Real Estate Excise Tax Affidavit (RCW 82,45 WAC 458-61A).

Only for sales in a single location code on or after January 1; 2023.
This affidavit will not be accepted unless all areas on all pages are fully and accurately completed.

	less all areas on all pages are fully and accurately completed. bed by cashler. Please type or print.
1-01111 0-7 000 tu	st percentage of ownership acquired next to each name.
Contract on the party state of t	
Seller/Grantor  lame Estate of Patricia J. Francis, deceased	Z Buyer/Grantee Name Benjamin Roll- Benjamin James Roll.
estate of Janet Rose Klatt, deceased	Name Condition
Mailing address Clo John Francis, 10975 Jackling Ct.	501 808 100 0 1
ity/state/zip Rolla, MO 65402	Mailing address City/state/zip YCM MONA 11 8352 W
hone (including area code)	Phone (Including area code)
Send all property tax correspondence to:  Same as Buyer/Grantee	List all real and personal property tax Personal Assessed parcel account numbers property? value(s)
lame	1-047-26-003-0000-0000 \$ 103,525.00
Mailing address	\$ 0.00
ity/state/zlp	
Street address of prope <mark>rty 314 Pierce Street, Asolin, WA</mark>	
his property is located in Asotin (for Check box if any of the listed parcels are being segregated from another	unincorporated locations please select your county)
agal description of property (if you need more space, attach a separate sh	eet to each page of the affidavit).
Asolin County, Washington. Together with that portion of the vacated Plan recorded December 1, 2004 as Instrument NO. 280356 which attaches by	g to the official plat thereof, filed in Book'A of Plats at Page(s) 5, records of the Street lying adjacent to said Lot 1 as vacated by Ordinance #93, operation of law.
11 - Household, single family units	price.
inter any additional codessee back of last page for instructions)	Marine Mary 5 Poll
Vas the seller receiving a property tax exemption or deferral Inder RCW 84.36, 84.37, or 84.38 (nonprofit org., senior	if daiming an exemption, list WAC number and reason for exemption.
itizen or disabled person, homeowner with limited Income)? 🗆 Yes 🗹 No	WAC number (section/subsection)
s this property predominately used for timber (as classified inder RCW 84.34 and 84.33) or agriculture (as classified under	Reason for exemption
CW 84.34.020) and will continue in it's current use? If yes and	- (4 00) <u>annian</u>
he transfer involves multiple parcels with different classifications, omplete the predominate use calculator (see instructions)	election of the control of all property tax in Personal According
Is this property designated as forest land per RCW 84.337 Tyes 2 No	Personal Representative Deed
	Type of document Totalian Tables and Tables
ind agricultural, or timber) land per RCW 84.34? ☐ Yes ☑ No	Date of document described
s this property receiving special valuation as historical property per RCW 84.267 ☐ Yes ☑ No	O VO
f any answers are yes, complete as instructed below.	Personal property (second)
1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE)	Exemption claimed decored
IEW OWNER(S): To continue the current designation as forest land	Travable Sentisk bures
or classification as current use (open space, farm and agriculture, or imber) land, you must sign on (3) below. The county assessor must then	. 11 Excise tax: state 2,585.00
letermine if the land transferred continues to qualify and will indicate	1 1 1 1 1 1 1 LESS HIGH SUPERIORIUM OF ALTERNATION
y signing below. If the land no longer qualifies or you do not wish to ontinue the designation or classification, it will be removed and the	FIGH \$323,000.01 to \$2,323,000 at 1.20%
ompensating 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 igning (3) below, you may contact your local county assessor for more	3 (15) 15 1 15 1 15 1 15 1 15 1 15 1 15 1
nformation.	Agricultural and timberiand at 1.20%
his land: 🔲 does — 🔛 does not qualify for	1 762 50
ontinuance.	0,0075
Date Date	Pelaldoent interest state
2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)	0.00
(EW 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	247 FO
alculated pursuant to RCW 84.26, shall be due and payable by the seller	5000000
or transferor at the time of sale 11 12	State fectition RA Lee
(3) NEW OWNER(S) SIGNATURE	Anidavit processing ree
ignature Signature	1001000
Print name Print name	A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX  *SEE INSTRUCTIONS
I CERTIFY UNDER PENALTY OF PREMINE THAT THE FOREGOING IS TRUE	<u> </u>
Signature of grantor or agent	Signature of grantee or agent Demanus (2)
Name (print) John R. Francis PR	Name (print) Benjamin Roll Ben Jamin, James Poll
Date & city of signing 02/07/2023, Clarkston, WA	Date & city of signing 02/ 8/2023, Clarkston, WA
the standard description of the standard standar	ement in a state correctional institution for a maximum term of five years, or
a fine in an amount fixed by the court of not more than \$10,000, or by both such confinement and fine incw 94.72.030 and new 94.20.021(1)(0).	
To ask about the availability of this publication in an alternate	ormat for the visually impaired, please call 360-705-6705. Teletype A Relay Service by calling 711:
THE COLOR	DEACHDED'S LISE ONLY COLINTY TREASURER ~
EV 84 0001a (12/1/22) : - THIS SPACE T	VENDOUGH 2 DOE OUT 115

OATE 02/08/2023 - RECEIPT No. 55845 - Alliance Title - Clarkston

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Section of the sectio

MCKENZIE A. CAMPBELL COUNTY CLERK ASOTIN COUNTY, WA

## SUPERIOR COURT OF WASHINGTON FOR ASOTIN COUNTY

In re the Estate of:

PATRICIA J. FRANCIS.

