

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 The Estate of Janette R. Riedinger, deceased
By NW Trustee & Management Services, LLC
Mailing address P.O. Box 18969
City/state/zip Spokane, WA 99228-0969
Phone (including area code) (509) 466-3024

2 Buyer/Grantee

Name The Estate of Janette R. Riedinger, deceased
Mailing address P.O. Box 18969
City/state/zip Spokane, WA 99228-0969
Phone (including area code) (509) 466-3024

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>1-042-00-005-0001</u>	<input type="checkbox"/>	<u>\$ 45,250.00</u>
<u>1-042-00-006-0001</u>	<input type="checkbox"/>	<u>\$ 398,150.00</u>
<u>1-042-00-007-0001</u>	<input type="checkbox"/>	<u>\$ 65,000.00</u>

4 Street address of property 3445 and 3455 Clemans Rd, 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 the old legal descriptions attached as Exhibit A and corrected descriptions attached as Exhibit B.

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 84.34 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 _____

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

Signature of grantor or agent [Signature]
Name (print) Stephen W. Trefts, President of PR NW Trustee
Date & city of signing 9/30/21 Spokane, WA

Signature of grantee or agent [Signature]
Name (print) Stephen W. Trefts, President of PR NW Trustee
Date & city of signing 9/30/21 Spokane, WA

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) WAC 458-61A-217(1)
Reason for exemption _____

Re-recording to correct errors in legal descriptions. Please see attached Exhibit C.

Type of document	Amount
<u>Correction Personal Representative's Deed</u>	
Date of document <u>09/30/2021</u>	
Gross selling price	<u>508,400.00</u>
*Personal property (deduct)	<u>0.00</u>
Exemption claimed (deduct)	<u>508,400.00</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

0200

Perjury in the second degree is a class C felony which is punishable by confinement in a state correctional institution for a maximum term of five years, or by a fine in an amount fixed by the court of not more than \$10,000, or by both such confinement and fine (RCW 9A.72.030 and RCW 9A.20.021(1)(c)).

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PAID

NOV 17 2021

SPokane COUNTY

054749

Northwest Trustee & Mgmt
CR# 71625

EXHIBIT A

Old Legal Descriptions

Parcel 1:

That part of Lot 6 of W.J. Clemans Addition to the Town of Asotin, according to the official plat thereof, filed in Book B of Plats at Page(s) 72 and 73, records of Asotin County, Washington, bounded and described as follows:

Beginning at the Southwest corner of said Lot 6 of W.J. Clemans Addition said point being on the centerline of County Road; thence Easterly a distance of 287.0 feet along the Southerly boundary line of said Lot 6 to the Southeast corner of said Lot; thence deflect left 83°05' a distance of 115.0 feet along the East boundary line of said Lot 6 to a point which is Southerly 10.10 feet on said line from the Northeast corner of said Lot; thence South 83°28' West for a distance of 156.10 feet; thence deflect left 91°12' on a bearing of South 7°44' East a distance of 76.25 feet; thence deflect right 88°39' a distance of 146.4 feet to a point on the centerline of County Road; thence deflect left 82°57' a distance of 26.24 feet along said centerline to the Point of Beginning.

ALSO:

That part of Lot 5 of W.J. Clemans Addition to the Town of Asotin, according to the official plat thereof, filed in Book B of Plats at Page(s) 72 and 73, records of Asotin County, Washington, bounded and described as follows:

Beginning at the Southeast corner of Lot 5 in W.J. Clemans Addition; thence Northerly across the canyon a distance of 179.2 feet along Easterly boundary line of said Lot 5 to the Northeast corner of said Lot 5; thence deflect left 109°21' a distance of 137.9 feet along the Northerly boundary line of said Lot 5; thence deflect 114°54' a distance of 186.4 feet across the canyon to the Place of Beginning.

