

Real Estate Excise Tax Affidavit (RCW 82.45 WAC 458-61A)

Only for sales in a single location code on or after February 1, 2023.

Washington State	This affidavit will not be accepted unless all areas on all pages are fully and accurately completed.
Form 84 0001a	This form is your receipt when stamped by cashier. Please type or print.
	

Mailing address 2055 19th st. City/state/tyb_Clarkston_WA 99403 Phone (including area code) Send all properly tax correspondence to: 2 Same as Buyer/Grantee Name	☐ Check box if partial sale, indicate % sold.	Lis	st percentage of o	wnership acquired next t	o each nam	e.
A Series and property tax correspondence to IZI Same as Buyer/Grantee Mailing address 2055 13th st. City/stato/rip Clarkton, WA 99403 Spand all property tax correspondence to IZI Same as Buyer/Grantee Name 3 Send all property tax correspondence to IZI Same as Buyer/Grantee Name 4 Street address or property SS 12th Sitted. Clarkston, Washindton Mailing address 3. City/stato/rip 4 Street address or property SS4 12th Sitted. Clarkston, Washindton This property is located in IAso(III) Clark box if any of the listed parcels are being segregated from another parcel, are part of a boundary line adjustment or parcels being merged. See legal description of property (St. property is considered and separate description or deferral under RCW 94.3.4.8.3), or 28.1.3.6 (normprift or p., senior or property SS4.2.2.6.3.6), (normprift or p., senior or property property is a segregated as for property is senior segregated as for property is selected in the reads in the senior segregated as for senior segregated a	•	2 Buyer/Grantee				
Mailing address 2055 13th st. City/stato/pip Clarkston, WA 99403 City/stato/pip Clarkston, WA 99403 Toty/stato/pip Clarks		Name Robert L. Portlock, Jr. and Deana M. Portlock, husband and wife				
City/state/ip ClafsSton, WA 99403 Thomse (Including area code) 3 Send all property tax correspondence to: 2 Same as Buyer/Grantee Phone (Including area code) 3 Send all property tax correspondence to: 2 Same as Buyer/Grantee Including area code) 3 Send all property tax correspondence to: 2 Same as Buyer/Grantee Including area code) 3 Send all property tax correspondence to: 2 Same as Buyer/Grantee Including area code) 3 Send all property tax correspondence to: 2 Same as Buyer/Grantee Including address City/state/ip 4 Streat address of property SSA 12th Street. Clarkston, Washinoton This property is located in [Asolin						
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See legal description attached hereto.					nent or parc	els being merged.
5		a separate sn	leet to each page (or the amoavity.		
was the seller receiving a property tax exemption or deferral under RCW 94.36, 84.37, or 84.38 (nonprofit org, sentor citizen or disabled person, homeowner with limited income)? □ ves ☑ No wader RCW 94.34.02(3) and will continue in it's current use? If yes and the transfer involves multiple parecise with different dastifications. □ ves ☑ No is this property designated as forest land per RCW 94.33.7 □ ves ☑ No is this property designated as forest land per RCW 94.33.7 □ ves ☑ No is this property designated as forest land per RCW 94.33.7 □ ves ☑ No is this property designated as forest land per RCW 84.33.7 □ ves ☑ No is this property classified as current use (open space, farm and agricultural), or timber] land per RCW 84.34.7 □ ves ☑ No is this property receiving special valuation as historical property per RCW 84.26? □ ves ☑ No is this property receiving special valuation as historical property per RCW 84.26.7 □ ves ☑ No is an analysis of is 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 or classification, it will be removed and the continue the designation or classification, it will be removed and the continue the designation or classification, it will be removed and the continue the designation or classification, it will be removed and the continue the designation or classification, it will be removed and the continue 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, if the land no longer qualifies or you do not wish to continue 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, we may contact your local county assessor for more information. Deputy assessor signature □ Date □ (2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S): To continue special valuation as historic property, sign of the prior of the prior of the time of sale (RCW 84.25, shall be due and pa	Enter any additional codes	~		al property (tangible and	l intangible)	included in selling
under RCW 94.36, 84.37, or 84.38 (nonprofit org, senior citizen or disabled person, homeworser with limited income?? Lyes ZI No 1st this property predominately used for timber (as classified under RCW 94.34.020) and will continue in it's current use? (yes and the transfer lovels with little persons the transfer lovels with little persons of the transfer lovels with little persons of the transfer lovels with little persons of the state of the transfer lovels with little persons of the transfer lovels with little persons of the state of the transfer lovels with little persons of the transfer lovels with little persons of the state of the transfer lovels with little persons of the state o	,					
Is this property predominately used for timber (as classified under RCW 84.34 and 84.33) and agriculture is classified under RCW 84.34 and 84.33 or agriculture (as classified under RCW 84.34.30.00) and will continue in it's current use? If yes and the transfer Involves multiple parter disastifications, complete the predominate use calculator (see instructions) 6 Is this property designated as current use (open space, farm and agricultura), or timber land per RCW 84.34? Yes ZI No Is this property receiving special valuation as historical property per RCW 84.26? Yes ZI No If any answers are yes, complete as instructed below. (1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) (1) Any answers are yes, complete as instructed below. (2) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) (3) NEW OWNER(S): To continue the current designation or slogging below. If the land ransferred continues to qualify and will indicate by signing below. If the land ransferred continues to qualify and will be due and payable by the seller compensating or additional taxes will be due and payable by the seller or transferor at the time of sale (RCW 84.33.14) or 84.34.140 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 continue the designation or classification, it 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 of granter or agent Signature Signature of granter or agent Signature Signature of granter or agent Signatu	under RCW 84.36, 84.37, or 84.38 (nonprofit org., senior		·			
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signing (3) below, you may contact your local county assessor for more information. This land:			From \$1,525,000.01 to \$3,025,000 at 2.75%0.0			
information. This land:			Above \$3,025,000 at 3%			
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 Signature A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX Print name Print		tor more	Agricult	ural and timberland at 1.	28%	0.00
Deputy assessor signature Deputy assessor signature Date Deputy assessor signature Date Date Deputy assessor signature Date Date Deputy assessor signature Date Date Date Date Date Deputy assessor signature Date Dat		r		Total excise tax: s		0.00
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8 I CERTIFY UNDER PENALTY OF PERJURY THAT THE FORESOLUS IS TRUE AND CORRECT Signature of grantor or agent Signature of grantee or agent Signature of grantee or agent Name (print) Robert L. Portlock, Jr., Personal Representative Name (print) Robert L. Portlock, Jr.			A MINIM	UM OF \$10.00 IS DUE	IN FEE(S)	
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	Signature of grantor or agent	Hockel	Signature of g		et H	<u> </u>
	Date & city of signing February 2, 2023 Lewiston, ID				3 Lewiston.	ם כו

