

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 Jayne P. Richardson, as Personal Representative of the Estate of Mark Stanley Richardson

Mailing address 1620 Swallows Nest Loop

City/state/zip Clarkston, WA 99403

Phone (including area code) (509) 780-1117

2 Buyer/Grantee

Name Jayne P. Richardson, an unmarried person

Mailing address 1620 Swallows Nest Loop

City/state/zip Clarkston, WA 99403

Phone (including area code) (509) 780-1117

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)
1-183-01-021-0000	☐	\$ 283,325.00
	☐	\$ 0.00
	☐	\$ 0.00

4 Street address of property 1620 Swallows Nest Loop, Clarkston, Washington 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).

Lot 21 of Block 1 of SWALLOWS NEST SUBDIVISION according to plat recorded in Book d of Plats, page 69, records of Asotin County, Washington.

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 Jayne Richardson

Name (print) Jayne P. Richardson, PR

Date & city of signing 10/30/23 Lewiston

Signature of grantee or agent Jayne Richardson

Name (print) Jayne P. Richardson

Date & city of signing 10/30/23 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)).

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CREASON, MOORE,
DOKKEN & GENDL
CL # 150561

NOV - 3 2023

ASOTIN COUNTY
TREASURER

56444

CERTIFIED

FILED

2023 MAY -1 PM 1:50

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. 23-4-00046-02

OF

LETTERS OF
ADMINISTRATION
(RCW 11.28.100)

MARK STANLEY RICHARDSON,

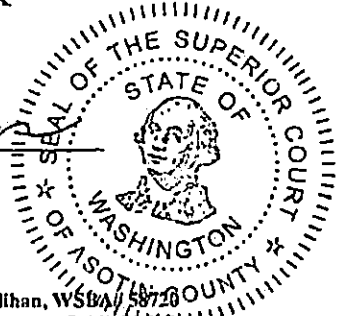
Deceased.

WHEREAS, Mark Stanley Richardson, the above decedent died on February 6, 2023, intestate, leaving at the time of his death, property in this state subject to administration. Now, therefore, know all men by these presents that we do hereby appoint Jayne Richardson administrator upon said estate, and whereas said administrator has duly qualified, hereby authorize her to administer the same according to law with full nonintervention powers.

WITNESS my hand and seal of this Court this 1st day of April, 2023.

SUPERIOR COURT CLERK

By Manda Beaman
Deputy



LETTERS OF ADMINISTRATION - 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

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STATE OF WASHINGTON)
 : ss.
County of Asotin)

I, McKenzie A. Campbell, County Clerk of the County of Asotin, State of Washington, an 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 of Administration 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 sale of this Court Superior Court this 15th day of April, 2023.

County Clerk & Ex-officio
Clerk of the Superior Court

By Monica Bower
Deputy

