

**REAL ESTATE EXCISE TAX AFFIDAVIT**

This form is your receipt when stamped by cashier.

PLEASE TYPE OR PRINT

CHAPTER 82.45 RCW - CHAPTER 458-61A WAC

THIS AFFIDAVIT WILL NOT BE ACCEPTED UNLESS ALL AREAS ON ALL PAGES ARE FULLY COMPLETED

(See back of last page for instructions)

Check box if partial sale of property

If multiple owners, list percentage of ownership next to name.

SELLER GRANTOR	1 Name <u>David Adkison, Guardian and Conservator</u> <u>Estate of Virginia Adkison, Incapacitated</u>	BUYER GRANTEE	2 Name <u>Trent Fortney</u>
	Mailing Address <u>1116 East South St</u> <u>Granville WA 98330</u>		Mailing Address <u>2324 19th Street</u> City/State/Zip <u>Clarkston WA 99403</u> 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	
Name <u>Trent Fortney</u>		16190006700000000 <input type="checkbox"/>	
Mailing Address <u>2324 19th Street</u>		<input type="checkbox"/>	
City/State/Zip <u>Clarkston WA 99403</u>		<input type="checkbox"/>	
Phone No. (including area code)		<input type="checkbox"/>	
		List assessed value(s) 42,800.00	

4 Street address of property: 2430 Ryegate Lane, Clarkston, WA

This property is located in  unincorporated Asotin County OR within  city of Unincorp

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.

Lot 67 of The Ridges at Dry Gulch Subdivision, according to the official plat thereof, recorded April 19, 2006 as Instrument No. 290614, records of Asotin, County, Washington.

5 Select Land Use Code(s):  
91 Undeveloped land (land only)

enter any additional codes:  
(See back of last page for instructions)

	YES	NO
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)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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	YES	NO
Is this property designated as forest land per chapter 84.33 RCW?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is this property receiving special valuation as historical property per chapter 84.26 RCW?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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) OWNER(S) SIGNATURE \_\_\_\_\_  
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) \_\_\_\_\_

Reason for exemption \_\_\_\_\_

Type of Document	<u>Statutory Warranty Deed (SWD)</u>	
Date of Document	<u>11/10/21</u>	
Gross Selling Price	\$	<u>33,000.00</u>
*Personal Property (deduct)	\$	<u>0.00</u>
Exemption Claimed (deduct)	\$	<u>0.00</u>
Taxable Selling Price	\$	<u>33,000.00</u>
Excise Tax : State	\$	<u>363.00</u>
Local	\$	<u>82.50</u>
*Delinquent Interest: State	\$	<u>0.00</u>
Local	\$	<u>0.00</u>
*Delinquent Penalty	\$	<u>0.00</u>
Subtotal	\$	<u>445.50</u>
*State Technology Fee	\$	<u>5.00</u> <u>5.00</u>
*Affidavit Processing Fee	\$	<u>0.00</u>
Total Due	\$	<u>450.50</u>

0200

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>David Adkison</u>	Signature of Grantee or Grantee's Agent <u>Trent Fortney</u>
Name (print) <u>David Adkison, Guardian and Conservator</u>	Name (print) <u>Trent Fortney</u>
Date & city of signing: <u>11.10.21, Clarkston WA</u>	Date & city of signing: <u>11.12.21, Clarkston WA</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)).

EFT

FILED: 07/17/2020 10:30:40  
Second Judicial District, Idaho County  
Kathy Ackerman, Clerk of the Court  
By: Deputy Clerk - Blewett, Shelby

LAW OFFICE OF SUMMER A. EMMERT, P.C.  
508 Foster  
P.O. Box 5  
Cottonwood, ID 83522  
summeremmert@yahoo.com  
(208) 962-7746  
Idaho State Bar # 6199  
Attorney for Petitioner

**IN THE DISTRICT COURT OF THE SECOND JUDICIAL DISTRICT OF  
THE STATE OF IDAHO, IN AND FOR THE COUNTY OF IDAHO**

IN THE MATTER OF: )

Case No. CV 2018-44

VERGINIA L. ADKISON, )

**LETTERS OF GUARDIANSHIP  
AND CONSERVATORSHIP**

An incapacitated person. )

The Petition for Appointment of Guardian and Conservator Pursuant to I.C. § 15-5-207 having been approved by this Court on October 29, 2018 and petitioner David Adkison having been appointed as general guardian and conservator of Virginia L. Adkison shall have the powers and duties as set forth in I.C. § 15-5-209, limited only by the Court's Order Appointing dated October 29, 2018, shall include the following:

The guardian and conservator may commence protective proceedings if necessary to protect property of the ward.