ary 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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(TTY) users may use the WA Relay Service by calling 711.

REV 84 0001a (01/17/23

THIS SPACE TREASURER'S USE ONLY PAID

COUNTY TREASURER

R. POPTLOCK

4 2285

EXHIBIT A

That portion of Lot 8 of Block "AA" of Vineland, Asotin County, City of Clarkston, Washington, particularly described as follows:

Commencing at intersection of the W. line of 12th St. and the N. line of Poplar St. in Clarkston, Asotin County, Washington; thence N. along the W. line of 12th St. a distance of 126 feet to the true place of beginning; thence continue N. along the course last above described a distance of 58 feet; thence due W. a distance of 140 feet to the W. line of Lot 8 aforesaid; thence due S. 58 feet; thence due E. 140 feet to the place of beginning; reserving however the W. 7 1/2 feet of the tract above described for alley purposes; SUBJECT to mtge of 9-21-60 from VanStants to Construction Finance Corp. of \$9200, interest at 5-3/4% annum, payable in monthly installments of \$57.96 each, commencing 11-1-60, final pmt. due 10-1-85; mtge. filed for record 10-5-60, Document 75979, Asotin Co. records, Book 46 Mortgages, p. 666; said mtge assigned to Federal National Mortgage Assoc. b Assignment of Mortgage 11-8-60, filed 11-21-60, Document 76198, Asotin Co. records, which mortgage the Grantees agree to assume and pay.

CERTIFIED

FILED

2022 AUG 17 AM 10: 53

MCKENZIE A. CAMPBELL COUNTY CLERK ASOTIN COUNTY, WA

SUPERIOR COURT OF WASHINGTON FOR THE COUNTY OF ASOTIN IN PROBATE

IN THE MATTER OF THE ESTATE

Case No. 22 - 4 - 0 0 0 8 5 - 0 2

OF

LETTERS TESTAMENTARY (RCW 11.28.090)

ROBERT L. PORTLOCK, SR.,

Deceased.

