

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 and accurately completed.
This form is your receipt when stamped by cashier. *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 Michael Kuchmak, deceased

2 Buyer/Grantee

Name Junice Kuchmak, a widow

Mailing address 1537 Lydon Court

Mailing address 1537 Lydon Court

City/state/zip Clarkston WA 99403

City/state/zip Clarkston WA 99403

Phone (including area code) (509) 758-6046

Phone (including area code) (509) 758-6046

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

Name _____

List all real and personal property tax parcel account numbers	Personal property?	Assessed value(s)
Please see Exhibit A.	<input type="checkbox"/>	\$ 1,261,300.00
_____	<input type="checkbox"/>	\$ 0.00
_____	<input type="checkbox"/>	\$ 0.00

Mailing address _____

City/state/zip _____

4 Street address of property Please see Exhibit A.

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 Exhibit B.

5 11 - Household, single family units

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

Enter any additional codes Please see Exhibit A.
(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

If claiming an exemption, list WAC number and reason for exemption.
WAC number (section/subsection) WAC 458-61A-202(6)(f)
Reason for exemption _____

Is this property predominately used for timber (as classified under RCW 84.34 and 84.33) or agriculture (as classified under RCW 84.34.020) and will continue in it's current use? If yes and the transfer involves multiple parcels with different classifications, complete the predominate use calculator (see instructions) Yes No

Transfer by inheritance under Will probated under Asotin County Superior Court Cause No. 21-4-00028-02.

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

Type of document Personal Representative's Deed
Date of document 10/25/2021

Is this property receiving special valuation as historical property per RCW 84.26? Yes No

Gross selling price	1,261,300.00
*Personal property (deduct)	0.00
Exemption claimed (deduct)	1,261,300.00
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

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 _____

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 Junice M Kuchmak
Name (print) Junice M. Kuchmak, Personal Representative
Date & city of signing 10/25/2021, Clarkston, WA

Signature of grantee or agent Junice M Kuchmak
Name (print) Junice M. Kuchmak
Date & city of signing 10/25/2021, Clarkston, WA

Perjury in the second degree is a class C felony which is punishable by confinement in a state correctional institution for a maximum term of five years, or by a fine in an amount fixed by the court of not more than \$10,000, or by both such confinement and fine (RCW 9A.72.030 and RCW 9A.20.021(1)(c)).

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GITINS & DUKES
C# 17127

OCT 25 2021
ASOTIN COUNTY
TREASURER

054669

EXHIBIT A

Parcel Numbers and Addresses

Parcel Number	Street Address	Type Code	Tax-Assessed Value
1-001-03-014-0002-0000	319 and 319 ½ Sycamore St Clarkston, WA 99403	12	\$ 129,300.00
1-001-06-014-0000-0000	918 6 th St Clarkston, WA 99403	53	\$ 194,800.00
1-003-02-014-0001-000	1135 10 th St Clarkston, WA 99403	11	\$ 95,600.00
1-003-06-013-0001-0000	1134 7 th St Clarkston, WA 99403	13	\$ 172,800.00
1-003-08-006-0002-0000	1033 7 th St Clarkston, WA 99403	11	\$ 123,100.00
1-003-08-014-0001-0000	1129 7 th St Clarkston, WA 99403	12	\$ 144,100.00
1-004-17-005-0004-0000	1132 12 th St Clarkston, WA 99403	11	\$ 52,900.00
1-070-00-003-0000-0000	1041 12 th St Clarkston, WA 99403	11	\$ 138,500.00
1-096-00-019-0000-0000	1537 Lydon Ct Clarkston, WA 99403	11	\$ 210,200.00
Total:			\$1,261,300.000

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EXHIBIT B

Legal Descriptions

Parcel 1:

The West half of Lots 13 and 14 of Block 3, Clarkston, according to plat recorded in Book A of Plats, page 18, in Asotin County, Washington.

Property Tax Parcel No. 1-001-03-014-0002-0000

more commonly known as 319 and 319 ½ Sycamore St, Clarkston, WA 99403.

Parcel 2:

The North 7.5 feet of Lot Thirteen (13) and all of Lot Fourteen (14) in Block Six (6) of Clarkston, Asotin County, Washington, according to the recorded plat thereof.

