

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

This form is your receipt when stamped by cashier.

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

Only for sales in a single location code on or after January 1, 2020.

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.

| | | | |
|----------------|--|---------------|---|
| SELLER GRANTOR | 1 Name <u>Janet G. Diaz, deceased by Judith G. Higuera</u> | BUYER GRANTEE | 2 Name <u>Diane Mecham</u> |
| | Mailing Address <u>1213 5th Street</u> | | Mailing Address <u>PO Box 55</u> |
| | City/State/Zip <u>Clarkston, WA 99403</u> | | City/State/Zip <u>Anatone, WA 99401</u> |
| | Phone No. (including area code) <u>509-780-3029</u> | | Phone No. (including area code) |

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

Name _____

Mailing Address _____

City/State/Zip _____

Phone No. (including area code) _____

| List all real and personal property tax parcel account numbers - check box if personal property | List assessed value(s) |
|---|------------------------|
| 1-056-00-037-0000-0000 <input type="checkbox"/> | 193,800.00 |
| <input type="checkbox"/> | 0.00 |
| <input type="checkbox"/> | 0.00 |
| <input type="checkbox"/> | 0.00 |

4 Street address of property: 452244 SR 129, Anatone, WA

This property is located in Asotin 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 more space is needed, you may attach a separate sheet to each page of the affidavit)

See attached legal description

5 Select Land Use Code(s):

11 - Household, single family units

enter any additional codes: _____

(See back of last page for instructions) YES NO

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

Is this property predominantly used for timber (as classified under RCW 84.34 and 84.33) or agriculture (as classified under RCW 84.34.020)? See ETA 3215 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

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) 458-61A-202 (b) (9)

Reason for exemption TRANSFER OF REAL PROPERTY BY INHERITANCE. PROBATE LETTERS OF ADMINISTRATION

Type of Document Personal Representative's Deed

Date of Document 9-15-20

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 _____

| | |
|--|-------|
| 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% \$ | 0.00 |
| Agricultural and timberland at 1.28% \$ | 0.00 |
| Total Excise Tax: State \$ | 0.00 |
| <u>0.0025</u> 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 |

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

(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) NEW OWNER(S) SIGNATURE _____

PRINT NAME _____

PAID
SEP 15 2020
ASOTIN COUNTY
TREASURER

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

Signature of Grantor or Grantor's Agent Judith G. Higuera Signature of Grantee or Grantee's Agent Diane Mecham

Name (print) Judith G. Higuera Name (print) Diane Mecham

Date & city of signing 9-15-20 Lewiston, ID Date & city of signing 9-15-2020 Lewiston, ID

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)).

EXHIBIT "A"

452244 SR 129,
Anatone, WA 99401
Parcel No: 1-056-00-037-0000-0000

That part of the Northeast Quarter of the Southwest Quarter and that part of the Northwest Quarter of the Southeast Quarter of Section 10, Township 7 North, Range 45 E.W.M., Asotin County, Washington, more particularly described as follows:

Commencing at the Southwest corner of said Northeast Quarter of the Southwest Quarter and run South $89^{\circ}43'39''$ East, 1089.95 feet along the South boundary of said Northeast Quarter of the Southwest Quarter and North $0^{\circ}24'13''$ East, 650.0 feet to the True Place of Beginning; thence South $74^{\circ}05'22''$ East, 834.45 feet to a point in the centerline of traveled way of Primary State Highway No. 3; thence Northeasterly along said centerline 203.47 feet; thence North $42^{\circ}28'53''$ West 103.52 feet to a point of curve; thence around a curve to the right having a radius of 530.0 feet for an arc distance of 226.99 feet to a point of tangent; thence North $17^{\circ}56'32''$ West 108.45 feet to a point of curve; thence around a curve to the left having a radius of 72.0 feet for an arc distance of 99.34 feet to a point of tangent; thence South $83^{\circ}00'12''$ West 205.99 feet to a point of curve; thence around a curve to the right having a radius of 75.0 feet for an arc distance of 76.15 feet to a point of tangent; thence North $38^{\circ}49'34''$ West 59.81 feet to a point of curve; thence around a curve to the left having a radius of 68.0 feet for an arc distance of 98.13 feet to a point of tangent; thence South $58^{\circ}29'40''$ West 293.07 feet; thence South $0^{\circ}24'13''$ West 252.38 feet to the True Place of Beginning. EXCEPTING therefrom all that portion lying within the right-of-way of the State Highway and RESERVING therefrom the Northerly 25.0 feet for road purposes.

Filed for Record **SEP 23 2002**

& Microfilmed on roll
No. **AA-892**

By *[Signature]*
LINDA HOUGH, County Clerk

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SUPERIOR COURT OF WASHINGTON FOR ASOTIN COUNTY

| | | |
|---------------|---|----------------------------------|
| Estate of |) | NO. 02-4 00059 5 |
| JANET G. DIAZ |) | |
| |) | LETTERS OF ADMINISTRATION |
| |) | |
| |) | (RCW 11.28.140) |
| Deceased. |) | |

STATE OF WASHINGTON, COUNTY OF WHATCOM

WHEREAS, Janet G. Diaz, late of Asotin County, on or about July 25, 2002, died intestate, leaving at the time of her death, property in this state subject to administration:

NOW, THEREFORE, know all men by these presents, that we do hereby appoint Judy Higuera, administratrix upon said estate, and whereas said administratrix has duly qualified, hereby authorize her to administer the same according to law.

WITNESSES my hand and the seal of said court this 23^d day of September, 2002.

[Signature]
Clerk of the Court

ROBERT BURKS
Attorney at Law
843 Seventh Street
Clarkston, WA 99403
(509) 758-9890

53475

1 **CONFORMED COPY**

7-11
2020-09-10 10:10
JAMES W. GROW, JR., PLLC
1301 G STREET
LEWISTON, IDAHO 83501
(208) 746-5508

2
3
4
5
6 IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON
7 IN AND FOR ASOTIN COUNTY

8 ESTATE OF

9 JANET G. DIAZ,

10 Deceased.

CASE NO. 02-4 00059 5

ORDER RE-OPENING ESTATE


11
12
13 THIS MATTER having come before the Court this 3rd day of September, 2020, by way of
14 a motion by Diane Mecham, heir of the Estate, by and through her Attorney, James W. Grow, Jr.;
15 and the Court having reviewed the motion and the supporting documents, and the records and
16 documents herein; and it appearing that in 2004, the Court intended to re-open the estate, and the
17 same never having been done; and good cause appearing; NOW THEREFORE;

18 IT IS HEREBY ORDERED THAT THE ABOVE-ENTITLED ESTATE BE RE-
19 OPENED for the purpose of conveying the land remaining in the name of the estate to Diane
20 Mecham, and the Personal Representative, Judy Broumley, fka Judy Higuera, be allowed to act
21 under the Letters of Administration previously issued herein.

22 DATED this 3rd day of September, 2020.

23 
24 JUDGE / COMMISSIONER
25 Superior Court

26 Presented by:

27 
28 JAMES W. GROW, JR., WSBA No. 18694
Attorney for Diane Mecham

Approved by:


JUDY BROUMLEY, fka Higuera

ORDER RE-OPENING
ESTATE -- 1

LAW OFFICE OF
JAMES W. GROW, JR., PLLC
1301 G Street
Lewiston, Idaho 83501
(208) 746-5508

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