The guardian and conservator may receive money payable for the support of the ward to the ward's parent, guardian or custodian under the terms of any statutory benefit or insurance system, or any private contract, devise, trust, conservatorship or custodianship. He may institute

**LETTERS OF GUARDIANSHIP AND CONSERVATORSHIP**

-1-

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**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that on this 14 day of January, 2020, a copy of the foregoing **LETTERS OF GUARDIANSHIP AND CONSERVATORSHIP**, was mailed or e-mailed as follows:

Summer A. Emmert  
P.O. Box 5  
Cottonwood, ID 83522  
summeremmert@yahoo.com

Adam H. Green  
Attorney at Law  
P.O. Box 246  
Grangeville, ID 83530

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Jeff Adkison  
631 Preston Avenue - Cabin  
Lewiston, ID 83501

  
Deputy Clerk

---

proceedings to compel the performance by any person of a duty to support the ward or to pay sums for the welfare of the ward. The conservator may not sell, transfer, or encumber any interest Virginia has in real property without the prior written approval of Virginia through her attorney or prior approval of the court in this matter in accordance to the Order Appointing Conservator as issued on October 29, 2018.

The guardian is empowered to facilitate the ward's education, social, or other activities and to authorize medical or other professional care, treatment or advice.

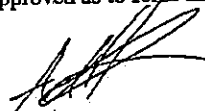
The guardian must report the condition of the wards and the wards' estate as ordered by the Court.

Prepared by:



Summer A. Emmert  
Attorney for Petitioner, David Adkison

Approved as to form and content:



Adam H. Green  
GAL for Virginia Adkison

DATED this 14th day of January, 2020.

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Magistrate Judge

Filed: 10/19/2021 16:40:22  
Second Judicial District, Idaho County  
Kathy Ackerman, Clerk of the Court  
By: Deputy Clerk - Green, Krista

LAW OFFICE OF SUMMER A. EMMERT, P.C.  
508 Foster  
P.O. Box 5  
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(208) 962-7746  
summeremmert@yahoo.com  
Idaho State Bar # 6199  
Attorney for David B. Adkison

**IN THE DISTRICT COURT OF THE SECOND JUDICIAL DISTRICT OF  
THE STATE OF IDAHO, IN AND FOR THE COUNTY OF IDAHO**


In the Matter of Guardianship:	)	Case No. <u>CV 2018-44</u>
	)	
	)	<b>ORDER APPROVING SALE</b>
VIRGINIA L. ADKISON,	)	<b>OF REAL ESTATE</b>
	)	
An incapacitated person.	)	
_____	)	

BASED UPON the Stipulation for Approval of Sale of Real Estate filed herewith, and good cause appearing therefore;

IT IS HEREBY ORDERED:

1. The sale of Virginia L. Adkison's property located at 2430 Ryegate Lane, Clarkston, Washington to Fortney Construction Inc. is approved in accordance with the Purchase and Sale Agreement.

DATED this <sup>10/19/2021 02:50 PM</sup> \_\_\_\_\_ day of September, 2021.

  
Magistrate Judge

ORDER FOR SALE  
OF REAL ESTATE

54732

**CERTIFICATE OF SERVICE**

10/19/2021 03:40 PM

I HEREBY CERTIFY that on the \_\_\_\_\_ day of September 2021, I caused to be served a true and correct copy of the foregoing document by the method indicated below, and addressed to the following:

Summer A. Emmert 508 Foster P.O. Box 5 Cottonwood, ID 83522 <a href="mailto:summeremmert@yahoo.com">summeremmert@yahoo.com</a>	<input type="checkbox"/> U.S. Mail <input type="checkbox"/> Fax <input type="checkbox"/> Court Tray <input checked="" type="checkbox"/> Email
Adam H. Green P.O. Box 246 Grangeville, ID 83530 <a href="mailto:adamhowardgreen@yahoo.com">adamhowardgreen@yahoo.com</a>	<input type="checkbox"/> U.S. Mail <input type="checkbox"/> Fax <input type="checkbox"/> Court Tray <input checked="" type="checkbox"/> Email

CLERK OF THE COURT



By: Deputy Clerk