Tax Parcel No. 1-001-06-014-0000-0000

more commonly known as 918 6th St, Clarkston, WA 99403

Parcel 3:

The South 55 feet of the north 110 feet of Lot 14 of Block 2 South of Clarkston, Asotin County, Washington, according to the recorded plat thereof.

Tax Parcel No. 1-003-02-014-0001-0000

more commonly known as 1135 10th St, Clarkston, WA 99403

Parcel 4:

The South Eighty (80) feet of Lot Thirteen (13), Block Six (6), South of Clarkston, according to plat recorded in Book B of Plats, page 41, records of Asotin County, Washington.

Tax Parcel No. 1-003-06-013-0001-0000

more commonly known as 1134 7th St, Clarkston, WA 99403

Parcel 5:

The West Half of Lot 6 of Block 8, South of Clarkston, according to plat recorded in Book B of Plats, page 41, in Asotin County, Washington

TOGETHER WITH the West 1.5 feet of the East Half of Lot 6 of Block 8, South of Clarkston, according to plat recorded in Book B of Plats, page 41, in Asotin County, Washington.

Tax Parcel No. 1-003-08-006-0002-0000

more commonly known as 1033 7th St, Clarkston, WA 99403

Parcel 6:

The North Half of Lot 14, Block 8, South of Clarkston, Asotin County, Washington, according to the recorded plat thereof.

SUBJECT TO Right of Way Easement in favor of The Washington Water Power Company, recorded June 19, 1939 in Book 45 of Deeds, page 509, records of Asotin County, Washington, and

SUBJECT TO rights of the public in and to adjacent streets and alleys.

Tax Parcel No. 1-003-08-014-0001-0000

more commonly known as 1129 7th St, Clarkston, WA 99403

Parcel 7:

The North 53 feet of the South 251 feet of the East 140 feet of Lot 5, Block "X" of Vineland according to plat recorded in book A of Plats, page 16, in Asotin County, Washington, measurements taken from and along the West line of 12th Street and not from the centerlines of adjacent streets.

Tax Parcel No. 1-004-17-005-0004-0000

more commonly known as 1132 12th St, Clarkston, WA 99403

Parcel 8:

Lot Three (3) of Clear's Subdivision, Asotin County, Washington, according to the recorded plat thereof.

Tax Parcel No. 1-070-00-003-0000-0000

more commonly known as 1041 12th St, Clarkston, WA 99403

Parcel 9:

Lot 19, Lydon Court, a sub-division of part of Lot 9 of Block "H" of Vineland, Asotin County, Washington, according to the recorded plat thereof.

Tax Parcel No. 1-096-00-019-0000-0000

more commonly known as 1537 Lydon Ct, Clarkston, WA 99403

1 UNCONFIRMED COPY

FILED

2021 MAR 31 PM 1:51

MCKENZIE A. CAMPBELL
COUNTY CLERK
ASOTIN COUNTY, WA

3
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6
7
8 SUPERIOR COURT OF WASHINGTON FOR ASOTIN COUNTY

9
10 In re the Estate of:

No. 21-4-00028-02

11 MICHAEL KUCHMAK,

LETTERS TESTAMENTARY WITH
NONINTERVENTION POWERS

12 Deceased.

13
14 WHEREAS, the Last Will and Testament of Michael Kuchmak, deceased, was on the
15 31st day of ^{March} ~~April~~, 2021, duly exhibited, proven; and recorded in our said Superior Court;

16
17 WHEREAS, Junice M. Kuchmak is the person nominated as Personal Representative
18 in said Will;

19 WHEREAS, Junice M. Kuchmak has petitioned this court to be appointed Personal
20 Representative thereof; and

21 WHEREAS, this court has entered an order granting nonintervention powers to the
22 Personal Representative,

23 NOW, THEREFORE, know all people by these presents, that we do hereby authorize
24 the said Junice M. Kuchmak to execute the terms of the Will with nonintervention powers
25 according to law.
26
27
28

LETTERS TESTAMENTARY WITH
NONINTERVENTION POWERS

Gittins & Dukes, PLLC
843 Seventh Street
Clarkston, WA 99403
(509)758-2501
Facsimile: (509) 758-3576

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AMU

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