

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 Estate of Harold W. Mosman, dec.

Michael J. Mosman, Richard J. Mosman

Mailing address 4063 Par Ct
Lewiston ID 83501

City/state/zip Lewiston ID 83501

Phone (including area code) 2087908417

2 Buyer/Grantee

Name Jeff P. Payne

Jeffrey Jonathan C. Payne

Mailing address 815 S.A. Street

City/state/zip Clarkston WA 98530

Phone (including area code) 2087909842

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

Name Jeff P. Payne Jeffrey C. Payne

Mailing address

City/state/zip 2087909842

List all real and personal property tax
parcel account numbers
10490004000050000

Personal
property?

Assessed
value(s)
421,800.00

4 Street address of property 3855 Nicklaus Drive, 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).

-see attached legal

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 84.337 ☐ Yes ☒ No

Is this property classified as current use (open space, farm and agricultural, or timber) land per RCW 84.347 ☐ Yes ☒ No

Is this property receiving special valuation as historical property per RCW 84.267 ☐ 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 84.39.140 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 [Signature]

Name (print) Estate of Harold W. Mosman, dec.

Date & city of signing 12-8-23, Clarkston, WA

Signature of grantee or agent [Signature]

Name (print) Jeff P. Payne

Date & city of signing 12-8-23, Clarkston, WA

Perjury is the offense of making a false statement under oath, or making a false statement knowing it is false, or making a false statement recklessly, or making a false statement with intent to deceive.

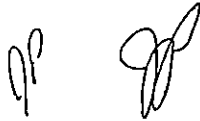
To ask about the availability of this publication, please call 360-705-6705. Teletype

EXHIBIT "A"

651216

That part of the Northeast Quarter of the Northwest Quarter of Section 8 of Township 10 North, Range 46 East, WM, Asotin County, Washington, more particularly described as follows:

Commencing at the Northeast corner of Lot 18 of Block One of Swallows Crest Addition, said point being on the Southerly right-of-way line of Swallows Crest Loop, thence South $56^{\circ} 27'$ East along said right-of-way line a distance of 34.37 feet to a point of curve, thence continue along said right-of-way line around a curve to the left with a radius of 175.0 feet for a distance of 51.18 feet to the true place of beginning, said point being a point of reverse curve; thence around a curve to the right with a radius of 20.0 feet for a distance of 19.40 feet, thence South $0^{\circ} 10'$ West a distance of 218.11 feet, thence North $84^{\circ} 30'$ West a distance of 185.05 feet to a point of curve, thence deflect right and continue around a curve to the left with a radius of 175.0 feet for a distance of 107.31 feet; thence North $60^{\circ} 22'$ East a distance of 222.77 feet to the true place of beginning



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CERTIFIED

FILED

2023 NOV 21 PM 1:29

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. 04-4-00049-4

OF

LETTERS TESTAMENTARY
(RCW 11.28.090)

HAROLD W. MOSMAN,

Deceased.

WHEREAS, the Last Will of Harold W. Mosman was filed on August 19, 2004, duly exhibited, proven, and recorded in our Superior Court; and whereas, it appears in and by such Will that Su Brown, also known as Sue Brown and Susan Brown, is appointed personal representative thereon; and whereas, Su Brown is duly qualified,

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

LETTERS TESTAMENTARY -1-

Paul B. Burris, WSBA #46582
Cresson, Moore, Dekken & Geidl, PLLC
P.O. Drawer 835, Lewiston, ID 83501
(208) 743-1516; Fax: (208) 746-2231
Email: pburris@cnd-law.com

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1 WITNESS my hand and seal of this Court this 21 day of November, 2023.

2
3 SUPERIOR COURT CLERK

4 By J. Bergen
5 Deputy



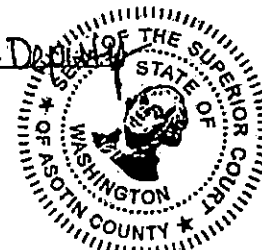
6
7 STATE OF WASHINGTON)
8 : ss.
9 County of Asotin)

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

16 IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the
17 seal of this Court Superior Court this 21 day of November, 2023.

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

20 By J. Bergen, Deputy
21



22
23
24
25 LETTERS TESTAMENTARY -2-
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Paul B. Burris, WSEA #46582
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