

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 Abram M. Bergamo, a single man

Mailing address 1110 21st St

City/state/zip Lewiston ID 83501

Phone (including area code) (208) 791-2946

2 Buyer/Grantee

Name Gregg A. McNeely, a single man

Mailing address 939 9th St

City/state/zip Clarkston, WA 99403

Phone (including area code) (509) 552-0978

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>1-002-01-011-0001</u>	<input type="checkbox"/>	<u>\$ 125,600.00</u>
_____	<input type="checkbox"/>	<u>\$ 0.00</u>
_____	<input type="checkbox"/>	<u>\$ 0.00</u>

4 Street address of property 939 9th 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).

The South Half of Lot 11 of Block 1, West of Clarkston, according to plat recorded in Book B of Plats, page 22, in Asotin County, Washington.

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 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 _____

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

Signature of grantor or agent [Signature]

Name (print) Abram M. Bergamo

Date & city of signing 04/05/2022, Clarkston, WA

Signature of grantee or agent [Signature]

Name (print) Gregg A. McNeely

Date & city of signing 04/06/2022, 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.

CASA \$10.00 4

PAID

APR 08 2022

055106

FILED

2022 MAR 22 PM 4:46

MCKENZIE A. CAMPBELL
COUNTY CLERK
ASOTIN COUNTY, WA

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

SUPERIOR COURT OF WASHINGTON FOR ASOTIN COUNTY

GREGG A. McNEELY,

No. 21-2-00198-02

Plaintiff,

DECREE QUIETING TITLE

vs.

JERRY L. LaPLANTE and
ABRAM M. BERGAMO and
JAY D. FLORANCE and BONITA L.
FLORANCE, HUSBAND AND WIFE,
and EDWIN FLORANCE and THEIR
HEIRS AND ASSIGNS

Defendants.

This matter, having come before the Court on the motion of the Plaintiff and agreement of Defendant Abram M. Bergamo, and the Court having entered Orders of Default against Defendants Jerry L. LaPlante, Jay D. Florance and Bonita L. Florance, Husband and Wife, and Edwin Florance and Their Heirs and Assigns, and its Findings of Fact and Conclusions of Law, now therefore it is hereby ORDERED, ADJUDGED AND DECREED as follows:

1. The following described real property is hereby vested and title is quieted in

Gregg A. McNeely:

REAL ESTATE EXCISE TAX

PAID \$ 0 DATE 4-8-22

RECEIPT No. 55106
ASOTIN COUNTY TREASURER

By [Signature]

SALE PRICE 0

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

DECREE QUIETING TITLE

55106

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

The South Half of Lot 11 of Block 1, West of Clarkston,
according to plat recorded in Book B of Plats, page 22, in
Asotin County, Washington.

Tax Parcel No. 1-002-01-011-0001
("Real Property")

2. The purported interest of Defendants Jerry L. LaPlante, Abram M. Bergamo,
Jay D. Florance and Bonita L. Florance, Husband and Wife, and Edwin Florance and Their
Heirs and Assigns in and to the Real Property is subordinate and inferior to the interest of
Plaintiff and the Defendants have no interest in and to the Real Property.

2. Defendants, and all persons claiming under them, have no estate, contractual
rights, title, easement rights, lien, or interest in and to the Real Property of Plaintiff, or any part
thereof. Defendants, and all persons claiming under them, are permanently enjoined from
asserting any adverse claim to Plaintiff's title to the Real Property, including any leasehold
interest, deed of trust interest, security interest, contractual interest, and/or option to purchase
interest.

3. Title to the Real Property is quieted in Plaintiff, and Defendants have no right,
title, or interest in and to the Real Property by reason of the instruments described in the
verified Complaint.

4. This Decree is entered without an award of costs, disbursements, attorneys' fees
or expenses of any kind to any party.

DATED this 22nd day of March, 2022.

~~151~~ **BROOKE J. BURNS**
~~JUDGE / COURT COMMISSIONER~~

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

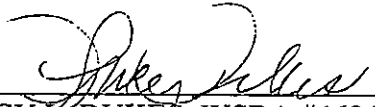
55106

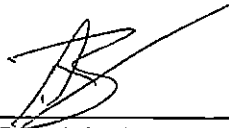
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

Presented by:

Approved for entry;
Notice of presentment waived:

GITTINS & DUKES, PLLC

By: 
LUCY L. DUKES, WSBA #46843
Attorney for Plaintiffs


ABRAM M. BERGAMO
Defendant, Pro Se

DECREE QUIETING TITLE

3

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

55106