

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 Estate of Dennis H. Stearns, deceased
By: Ashley Darbonne, Personal Representative
Mailing address 30 Brookhollow Cove
City/state/zip Clarkston, TN 38305
Phone (including area code) _____

2 Buyer/Grantee

Name Tarrant B. Sasser
Anna Marie Wessels
Mailing address 1070 Post Lane
City/state/zip Clarkston, WA 99403
Phone (including area code) _____

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

Name Tarrant B. Sasser Anna Marie Wessels
Mailing address _____
City/state/zip _____

List all real and personal property tax parcel account numbers	Personal property?	Assessed value(s)
11940000300000000	☐	66,300.00
_____	☐	_____
_____	☐	_____

4 Street address of property 1070 Post Lane, Clarkston, WA 99403

This property is located in Asotin Unincorp (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 3 of Evans Addition, according to the official plat thereof, filed in Book D of Plats at Page(s) 80, 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 [Signature]
Name (print) Estate of Dennis H. Stearns, deceased
Date & city of signing 9/15/23 Clarkston

Signature of grantee or agent [Signature]
Name (print) Tarrant B. Sasser
Date & city of signing 9/14/23 Clarkston

Perjury in the second degree is a class C felony which is punishable by confinement in a county jail for not more than 364 days or by a fine not exceeding \$5,000, or both, for each day of violation.

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REV 84 0001a (09/08/22)

THIS SPACE TREASURER'S USE ONLY

COUNTY TREASURER

FILED

2022 MAR 16 PM 4:40

MCKENZIE A. CAMPBELL
COUNTY CLERK
ASOTIN COUNTY, WA

SUPERIOR COURT OF WASHINGTON FOR ASOTIN COUNTY

IN THE MATTER OF THE ESTATE OF)

NO. 22-4-00023-02

DENNIS HARLAND STEARNS,
Deceased.

LETTERS TESTAMENTARY

WHEREAS, Ashley Derbonne was duly appointed personal representative of the estate of DENNIS HARLAND STEARNS, deceased, conditioned upon Ashley Derbonne filing her oath herein.

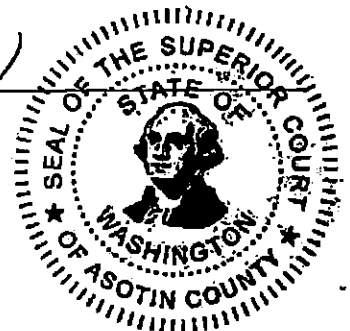
Now, therefore, know all men by these presents, that we do hereby authorize the said Ashley Derbonne has duly qualified as such personal representative and is authorized to administer upon said estate according to law.

WITNESS, my hand and seal of this court affixed this 16th day of March 2022.

MCKENZIE CAMPBELL

Clerk of Superior Court

[Signature]
Deputy



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STATE OF WASHINGTON)
) ss
County of Asotin)

I, _____, 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 original Letters of Testamentary and of the whole thereof, as the same is 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 said Superior Court, this _____ day of _____, 2022.

County Clerk and ex-officio Clerk
of the Superior Court

BY: _____
Deputy