

# 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.

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 Estate of Sheree L. Fisher

Mailing address 3255 Clemans Rd.

City/state/zip Clarkston, WA 99403

Phone (including area code) \_\_\_\_\_

**2 Buyer/Grantee**

Name Stephen D. Fisher

Mailing address 3255 Clemans Rd.

City/state/zip Clarkston, WA 99403

Phone (including area code) 208-791-1122

**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)

1-042-00-021-0003  \$ 313,200.00

\_\_\_\_\_  \_\_\_\_\_

\_\_\_\_\_  \_\_\_\_\_

**4** Street address of property 3255 Clemans Rd., Clarkston, Washington

This property is located in Asotin County (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 legal description attached hereto.

**5** 11 - Household, single family units

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 \_\_\_\_\_

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

Signature of grantor or agent Stephen D. Fisher

Name (print) Stephen D. Fisher, PR

Date & city of signing 11/22/21

Signature of grantee or agent Stephen D. Fisher

Name (print) Stephen D. Fisher

Date & city of signing 11/22/21

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)).

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.

*Creason, Moore, Dokken, + Guidl*  
*CL # 13971*

NOV 23 2021  
ASOTIN COUNTY  
TREASURER

054768

## Legal Description

Tax Parcel No.: 1-042-00-021-0003

A parcel of land located in Lot 21 of the W. J. Clemans Addition to the City of Asotin, Section 8, Township 10 North, Range 46 East of the Willamette Meridian, Asotin County, Washington, described as follows:

**COMMENCING** at the northeast corner of said Lot 21, being 108 feet north of the southeast corner of River's Edge Addition, AFN 302146, being on the east line of Lot 21; Thence along the north line of said Lot 21, S 78°04'51" W, 660.56 feet to a found 5/8" rebar on the easterly right of way line of the platted road (Clemans Road) and the **POINT OF BEGINNING**:

Thence along the south line of River's Edge Addition, N 87°24'31" E, 373.73 feet (record bearing S 89°41' E);

Thence leaving said south line, S 11°37'38" E, 249.57 feet (record bearing S 08°50' E, 248.05 feet) to an existing wooden fence corner, being on the north line of a parcel of land described in Statutory Warranty Deed AFN 351580;

Thence along said north line, S 77°03'52" W, 150.39 feet to a found 5/8" rebar (record bearing N 79°52' E), being a point on the east line of a parcel of land described in Statutory Warranty Deed AFN 273101;

Thence along said east line, N 56°31'49" W, 297.35 feet to a found 5/8" rebar on the easterly right of way line of said platted road;

Thence along said right of way line, N 16°37'18" W, 101.47 feet to the **POINT OF BEGINNING**.

Containing 1.83 acres, more or less.

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**AFTER RECORDING, RETURN TO:**

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

**AFFIDAVIT OF STEPHEN D. FISHER, PERSONAL REPRESENTATIVE  
OF THE ESTATE OF SHEREE L. FISHER  
LACK OF PROBATE - REAL PROPERTY  
AND CORRECTING LEGAL DESCRIPTION OF PROPERTY**

*Reference Numbers of Related Documents:* N/A

*Grantor:* Fisher, Sheree L. (Estate of)

*Grantee:* Fisher, Stephen D., Personal Representative

***Legal Description:***

1. Lot 21 W. J. Clemans Addition, City of Clarkston, Asotin County, Washington.
2. Additional legal description is included on Exhibit A of the Affidavit.
3. Assessor's Parcel No. 1-042-00-021-003.

**AFTER RECORDING MAIL TO:**

Paul B. Burris  
P. O. Drawer 835  
Lewiston, ID 83501

**AFFIDAVIT OF STEPHEN D. FISHER, PERSONAL REPRESENTATIVE  
OF THE ESTATE OF SHEREE L. FISHER  
LACK OF PROBATE - REAL PROPERTY  
AND CORRECTING LEGAL DESCRIPTION OF PROPERTY**

STATE OF IDAHO                    )  
  : ss.  
County of Nez Perce            )

Stephen D. Fisher, Personal Representative of Sheree L. Fisher, first duly sworn, deposes and says:

Affiant is the Personal Representative of the Estate of Sheree L. Fisher, who was the lawful surviving spouse of Sheree L. Fisher, who died on March 29, 2018, at Lewiston, Nez Perce County, Idaho, then being a resident of Clarkson, Asotin County, Washington. A copy of the Certificate of Death is attached hereto.

