

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.
This form is your receipt when stamped by cashier. Please type or print.

☐ Check box if partial sale, indicate % _____ sold.

List percentage of ownership acquired next to each name.

1 Seller/Grantor

Name Lloyd J Brooks Linda C Brooks, ROBERT BROOKS, PPS, EST-OP LLOYD JOHN BROOKS
Mailing address 2813 20th Street
City/state/zip Clarkston Wa 99403
Phone (including area code) N/A

2 Buyer/Grantee

Name William H Brooks
Mailing address 2377 Valley view dr
City/state/zip Clarkston Wa 99403
Phone (including area code) 1 208 791 3930

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>1-041-03-005-0002</u>	☐	<u>\$ 156,900.00</u>
	☐	<u>\$ 0.00</u>
	☐	<u>\$ 0.00</u>

4 Street address of property 2377 VALLEYVIEW DR., CLARKSTON
This property is located in Asotin (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 attached

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 predominately used for timber (as classified under RCW 84.34 and 84.33) or agriculture (as classified under RCW 84.34.020) and will continue in its current use? If yes and the transfer involves multiple parcels with different classifications, complete the predominate use calculator (see instructions) ☐ Yes ☒ No

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 Robert Brooks Signature _____
Print name Robert Brooks Print name _____

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

Signature of grantor or agent [Signature]
Name (print) Robert Brooks
Date & city of signing 2-8-23 ASOTIN, WA

Signature of grantee or agent [Signature]
Name (print) William Brooks
Date & city of signing 1-25-23

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)).

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EXHIBIT A

That part of Lot 5 of Block "C-2" of Clarkston Heights, Asotin County, Washington, more particularly described as follows: Commencing at the Southwest corner of said Lot 5; thence S.85°07'E. along the South line of said Lot 5 a distance of 791.95 feet to a point on the West right-of-way line of Valleyview Drive; thence N.22°05'W. along said right-of-way line 22.44 feet to the true place of beginning; thence continue N.22°05'W.; 310.57 feet; thence N.85°07'W., 209.08 feet; thence S.4°53'W., 276.80 feet; thence S.85°07'E., 349.92 feet to the true place of beginning.

TAX PARCEL NO: 1 041 03 005 0002 0000

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CERTIFIED

W. Timothy Seibly, J.D.
610 22nd Ave
Lewiston, ID 83501
(208) 848-6175
tim@509208lawgroup

FILED

2020 JUN 15 AM 10:08

MCKENZIE A. CAMPBELL
COUNTY CLERK
ASOTIN COUNTY, WA

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON
IN AND FOR THE COUNTY OF ASOTIN

IN THE ESTATE OF

LLOYD JOHN BROOKS,

Deceased.

NO. 20-4-00048-02

LETTERS TESTAMENTARY

(CLERK'S ACTION REQUIRED)

WHEREAS the last will of Lloyd John Brooks, deceased, was, on the 15th day of June, A.D. 2020, duly exhibited, proven, and recorded in our superior court;

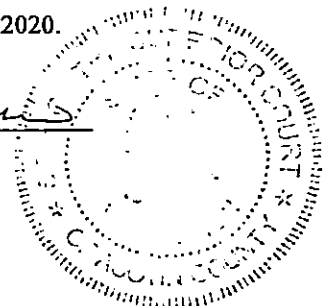
AND WHEREAS, it appears in and by said will that William H. Brooks, Theresa J. Brooks, and Robert W. Brooks were appointed co-executors thereon;

AND WHEREAS, said William H. Brooks, Theresa J. Brooks, and Robert W. Brooks have duly qualified;

NOW, THEREFORE, know all persons by these presents, that we do hereby authorize the said William H. Brooks, Theresa J. Brooks, and Robert W. Brooks to execute said will according to law.

WITNESS MY HAND and seal of said court this 15th day of June, A.D. 2020.

Nichole Anderson
Clerk of Court, Deputy



Presented by:

W. Timothy Seibly

Attorney for Personal Representatives

WSBA# 19190

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STATE OF WASHINGTON)

: ss.

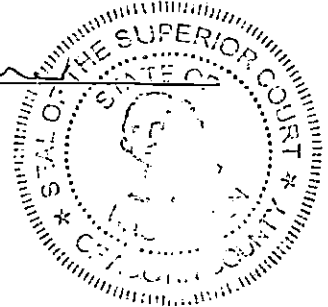
County of Asotin)

I, McKenzie A. Campbell, County Clerk of the County of Asotin, State of Washington, 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-entitled cause in my office and custody. Said Letters have never been revoked and are still in full force and effect.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of this Superior Court this 15th day of June, 2020

County Clerk & Ex-officio
Clerk of the Superior Court

By Michele Under
Deputy



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