

## 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.

Check box if partial sale, indicate % sold.	List percentage of ownership acquired next to each name	e.
1 Seller/Grantor	2 Buyer/Grantee	
Name Estate of Clarence A. Ricard, deceased	Name Brent Wahlberg	
Clarence R. Ricard, PR	Julie Wahlberg	= = 1 = 1
Mailing address 915 Magnolia Street	Mailing address 45 Magratic Street 13	38 3rd St.
City/state/zipLewiston_ID_83501	City/state/zip Clarkston, WA 9940	3
Phone (including area code)	Phone (including area code)	
3 Send all property tax correspondence to: Same as Buyer/Grantee Name Brent Wahlberg Julie Wahlberg	Ust all real and personal property tax parcel account numbers property?  10412901100140000	Assessed value(s) 54,800.00
Mailing address	H	
City/state/zip	U	
4 Street address of property 2585 20th Street, Clarkston, WA 99403		
This property is located in Asotin Unincoro	(for unincorporated locations please select your	county) X
Check box if any of the listed parcels are being segregated from anoth Legal description of property (if you need more space, attach a separate -See attached 'Exhibit A'.		cels being merged.
5 Land use code 11 Household single family units  Enter any additional codes 18	7 List all personal property (tangible and intangible) price.	included in selling
(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 ☑ N	If claiming an exemption, list WAC number and reason WAC number (section/subsection)	
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,	Reason for exemption	-
complete the predominate use calculator (see Instructions) Yes X N		וחמו
6 Is this property designated as forest land per RCW 84.33? ☐ Yes ☒ N	Type of document <u>Personal Representative's Deed (F</u> Date of document 12/19/23	KD)
Is this property classified as current use (open space, farm and agricultural, or timber) land per RCW 84.34?		140,000.00
Is this property receiving special valuation as historical	*Personal property (deduct)	0.50
property per RCW 84.26?	fo Exemption claimed (deduct)	0.00
If any answers are yes, complete as instructed below.	Taxable selling price	440.000.00
(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE)	Excise tax; state	
NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or	Less than \$525,000.01 at 1.1%	1,540.00
timber) land, you must sign on (3) below. The county assessor must the		0.00
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	From \$1,525,000.01 to \$3,025,000 at 2.75%	0.00
continue the designation or classification, it will be removed and the	Above \$3,025,000 at 3%	0.00
compensating or additional taxes will be due and payable by the seller	ADDVB \$5,025,000 at 5 /s	
or transferor at the time of sale (RCW 84.33.140 or 84.34.108). Prior to	•	0.00
signing (3) below, you may contact your local county assessor for more	Agricultural and timberland at 1.28%	1,540.00
	Total excise tax: state	1,540.00
information. This land: □ does ☑ does not qualify for	Total excise tax: state Local	1,540.00 350.00
information. This land: □ does ☑ does not qualify for	Total excise tax: state Local *Delinquent interest: state	1,540.00 350.00 0.00
information.  This land: □ does ☑ does not qualify for continuance.	Total excise tax: state Local *Delinquent interest: state Local	1,540.00 350.00 0.00 0.00
This land:	Total excise tax: state Local *Delinquent interest: state Local  *Delinquent penalty	1,540.00 350.00 0.00 0.00 0.00
information.  This land:	Total excise tax: state Local *Delinquent interest: state Local  *Delinquent penalty Subtotal	1,540.00 350.00 0.00 0.00 0.00
information.  This land:	Total excise tax: state Local  *Delinquent interest: state Local  *Delinquent penalty Subtotal  ox	1,540.00 350.00 0.00 0.00 0,00 1,890.00
information.  This land:	Total excise tax: state Local *Delinquent interest: state Local *Delinquent penalty Subtotal **State technology fee	1,540.00 350.00 0.00 0.00 0,00 1,890.00 5,00
information.  This land:	Total excise tax: state Local  *Delinquent interest: state Local  *Delinquent penalty Subtotal ox  *State technology fee Afidavit processing fee Total due	1,540.00 350.00 0.00 0.00 0,00 1,890.00 0.00 1,895.00
information.  This land:	Total excise tax: state Local  *Delinquent interest: state Local  *Delinquent penalty Subtotal  X	1,540.00 350.00 0.00 0.00 0,00 1,890.00 0.00 1,895.00
information.  This land:	Total excise tax: state Local  *Delinquent interest: state Local  *Delinquent penalty Subtotal ox  *State technology fee Afidavit processing fee Total due	1,540.00 350.00 0.00 0.00 0,00 1,890.00 0.00 1,895.00
information.  This land:	Total excise tax: state Local  *Delinquent interest: state Local  *Delinquent penalty Subtotal  *State technology fee  Afidavit processing fee  Total due  A MINIMUM OF \$10.00 IS DUE IN FEE(S) /*  *SEE INSTRUCTIONS	1,540.00 350.00 0.00 0.00 0,00 1,890.00 5.00 0.00
information.  This land:	*Delinquent interest: state Local *Delinquent interest: state Local *Delinquent penalty Subtotal  ix	1,540.00 350.00 0.00 0.00 0,00 1,890.00 5.00 0.00
information.  This land:	Total excise tax: state Local  *Delinquent interest: state Local  *Delinquent penalty Subtotal  *State technology fee  Afidavit processing fee  Total due  A MINIMUM OF \$10.00 IS DUE IN FEE(S) /*  *SEE INSTRUCTIONS	1,540.00 350.00 0.00 0.00 0,00 1,890.00 0.00 1,895.00

