

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 % 50 sold.
List percentage of ownership acquired next to each name.

1 Seller/Grantor
Name The Estate of Nell L. Hamil
Mailing address 2434 13th St
City/state/zip Clarkston, WA 99403
Phone (including area code) (509) 552-5500

2 Buyer/Grantee
Name Jason Ewing, a single man, and
Jerri L. Ringwood, a single woman
Mailing address 2434 13th St
City/state/zip Clarkston, WA 99403
Phone (including area code) (509) 552-5500

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>1-004-30-007-0001-0000</u>	<input type="checkbox"/>	<u>\$ 117,650.00</u>
_____	<input type="checkbox"/>	<u>\$ 0.00</u>
_____	<input type="checkbox"/>	<u>\$ 0.00</u>

4 Street address of property 2434 13th St, Clarkston, WA 99403
This property is located in Clarkston (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).

Please see attached Exhibit A.

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.
If claiming an exemption, list WAC number and reason for exemption.
WAC number (section/subsection) WAC 458-61A-202(6)(f)
Reason for exemption
Transfer by inheritance to heirs under Will probated in Asotin County Superior Court Cause No. 20-4-00079-02

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 Personal Representative's Deed
Date of document 04/15/2021

Gross selling price	<u>117,650.00</u>
*Personal property (deduct)	<u>0.00</u>
Exemption claimed (deduct)	<u>117,650.00</u>
Taxable selling price	<u>0.00</u>
Excise tax: state	
Less than \$500,000.01 at 1.1%	<u>0.00</u>
From \$500,000.01 to \$1,500,000 at 1.28%	<u>0.00</u>
From \$1,500,000.01 to \$3,000,000 at 2.75%	<u>0.00</u>
Above \$3,000,000 at 3%	<u>0.00</u>
Agricultural and timberland at 1.28%	<u>0.00</u>
Total excise tax: state	<u>0.00</u>
0.0025 Local	<u>0.00</u>
*Delinquent interest: state	<u>0.00</u>
Local	<u>0.00</u>
*Delinquent penalty	<u>0.00</u>
Subtotal	<u>0.00</u>
*State technology fee	<u>5.00</u>
Affidavit processing fee	<u>5.00</u>
Total due	<u>10.00</u>

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 _____

PAID
MAY - 6 2021
ASOTIN COUNTY
TREASURER

8 I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT
Signature of grantor or agent _____ Signature of grantee or agent _____
Name (print) Jason Ewing, Personal Representative Name (print) Jason Ewing
Date & city of signing 04/15/2021 Clarkston WA Date & city of signing 04/15/2021 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 \$5000, or by both imprisonment and fine (RCW 9A.20.020(1c)).
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.

EXHIBIT A

Legal Description

Lot 7, Block "OO" of Vineland according to plat recorded in Book B of Plats, page 46, in Asotin County, Washington. EXCEPTING THEREFROM those portions heretofore conveyed by deeds recorded in Book 38 of Deeds, page 188; Book 34 of Deeds, page 539; and Book 47 of Deeds, page 27; records of Asotin County, Washington, described as follows:

Beginning at a point on the centerline of the County road 214.5 feet North of the Southeast corner of said Lot 7; thence Southerly along said centerline a distance of 214.5 feet to the Southeast corner of said Lot 7; thence Westerly along the centerline of the County road a distance of 501.55 feet to the Southwest corner of said Lot 7; thence deflect right $51^{\circ}26'$ along the centerline of the County road a distance of 101.33 feet; thence deflect right $128^{\circ}34'$ distance of 271.33 feet; thence deflect left $85^{\circ}14'$ a distance of 135.0 feet; thence deflect right $94^{\circ}46'$ a distance of 102.0 feet; thence Easterly a distance of 231.0 feet to the place of beginning.

EXCEPTING THEREFROM that part lying West of the centerline of Highline Drive and lying North of the centerline of Seventh (7th) Avenue.

Tax Parcel Nos: 1-004-30-007-0001-0000

54149

CERTIFIED

FILED

2020 SEP 30 PM 4:02

MCKENZIE A. CAMPBELL
COUNTY CLERK
ASOTIN COUNTY, WA

SUPERIOR COURT OF WASHINGTON
COUNTY OF ASOTIN

In Re the Estate of:

NELL L. HAMIL,

Deceased.

NO. 20-4-00079-02

LETTERS TESTAMENTARY

STATE OF WASHINGTON

County of Asotin

} ss.

WHEREAS, the Last Will and Testament of NELL L. HAMIL, deceased, was, on September 30, 2020, duly exhibited, proven and recorded in our said Superior Court; and,

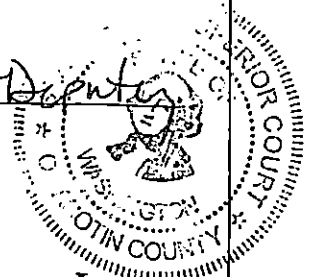
WHEREAS, it appears in and by said Will that JASON EWING, was appointed Personal Representative therein, and

WHEREAS, said NELL L. HAMIL, was duly qualified as such Personal Representative,

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that we hereby authorize the said JASON EWING, ~~PINA KENNAN~~ to execute said Will according to law.

WITNESS, _____, Judge of our said Superior Court, and the seal of said Court hereto affixed this 30th day of September, 2020.

Nichelle Anderson, Deputa
Clerk of Superior Court



Brooke Burns Law

608 Chestnut Street
Clarkston, WA 99403

(509) 758-1005

54149

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

STATE OF WASHINGTON)
County of Asotin) ss.

I, MCKENZIE KELLEY, County Clerk of the County of Asotin, State of Washington, and 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 original Letters Testamentary and of the whole thereof, as the same is 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.

WITNESS my hand and seal of said court this 30th day of September, 2020.

County Clerk & Ex-officio Clerk of the Superior Court

By: Nichelle Medora
Deputy

