

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.*

Form 84 0001a

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.

1 Seller/Grantor

Name Karin Reed, Personal Representative, Estate of Donald F. Reed and Susan B. Reed

Mailing address 2628 Riverside Drive

City/state/zip Clarkston, WA 99403

Phone (including area code) _____

2 Buyer/Grantee

Name Karin Reed and Kelly Reed, as their sole and separate property

Mailing address 2628 Riverside Drive

City/state/zip Clarkston, WA 99403

Phone (including area code) _____

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)
1-004-10-004-0006	<input type="checkbox"/>	\$ 119,400.00
_____	<input type="checkbox"/>	\$ 0.00
_____	<input type="checkbox"/>	\$ 0.00

4 Street address of property 2628 Riverside Drive, 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).

See Exhibit A attached hereto

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Select land use code(s) tl

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).

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 _____

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

None

If claiming an exemption, list WAC number and reason for exemption.

WAC number (section/subsection) 458-61A-202(6)(f)
Reason for exemption

Inheritance

Type of document Personal Representative's Deed

Date of document 4/28/21

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% _____ 0.00

Agricultural and timberland at 1.28% _____ 0.00

Total excise tax: state _____ 0.00

0.0025 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 agent K Reed

Name (print) Karin Reed, PR

Date & city of signing April 27, 2021, Clarkston, WA

Signature of grantee or agent K Reed

Name (print) Karin Reed

Date & city of signing April 27, 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

Real property located commonly referred to as 2628 Riverside Drive, Clarkston, County of Asotin, State of Washington, to-wit:

That part of Lot 4 of Block "Q" of Vineland according to the recorded plat thereof, in Asotin County, Washington, more particularly described as follows:

Commencing at the Southwest corner of said Lot 4; thence North 87°58' East along the South lot line of said Lot 4 a distance of 228.79 feet; thence North 28°48' East a distance of 116.48 feet; thence North 87°58' East a distance of 74.08 feet to the TRUE PLACE OF BEGINNING; thence continue North 87°58' East a distance of 75.92 feet to a point of curve, said point being on the right of way line of Primary State Highway No. 3; thence Northeasterly along said right of way line around a curve to the left with a radius of 5680.0 feet for a distance of 182.77 feet; thence North 65°59' West a distance of 23.67 feet; thence North 89°37' West a distance of 92.53 feet; thence South 14°33' West a distance of 181.17 feet to the true place of beginning.

SUBJECT TO:

- Easement, including terms and provisions contained therein, in a document recorded January 14, 1987, as recording No. 154278, in favor of The Washington Water Power Company, a corporation, its successors and assigns for a right of way.
- All rights of way for public utilities and public roads as the same now exist over and across the herein described property.
- Taxes and assessments for the current year and thereafter.

APN: 1-004-10-004-0006

EXHIBIT A - 1

Creason, Moore, Dokken & Geidl, PLLC
P.O. Drawer 835, Lewiston ID 83501
(208)743-1516; Fax(208)746-2231

54374

AFTER RECORDING, RETURN TO:

Paul B. Burris
Creason, Moore, Dokken & Geidl, PLLC
P. O. Drawer 835
Lewiston ID 83501

LETTERS OF ADMINISTRATION

Reference Numbers of Related Documents: N/A

Grantor: Reed, Karin, Personal Representative
Reed, Donald F. and Suan B. (Estates of)

Grantee: Public

CERTIFIED

FILED

2019 OCT 28 PM 12:58
MCKENZIE A. KELLEY
COUNTY CLERK
ASOTIN COUNTY, WA

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SUPERIOR COURT OF WASHINGTON
FOR THE COUNTY OF ASOTIN
IN PROBATE

19-4-00077-02

<p>IN THE MATTER OF THE ESTATES</p> <p>OF</p> <p>DONALD F. REED and SUAN B. REED,</p> <p>Deceased.</p>	<p>Case No. _____</p> <p>LETTERS OF ADMINISTRATION (RCW 11.28.100)</p>
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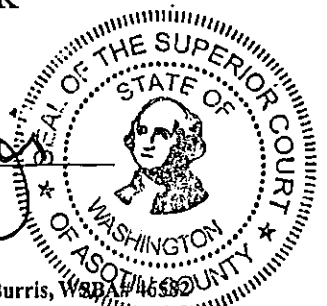
The above-named decedent died intestate leaving property in this state subject to administration.

Karin Reed was appointed by the Court as Administrator and authorized to administer the estate according to law with full nonintervention powers.

WITNESS my hand and seal of this Court this 28th day of October, 2019.

SUPERIOR COURT CLERK

By *Karin Reed*
Deputy



Paul B. Burris, W&BA #6532
Creason, Moore, Dokken & Geidl, PLLC
P.O. Drawer 835, Lewiston, ID 83501
(208) 743-1516; Fax: (208) 746-2231

LETTERS OF ADMINISTRATION -- 1

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NTF

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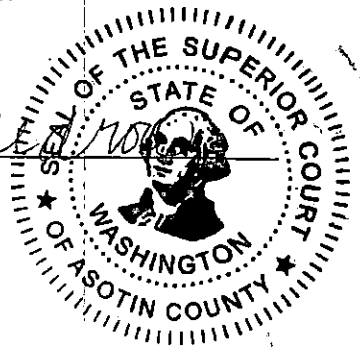
STATE OF WASHINGTON)
 : ss.
County of Asotin)

I, McKenzie Kelley, County Clerk of the County of Asotin, State of Washington, an 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 of Administration 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 sale of this Court Superior Court this 10th day of April, 2021.

County Clerk & Ex-officio
Clerk of the Superior Court

By Nichole M. A. [Signature]
Deputy



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