

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

Form 84 0001a

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 Rita Paolini as Personal Rep. for the
Estate of Ted Philip Jensen deceased
Mailing address 3170 RIVERSIDE DR.
City/state/zip Clarkston WA 99403
Phone (including area code) 5092431121

2 Buyer/Grantee

Name Kiley Allen
Mailing address 1113 15th St.
City/state/zip Clarkston WA 99403
Phone (including area code) 2087900021

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

Mailing address _____
City/state/zip 2087900021

List all real and personal property tax
parcel account numbers
11090001400020000
Personal
property? ☐
Assessed
value(s) 205,700.00

4 Street address of property 1113 15th Street, 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).

-The North 60 feet of the South 70 feet of Lot 14 of Rognstad Addition plat recorded in Book C of Plats at Page(s) 96 in the official records of
Asotin County, Washington.

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 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 Rita Paolini

Name (print) Rita Paolini as Personal Rep. for the

Date & city of signing 12/11/23 Clarkston, WA

Signature of grantee or agent Kiley Allen

Name (print) Kiley Allen

Date & city of signing 12/11/23, Clarkston, WA

Part of this form is provided by a class of persons who are not subject to the same rules as the state or local government.

To ask about the availability of this publication, please call 360-705-6705. Teletype
REV 84 0001a (09/08/22) THIS SPACE TREASURER'S USE ONLY COUNTY TREASURER

DATE 12/11/2023 - RECEIPT No. 56512 - Alliance Title - Clarkston

Print on legal size paper
Page 1 of 1

FILED

2023 APR 11 PM 4:46

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

OF

TED PHILIP JENSEN,

Deceased.

Case No. 23-4-00039-02

LETTERS TESTAMENTARY
(RCW 11.28.090)

WHEREAS, the Last Will & Testament of Ted Philip Jensen was filed on the
11th day of April, 2023, duly exhibited, proven, and recorded in our
Superior Court; and whereas, it appears in and by such Will that Rita Paolini is
appointed personal representative thereon; and whereas, Rita Paolini is duly
qualified,

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

LETTERS TESTAMENTARY- I

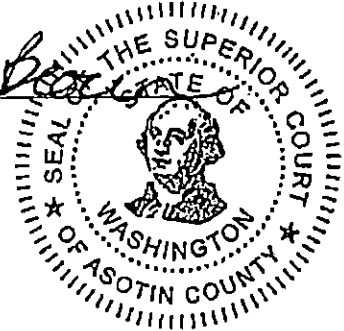
Paul B. Burris, WSBA #46582
Creason, Moore, Dokken & Geldl, PLLC
P.O. Drawer 835, Lewiston, ID 83501
(208) 743-1516; Fax: (208) 746-2231
Email: pburris@cmd-law.com

54512

1 WITNESS my hand and seal of this Court this 11th day of April, 2023.

2
3 SUPERIOR COURT CLERK

4
5 By Monica Deane
6 Deputy



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

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

18 IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the
19 seal of this Court Superior Court this ____ day of April, 2023.

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

22 By _____
23 Deputy

24
25
26 LETTERS TESTAMENTARY- 2

Paul B. Burris, WSBA #46582
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