office and custody. Said Letters have never been revoked and are
8 still in full force and effect.

9 WITNESS my hand and seal of said court this 30th day of September, 2020.

10 _____
11 County Clerk & Ex-officio Clerk of the
12 Superior Court

13 By: Nichelle Medora
14 Deputy



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