



REAL ESTATE EXCISE TAX AFFIDAVIT
CHAPTER 82.45 RCW - CHAPTER 458-61A WAC

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

(See back of last page for instructions)

Check box if partial sale of property

If multiple owners, list percentage of ownership next to name.

Form section 1: Seller/Grantor and Buyer/Grantee information. Seller: James W. Grow Jr, PR, Estate of James Eliza McCullough, 915 8th Avenue, Lewiston, ID 83501. Buyer: Preston Mitchell, 1 Jackalope Lane, Plains, MT 59859.

Form section 4: Street address of property: 2242 Valleyview Drive, Clarkston, WA 99403. This property is located in Asotin County OR within Unincorp.

Form section 5: Select Land Use Code(s): 11 Household, single family units. Was the seller receiving a property tax exemption or deferral under chapters 84.36, 84.37, or 84.38 RCW? YES NO

Form section 6: 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.

(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.

(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

Form section 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 Personal Representative's Deed (PRD) Date of Document 11/02/22

Table with 2 columns: Description and Amount. Rows include Gross Selling Price (\$225,000.00), Exemption Claimed (\$0.00), Taxable Selling Price (\$225,000.00), Excise Tax: State (\$2,475.00), Local (\$562.50), Delinquent Interest: State (\$0.00), Local (\$0.00), Delinquent Penalty (\$0.00), Subtotal (\$3,037.50), State Technology Fee (\$5.00), Affidavit Processing Fee (\$0.00), Total Due (\$3,042.50).

0200

A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS

Form section 8: I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT. Signature of Grantor or Grantor's Agent: James W. Grow Jr, PR. Signature of Grantee or Grantee's Agent: Preston Mitchell. Date & city of signing: 11-2-22, Clarkston, WA.

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)).

Handwritten initials 'EAT' in the bottom left corner.

File No. 620320

Exhibit 'A'

That part of Lot 10 of Block D-1 of Clarkston Heights, Asotin County, Washington, more particularly described as follows:

Commencing at the Southwest corner of said Lot 10, said point being on the centerline of Valleyview Drive; thence Northerly along said centerline a distance of 11.6 feet to the TRUE PLACE OF BEGINNING; thence continue Northerly along said centerline a distance of 243.90 feet; thence deflect right 90° a distance of 96.94 feet; thence deflect right 90° a distance of 187.93 feet; thence deflect right 60° a distance of 111.94 feet to the TRUE PLACE OF BEGINNING. LESS AND EXCEPTING that part of Lot 10 of Block D-1 of Clarkston Heights, more particularly described as follows: Commencing at the Southwest corner of said Lot 10, said point being on the centerline of the County road; thence Northerly along said centerline a distance of 60.62 feet; thence deflect right 90°00' a distance of 25.00 feet to the TRUE POINT OF BEGINNING, said point being on the Easterly right of way line of the County road; thence deflect right 90°00' and proceed around a curve to the left with a radius of 20.00 feet for a distance of 41.89 feet; thence deflect right 180°00' a distance of 34.64 feet to a point on the Easterly right of way line of the County road; thence deflect right 120°00' a distance of 34.64 feet to THE TRUE POINT OF BEGINNING.

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2021 MAY 24 AM 10:52

MCKENZIE A. CAMPBELL
COUNTY CLERK
ASOTIN COUNTY, WA

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SUPERIOR COURT OF WASHINGTON
FOR ASOTIN COUNTY

Estate of

JAMES ELIZA MCCULLOUGH,

Deceased.

NO. 21-4-00046-02

LETTERS TESTAMENTARY
(RCW 11.28.090)

WHEREAS, the last *Will* of JAMESK ELIZA MCCULLOUGH, the above named
Decedent, was, on the 24th day of May, 2021 duly exhibited, proven, and filed in our said
Superior Court; and

WHEREAS, it appears in and by said Will that JAMES W. GROW, JR is appointed
Personal Representative therein; and,

WHEREAS, said JAMES W. GROW, JR has duly qualified as such Personal
Representative,

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that we hereby
authorize the said JAMES W. GROW, JR., to execute said Will according to Law.

Letters Testamentary
RCW 11.28.090
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