

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 Linda M. Taylor

Estate of William A. Taylor deceased

Mailing address 13601 Sugar Bush Path

City/state/zip Manor TX 78653

Phone (including area code) _____

2 Buyer/Grantee

Name Jessica Jean Croft

George Ray Eckroth-Croft

Mailing address 3713 1st St

City/state/zip Clarkston WA 98301

Phone (including area code) _____

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

Name Jessica Jean Croft George Ray Eckroth-Croft

Mailing address _____

City/state/zip _____

List all real and personal property tax
parcel account numbers
10560009600150000

Personal
property?

Assessed
value(s)
187,065.00

4 Street address of property 3949 W. Mountain Road, Anacortes, WA

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).

-see attached legal

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 84.39) 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) Linda M. Taylor

Date & city of signing 9-18-23, Clarkston, WA

Signature of grantee or agent _____

Name (print) Jessica Jean Croft

Date & city of signing 9-19-23, Clarkston, WA

Parties in the record deed must sign before a notary public or other authorized official in the state where the deed is recorded. If a notary public is not available, the parties may sign before a judge or other authorized official in the state where the deed is recorded.

To ask about the availability of this public use in an alternate format for the visually impaired, please call 360-705-6705. Teletype

REV 84 0001a (09/08/22)

THIS SPACE TREASURER'S USE ONLY

COUNTY TREASURER

EXHIBIT "A"

645939

That part of the Northwest Quarter of Section 5, Township 7 North, Range 45 East of the Willamette Meridian, Asotin County, Washington, more particularly described as follows:

Beginning at the Southeast corner of said Northwest Quarter; thence North $0^{\circ}59'53''$ East along the East line of said Northwest Quarter a distance of 662.76 feet; thence South $78^{\circ}16'$ West a distance of 659.34 feet; thence South $38^{\circ}57''$ West a distance of 12.50 feet; thence South $51^{\circ}03'$ East a distance of 825.36 feet to the True Place of Beginning.

56356

FILED

2023 AUG 15 AM 11:10

MCKENZIE A. CAMPBELL
COUNTY CLERK
ASOTIN COUNTY, WA

SUPERIOR COURT OF WASHINGTON FOR ASOTIN COUNTY

In re the Estate of:

No. 23-4-00080-02

WILLIAM A. TAYLOR,

LETTERS TESTAMENTARY WITH
NONINTERVENTION POWERS

Deceased.

WHEREAS, the Last Will and Testament of William A. Taylor, deceased, was on the
15 day of August, 2023, duly exhibited, proven, and recorded in our said Superior Court;

WHEREAS, Linda M. Taylor, the person nominated as Personal Representative in said
Will, is unable to serve;

WHEREAS, Candace M. Neider is the person nominated as alternate Personal
Representative in said Will;

WHEREAS, Candace M. Neider has petitioned this court to be appointed Personal
Representative thereof; and

WHEREAS, this court has entered an order appointing Candace M. Neider as Personal
Representative and granting nonintervention powers to the Personal Representative,

NOW, THEREFORE, know all people by these presents, that we do hereby authorize
the said Candace M. Neider to execute the terms of the Will with nonintervention powers
according to law.

LETTERS TESTAMENTARY WITH
NONINTERVENTION POWERS

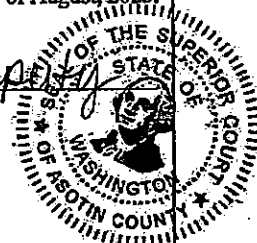
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Gittins & Dukes, PLLC
843 Seventh Street
Clarkston, WA 99403
(509) 758-2501
Facsimile: (509) 758-3576

56356

WITNESS, Brooke J. Burns, Judge of our
Superior Court, and the seal of said Court
hereto affixed this 15 day of August, 2023.

Bergen, Deputy
Clerk of the Superior Court



STATE OF WASHINGTON)
: ss.
County of Asotin)

I, McKenzie A. Campbell, 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 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.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of said Superior Court this ____ day of August, 2023.

McKenzie A. Campbell, County Clerk &
Ex-Officio Clerk of the Superior Court

By _____
Deputy