

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 Michael Ashcraft

Wanda M. Ashcraft

Mailing address 1155 Poomall Blvd # 423

City/state/zip Pullman, WA 99163

Phone (including area code) _____

2 Buyer/Grantee

Name Jeremy David Hall

Mailing address 1337 McCarroll Street

City/state/zip Clarkston WA 99403

Phone (including area code) _____

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

Name Jeremy David Hall

Mailing address 1337 McCarroll Street

City/state/zip Clarkston WA 99403

List all real and personal property tax
parcel account numbers

10970001600020000

Personal
property?

☐

☐

☐

Assessed
value(s)
182,300.00

4 Street address of property 1337 McCarroll Street, Clarkston, WA 99403

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).

-The South 65 feet of Lot 16 of McCarroll's Subdivision, according to the official plat thereof, filed in Book B at Page(s) 79 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 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 [Signature]

Name (print) Michael Ashcraft

Date & city of signing 4/14/23 Clarkston

Signature of grantee or agent [Signature]

Name (print) Jeremy David Hall

Date & city of signing 4/13/23 Clarkston

Perjury in the second degree is a class C felony which is punishable by confinement in a state correctional institution for up to 5 years or

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REV 84 0001a (09/08/22)

THIS SPACE TREASURER'S USE ONLY

COUNTY TREASURER

DATE 04/17/2023 - RECEIPT No. 55991 - Alliance Title - Clarkston

Print on legal size paper

Page 1 of 1

Case Number: 22-4-05291-8
Date: November 17, 2022
Serial ID: 22-103624-1257304C7Q
Certified By: Barbara Miner King County Clerk, Washington

FILED
2022 NOV 17
KING COUNTY
SUPERIOR COURT CLERK

CASE #: 22-4-05291-8 KNT

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON
FOR THE COUNTY OF KING

IN RE MICHAEL ASHCRAFT	NO: 22-4-05291-8 KNT LETTERS OF OFFICE (LTRO) LETTERS EXPIRE ON: February 29, 2024
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These Letters of Office provide official verification of the following:

On November 1, 2022, the Court appointed **DAVID KEENE, CPG** to serve as **Guardian and Conservator** for **MICHAEL ASHCRAFT**, in the above referenced matter.

The Guardian has fulfilled all legal requirements to serve, including, but not limited to filing the acceptance of appointment. These Letters can only be renewed by a new court order. If the court grants an extension, new Letters will be issued. **There are no limitations of the Guardian and Conservator .**

WITNESS my hand and seal of said Court: November 17, 2022

BARBARA MINER
King County Superior Court Clerk



By: T. Lambeth, Deputy Clerk

Case Number: 22-4-05291-8
Date: November 17, 2022
Serial ID: 22-103624-1257304C7Q
Certified By: Barbara Miner King County Clerk, Washington

I, BARBARA MINER, Clerk of the Superior Court of the State of Washington for King County, do hereby certify that this copy is a true and perfect transcript of said original as it appears on file and of record in my office and of the whole thereof. IN TESTIMONY WHEREOF, I have affixed this Seal of said Superior Court at my office at Seattle.

Barbara Miner

Barbara Miner, King County Clerk



Instructions to recipient: If you wish to verify the authenticity of the certified document that was transmitted by the Clerk, you must create and/or sign-in to your KC Script Portal account.

Sign in to KC Script Portal:

<https://dja-prd-ecexap1.kingcounty.gov/>

After you login to your account, click Certified Copy Verification from the black ribbon menu at the top of the screen. There you will enter the following Serial ID.

Serial ID: 22-103624-1257304C7Q

This document contains 1 page plus this sheet, and is a true and correct copy of the original that is of record in the King County Clerk's Office. The copy associated with Serial ID will be displayed by the Clerk.

55991