

Real Estate Excise Tax Affidavit (RCW 82.45 WAC 458-61A)

Only for sales in a single location code on or after March 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 K. Kramer, as Personal Representative of the Estate of
Rickey D. Kramer, a/k/a Ricky D. Kramer

Mailing address 930 12th Street

City/state/zip Lewiston, ID 83501 CLARKSTON, WA

Phone (including area code) 509-254-1482 99403

2 Buyer/Grantee

Name Linda K. Kramer, an unmarried woman

Mailing address 930 12th Street

City/state/zip Clarkston, WA

Phone (including area code) 509-254-1482

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

Name _____

Mailing address _____

City/state/zip _____

List all real and personal property tax parcel account numbers	Personal property?	Assessed value(s)
100418009000900000	☐	\$ 193,000.00
	☐	\$ 0.00
	☐	\$ 0.00

4 Street address of property 930 12th Street, Clarkston, WA 99403

This property is located in Clarkston

(for unincorporated locations please select your county)

☐ 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 Exhibit A)

5

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 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 Linda K. Kramer

Name (print) Linda K. Kramer, Personal Representative

Date & city of signing 10-26-23 Lewiston

Signature of grantee or agent Linda K. Kramer

Name (print) Linda K. Kramer, an unmarried woman

Date & city of signing 10-26-23 Lewiston

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 a fine in an amount fixed by the court of not more than \$10,000, or by both such confinement and fine (RCW 9A.72.030 and RCW 9A.20.021(1)(c)).

To ask about the availability of this publication in an alternate format for the visually impaired, please call 360-705-6705. Teletype (TTY) users may use the WA Relay Service by calling 711.

CREASON, MOORE,
DOLKEN & GIBL
CL-150512

OCT 27 2023

ASOTIN COUNTY
TREASURER

#56425

Print on legal size paper.

EXHIBIT A

Part of Lot 9, Block "Y" of Vineland according to plat recorded in Book A of Plats, page 19, Asotin County, Washington, more particularly described as follows:

From the stone monument at the intersection of the centerlines of Sycamore and 12th Streets; thence West along the centerline of Sycamore a distance of 30 feet; thence deflect left 90°00' a distance of 399 feet to a point on the East boundary line of Lot 9, the True Place of Beginning; thence continue on the last mentioned course 55 feet; thence deflect right 90° 00' 135 feet to a point on the West boundary line of said Lot 9 thence deflect right 90° 00' along said West boundary line 55 feet; thence right 90° 00' a distance of 135 feet to the place of beginning.

SUBJECT TO: Right of Way Easement, including the terms and conditions thereof, REX HUMPHREY, a bachelor, to the WASHINGTON WATER POWER COMPANY, A CORPORATION, recorded May 17, 1946 in Book 49 of Deeds, page 162 under Instrument No. 25447, records of Asotin County, Washington.

SUBJECT TO: Rights of the public in and to adjacent streets and alleys.

APN No. 1-004-18-009-0009-0000

56425

CERTIFIED

FILED

2023 SEP 27 PM 2:06

MCKENZIE A. CAMPBELL
COUNTY CLERK
ASOTIN COUNTY, WA

SUPERIOR COURT OF WASHINGTON
FOR THE COUNTY OF ASOTIN
IN PROBATE

IN THE MATTER OF THE ESTATE

Case No. 23-4-00104-02

OF

LETTERS TESTAMENTARY
(RCW 11.28.090)

RICKEY D. KRAMER, a/k/a RICKY
D. KRAMER,,

Deceased.

WHEREAS, the Last Will and Testament of Ricky D. Kramer was filed on the 27th day of Sept., 2023, duly exhibited, proven, and recorded in our Superior Court; and whereas, it appears in and by such Will that Linda K. Kramer is appointed personal representative thereon; and whereas, Linda K. Kramer has duly qualified,

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

LETTERS TESTAMENTARY -1-

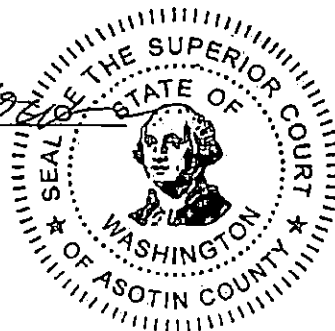
Blake L. Houlihan, WSBA #58720
Creason, Moore, Dokken & Geidl, PLLC
P.O. Drawer 835, Lewiston, ID 83501
(208) 743-1516; Fax: (208) 746-2231

56425

1 WITNESS my hand and seal of this Court this 27th day of September, 2023.

2 SUPERIOR COURT CLERK

3
4 By Morinda Brown
5 Deputy



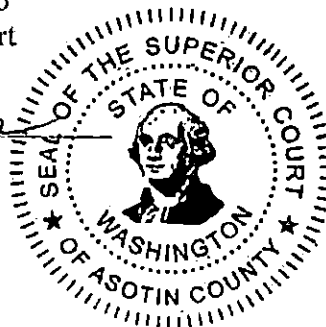
6
7
8 STATE OF WASHINGTON)
9 : ss.
10 County of Asotin)

11 I, McKenzie A. Campbell, County Clerk of the County of Asotin, State of
12 Washington, an ex-officio Clerk of the Superior Court of the State of Washington
13 for Asotin County, do hereby certify that the within and foregoing is a full, true and
14 correct copy of the Letters of Administration and of the whole thereof, as the same
15 are now on file and of record in the above-entitled cause in my office and custody.
16 Said Letters have never been revoked and are still in full force and effect.

17 IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the
18 seal of this Court Superior Court this 27th day of Sept., 2023.

19 County Clerk & Ex-officio
20 Clerk of the Superior Court

21 Morinda Brown
22 Deputy



23
24
25
26 LETTERS TESTAMENTARY -2-

Blake L. Houlihan, WSBA #58720
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