



**REAL ESTATE EXCISE TAX AFFIDAVIT**  
**CHAPTER 82.45 RCW – CHAPTER 458-61A WAC**  
 (See back of last page for instructions)

This form is your receipt  
when stamped by cashier.

PLEASE TYPE OR PRINT

**THIS AFFIDAVIT WILL NOT BE ACCEPTED UNLESS ALL AREAS ON ALL PAGES ARE FULLY COMPLETED**

Check box if partial sale of property If multiple owners, list percentage of ownership next to name.

<p><b>1</b> Name <u>Estates of Richard M. and Myrna L. Copeland</u>  <u>Tony Copeland, P.R.</u>          Mailing Address <u>PO Box 643</u>          City/State/Zip <u>Clarkston WA 99403</u>          Phone No. (including area code) _____</p>	<p><b>2</b> Name <u>Patrick D. Dumann</u>          Mailing Address <u>2223 Highline Drive</u>          City/State/Zip <u>Clarkston WA 99403</u>          Phone No. (including area code) _____</p>										
<p><b>3</b> Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantor          Name <u>Patrick D. Dumann</u>          Mailing Address <u>2223 Highline Drive</u>          City/State/Zip <u>Clarkston WA 99403</u>          Phone No. (including area code) _____</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">List all real and personal property tax parcel account numbers – check box if personal property</td> <td style="width: 40%;">List assessed value(s)</td> </tr> <tr> <td><u>10411901500060000</u> <input type="checkbox"/></td> <td align="center"><u>237,600.00</u></td> </tr> <tr> <td>_____ <input type="checkbox"/></td> <td>_____</td> </tr> <tr> <td>_____ <input type="checkbox"/></td> <td>_____</td> </tr> <tr> <td>_____ <input type="checkbox"/></td> <td>_____</td> </tr> </table>	List all real and personal property tax parcel account numbers – check box if personal property	List assessed value(s)	<u>10411901500060000</u> <input type="checkbox"/>	<u>237,600.00</u>	_____ <input type="checkbox"/>	_____	_____ <input type="checkbox"/>	_____	_____ <input type="checkbox"/>	_____
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_____ <input type="checkbox"/>	_____										
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_____ <input type="checkbox"/>	_____										

**4** Street address of property: 2223 Highline Drive, Clarkston, WA 99403  
 This property is located in  unincorporated Asotin County OR within  city of Unincorp  
 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.  
 See Attached Exhibit "A"

**5** Select Land Use Code(s):  
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 chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)?  YES  NO

**6** YES NO  
 Is this property designated as forest land per chapter 84.33 RCW?  YES  NO  
 Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW?  YES  NO  
 Is this property receiving special valuation as historical property per chapter 84.26 RCW?  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 RCW 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 \_\_\_\_\_ 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) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale.  
**(3) OWNER(S) SIGNATURE**  
 \_\_\_\_\_  
 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 No. (Section/Subsection) \_\_\_\_\_  
 Reason for exemption \_\_\_\_\_  
 \_\_\_\_\_

Type of Document	<u>Personal Representative's Deed (PRD)</u>	
Date of Document	<u>7/12/22</u>	
Gross Selling Price	\$	<u>389,000.00</u>
*Personal Property (deduct)	\$	<u>0.00</u>
Exemption Claimed (deduct)	\$	<u>0.00</u>
Taxable Selling Price	\$	<u>389,000.00</u>
Excise Tax : State	\$	<u>4,279.00</u>
Local	\$	<u>972.50</u>
*Delinquent Interest: State	\$	<u>0.00</u>
Local	\$	<u>0.00</u>
*Delinquent Penalty	\$	<u>0.00</u>
Subtotal	\$	<u>5,251.50</u>
*State Technology Fee	\$	<u>5.00</u> <u>5.00</u>
*Affidavit Processing Fee	\$	<u>0.00</u>
Total Due	\$	<u>5,256.50</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 Grantor's Agent <u>[Signature]</u> Name (print) <u>Estates of Richard M. and Myrna L. Copeland</u> Date & city of signing: <u>7-12-22 Clarkston WA</u>	Signature of Grantee or Grantee's Agent <u>[Signature]</u> Name (print) <u>Patrick D. Dumann</u> Date & city of signing: <u>7/12/22 Clarkston, WA</u>
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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 five thousand dollars (\$5,000.00), or by both imprisonment and fine (RCW 9A.20.020 (1C)).

*EFT*

EXHIBIT "A"

613467

That part of Lots 14 and 15 in Block "G-1" of Clarkston Heights, according to the official plat thereof, filed in Book C of Plats at Page(s) 19 Official Records of Asotin County, Washington, more particularly described as follows:

Beginning at the Northeast corner of said Lot 15 (which point is also the Southeast corner of Lot 14, Block "G-1" of Clarkston Heights); thence Westerly on the line between Lots 14 and 15 of Block "G 1" a distance of 231.7 feet to a point; thence deflect left  $38^{\circ}50'$  a distance of 86.67 feet to a point; thence deflect left  $112^{\circ}40'$  a distance of 174 feet to an angle point on the Easterly boundary line of Lot 15; thence deflect left  $71^{\circ}43'$  a distance of 200.5 feet to the point of beginning.

