

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 Shari McDowell, Deceased
EST-OF KIMBERLY & LONNIE ELLS, CO PRS
Mailing address 1660 Swallows Crest Loop
City/state/zip Clarkston, WA 99403
Phone (including area code) _____

2 Buyer/Grantee
Name Kimberly Ells
Mailing address 1660 Swallows Crest Loop
City/state/zip Clarkston, WA 99403
Phone (including area code) 208-791-2985

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>1-062-00-004-0000-0000</u>	<input type="checkbox"/>	<u>\$ 49,700.00</u>
_____	<input type="checkbox"/>	_____
_____	<input type="checkbox"/>	_____

4 Street address of property 1220 14th Street, Clarkston, WA 99403
This property is located in Asotin County (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).

See legal description attached hereto.

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 84.84 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).

7 List all personal property (tangible and intangible) included in selling price.
N/A
If claiming an exemption, list WAC number and reason for exemption.
WAC number (section/subsection) WAC 458-61A-202 (C)(4)
Reason for exemption
Inheritance

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

Type of document Letters of Administration PR DEED
Date of document October 6, 2021 7-18-22

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.

Gross selling price	0.00
*Personal property (deduct)	0.00
Exemption claimed (deduct)	0.00
Taxable selling price	0.00
Excise tax: state	
Less than \$500,000.01 at 1.1%	0.00
From \$500,000.01 to \$1,500,000 at 1.28%	0.00
From \$1,500,000.01 to \$3,000,000 at 2.75%	0.00
Above \$3,000,000 at 3%	0.00
Agricultural and timberland at 1.28%	0.00
Total excise tax: state	0.00
0.0025 Local	0.00
*Delinquent interest: state	0.00
Local	0.00
*Delinquent penalty	0.00
Subtotal	0.00
*State technology fee	5.00
Affidavit processing fee	5.00
Total due	10.00

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 Kimberly Ells
Name (print) Kimberly Ells
Date & city of signing 7/18/2022 at Lewiston, Idaho
Signature of grantee or agent _____
Name (print) Kimberly Ells
Date & city of signing 7/18/2022 at Lewiston, Idaho

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.

CREASON, MOORE,
DOKKEN & GEIDL
CL# 143107

JUL 20 2022
ASOTIN COUNTY
TREASURER

055372 Print on legal size paper.
Page 1 of 6

EXHIBIT A

Lot 4 of BENEDICTS SUBDIVISION, according to plat recorded in Book C of Plats, page 117, in Asotin County, Washington.

SUBJECT TO:

- Covenants, conditions and restrictions contained in said plat.
- Ten foot utility easement as shown by recorded plat as to the West 10 feet thereof.
- Assessments within local Improvement District No. 78-3.

APN: 1-062-00-004-0000-0000

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CERTIFIED

FILED

2021 OCT -8 PM 1:50

MCKENZIE A. CAMPBELL
COUNTY CLERK
ASOTIN COUNTY, WA

SUPERIOR COURT OF WASHINGTON
FOR THE COUNTY OF ASOTIN
IN PROBATE

IN THE MATTER OF THE ESTATE

Case No. 21-4-00074-02

OF

LETTERS TESTAMENTARY
(RCW 11.28.090)

SHARI MCDOWELL,

Deceased.

WHEREAS, the Last Will of Shari McDowell was filed on October 8th, 2021, duly exhibited, proven, and recorded in our Superior Court; and whereas, it appears in and by such Will that Kimberly Ells is appointed personal representative thereon; and whereas, Kimberly Ells nominated her husband, Lonnie Ells, to serve with her as co-personal representative; and whereas, Kimberly Ells and Lonnie Ells are duly qualified,

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that we do hereby authorize Kimberly Ells and Lonnie Ells to execute such Will according to law, and without intervention of the Court except as provided by law.

LETTERS TESTAMENTARY -1-

Paul B. Burris, WSBA #46582
Creason, Moore, Dokken & Geidl, PLLC
P.O. Drawer 835, Lewiston, ID 83501
(208) 743-1516; Fax: (208) 746-2231
Email: pburris@cmd-law.com

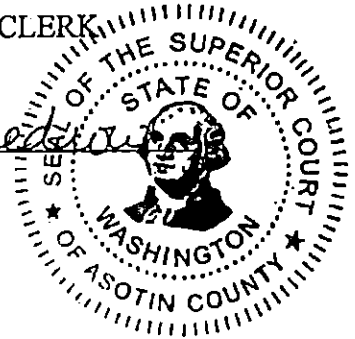
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WITNESS my hand and seal of this Court this 8th day of October, 2021.

SUPERIOR COURT CLERK

By Nichole Medros
Deputy



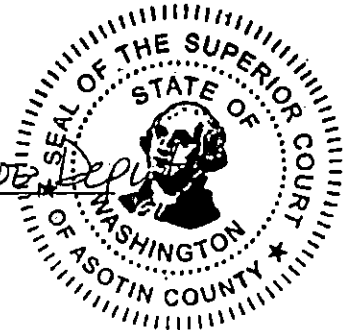
STATE OF WASHINGTON)
: ss.
County of Asotin)

I, McKenzie Campbell, County Clerk of the County of Asotin, State of Washington, an ex-officio Clerk of the Superior Court of the State of Washington for Asotin County, do hereby certify that the within and foregoing is a full, true and correct copy of the Letters Testamentary and of the whole thereof, as the same are now on file and of record in the above-entitled cause in my office and custody. Said Letters have never been revoked and are still in full force and effect.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of this Court Superior Court this 8th day of October, 2021.

County Clerk & Ex-officio
Clerk of the Superior Court

By Nichole Medros



LETTERS TESTAMENTARY -2-

Paul B. Burris, WSBA #46582
Creason, Moore, Dokken & Geidl, PLLC
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