

Department of
Revenue

Washington State

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 Constance D. Sullivan

Estate of Edward D. Sullivan, deceased

Mailing address 10716 97th Street SW

City/state/zip Tacoma WA 984281392

Phone (including area code)

2 Buyer/Grantee

Name Eugene E. McCarthy

Mary D. McCarthy

Mailing address 1835 Solar Hills Dr

City/state/zip Clarkston, WA 99403

Phone (including area code)

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

Name Eugene E. McCarthy Mary D. McCarthy

Mailing address

City/state/zip

List all real and personal property tax parcel account numbers

1256000040000000

Personal property?

Assessed value(s)

149,300.00

4 Street address of property 1835 Solar Hills Drive, Clarkston, WA

This property is located in Asotin Unincorporated (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).

-Lot 4 in Block Two of Solar Hills Addition, according to the official plat thereof, Bed in Book E of Plats at Page(s) 70 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 predominantly used for timber (as classified under RCW 84.34 and 84.35) 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 predominant 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 (1) 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 (1) below, you may contact your local county assessor for more information.

This land: ☐ does ☒ does not qualify for

continuation.

Deputy assessor signature

Date

(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S): To continue special valuation as historic property, sign (2) 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 Constance D. Sullivan

Name (print) Constance D. Sullivan

Date & city of signing 6/28/23 Lakeland WA

Signature of grantee or agent Eugene E. McCarthy

Name (print) Eugene E. McCarthy

Date & city of signing 6/27/23, Clarkston, WA

To ask about the availability of this affidavit in my alternate format, please call 360-705-6705. Teletype
REV 84 0001a (09/08/21) THIS SPACE TREASURER'S USE ONLY COUNTY TREASURER

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

If claiming an exemption, list WAC number and reason for exemption.
WAC number (section/subsection)
Reason for exemption

Type of document Statutory Warranty Deed (SWD)

Date of document 06/28/23

Gross selling price 318,000.00

*Personal property (deduct) 0.00

Exemption claimed (deduct) 0.00

Taxable selling price 318,000.00

Excise tax state

Less than \$525,000.01 at 1.1% 3,509.00

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 3,509.00

Local 797.50

*Delinquent interest: state 0.00

Local 0.00

*Delinquent penalty 0.00

Subtotal 4,306.50

*State technology fee 5.00

Affidavit processing fee 0.00

Total due 4,311.50

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

*SEE INSTRUCTIONS

FILED
OFFICE OF COUNTY CLERK
ASOTIN COUNTY, WA

MAR - 7 2023

CLERK/DEPUTY

SUPERIOR COURT OF WASHINGTON
FOR THE COUNTY OF ASOTIN
IN PROBATE

IN THE MATTER OF THE ESTATE
OF
EDWARD DEE SULLIVAN,
Deceased.

Case No. 23-4-00015-02
LETTERS TESTAMENTARY
(RCW 11.28.090)

WHEREAS, the Last Will & Testament and Codicil to the Last Will and Testament of Edward Dee Sullivan was filed on the 17th day of March, 2023, duly exhibited, proven, and recorded in our Superior Court; and whereas, it appears in and by such Will that Angel D. Klippenstein is appointed personal representative thereon; and whereas, Angel D. Klippenstein is duly qualified,

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

LETTERS TESTAMENTARY-1

Blake L. Houlihan, WSBA #58720
Creason, Moore, Dokken & Gidd, PLLC
P.O. Drawer 835, Lewiston, ID 83501
(208) 743-1516; Fax: (208) 746-2231
Email: blakeh@cmd-law.com

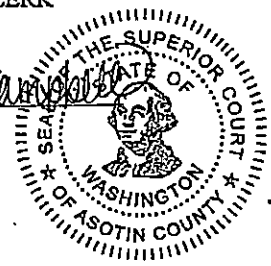
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WITNESS my hand and seal of this Court this 11th day of March, 2023.

SUPERIOR COURT CLERK

By McKenzie Campbell
Deputy



STATE OF WASHINGTON)
 : ss.
County of Asotin)

I, McKenzie A. Campbell, County Clerk of the County of Asotin, State of Washington, an 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 of Administration 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 sale of this Court Superior Court this ____ day of _____, 2023.

County Clerk & Ex-officio
Clerk of the Superior Court

By _____
Deputy

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