ALSO beginning at the Southeast corner of said Lot 14; thence Westerly along the line between Lots 14 and 15 of Block "G-1" a distance of 231.7 feet to a point; thence deflect right  $141^{\circ}10'$  a distance of 111.43 feet to a point; thence deflect right  $64^{\circ}37'$  a distance of 160.65 feet to the point of beginning.

AND ALSO FROM A PIPE MONUMENT AT THE Southeast corner of said Lot 15 of Block "G-1"; thence Northerly along the East boundary line of said Lot 15 for a distance of 200 feet; thence deflect left  $90^{\circ}00'$  a distance of 125 feet; thence deflect right  $79^{\circ}39'$  a distance of 200 feet to the True Place of Beginning; thence continue on the last above mentioned course a distance of 43.97 feet; thence deflect right  $114^{\circ}21'$  a distance of 174 feet to an angle point on the East boundary line of said Lot 15; thence deflect right  $76^{\circ}00'$  along said East boundary line a distance of 17.80 feet; thence Southwesterly a distance of 161.79 feet to the Place of Beginning.

55359

**FILED**

2022 MAR 21 PM 4:57

MCKENZIE A. CAMPBELL  
COUNTY CLERK  
ASOTIN COUNTY, WA

**IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON,  
IN AND FOR THE COUNTY OF ASOTIN**

In the Matter of the Estate of  
RICHARD M. COPELAND,  
Deceased.

Case No. **22-4-00027-02**  
**LETTERS TESTAMENTARY**  
RCW 11.28.090

State of Washington }  
County of Asotin } ss.

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WHEREAS, the Last Will and Testament of RICHARD M. COPELAND, deceased, was, on MAR 21 2022, duly exhibited, proven, and recorded in our said Superior Court; and, whereas, it appears in and by said Will that Tony B. Copeland is the person nominated as personal representative and executor in said Will; and, whereas, Tony B. Copeland has petitioned this court to be appointed personal representative thereof and has duly qualified, and this court has entered an order granting nonintervention powers to the personal representative:

LETTERS TESTAMENTARY

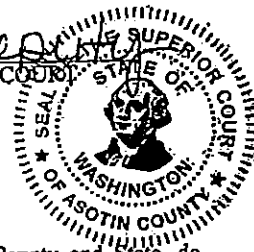
McKrecher Law PLLC  
537 6th Street  
Clarkston, WA 99403  
(509) 758-3345 / Fax (509) 758-3314

55359

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS, we do hereby authorize the said Tony B. Copeland to execute said Will with nonintervention powers according to law.

WITNESS my hand and the seal of said Court on MAR 21 2022

*Borden Deady*  
CLERK OF THE SUPERIOR COURT  
ASOTIN COUNTY



State of Washington )  
                                  ) ss.  
County of Asotin        )

I, \_\_\_\_\_ County Clerk in and for the said County and State, do hereby certify that the foregoing is a true and correct copy of the original LETTERS TESTAMENTARY as the same appear on file and of record in my office and that said LETTERS TESTAMENTARY are now in full force and effect and have never been revoked.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my seal on

\_\_\_\_\_

\_\_\_\_\_  
Clerk of Said Superior Court

FILED  
2021 APR 27 AM 11:22  
MCKENZIE A. CAMPBELL  
COUNTY CLERK  
ASOTIN COUNTY, WA

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON,  
IN AND FOR THE COUNTY OF ASOTIN

In the Matter of the Estate of  
MYRNA L. COPELAND,  
Deceased.

Case No. 21-4-00039-02  
LETTERS TESTAMENTARY  
RCW 11.28.090

State of Washington )  
County of Asotin ) ss.

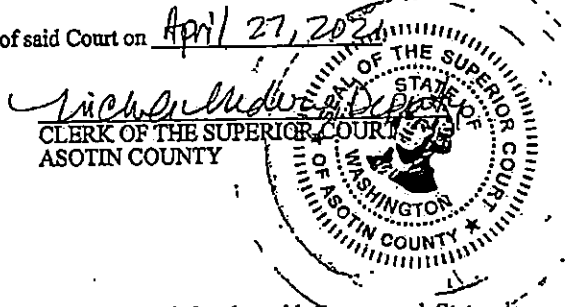
WHEREAS, the Last Will and Testament of MYRNA L. COPELAND, deceased, was  
on April 27, 2021, duly exhibited, proven, and recorded in our said Superior Court; and,  
whereas, it appears in and by said Will that Tony B. Copeland is the person nominated as  
personal representative and executor in said Will; and, whereas, Tony B. Copeland has petitioned  
this court to be appointed personal representative thereof and has duly qualified, and this court  
has entered an order granting nonintervention powers to the personal representative:

*Handwritten initials*

LETTERS TESTAMENTARY

NOW, THEREFORE, KNOW ALL PERONS BY THESE PRESENTS, we do hereby authorize the said Tony B. Copeland to execute said Will with nonintervention powers according to law.

WITNESS my hand and the seal of said Court on April 27, 2024



State of Washington )  
                                  ) ss.  
County of Asotin       )

I, \_\_\_\_\_ County Clerk in and for the said County and State, do hereby certify that the foregoing is a true and correct copy of the original LETTERS TESTAMENTARY as the same appear on file and of record in my office and that said LETTERS TESTAMENTARY are now in full force and effect and have never been revoked.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my seal on

\_\_\_\_\_

\_\_\_\_\_  
Clerk of Said Superior Court