

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 % _____ sold.

List percentage of ownership acquired next to each name.

1 Seller/Grantor

Name Mark E. Heuett as Personal Representative of
the Estate of Marilyn S. Jones, deceased

Mailing address 10038 Snake River Road

City/state/zip Asotin WA 99402

Phone (including area code) (509) 254-1063

2 Buyer/Grantee

Name His Grace, LLC, an Idaho LLC

Mailing address 3021 Tamarack Dr

City/state/zip Lewiston, ID 83501

Phone (including area code) 208 816 1705

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)
1-001-25-009-0000-0000	☐	\$ 126,100.00
1-001-25-010-0000-0000	☐	\$ 64,600.00
	☐	\$ 0.00

4 Street address of property 611 7th St, 613 7th St, 613 1/2 7th St, and 615 7th St, Clarkston, WA 99403

This property is located in Clarkston (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).

Please see attached Exhibit A.

5 11 - Household, single family units

Enter any additional codes 12

(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 Mark E. Heuett

Name (print) Mark E. Heuett, Personal Representative

Date & city of signing 12/29/2023 Clarkston

Signature of grantee or agent Carol A. Kazda

Name (print) Carol A. Kazda Partner His Grace

Date & city of signing 12/29/23 Clarkston, WA LLC

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.

EXHIBIT A

Legal Description

Parcel 1:

Lot 9 and the North half of Lot 8, Block 25 of Clarkston according to plat recorded in Book B of Plats, page 10, in Asotin County, Washington.

Property Tax Parcel No. 1-001-25-009-0000-0000

more commonly known as 613 7th St, 613 ½ 7th St, and 615 7th St, Clarkston, WA 99403.

Parcel 2:

Lot 10 of Block 25 of Clarkston according to the recorded plat thereof.

SUBJECT TO: Rights of the public in and to that portion within streets, alleys or rights of way.

Tax Parcel No. 1-001-25-010-0000-0000

more commonly known as 611 7th St, Clarkston, WA 99403.

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CONFORMED COPY

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2023 DEC 18 PM 3:16

MCKENZIE A. CAMPBELL
COUNTY CLERK
ASOTIN COUNTY, WA

SUPERIOR COURT OF WASHINGTON FOR ASOTIN COUNTY

In re the Estate of:

No. 23-4-00142-02

MARILYN S. JONES,

LETTERS TESTAMENTARY WITH
NONINTERVENTION POWERS

Deceased.

WHEREAS, the Last Will and Testament of Marilyn S. Jones, deceased, was on the
18th day of December, 2023, duly exhibited, proven, and recorded in our said Superior
Court;

WHEREAS, Mark E. Heuett is the person nominated as Personal Representative in
said Will;

WHEREAS, Mark E. Heuett has petitioned this court to be appointed Personal
Representative thereof; and

WHEREAS, this court has entered an order appointing Mark E. Heuett as Personal
Representative and granting nonintervention powers to the Personal Representative,

NOW, THEREFORE, know all people by these presents, that we do hereby authorize
the said Mark E. Heuett to execute the terms of the Will with nonintervention powers
according to law.

LETTERS TESTAMENTARY WITH
NONINTERVENTION POWERS

Page 1 of 2

Gittins & Dukes, PLLC
843 Seventh Street
Clarkston, WA 99403
(509) 758-2501
Facsimile: (509) 758-3576

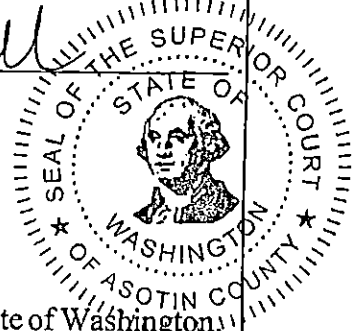
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WITNESS, Brooke J. Burns, Judge of our
Superior Court, and the seal of said Court
hereto affixed this 18th day of December,
2023.

McKenzie Campbell
Clerk of the Superior Court



STATE OF WASHINGTON)
: ss.
County of Asotin)

I, McKenzie A. Campbell, County Clerk of the County of Asotin, State of Washington,
and 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 correct copy of the Letters
Testamentary and of the whole thereof, as the same are 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.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of said
Superior Court this _____ day of December, 2023.

McKenzie A. Campbell, County Clerk &
Ex-Officio Clerk of the Superior Court

By _____
Deputy