

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.

Check box if the sale occurred in more than one location code.

PLEASE TYPE OR PRINT

Check box if partial sale, indicate % sold. List percentage of ownership acquired next to each name.

1 SELLER GRANTOR	Name	ESTATE OF LLOYD JOHN BROOKS	2 BUYER GRANTEE	Name	THERESA J. BROOKS
	Mailing Address	1457 SYCAMORE ST		Mailing Address	10061 FRASSER DR
	City/State/Zip	CLARKSTON, WA 99403		City/State/Zip	POST FALLS, ID 83854
	Phone No. (including area code)			Phone No. (including area code)	
3	Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee	List all real and personal property tax parcel account numbers - check box if personal property		List assessed value(s)	
Name		1-041-26-008-001 <input type="checkbox"/>		146,100 0.00	
Mailing Address		1-132-00-114-0000 <input type="checkbox"/>		193,700 0.00	
City/State/Zip				0.00	
Phone No. (including area code)				0.00	

4 Street address of property: 1820 5TH AVE. 2813 20TH ST.  
This property is located in Select Location  
 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.

5 Select Land Use Code(s): U  
Select Land Use Codes  
enter any additional codes:  
(See back of last page for instructions)  
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

6 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

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 \_\_\_\_\_

(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 \_\_\_\_\_

7 List all personal property (tangible and intangible) included in selling price.

NONE

If claiming an exemption, list WAC number and reason for exemption:  
WAC No. (Section/Subsection) 458-61A-202 (6) (F)  
Reason for exemption INHERITANCE

Type of Document PERSONAL REPRESENTATIVE DECED  
Date of Document 9 DECEMBER 2020

Gross Selling Price \$	_____
*Personal Property (deduct) \$	_____
Exemption Claimed (deduct) \$	_____
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
0.0000 Local \$	0.00
*Delinquent Interest: State \$	0.00
Local \$	0.00
*Delinquent Penalty \$	0.00
Subtotal \$	0.00
*State Technology Fee \$	5.00
Administrative Processing Fee \$	5.00
Total Due \$	10.00

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

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

Signature of Grantor or Grantor's Agent <u>[Signature]</u>	Signature of Grantee or Grantee's Agent <u>[Signature]</u>
Name (print) <u>TRIM SEIBLY</u>	Name (print) <u>TRIM SEIBLY</u>
Date & city of signing <u>15 APRIL 2021 LEWISTON</u>	Date & city of signing <u>15 APRIL 2021 LEWISTON</u>

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)).

CASH \$10.00

054232

# EXHIBIT A

Situate in the County of Asotin, State of Washington, to-wit:

That part of Government Lot 4 of Section 5 of Township 10 North, Range 46, East of the Willamette Meridian, Asotin Cuntly, Washington, more particularly described as follows:

Commencing at the Northwest corner of said Section 5; thence South 89°41' East along the North line of said Section 5 a distance of 32.16 feet to a point on the East right of way line of 20th Street, said point being the TRUE PLACE OF BEGINNING; thence continue South 89°41' East, 600.04 feet to a point on the West right of way line of an existing road; thence South 23°50' East along said right of way line 75.87 feet to a point of curve; thence around a curve to the left with a radius of 285.50 feet for a distance of 79.43 feet; thence West 672.42 feet to a point on the East right of way line of 20th Street; thence North along said right of way line 140:00 feet to the true place of beginning.

ALSO that part of the SW1/4 SW1/4 of Section 32 of Township 11 North, Range 46 East of the Willamette Meridian, Asotin County, Washington, lying South of Block "J-2" of Clarkston Heights, according to the recorded plat thereof, EXCEPT the West 400 feet thereof. ALSO EXCEPT that portion lying within the County road adjacent thereto.

Bearings are referred to the recorded plat of Block Two of Town and Country Estates Addition.

**Grantor(s) Name, Address, phone:**

William H. Brooks, PR  
2377 Valleyview Dr.  
Clarkston, WA 99403

Theresa J. Brooks  
6061 Fraizar Dr.  
Post Falls, ID 83854

Robert W. Brooks  
1457 Sycamore St.  
Clarkston, WA 99403

**Grantee(s) Name, Address, phone:**

Theresa J. Brooks  
6061 Fraizar Dr.  
Post Falls, ID 83854

**SEND TAX STATEMENTS TO GRANTEE**

CERTIFIED

FILED

W. Timothy Seibly, J.D.  
610 22<sup>nd</sup> Ave  
Lewiston, ID 83501  
(208) 848-6175  
tim@509208lawgroup

2020 JUN 15 AM 9:47

MCKENZIE A. CAMPBELL  
COUNTY CLERK  
ASOTIN COUNTY, WA

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON  
IN AND FOR THE COUNTY OF ASOTIN

IN THE ESTATE OF  
LLOYD JOHN BROOKS,

Deceased.

NO. 20-4-00048-02

LETTERS TESTAMENTARY

(CLERK'S ACTION REQUIRED)

WHEREAS the last will of Lloyd John Brooks, deceased, was, on the 15<sup>th</sup> day of June, A.D. 2020, duly exhibited, proven, and recorded in our superior court;

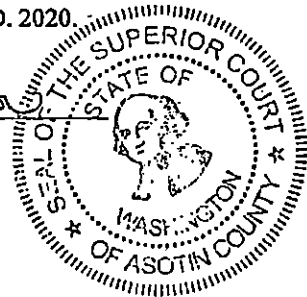
AND WHEREAS, it appears in and by said will that William H. Brooks, Theresa J. Brooks, and Robert W. Brooks were appointed co-executors thereon;

AND WHEREAS, said William H. Brooks, Theresa J. Brooks, and Robert W. Brooks have duly qualified;

NOW, THEREFORE, know all persons by these presents, that we do hereby authorize the said William H. Brooks, Theresa J. Brooks, and Robert W. Brooks to execute said will according to law.

WITNESS MY HAND and seal of said court this 15<sup>th</sup> day of June, A.D. 2020.

*Nicole Medina*  
Clerk of Court, Deputy



Presented by:

*W. Timothy Seibly*  
\_\_\_\_\_  
W. Timothy Seibly

Attorney for Personal Representatives

WSBA# 19190

6  
CN

54232

STATE OF WASHINGTON )

: ss.

County of Asotin )

I, McKenzie A. Campbell, 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 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 Superior Court this 7<sup>th</sup> day of June, 2021.

County Clerk & Ex-officio  
Clerk of the Superior Court

By McKenzie Campbell  
Deputy