LETTERS TESTAMENTARY WITH NONINTERVENTION POWERS

Deceased.

WHEREAS, the Last Will and Testament of Patricia J. Francis, deceased, was on the WHEREAS, the Last vin and seconded in our said Superior day of September, 2022, duly exhibited, proven, and recorded in our said Superior

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WHEREAS, John R. Francis is the person nominated as Personal Representative in JULYAY WA said Will;

WHEREAS, John R. Francis has petitioned this court to be appointed Personal Representative thereof; and

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

00000-02 NOW, THEREFORE, know all people by these presents, that we do hereby authorize et firs the lamentary with the said John R. Francis to execute the terms of the Will with nonintervention powers according to law.

Turn is, deceased, was out the

d, movie low reoristed in our sald Superior Gittins & Dukes, PLLC

843 Seventh Street Clarkston, WA 99403

\*\*Trisonal Rep: (509)758-2501

Facsimile: (509) 758-3576

LETTERS TESTAMENTARY WITH NONINTERVENTION POWERS

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WITNESS, Brooke J. Burns, Judge of our 1 Superior Court, and the seal of said Court 2 hereto affixed this the day of September, 3 2022. 5 6 STATE OF WASHINGTON ) 8 of Asotin

I, McKenzie A. Campbell, County Clerk of the County of Asotin, State of Washington, County of Asotin 9 10 11 and 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 correct copy of the Letters Testamentary and of the whole thereof, as the same are now on file and of record in the above 13 entitled cause in my office and custody. Said Letters have never been revoked and are still in Full Force and Effect. 14 15 IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of said Superior Court this \_\_\_\_\_ day of September, 2022. as the gold of self Court 16 and the first the of Buy during 17 McKenzie A. Campbell, County Clerk & Ex-18 Officio Clerk of the Superior Court 19 20 22 23 43971H CO. 24 25 and the said the among the a for Asothe County, do and the Leucis 26 war and an inche and of record in the above المالتوالا 27 it hee noveked aid are sait in 28 Final Gland of Technical Programme of the Communication of the Communica 1 H. "Li , if 1. Gittins & Dukes, PLLC 843 Seventh Street
Clarkston, WA 99403

2 Facsimile: (509)758-2501
Facsimile: (509) 758-3576 LETTERS TESTAMENTARY WITH NONINTERVENTION POWERS

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MCKENZIE A. CAMPBELL COUNTY CLERK ASOTIN COUNTY, WA

## SUPERIOR COURT OF WASHINGTON FOR ASOTIN COUNTY

In re the Estate of:

No. 22-4-00014-02

JANET ROSE KLATT,

LETTERS TESTAMENTARY WITH NONINTERVENTION POWERS

Deceased.

and war d LETTERS TESTAMENTARY WITH

NONINTERVENTION POWERS

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3.(お唐字類別屋は1000年また)

WHEREAS, the Last Will and Testament of Janet Rose Klatt, deceased, was on the 18th day of February, 2022, duly exhibited, proven, and recorded in our said Superior Court;

WHEREAS, the former Personal Representative, Patricia J. Francis, passed away on  $\mathcal{B}(A, \mathcal{C}_{AE}$ or around August 30, 2022;

WHEREAS, John R. Francis has petitioned this court to be appointed successor Personal Representative thereof, and an Order Appointing Successor Personal Representative with Will Annexed was entered herein on October 4, 2022; and

WHEREAS, this court has entered an order granting nonintervention powers to the Personal Representative, · March 42

NOW, THEREFORE, know all people by these presents, that we do hereby authorize HAR YAKINIMA the said John R. Francis to execute the terms of the Will with nonintervention powers according to law.

· Kless denoted, was on the

To Tin our aidd Bag cho "Court;

Sail, iii e 1 staria 1. brania 3. 843 Seventh Street Clarkston, WA 99403

(509)758-2501 Facsimile; (509) 758-3576 and the and to be appointed seccessor

redo granta i reconcivention powers to the

WITNESS, Brooke J. Burns, Judge of our 1 Superior Court, and the seal of said Court 2 hereto affixed this 4th day of October, 2022, 3 4 5 Clerk of the Superior Court 6 STATE OF WASHINGTON ) 7 : ss. 8 County of Asotin 9 I, McKenzie A. Campbell, County Clerk of the County of Asotin, State of Washington, 10 and 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 correct copy of the Letters 11 Testamentary and of the whole thereof, as the same are now on file and of record in the above 12 entitled cause in my office and custody. Said Letters have never been revoked and are still in 13 Full Force and Effect. 14 IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of said 15 Superior Court this 4th day of October, 2022. ni ne li kiras, Judge oli sta 16 id an ord of the Court McKenzie A. Campbell, County Clerk & Ex-17 Officio Clerk of the Superior Court 18 19 la a el tra sel sier Colat 🖺 20 21 22 23 . o. the College of Abelling State of Washington, 24 one Sam "The impiter for Acolla County, do 25 it full on a contest copy of the Lobers and the same of the same of the same states are 26 and the transportation of the still in 27 28 re and affixed the sear of said Gittins & Dukes, PLLC 843 Seventh Street

413 C. Clarkston, WA 99403

2 1 C. Clarkston, WA 99403 LETTERS TESTAMENTARY WITH NONINTERVENTION POWERS