

# Real Estate Excise Tax Affidavit (RCW 82.45 WAC 458-61A)

Only for sales in a single location code on or after January 1, 2023.  
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.*

Form 84 0001a

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

List percentage of ownership acquired next to each name.

**1 Seller/Grantor**

Name Estate of Billie Kenneth Robertson  
Rozanne S. Edwards  
Mailing address PO Box 2098  
City/state/zip Sandpoint ID 83864  
Phone (including area code) \_\_\_\_\_

**2 Buyer/Grantee**

Name Betty L. Schumacher  
Mailing address 1598 Sycamore Street  
City/state/zip Clarkston WA 99403  
Phone (including area code) \_\_\_\_\_

**3 Send all property tax correspondence to:**  Same as Buyer/Grantee

Name Betty L. Schumacher  
Mailing address 1598 Sycamore Street  
City/state/zip Clarkston WA 99403

List all real and personal property tax parcel account numbers	Personal property?	Assessed value(s)
10043501100020000	<input type="checkbox"/>	102,300.00
_____	<input type="checkbox"/>	_____
_____	<input type="checkbox"/>	_____

**4 Street address of property** 845 16th Street, Clarkston, WA 99403

This property is located in Asotin Unincorp (for unincorporated locations please select your county)  X

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 Attached Exhibit "A"

**5 Land use code** 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) Estate of Billie Kenneth Robertson  
Date & city of signing 06/2/23 Clarkston

Signature of grantee or agent [Signature]  
Name (print) Betty L. Schumacher  
Date & city of signing 06/2/23 Clarkston

**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) \_\_\_\_\_  
Reason for exemption \_\_\_\_\_

Type of document Personal Representative's Deed (PRD)  
Date of document 06/02/23

Gross selling price	200,000.00
*Personal property (deduct)	0.00
Exemption claimed (deduct)	0.00
Taxable selling price	200,000.00
Excise tax: state	2,200.00
Less than \$525,000.01 at 1.1%	0.00
From \$525,000.01 to \$1,525,000 at 1.28%	0.00
From \$1,525,000.01 to \$3,025,000 at 2.75%	0.00
Above \$3,025,000 at 3%	0.00
Agricultural and timberland at 1.28%	2,200.00
Total excise tax: state	500.00
Local	0.00
*Delinquent interest: state	0.00
Local	0.00
*Delinquent penalty	0.00
Subtotal	2,700.00
*State technology fee	5.00
Affidavit processing fee	0.00
Total due	2,705.00

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

Perjury in this record created by a false statement which is a crime under RCW 9A.02.010 and may be prosecuted by the county prosecutor.

To ask about the availability of this public use, please call 360-705-6705. Teletype

REV 84 0001a (09/08/22)

THIS SPACE TREASURER'S USE ONLY

COUNTY TREASURER

DATE 06/02/2023 - RECEIPT No. 56108 - Alliance Title - Clarkston

Print on legal size paper  
Page 1 of 1

File No. 638960

Exhibit 'A'

The South 80 feet of the following described tract of land:

That part of Lot 11 of Block V V of Vineland according to plat recorded in Book A, page 38, in Asotin County, Washington, more particularly described as follows: Beginning at the Northwest corner of said Lot 11, said point being on the center line of the County Road; thence South  $34^{\circ}10'$  West along said centerline for a distance of 200 feet; thence South  $30^{\circ}00'$  East along said centerline for a distance of 5.22 feet; thence East for a distance of 275.71 feet; thence North for a distance of 170.0 feet to a point on the North lot line of said Lot 11; thence West along said Lot line for a distance of 167.0 feet to the place of beginning.

56108

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

**CERTIFIED**

FILED  
OFFICE OF COUNTY CLERK  
ASOTIN COUNTY, WA

MAR 23 2023

  
CLERK/DEPUTY

SUPERIOR COURT OF WASHINGTON FOR ASOTIN COUNTY

In re the Estate of: )

No. 23-4-00033-02

BILLIE KENNETH ROBERTSON, )

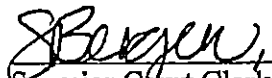
LETTERS TESTAMENTARY )

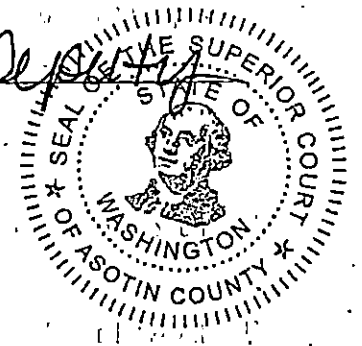
Deceased. )

WHEREAS, the Last Will of the above named decedent having been proven and recorded in this Court on March 23, 2023.

NOW THEREFORE, know all men by these presents: That ROZANNE EDWARDS is hereby appointed and qualified as Personal Representative of said estate, and that we do hereby authorize the above named to execute said Will according to law.

DATED this 23 day of March, 2023.

  
Superior Court Clerk



LETTERS TESTAMENTARY  
PAGE 1

KERRY A. WAGNER, WSBA #32626  
Cox & Wagner, PLLC  
ATTORNEYS AT LAW  
P.O. Box 446  
Lewiston, ID 83501  
208-743-1234 208-743-1266 (fax)

54108

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

**CERTIFICATE**

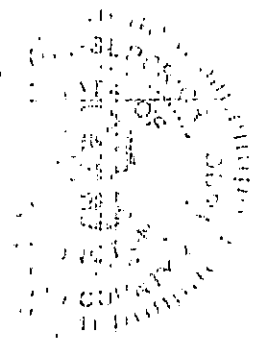
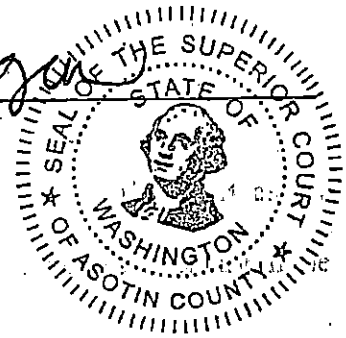
I, McKenzie A. Campbell, Clerk of the Asotin County Superior Court, certify that the above and foregoing is a true and correct copy of the Letters Testamentary in the above-named case and were entered on March 23, 2023.

I further certify that these Letters are now in full force and effect.

DATED this 23 day March, 2023.

Clerk of the Superior Court

By Z. Bergman  
Clerk/Deputy



56108