Affiant has hereinbelow identified each and all of the heirs at law of decedent, including but not limited to his children, adopted children and the issue of any predeceased child or adopted child.

That the heirs of law of decedent are:

NAME AND ADDRESS	RELATIONSHIP
Stephen D. Fisher 3255 Clemans Rd. Clarkston, WA 99403	Spouse
Shawna L. Fisher 2674 Jason Loop Richland, WA 99352	Daughter Adult

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Stephanie Carr-Hays 3255 Clemans Road Clarkston, WA 99403	Daughter Adult
Kade B. Fisher 3255 Clemans Road Clarkston, WA 99403	Son Adult
Alexa L. Fisher 3255 Clemans Road Clarkston, WA 99403	Daughter Adult

That affiant knows of his own knowledge, and so states, that each and all of the obligations against the marital community and against the estate of the decedent (including but not limited to: all the debts of decedent, all of the expenses of decedent's last illness, funeral and burial, promissory notes, installment contracts and mortgages, state and federal succession taxes upon decedent's estate, if applicable) have been paid in full.

The decedent died intestate. In accordance with rules of intestacy, Stephen D. Fisher, the surviving spouse of the decedent, was the sole distributee of decedent's estate.

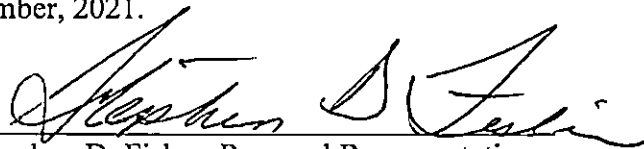
This affidavit is made solely to transfer the Estate's interest in real property commonly-referred to as 3255-Clemans-Rd-and-adjoining-property, Clarkston, County of Asotin, State of Washington, and more particularly described as follows:

**SEE EXHIBIT A ATTACHED HERETO.**

Tax Parcel No. 1-042-00-021-0003

Affiant hereby agrees to indemnify and hold harmless any person or entity who is damaged economically as the result of transferring or accepting title in reliance upon the representations in this document.

DATED This 22<sup>nd</sup> day of November, 2021.

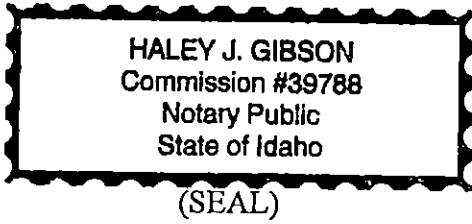


Stephen D. Fisher, Personal Representative  
of the Estate of Sheree L. Fisher  
3255 Clemans Road  
Clarkston, WA 99403

STATE OF IDAHO            )  
  : ss.  
County of Nez Perce        )

On this 22<sup>nd</sup> day of November, 2021, before me, the undersigned, a notary public in and for said state, personally appeared Stephen D. Fisher, known or identified to me to be the Personal Representative of the Estate of Sheree L. Fisher, and the individual described in and who executed the foregoing instrument and acknowledged that he signed and sealed the same as his own free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL the day and year in this certificate first above written.



Haley J. Gibson  
Notary Public in and for said state,  
residing at or employed in Lewiston.  
My Commission Expires: 3-31-2027

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CERTIFICATION OF VITAL RECORD

STATE OF IDAHO
IDAHO DEPARTMENT OF HEALTH AND WELFARE
BUREAU OF VITAL RECORDS AND HEALTH STATISTICS

State of Idaho
CERTIFICATE OF DEATH

Form with sections: DECEDENT, MORTICIAN, PLACE OF DEATH, CAUSE OF DEATH, CERTIFIER, REGISTRAR. Includes fields for name, sex, date of birth, residence, marital status, cause of death, and signatures.



DATE ISSUED: APR 04 2018

JAMES B. AYDELOTTE
STATE REGISTRAR

This copy not valid unless prepared on engraved border displaying state seal and signature of the Registrar.

ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE

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\*000968206\*

STATE OF IDAHO      County of Lewiston

This copy of a death certificate was issued by the District Health Department on behalf of the the Bureau of Vital Records and Health Statistics.

*Pauline Durst*

Local Vital Statistics Registration Official

8-27-07

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