Parcel No. 1-042-00-006-0001

Parcel 2:

Part of Lot 6 of W.J. CLEMANS ADDITION to the Town of Asotin, according to the recorded plat thereof, described as follows:

Beginning at the Northwest corner of Lot 6, W. J. CLEMANS ADDITION, said point being on the centerline of the County road; thence Easterly 137.1 feet along the Northerly boundary line of said Lot 6; thence deflect right 88°48' a distance of 86.7 feet; thence deflect right 88°39' a distance of 146.4 feet to a point on the centerline of the County road; thence deflect right 97°03' a distance of 93 .5 feet along said centerline to the place of beginning. INCLUDING a perpetual

easement over and across a strip of land 8 feet wide for a drain line from a septic tank located about 20 feet South of the house on said land, and running in a Southeasterly direction across said Lot to the center of the canyon on Lot 5 in said Addition, said drain line being as now located and established West of shed located partly on Lot 6 but mostly on Lot 5, said Addition.

ALSO: From the Southwest corner of Lot 7 W.J. CLEMANS ADDITION to Town of Asotin, said point being on the centerline of the county road; thence North $83^{\circ}28'$ East a distance of 59.61 feet along the South boundary line of said Lot 7 to the true place of beginning; said point being a point of curve; thence around a curve to the left with a radius of 125 feet for a distance of 82.76 feet; thence South $7^{\circ}44'$ East a distance of 26.41 feet to a point on the South boundary line of said Lot 7; thence South $83^{\circ}28'$ West a distance of 77.40 feet along said boundary line to the true place of beginning, all being a part of said Lot 7, according to the recorded plat thereof.

Parcel No.: 1-042-00-007-0001

Parcel 3:

Beginning at the northwest corner of Lot 5 of W. J. Clemans Addition to Asotin, Asotin County, Washington, said point of being on the centerline of the county road; thence North $84^{\circ}28'$ East a distance of 149.1 feet along the northerly boundary line of said Lot 5; thence South $30^{\circ}26'$ East a distance of 126.7 feet; thence South $80^{\circ}58'$ West a distance of 210.7 feet to a point on the centerline of the county road; thence North $2^{\circ}02'$ West a distance of 128.0 feet along said centerline to the place of beginning, being parts of Lots 3 and 5 of said W. J. Clemans Addition.

Parcel No.: 1-042-00-005-0001

EXHIBIT "B"

Corrected Legal Descriptions

492159

PARCEL 1:

That part of Lot 6 of W.J. Clemans Addition to the Town of Asotin, according to the official plat thereof, filed in Book B of Plats at Page(s) 72 and 73, records of Asotin County, Washington, bounded and described as follows:

Beginning at the Southwest corner of said Lot 6 of W.J. Clemans Addition said point being on the centerline of County Road; thence Easterly a distance of 287.0 feet along the Southerly boundary line of said Lot 6 to the Southeast corner of said Lot; thence deflect left 83°05' a distance of 115.0 feet along the East boundary line of said Lot 6 to a point which is Southerly 10.10 feet on said line from the Northeast corner of said Lot; thence South 83°28' West for a distance of 156.10 feet; thence deflect left 91°12' on a bearing of South 7°44' East a distance of 76.25 feet; thence deflect right 88°39' a distance of 146.4 feet to a point on the centerline of County Road; thence deflect left 82°57' a distance of 26.24 feet along said centerline to the Point of Beginning.

ALSO:

That part of Lot 5 of W.J. Clemans Addition to the Town of Asotin, according to the official plat thereof, filed in Book B of Plats at Page(s) 72 and 73, records of Asotin County, Washington, bounded and described as follows:

Beginning at the Southeast corner of Lot 5 in W.J. Clemans Addition; thence Northerly across the canyon a distance of 179.2 feet along Easterly boundary line of said Lot 5 to the Northeast corner of said Lot 5; thence deflect left 109°21' a distance of 137.9 feet along the Northerly boundary line of said Lot 5; thence deflect 114°54' a distance of 186.4 feet across the canyon to the Place of Beginning.

(1-042-00-006-0001-0000)

PARCEL 2:

That part of Lot 6 of W.J. Clemans Addition to the Town of Asotin, according to the official plat thereof, filed in Book B of Plats at Page(s) 72 and 73, records of Asotin County, Washington, bounded and described as follows:

Beginning at the Northwest corner of Lot 6, said point being on the centerline of the County Road; thence Easterly 137.1 feet along the Northerly boundary line of said Lot 6; thence deflect right $88^{\circ}48'$ a distance of 86.7 feet; thence deflect right $88^{\circ}39'$ a distance of 146.4 feet to a point on the centerline of the County Road; thence deflect right $97^{\circ}03'$ a distance of 93.5 feet along said centerline to the Place of Beginning.

