

REAL ESTATE EXCISE TAX AFFIDAVIT
CHAPTER 84.45 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.

SELLER GRANTOR	1 Name ESTATE OF LLOYD JOHN BROOKS	BUYER GRANTEE	2 Name WILLIAM H BROOKS
	Mailing Address 1457 SYCAMORE ST		Mailing Address 2377 VALLEYVIEW DR
	City/State/Zip CLARKSTON, WA 99403		City/State/Zip CLARKSTON, WA 99403
	Phone No. (including area code)		Phone No. (including area code)

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

List all real and personal property tax parcel account numbers - check box if personal property

Name	Account Number	List assessed value(s)
	1-041-03-005-0002 <input type="checkbox"/>	156,900 -0.00
	<input type="checkbox"/>	0.00
	<input type="checkbox"/>	0.00
	<input type="checkbox"/>	0.00

4 Street address of property: **2377 VALLEYVIEW DR, CLARKSTON, WA 99403**
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 ATTACHMENTS.

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

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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 _____ DATE **JUN - 7 2021**

PRINT NAME _____

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) **45B-61A-202 (b) (f)**
Reason for exemption **INHERITANCE**

Type of Document **PERSONAL REPRESENTATIVE DEED**
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
*Affidavit 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 **TM** Signature of Grantee or Grantee's Agent **TM**

Name (print) **TEM SEIBLY** Name (print) **TEM SEIBLY**

Date & city of signing **15 APRIL 2021 LEWISTON** Date & city of signing **15 APRIL 2021 LEWISTON**

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

054234

EXHIBIT A

The West 400 Feet of that portion of the Southwest Quarter of the Southwest Quarter of Section Thirty Two (32) Twp. Eleven (11) North, R. 46 E.W.M. lying South of Block "J-2" of Clarkston Heights Asotin County, Washington,

EXCEPT that portion to be used for road purposes described as follows:

Beginning at the Southwest corner of Section 32, Twp 11 North, R. 46, E.W.M.; thence South $87^{\circ} 46'$ East for a distance of 32.0 feet along the South line of said Section 32 to a point on the East boundary line of the County Road; thence North $0^{\circ} 02'$ West for a distance of 213.7 feet along said boundary line to a point which is 25.0 feet Southerly at right angles from the South line of Block "J-2" of Clarkston Heights; thence South $78^{\circ} 26'$ East for a distance of 226.8 feet parallel to said block line; thence continue North $86^{\circ} 40'$ East for a distance of 146.6 feet; thence North $0^{\circ} 07'$ East for a distance of 25.1 feet to a point on the South line of said Block "J-2"; thence South $86^{\circ} 40'$ West for a distance of 144.8 feet along said block line; thence North $78^{\circ} 26'$ West for a distance of 260.6 feet along said block line and said line extended to a point on the West line of said Section 32; thence South $0^{\circ} 07'$ West for a distance of 244.4 feet along said section line to the place of beginning.

situated in the County of Asotin, State of Washington.

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:

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

SEND TAX STATEMENTS TO GRANTEE

CERTIFIED

FILED

W. Timothy Seibly, J.D.
610 22nd 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 15th day of June, A.D. 2020, duly exhibited, proven, and recorded in our superior court;

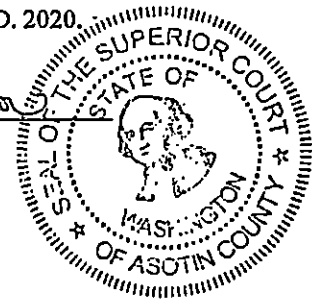
AND WHEREAS, it appears in and by said will that William H. Brooks, Theresa J. Brooks, and Robert W. Brooks were appointed co-executors thereon;

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 15th day of June, A.D. 2020.

Nichole Underwood
Clerk of Court, Deputy



Presented by:

W. Timothy Seibly

W. Timothy Seibly

Attorney for Personal Representatives

WSBA# 19190

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C2

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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 7th day of June, 2021.

County Clerk & Ex-officio
Clerk of the Superior Court

By McKenzie Campbell
Deputy



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