

**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 % \_\_\_\_\_ 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 Paul Riedinger, a single man, and  
Rebecca Wiemer, a single woman  
Mailing address 3005 Country Court  
City/state/zip Clarkston, WA 99403  
Phone (including area code) (509) 758-1206

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

**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 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 84.34 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 Stephen W. Trefts  
Name (print) Stephen W. Trefts, President of PR NW Trustee  
Date & city of signing 9/30/21 Spoke, WA

Signature of grantee or agent Rebecca Wiemer  
Name (print) Rebecca Wiemer  
Date & city of signing 10/08/21 Clarkston, WA

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)).

To ask about the availability of this publication in an alternate format for the visually impaired, please call 360-705-6705. Teletype (TTY) users may use the WA Relay Service by calling 711.

Northwest Trustee + Mgmt  
ck # 71626

**PAID**  
NOV 17 2021  
ASOTIN COUNTY  
TREASURER

054750

**EXHIBIT "A"**

**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)

FILED

2020 APR 21 PM 4:31

MCKENZIE A. CAMPBELL  
COUNTY CLERK  
ASOTIN COUNTY, WA

(Copy Receipt)

(Clerk's Date Stamp)

**SUPERIOR COURT OF  
WASHINGTON  
COUNTY OF ASOTIN**

In Re the Estate of:

CASE NO. 19-4-00082-02

JANNETTE R. RIEDINGER,

LETTERS TESTAMENTARY WITH  
NONINTERVENTION POWERS

Deceased.

**I. BASIS**

WHEREAS, the Last Will and Testament of Jannette R. Riedinger, deceased, was on the 13<sup>th</sup> day of November, 2019, duly exhibited, proven, and recorded in our said Superior Court;

WHEREAS, Northwest Trustee & Management Services, LLC was appointed as successor Personal Representative by Court Order on April 7, 2020;

WHEREAS, this court has entered an order granting non-intervention powers to the Personal Representative,

**II. AUTHORIZATION**

THIS CERTIFIES: Northwest Trustee & Management Services, LLC to execute the terms of the Will of the above decedent with nonintervention powers according to law.

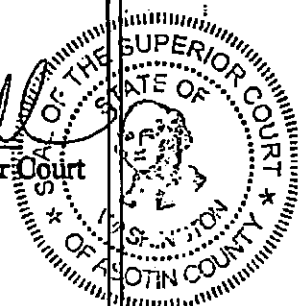
**III. CERTIFICATE OF COPY**

As clerk of the superior court of this county, I certify that the above is a true and correct copy of the Letters Testamentary in the above-named case which was entered of record on:  
**April 20, 2020.**

I further certify that these letters are now in full force and effect.

Dated: April 20, 2020.

*Mckenzie Campbell*  
Clerk of the Asotin County Superior Court



STEPHEN TREFTS  
ATTORNEY AT LAW  
NORTHWEST TRUSTEE & MANAGEMENT SERVICES  
P.O. BOX 18969  
SPOKANE, WA 99228-0969  
PHONE: (509) 466-3024

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