

# 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 Randy Hemmingsen as Personal Representative of the Estate of Thomas O. Mortimer  
Mailing address 2841 NW 96th Street  
City/state/zip Seattle, Washington 98117  
Phone (including area code) (206) 718-2097

**2 Buyer/Grantee**  
Name Dana Graves, a married person as her separate property & Dennis Moss, a married person as his separate property, as tenants in common  
Mailing address 587 Shumaker Grade  
City/state/zip Anatone, Washington 99401  
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)
<u>2-007-45-011-1300</u>	<input type="checkbox"/>	<u>5420</u>
<u>2-007-45-011-1800</u>	<input type="checkbox"/>	<u>\$0.00 5110</u>
_____	<input type="checkbox"/>	<u>\$ 0.00</u>

**4** Street address of property BALE LAND  
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 Exhibit A attached hereto

**5** 91 - Undeveloped land (land only) 83  
Enter any additional codes (OPEN SPACE)  
(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 84.34 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.  
Sail Walker Deputy assessor signature Date 2/8/22

**(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**  
Dana A. Graves Signature Dennis J. Moss Signature  
DANA A. GRAVES Print name DENNIS J. MOSS Print name

**7** List all personal property (tangible and intangible) included in selling price.  
N/a

If claiming an exemption, list WAC number and reason for exemption.  
WAC number (section/subsection) 458-61A-202(6)(f)  
Reason for exemption  
Probate: distribution from estate under King County No. 20-4-07673-0SEA

Type of document Personal Representative's Deed  
Date of document 12/14/21

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

**PAID**  
FEB 18 2022  
ASOTIN COUNTY  
TREASURER

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 Randy Hemmingsen Signature of grantee or agent Dana Graves  
Name (print) Randy Hemmingsen, Personal Representative Name (print) Dana Graves & Dennis Moss, tenants in common  
Date & city of signing 12/14/21 Seattle Date & city of signing 11-26-21 Anatone

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.

EXHIBIT A

Situate in the County of Asotin, State of Washington, to-wit:

The NE<sup>1</sup>/<sub>4</sub> and the SW<sup>1</sup>/<sub>4</sub> of Section 11 of Township 7 North, Range 45, East of the Willamette Meridian, EXCEPTING therefrom that portion more particularly described as follows: Commencing at the Northeast corner of said Section 11, said point being at the intersection of centerlines of Shumaker Grade and the Montgomery Ridge Road; thence North 89°44'25" West along the North line of said Section 11 (and the centerline of Montgomery Ridge Road) a distance of 598.72 feet to the TRUE PLACE OF BEGINNING; thence South 4°46'25" West a distance of 593.44 feet; thence South 71°53'51" West a distance of 452.80 feet; thence North 88°40'34" West a distance of 112.43 feet; thence South 58°25'39" West a distance of 91.94 feet; thence South 34°49'29" West a distance of 1052.88 feet; thence North 53°30'31" West a distance of 542.78 feet; thence North 35°58'05" East a distance of 1137.13 feet; thence North 16°22'20" East a distance of 206.30 feet; thence North 38°40'25" West a distance of 268.00 feet to a point on the North line of said Section 11; thence South 89°44'25" East along said North line a distance of 1159.10 feet to the true place of beginning. ALSO EXCEPTING a strip of land for road purposes forty feet in width across the East half of the Northwest Quarter, and the Northwest Quarter of the Northeast Quarter of Section 11, Township 7 North, Range 45, E.W.M. along and according to the survey thereof now on file, as conveyed by right of way deed recorded January 3, 1922 in Book 37 of Deeds, page 157, records of Asotin County, Washington. ALSO EXCEPTING that part of the NE<sup>1</sup>/<sub>4</sub> and NW<sup>1</sup>/<sub>4</sub> of Section 11, Township 7 North, Range 45 E.W.M., lying within the right of way lines as designated on the map of survey for Montgomery Ridge Road on file in the office of the Asotin County Road Engineer under the date of April 1957, as conveyed by right of way deed recorded April 29, 1958 as Instrument Number 68328, records of Asotin County, Washington.

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WHEN RECORDED RETURN TO:

Sarah E. Smith  
Mullavey, Prout, Grenley & Foe, LLP  
P.O. Box 70567  
Seattle, WA 98127

<b>COVER SHEET</b>
DOCUMENT TITLE: <b>Letters Testamentary</b>
REFERENCE NUMBER OF RELATED DOCUMENTS: <b>n/a</b>
GRANTOR: <b>Thomas O. Mortimer</b>
GRANTEE: <b>Dana Graves &amp; Dennis Moss</b>
LEGAL DESCRIPTION: <b>n/a</b>
ASSESSOR'S PROPERTY TAX PARCEL NUMBERS: <b>2-007-45-011-1300 and 2-007-45-011-1800</b>

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**FILED**  
**KING COUNTY WASHINGTON**

**JAN 05 2021**

**SUPERIOR COURT CLERK**

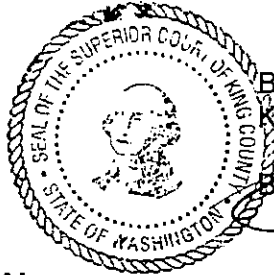
**CERTIFIED  
COPY**

**IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON  
FOR THE COUNTY OF KING**

<p>IN RE THE ESTATE OF</p> <p><b><u>THOMAS O MORTIMER</u></b></p> <p>DECEASED</p>	<p>NO: 20-4-07673-0 SEA</p> <p>LETTERS TESTAMENTARY (LTRTS)</p>
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The last will of the above named decedent was duly exhibited, proven and filed on January 5, 2021. It appears in and by said will that **RANDY HEMMINGSEN** is/are named Executor(s) and by order of this court is/are authorized to execute said will according to law.

WITNESS my hand and seal of said Court: January 5, 2021.



**BARBARA MINER**  
King County Superior Court Clerk

By:  Deputy Clerk  
**W. Elizalde-Romero**

• NOT OFFICIAL WITHOUT SEAL •

I BARBARA MINER, Clerk of the Superior Court of the State of Washington for King County, do hereby certify that this copy is a true and perfect transcript of said original as it appears on file and of record in my office and of the whole thereof. IN TESTIMONY WHEREOF, I have affixed this seal of said Superior Court at my office at Seattle on this date **JAN 05 2021**



**BARBARA MINER**, Superior Court Clerk

By:  Deputy Clerk  
**W. Elizalde-Romero**