ALSO:

That part of Lot 7 of W.J. Clemans Addition to the Town of Asotin, according to the official plat thereof, filed in Book B of Plats at Page(s) 72 and 73, records of Asotin County, Washington, bounded and described as follows:

From the Southwest corner of Lot 7 of W.J. Clemans Addition, said point being on the centerline of the County Road; thence North $83^{\circ}28'$ East a distance of 59.61 feet along the South boundary line of said Lot 7 to the True Place of Beginning; said point being on a curve; thence around a curve to the left with a radius of 125 feet for a distance of 82.76 feet; thence South $7^{\circ}44'$ East a distance of 26.41 feet to a point on the South line of said Lot 7; thence South $83^{\circ}28'$ West a distance of 77.40 feet along said boundary line to the True Place of Beginning.

(1-042-00-007-0001-0000)

PARCEL 3:

Lot 5 of W.J. Clemans Addition to the Town of Asotin, according to the official plat thereof, filed in Book B of Plats at Page(s) 72 and 73, records of Asotin County,

EXCEPT

That portion of Lot 5 more particularly described as follows:

Commencing at the Southeast corner of Lot 5 in W.J. Clemans Addition; thence Northerly across the canyon a distance of 179.2 feet along Easterly boundary line of said Lot 5 to the Northeast corner of said Lot 5; thence deflect left $109^{\circ}21'$ a distance of 137.9 feet along the Northerly boundary line of said Lot 5; thence deflect $114^{\circ}54'$ a distance of 186.4 feet across the canyon to the Place of Beginning.

(1-042-00-005-0001-0000)

EXHIBIT C

Affidavit Regarding Re-Recording

STATE OF WASHINGTON)
 : ss
County of Asotin)

Stephen W. Trefts, being first duly sworn on oath, deposes and states:

I am a Member of Northwest Trustee & Management Services, LLC, which is the Personal Representative of the Estate of Jannette R. Riedinger.

Two deeds were recorded affecting 3445 and 3455 Clemans Rd, Clarkston, WA 99403, as follows:

- 1) That certain Personal Representative’s Deed dated the 12th day of October, 2015, and recorded under Asotin County Auditor's Instrument No. 347123 on October 16, 2015. The accompanying Excise Tax Affidavit number was 48824.

- 2) That certain Personal Representative’s Deed dated the 8th day of July, 2016, and recorded under Asotin County Auditor's Instrument No. 350135 on July 11, 2016. The accompanying Excise Tax Affidavit number was 49465.

Unfortunately, the legal descriptions in each of those Deeds and Excise Tax Affidavits were incorrect and those documents must now be corrected. I am re-recording a Correction Personal Representative’s Deed and accompanying Excise Tax Affidavit solely to correct the errors in the legal descriptions, and this re-recording is not subject to the real estate excise tax pursuant to WAC 458-61A-217(1).

54749

Signed at Clarkston, Washington this 30 day of September, 2021.

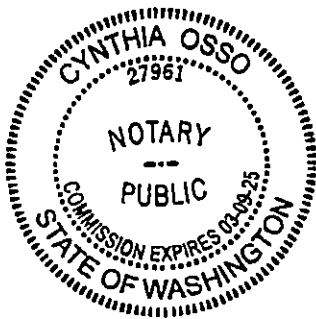
NORTHWEST TRUSTEE & MANAGEMENT SERVICES, LLC

By: Stephen W. Trefts
STEPHEN W. TREFTS, Member
Personal Representative of the
Estate of Jannette R. Riedinger

STATE OF WASHINGTON)
 : ss.
County of Asotin)

On this 30th day of September, 2021, before me personally appeared Stephen W. Trefts, to me known to be a Member of Northwest Trustee & Management Services, LLC, which is the Personal Representative of the Estate of Jannette R. Riedinger, and acknowledged the within and foregoing instrument to be the free and voluntary act and deed of said entity, for the uses and purposes therein mentioned, and on oath stated that he or she was authorized to execute said instrument.

In Witness Whereof I have hereunto set my hand and affixed my official seal the day and year first above written.



Cynthia Osso
Notary Public in and for the state of Washington
Residing at Spokane
My appointment expires: 03/09/2025