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 Bryan C. Atkinson, PR
Estate of David B. Atkinson, deceased
Mailing address 9014 E. Heroy Ln
City/state/zip Spokane WA 99212
Phone (including area code) _____

2 Buyer/Grantee
Name 1111 Equity LLC, a WA LLC
_____
Mailing address 1107 21st Ave
City/state/zip Clarkston WA 99403
Phone (including area code) _____

3 Send all property tax correspondence to: ☒ Same as Buyer/Grantee
Name 1111 Equity LLC, a WA LLC
_____
Mailing address 1107 21st Ave
City/state/zip Clarkston WA 99403

List all real and personal property tax parcel account numbers	Personal property?	Assessed value(s)
10760002500000000	☐	225,600.00
	☐	
	☐	

4 Street address of property 1111 21st Avenue, Clarkston, 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).
-Lot 25 of Crestview Third Addition, according to the recorded thereof filed in Book C at Page(s) 112, Official Records of Asotin County,
-

5 Location 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

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 Personal Representative's Deed (PRD)
Date of document 10/04/23

Gross selling price	390,000.00
*Personal property (deduct)	0.00
Exemption claimed (deduct)	0.00
Taxable selling price	390,000.00
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	4,290.00
Local	975.00
*Delinquent interest: state	0.00
Local	0.00
*Delinquent penalty	0.00
Subtotal	5,265.00
*State technology fee	5.00
Affidavit processing fee	0.00
Total due	5,270.00

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

0200

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

Signature of grantor or agent _____
Name (print) Bryan C. Atkinson, PR
Date & city of signing 9.29.23, Clarkston, WA

Signature of grantee or agent _____
Name (print) 1111 Equity LLC, a WA LLC
Date & city of signing 9.29.23, Clarkston, WA

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 confinement in the county jail for a maximum term of one year, or by both such confinement and fine (RCW 9A.20.021(1)(c)), 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.20.021(1)(a)).

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REV 84 0001a (09/08/22) THIS SPACE TREASURER'S USE ONLY COUNTY ASSESSOR

DATE 10/12/2023 - RECEIPT No. 56404 - Alliance Title - Clarkston

Print on legal size paper

FILED

2023 MAY -1 PM 5:05

MCKENZIE A. CAMPBELL
COUNTY CLERK
ASOTIN COUNTY, WA

SUPERIOR COURT OF WASHINGTON FOR ASOTIN COUNTY

Estate of: DAVID BRYAN ATKINSON, Deceased.	NO. 23-4-00047-02 LETTERS TESTAMENTARY

WHEREAS, an attested copy of the Last Will and Testament of David Bryan Atkinson, deceased, was on the 1st day of ~~April~~ May, 2023, duly exhibited, proven, and recorded in our said Superior Court; and

WHEREAS, Richard L. Atkinson, is the person appointed as Personal Representative in said Will;

WHEREAS, Richard L. Atkinson signed and filed a renunciation of appointment as Personal Representative and nomination asking the court to appoint BRYAN C. ATKINSON as Personal Representative; and

WHEREAS, BRYAN C. ATKINSON, has petitioned this court to be appointed Personal Representative thereof,

NOW, THEREFORE, know all men by these presents, that we do hereby authorize the said BRYAN C. ATKINSON to execute the terms of the Will according to law.

9 mal

WITNESS, BROOKE J. BURNS Judge of our Superior Court, and the seal of said Court hereto affixed this 1st day of ~~January~~ May, 2023.

McKenzie Campbell
Clerk of the Superior Court

SUPERIOR COURT * STATE OF WASHINGTON * ASOTIN COUNTY

56404

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 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 April, 2023.

_____
County Clerk & Ex-officio Clerk of
the Superior Court

By_____
Deputy

56-404