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To ask about the availability of this putilication in any alternativative and the availability of this putilication in any alternativative and the availability of this putilication in any alternativative and the availability of this putilication is a second of the availability of this putilication is a second of the availability of this putilication is a second of the availability of this putilication is a second of the availability of this putilication is a second of the availability of the availability of this putilication is a second of the availability of THIS SPACE TREASURER'S USE ONLY COUNTY TREASURER REV 84 0001a (09/08/22)

File No. 652999

## Exhibit 'A'

That part of Lot 11 of Block I-2 of Clarkston Heights according to the recorded plat thereof, filed in Book C of Plats at Page(s) 22, records of Asotin County. Washington, more particularly described follows:

Commencing at the Southwest comer of said Lot 11, said point being at the intersection of centerlines of Sixth Avenue and 20th Street; thence North along the centerline of 20th Street a distance of 186 feet to the True Place of Beginning; thence continue North a distance of 70 feet; thence North 89°59' East a distance of 182.05 feet; thence South 70 feet; thence South 89°59' West a distance of 182.05 feet to the True Place of Beginning.

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FILED

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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 Case No. 23-4-00141-02

CLARENCE A. RICARD,

LETTERS TESTAMENTARY (RCW 11.28.090)

Deceased.

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WHEREAS, a certified copy of the Last Will of Clarence A. Ricard was filed on December 16, 2023, duly exhibited, proven, and recorded in our Superior Court; and whereas, it appears in and by such Will that Clarence R. Ricard is appointed personal representative thereon; and whereas, Clarence R. Ricard is duly qualified,

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

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LETTERS TESTAMENTARY -1-

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

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4 male

1	WITNESS my hand and seal of this Court this 18 day of 1900 December
2	2023.
3	SUPERIOR COURT CLERK
4	STATE OF
5	By McKenne (umphilis) STATE OF
6	Deputy
7	AING TIN COUT
8.	STATE OF WASHINGTON )
9	: ss. 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 for Asotin County, do hereby certify that the within and foregoing is a full, true and
12	correct copy of the Letters Testamentary and of the whole thereof, as the same are
13	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.
14	IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the
15	seal of this Court Superior Court this day of, 2023.
16	County Clerk & Ex-officio
17	Clerk of the Superior Court
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19	Ву
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25 -	
26	LETTERS TESTAMENTARY -2- 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