

Form 84 0001a

# 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 Mary K. Fraser, Personal Rep.  
Estate of Velma Hortense Miltenberger  
Mailing address 2709 Rolling Hills Ln  
City/state/zip Clarkston WA 99403  
Phone (including area code) \_\_\_\_\_

## 2 Buyer/Grantee

Name Scott Baysinger  
Nellie Baysinger  
Mailing address 1001e Stewart Ln.  
City/state/zip Moxow ID 83843  
Phone (including area code) \_\_\_\_\_

## 3 Send all property tax correspondence to: ☒ Same as Buyer/Grantee

Name Scott Baysinger Nellie Baysinger  
Mailing address \_\_\_\_\_  
City/state/zip \_\_\_\_\_

List all real and personal property tax parcel account numbers  
106900003000000000  
Personal property? ☐  
Assessed value(s) 216,100.00

## 4 Street address of property 519 Highland Avenue, Clarkston, WA

This property is located in Asotin Clarkston (for unincorporated locations please select your county) ☒ X

☐ 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).

-Lots 1 and 3 of Chamberlains's Addition to Clarkston, according to plat recorded in Book C of Plats, at Page 37 in the Official Records of Asotin County, Washington

## 5 Land use code 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 it's 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 \_\_\_\_\_ Signature \_\_\_\_\_  
Print name \_\_\_\_\_ Print name \_\_\_\_\_

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

Signature of grantor or agent Mary K. Fraser  
Name (print) Mary K. Fraser, Personal Rep.  
Date & city of signing 3-21-23, Clarkston, WA

Signature of grantee or agent Scott Baysinger  
Name (print) Scott Baysinger  
Date & city of signing 3-21-23, Clarkston, WA

Part of the proceeds of this sale shall be used to pay the excise tax on the property sold, and the amount of the tax shall be paid to the county treasurer.

To ask about the availability of this publication, may also be obtained for the visually impaired, please call 360-705-6705. Teletype  
REV 84 0001a (09/08/22) THIS SPACE TREASURER'S USE ONLY COUNTY TREASURER

FILED

2022 JUN 17 PM 4:45  
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. 22-4-00062-02

OF

LETTERS TESTAMENTARY  
(RCW 11.28.090)

VELMA HORTENSE  
MILTENBERGER aka VELMA  
TERESA MILTENBERGER,

Deceased.

5  
mb

WHEREAS, the Last Will of Velma Hortense Miltenberger aka Velma Teresa Miltenberger was filed on June 17, 2022, duly exhibited, proven, and recorded in our Superior Court; and whereas, it appears in and by such Will that Mary K. Fraser is appointed personal representative thereon; and whereas, Mary K. Fraser is duly qualified,

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

LETTERS TESTAMENTARY -1-

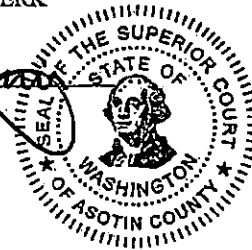
Paul R. Burris, WSDA #46582  
Creason, Moore, Dokken & Geldl, PLLC  
P.O. Drawer 835, Lewiston, ID 83501  
(208) 743-1516; Fax: (208) 746-2231  
Email: pburris@cmnd-law.com

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1 WITNESS my hand and seal of this Court this 17<sup>th</sup> day of June  
2 2022.

3 SUPERIOR COURT CLERK

4  
5 By [Signature]  
6 Deputy



7  
8 STATE OF WASHINGTON )  
9 : ss.  
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  
12 for Asotin County, do hereby certify that the within and foregoing is a full, true and  
13 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.

14 IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the  
15 seal of this Court Superior Court this \_\_\_\_ day of \_\_\_\_\_, 2022.

16 County Clerk & Ex-officio  
17 Clerk of the Superior Court

18  
19 By \_\_\_\_\_  
20  
21  
22  
23  
24  
25

26 LETTERS TESTAMENTARY -2-

Paul B. Burris, WSBA #46582  
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