WHEREAS, the Last Will of Robert L. Portlock, Sr. was filed on August 2022, duly exhibited, proven, and recorded in our Superior Court; and whereas, it appears in and by such Will that Robert L. Portlock, Jr. is appointed personal representative thereon; and whereas, Robert L. Portlock, Jr. is duly qualified,

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that we do hereby authorize Robert L. Portlock, Jr. to execute such Will according to law, and without intervention of the Court except as provided by law.

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LETTERS TESTAMENTARY -1-

Blake L. Houlihan, WSBA #58720 Creason, Moore, Dokken & Geidl, PLLC P.O. Drawer 835, Lewiston, ID 83501 (208) 743-1516; Fax: (208) 746-2231 Email: blakeh@cmd-law.com

55827

1	WITNESS my hand and seal of this Court this ITh day of August,							
2	2022.							
3	SUPERIOR COURT CLERK							
4								
5	By BUTTON STATE OF ST							
6	— Deputy							
7	* 2							
8	STATE OF WASHINGTON) : ss.							
9	County of Asotin)							
10	I, McKenzie A. Campbell, County Clerk of the County of Asotin, State of							
11	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							
12	correct copy of the Letters Testamentary 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.							
13	Said Letters have never been revoked and are still in full force and effect.							
14	IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the							
15	seal of this Court Superior Court this 17th day of August, 2022.							
16	County Clerk & Ex-officio Clerk of the Superior Court							
17	Clerk of the Superior Court							
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19	By Strate, Clarify,							
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21	VAS TOURT							
22	THE SUPERIOR OF THE SUPERIOR O							
23	HINGT AND COUNTY							
24								

LETTERS TESTAMENTARY -2-

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Blake L. Houlihan, WSBA #58720 Creason, Moore, Dokken & Geidl, PLLC P.O. Drawer 835, Lewiston, ID 83501 (208) 743-1516; Fax: (208) 746-2231 Email: blakch@cmd-law.com

CERTIFIED

FILED

2022 AUG 17 AH 10: 44

MCKENZIE A. CAMPBELL COUNTY CLERK ASOTIN COUNTY, WA

SUPERIOR COURT OF WASHINGTON FOR THE COUNTY OF ASOTIN IN PROBATE

IN THE MATTER OF THE ESTATE

Case No. 22 - 4 - 0 0 0 8 4 - 0 2

OF

LETTERS TESTAMENTARY (RCW 11.28.090)

KATHLEEN MARY PORTLOCK,

Deceased.

-

WHEREAS, the Last Will of Kathleen Mary Portlock was filed on August 2022, duly exhibited, proven, and recorded in our Superior Court; and whereas, it appears in and by such Will that Robert L. Portlock, Jr. is appointed personal representative thereon; and whereas, Robert L. Portlock, Jr. is duly qualified,

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that we do hereby authorize Robert L: Portlock, Jr. to execute such Will according to law, and without intervention of the Court except as provided by law.

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LETTERS TESTAMENTARY -1-

Blake L. Houliban, WSBA #58720 Creason, Moore, Dokken & Geidl, PLLC P.O. Drawer 835, Lewiston, ID 83501 (208) 743-1516; Fax: (208) 746-2231 Email: blakeh@cmd-law.com

1	WITH THE COURT OF
2	WITNESS my hand and scal of this Court this the day of August,
3	2022.
4	SUPERIOR COURT CLËRK
5	By BOOW WILL SUPE
6	Deputy STATE ON A
7	SEA SEA
8	STATE OF WASHINGTON)
9	County of Asotin Ss. County of Asotin County of Asotin
10	I, McKenzie A. Campbell, County Clerk of the County of Asotin, State of
11	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
12	correct copy of the Letters Testamentary and of the whole thereof, as the same are
13	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.
14	IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the
15	scal of this Court Superior Court this 17th day of August, 2022.
16	County Clerk & Ex-officio
17	Clerk of the Superior Court
18	
19	By Belger, Ulfutiff
20	OF STATE OF
21	
22	LA LA LA
23	ASHINGTON ALL
24	WIND COUNTY
25	

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LETTERS TESTAMENTARY -2-

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