

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 Clarence A. Ricard, deceased
Clarence R Ricard PR
Mailing address 915 Magnolia Street
City/state/zip Lewiston ID 83501
Phone (including area code) _____

2 Buyer/Grantee

Name Brent Wahlberg
Julie Wahlberg
Mailing address 915 Magnolia Street 1338 3rd St
City/state/zip Clarkston, WA 99403
Phone (including area code) _____

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

Name Brent Wahlberg Julie Wahlberg
Mailing address _____
City/state/zip _____

List all real and personal property tax parcel account numbers	Personal property?	Assessed value(s)
10412901100140000	<input type="checkbox"/>	54,800.00
_____	<input type="checkbox"/>	_____
_____	<input type="checkbox"/>	_____

4 Street address of property 2585 20th Street, Clarkston, WA 99403
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 'Exhibit A'.

5 Land use code 11 Household, single family units

Enter any additional codes 18
(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 _____

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

Signature of grantor or agent Clarence A. Ricard PR
Name (print) Estate of Clarence A. Ricard, deceased
Date & city of signing 12/19/23 Clarkston

Signature of grantee or agent Brent Wahlberg
Name (print) Brent Wahlberg
Date & city of signing 12/19/23 Clarkston

Parties in the second deed to be less careful for which is punishable by a fine not to exceed \$1000 for each day of violation for 20 days or 200 days (a) or

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

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 corner 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 $89^{\circ}59'$ East a distance of 182.05 feet; thence South 70 feet; thence South $89^{\circ}59'$ West a distance of 182.05 feet to the True Place of Beginning.

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FILED

2023 DEC 18 PM 3:06

MCKENZIE A. CAMPBELL
COUNTY CLERK
ASOTIN COUNTY, WA

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**SUPERIOR COURT OF WASHINGTON
FOR THE COUNTY OF ASOTIN
IN PROBATE**

IN THE MATTER OF THE ESTATE OF CLARENCE A. RICARD, Deceased.	Case No. <u>23-4-00141-02</u> LETTERS TESTAMENTARY (RCW 11.28.090)
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WHEREAS, a certified copy of the Last Will of Clarence A. Ricard was filed on December 18, 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.

LETTERS TESTAMENTARY -1-

Paul R. 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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