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 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 % 50 sold.

List percentage of ownership acquired next to each name.

1 Seller/Grantor
Name JACQUELINE NICHOLS, as Personal Representative of the Estate of BENJAMIN C. NICHOLS
Mailing address 2932 Bella Vista Court
City/state/zip Clarkston, WA 99403
Phone (including area code) 503-278-2293

2 Buyer/Grantee
Name JACQUELINE A. NICHOLS
Mailing address 2932 Bella Vista Court
City/state/zip Clarkston, WA 99403
Phone (including area code) 503-278-2293

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)
11630000400000000	☐	$ 277,200.00
	☐	$ 0.00
	☐	$ 0.00

4 Street address of property 2932 Bella Vista Court, Clarkston, WA 99403
This property is located in Asotin County *(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 4 of Bella Vista Addition, according to the official plat thereof, filed in Book D of Plats at Page 48 Official 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 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.
N/A

If claiming an exemption, list WAC number and reason for exemption.
WAC number (section/subsection) WAC 458-61A-202(6)(f)
Reason for exemption
Transfer through inheritance to heir of decedent's estate

Type of document Personal Representative's Deed
Date of document 11/21/23

Gross selling price	0.00
*Personal property (deduct)	0.00
Exemption claimed (deduct)	0.00
Taxable selling price	0.00
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	0.00
0.0025 Local	0.00
*Delinquent interest: state	0.00
Local	0.00
*Delinquent penalty	0.00
Subtotal	0.00
*State technology fee	5.00
Affidavit processing fee	5.00
Total due	10.00

0200

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

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

Signature of grantor or agent Jacqueline A. Nichols
Name (print) JACQUELINE NICHOLS, Personal Representative
Date & city of signing 11-21-23 LEWISTON ID

Signature of grantee or agent Jacqueline A. Nichols
Name (print) JACQUELINE A. NICHOLS
Date & city of signing 11-21-23 LEWISTON ID

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.

REV 84 0001a (02/28/23) THIS SPACE TREASURER'S USE ONLY COUNTY TREASURER

EFT

DATE 12/07/2023 - RECEIPT No. 56506 - Jones, Brower & Callery, P.L.L.C

Print on legal size paper.

FILED

2023 JUL 17 PM 1:18

MCKENZIE A. CAMPBELL
COUNTY CLERK
ASOTIN COUNTY, WA

CERTIFIED

SUPERIOR COURT OF WASHINGTON
FOR ASOTIN COUNTY

In the Matter of the Estate of:	)	NO. 23-4-00073-02
BENJAMIN C. NICHOLS,	)	LETTERS OF ADMINISTRATION
Deceased.	)	

STATE OF WASHINGTON)
) ss.
COUNTY OF ASOTIN)

WHEREAS, BENJAMIN C. NICHOLS, late of Clarkston, Asotin County, Washington, on May 19, 2023, died intestate, leaving at the time of his death, property in this state subject to administration:

NOW, THEREFORE,

KNOW ALL PERSONS BY THESE PRESENTS, that we do hereby appoint JACQUELINE NICHOLS as Administrator and Personal Representative of said estate, and whereas said Administrator and Personal Representative has duly qualified, hereby authorize her to administer the same according to law.

Jones, Brower & Callery, P.L.L.C.
1304 Idaho Street, P.O. Box 854
Lewiston, ID 83501
(208) 743-3591
Facsimile: (208) 746-9553

COPY

66506

Witness my hand and the seal of this Court on JUL 17 2023.

Clerk of the Superior Court

By: McKenzie Campbell
Deputy Clerk

STATE OF WASHINGTON)
) ss.
COUNTY OF ASOTIN)

I, MCKENZIE CAMPBELL, County Clerk in and for said County and State, do hereby certify that the foregoing is a true and correct copy of the original Letters of Administration as the same appear on file and of record in my office and that said Letters of Administration are now in full force and effect and have never been revoked.

In TESTIMONY WHEREOF, I have hereunto set my hand and affixed my seal this 17th day of July 2023.

By: McKenzie Campbell
Deputy Clerk

Jones, Brower & Callery, P.L.L.C.
1304 Idaho Street, P.O. Box 854
Lewiston, ID 83501
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