

Form 84 0001a

Real Estate Excise Tax Affidavit (RCW 82.45 WAC 458-81A)

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 Lynnette Rae Faune Personal Representative

Estate of Wynona McEachen deceased

Mailing address PO Box 639

City/state/zip Tekoa WA 98033

Phone (including area code) 5095958786

2 Buyer/Grantee

Name Toby Hearsey

Mailing address PO Box 101

City/state/zip Asotin WA 99402

Phone (including area code) 5092547976

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

Name Toby Hearsey

Mailing address _____

City/state/zip 5092547976

List all real and personal property tax
parcel account numbers

10450001200000000

Personal
property?

☐

☐

☐

Assessed
value(s)

230,200.00

4 Street address of property 323 Jefferson Street, Asotin, WA

This property is located in Asotin Asotin (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 12 of McMillan and Wilson's First Addition to the town of Asotin, according to plat recorded in Book C of Plats, Page 104, in Asotin
County, Was

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 Lynnette Rae Faune

Name (print) Lynnette Rae Faune, Personal Representative

Date & city of signing 10-20-2023, Clarkston, WA

Signature of grantee or agent Toby Hearsey

Name (print) Toby Hearsey

Date & city of signing 10-23-23, Clarkston, WA

Perjury in this affidavit is a crime under RCW 9A.02.010 and is punishable by imprisonment for up to five years or a fine of up to \$5,000 or both.

To ask about the availability of this publication, please call 360-705-6705. TeleType
THIS SPACE TREASURER'S USE ONLY

REV 84 0001a (09/08/22)

DATE 10/23/2023 - RECEIPT No. 56415 - Alliance Title - Clarkston

COUNTY TREASURER

FILED

2023 JUN -1 AM 11:50

MCKENZIE A. CAMPBELL
COUNTY CLERK
ASOTIN COUNTY, WA

SUPERIOR COURT OF WASHINGTON FOR ASOTIN COUNTY

In re the Estate of;

ALICE WINONA McEACHEN,
Deceased.

No. 23-4-00060-02

LETTERS TESTAMENTARY

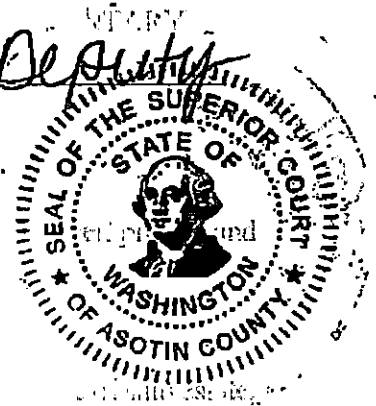
MCKENZIE A. CAMPBELL
COUNTY CLERK
ASOTIN COUNTY, WA

WHEREAS, the Last Will of the above named decedent having been proven and recorded in this Court on June 1, 2023.

NOW THEREFORE, know all men by these presents: That LYNNETTE RAE FAUNCE is hereby appointed and qualified as Personal Representative of said estate, and that we do hereby authorize the above named to execute said Will according to law.

DATED this 1st day of June, 2023.

S. Berger
Deputy
Superior Court Clerk



LETTERS TESTAMENTARY
PAGE 1

KERRY A. WAGNER, WSBA #32626
Cox & Wagner, PLLC
ATTORNEYS AT LAW
P.O. Box 446
Lewiston, ID 83501
208-743-1234 208-743-1266 (fax)

56415

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

CERTIFICATE

I, McKENZIE A. CAMPBELL, Clerk of the Asotin County Superior Court,
certify that the above and foregoing is a true and correct copy of the Letters Testamentary in
the above-named case and were entered on _____, 2023.

I further certify that these Letters are now in full force and effect.

DATED this ____ day _____, 2023.

Clerk of the Superior Court

By _____
Clerk/Deputy

of Asotin County,

Letters Testamentary in

56415