

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.
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 David M. MacNeil, PR of the Estate of

Sheila P. MacNeil aka Sheila Goodwin

Mailing address 2239 20th Street

City/state/zip Clarkston, WA 99403

Phone (including area code) (509) 254-4094

2 Buyer/Grantee

Name David M. MacNeil & Martha M. MacNeil, husband and wife

Mailing address 2239 20th Street

City/state/zip Clarkston, WA 99403

Phone (including area code) (509) 254-4094

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>1-041-15-006-0001-0000</u>	☐	<u>\$ 139,400.00</u>
<u>1-041-15-006-0002-0000</u>	☐	<u>\$ 140,800.00</u>
	☐	<u>\$ 0.00</u>

4 Street address of property 2231 & 2239 20th Street, Clarkston, Washington 99403

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

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 _____ Signature _____

Print name _____ Print name _____

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

Signature of grantor or agent _____

Name (print) David M. MacNeil, PR

Date & city of signing Lewiston, Idaho April 25, 2023

Signature of grantee or agent _____

Name (print) David M. MacNeil

Date & city of signing Lewiston, Idaho April 25, 2023

7 List all personal property (tangible and intangible) included in selling price.

None

If claiming an exemption, list WAC number and reason for exemption.

WAC number (section/subsection) 458-61A-202(6)(b)(2)

Reason for exemption

Inheritance

Type of document PR Deed and certified Re-issued Letters

Date of document 4-25-23

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 \$525,000.01 at 1.1%	0.00
From \$525,000.01 to \$1,525,000 at 1.28%	0.00
From \$1,525,000.01 to \$3,025,000 at 2.75%	0.00
Above \$3,025,000 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

A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX
SEE INSTRUCTIONS

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.

CREASON, MOORE,
DOLKEN & GERDL
CL# 14765L

APR 25 2023
ASOTIN COUNTY
TREASURER

#56018
Print on legal size paper.
Page 1 of 6

EXHIBIT A

All that portion of Lots 3 and 4 of Block "F-1-1" of Clarkston Heights, lying between their south boundary lines and a line parallel thereto and 175.8 feet distant therefrom measured at right angles. ALSO all that portion of Lots 5 and 6 of Block "F-1-1" lying between their north boundary lines and a line parallel thereto and 56.8 feet distant therefrom measured at right angles.

AND ALSO commencing at the southwest corner of Lot 3 of Block "F-1-1" of Clarkston Heights, said point being in centerline of county road; thence Northeasterly along centerline of county road a distance of 186.71 feet to the Place of Beginning; thence continuing on the last above mentioned course a distance of 31.86 feet; thence deflect right $70^{\circ}19'$ a distance of 27.51 feet to east boundary line of Lot 4 of said Block "F-1-1"; thence deflect right $90^{\circ}00'$ along said east boundary line a distance of 30 feet; thence deflect right $90^{\circ}00'$ a distance of 836.24 feet to the place of beginning, AND being a part of Lots 3 and 4 of Block "F-1-1" of Clarkston Heights, and RESERVING therefrom that portion lying within the legal boundary of county roads.

AND ALSO the following described parcel of real estate, to-wit: From the concrete monument at the Northwest corner of Block "F-1-1" of Clarkston Heights, said monument being at the intersection of the centerlines of Third Street and Second Avenue East; thence Southerly along the centerline of said Third Street and Second Avenue East; thence Southerly along the centerline of said Third Street a distance of 474.31 feet to the True Place of Beginning; thence continue on the last above mentioned course a distance of 79.65 feet; thence deflect left $109^{\circ}41'$ parallel to the North boundary line of said Lot 6 a distance of 135.24 feet; thence deflect left $90^{\circ}00'$ a distance of 75.00 feet; thence deflect left $90^{\circ}00'$ a distance of 100.41 feet to the place of beginning.

AND ALSO that part of Lot 3 in said Block "F-1-1" of Clarkston Heights, according to the recorded plat thereof, described as follows: From the concrete monument at the Northwest corner of Block "F-1-1" of Clarkston Heights, said monument being at the intersection of the centerlines of Third Street and Second Avenue East; thence Southerly along the centerline of Third Street, a distance of 362.07 feet to the True Place of Beginning; thence continue on the last above mentioned course a distance of 79.65 feet; thence deflect left $109^{\circ}41'$ a distance of 135.24 feet; thence deflect left $90^{\circ}00'$ a distance of 75.00 feet; thence deflect left $90^{\circ}00'$ a distance of 108.41 feet to the true place of beginning.

SUBJECT TO: All rights of way for public utilities and public roads as the same now exist over and across the herein described property.

APN: 1-041-15-006-0001-0000 & 1-041-15-006-0002-0000

56018

CERTIFIED

FILED
OFFICE OF COUNTY CLERK
ASOTIN COUNTY, WA

MAR 22 2023

NE
CLERK/DEPUTY

**SUPERIOR COURT OF WASHINGTON
FOR THE COUNTY OF ASOTIN
IN PROBATE**

IN RE ESTATE OF:

Case No. 99-4 00002-4

SHEILA P. MACNEIL,

**RE-ISSUED LETTERS
TESTAMENTARY
(RCW 11.28.090)**

Deceased.

WHEREAS, the Last Will of Sheila P. MacNeil, was on February 9, 1999,
duly exhibited, proven, and recorded in our Superior Court; and

WHEREAS, on February 9, 1999, David M. MacNeil was appointed as
successor Personal Representative; and

WHEREAS, it appears David M. MacNeil has duly qualified, and

WHEREAS, on March 21, 2023, the above-entitled estate was
reopened and David M. MacNeil was reappointed as personal representative,

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

RE-ISSUED LETTERS TESTAMENTARY -1-

Paul B. Burris, WSBA# 46582
Creason, Moore, Dokken & Geidl, PLLC
P.O. Drawer 835, Lewiston, ID 83501
(208) 743-1516; Fax: (208) 746-2231

56018

1 WITNESS my hand and seal of this Court this 22nd day of March
2 2023.

3 SUPERIOR COURT CLERK

4
5 By [Signature]
6 Deputy



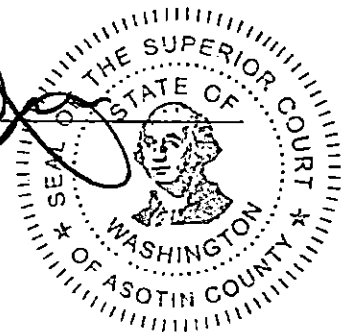
7
8 STATE OF WASHINGTON)
9 : ss.
10 County of Asotin)

11 I, McKenzie A. Campbell, County Clerk of the County of Asotin, State of
12 Washington, an ex-officio Clerk of the Superior Court of the State of Washington
13 for Asotin County, do hereby certify that the within and foregoing is a full, true and
14 correct copy of the Re-Issued Letters Testamentary and of the whole thereof, as the
15 same are now on file and of record in the above-entitled cause in my office and
16 custody. Said Letters have never been revoked and are still in full force and effect.

17 IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the
18 seal of this Court Superior Court this 22nd day of March, 2023.

19 County Clerk & Ex-officio
20 Clerk of the Superior Court

21 By [Signature]



22
23
24
25
26 RE-ISSUED LETTERS TESTAMENTARY -2-

Paul B. Burris, WSBA# 46582
Creason, Moore, Dokken & Geidl, PLLC
P.O. Drawer 835, Lewiston, ID 83501
(208) 743-1516; Fax: (208) 746-2231

56018