

# 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 and accurately completed.  
This form is your receipt when stamped by cashier. *Please type or print.*

Check box if partial sale, indicate % \_\_\_\_\_ sold.

List percentage of ownership acquired next to each name.

**1 Seller/Grantor**

Name Jared A. Teel and Rickie L. Teel as Co-Personal Representatives of the Estate of Anthony Robert Teel, deceased  
Mailing address 3111 S Custer Ln  
City/state/zip Spokane WA 98223  
Phone (including area code) (208) 305-3813

**2 Buyer/Grantee**

Name Jared A. Teel, a single man  
Mailing address 3111 S Custer Ln  
City/state/zip Spokane WA 98223  
Phone (including area code) (208) 305-3813

**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>1-098-00-023-0001-0000</u>	<input type="checkbox"/>	<u>\$ 76,300.00</u>
_____	<input type="checkbox"/>	<u>\$ 0.00</u>
_____	<input type="checkbox"/>	<u>\$ 0.00</u>

**4 Street address of property** 1608 Stafford Dr, 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).

Lot Numbers Twenty-Two (22) and Twenty-Three (23) of Meadowlark Terrace Addition, according to the recorded plat thereof, in Asotin County, Washington, EXCEPT part conveyed to Asotin County by deed for road easement along Fifth Avenue and along Rankin Hill, filed for records of Asotin County, Washington.

**5** 64 - Repair services

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 predominately used for timber (as classified under RCW 84.34 and 84.33) or agriculture (as classified under RCW 84.34.020) and will continue in it's current use? If yes and the transfer involves multiple parcels with different classifications, complete the predominate use calculator (see instructions)  Yes  No

**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) WAC 458-61A-202(6)(f)  
Reason for exemption \_\_\_\_\_

Transfer by inheritance under Will probated in Asotin County Superior Court Cause No. 21-4-00059-02.

Type of document Personal Representative's Deed  
Date of document 03/24/2022

Gross selling price	<u>145,000.00</u>
*Personal property (deduct)	<u>0.00</u>
Exemption claimed (deduct)	<u>145,000.00</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 Jared A. Teel  
Name (print) Jared A. Teel, Co-Personal Representative  
Date & city of signing March 24th Clarkston WA

Signature of grantee or agent Jared A. Teel  
Name (print) Jared A. Teel  
Date & city of signing March 24th 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)).

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10.00 CASH

PAID

MAR 24 2022

ASOTIN COUNTY

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FILED

2021 JUL 20 PM 4: 23

MCKENZIE A. CAMPBELL  
COUNTY CLERK  
ASOTIN COUNTY, WA

CERTIFIED

SUPERIOR COURT OF WASHINGTON FOR ASOTIN COUNTY

In re the Estate of:  
  
ANTHONY ROBERT TEEL,  
  
Deceased.

No. **21-4-00059-02**  
  
LETTERS OF ADMINISTRATION  
WITH NONINTERVENTION POWERS

WHEREAS, Anthony Robert Teel, of Clarkston, Asotin County, Washington, died  
intestate on or about June 24, 2021, leaving at the time of his death property subject to  
administration; and;

WHEREAS, Jared A. Teel and Rickie L. Teel have petitioned this court to be  
appointed Administrator of decedent's estate; and

WHEREAS, Jared A. Teel and Rickie L. Teel have duly qualified;

NOW, THEREFORE, know all persons by these presents:

We hereby appoint Jared A. Teel and Rickie L. Teel as Co-Administrators of said  
estate; and

We hereby authorize Jared A. Teel and Rickie L. Teel to administer the same according  
to law.

LETTERS OF ADMINISTRATION  
WITH NONINTERVENTION POWERS 1

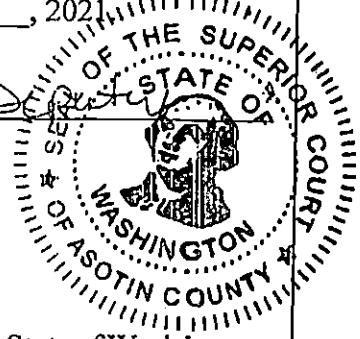
Gittins & Dukes, PLLC  
843 Seventh Street  
Clarkston, WA 99403  
(509)758-2501  
Facsimile: (509) 758-3576

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MM

1 WITNESS, Brooke J. Burs, Judge of our Superior  
2 Court, and the seal of said Court hereto affixed this  
3 20<sup>th</sup> day of July, 2021.

4 Michelle Williams, Deputy  
5 Clerk of the Superior Court



6 STATE OF WASHINGTON )  
7 : ss.  
8 County of Asotin )

9 I, McKenzie A. Campbell, County Clerk of the County of Asotin, State of Washington,  
10 and ex-officio Clerk of the Superior Court of the State of Washington for Asotin County, do  
11 hereby certify that the within and foregoing is a full, true, and correct copy of the Letters of  
12 Administration as the same appear on file and of record in my office, and that said Letters are  
13 now in full force and effect and have never been revoked.

14 IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of said  
15 Superior Court this 20 day of August, 2021.

16 McKenzie Campbell  
17 Clerk

18 By \_\_\_\_\_  
19 Deputy



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