

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 % 50 sold.

List percentage of ownership acquired next to each name.

1 Seller/Grantor

Name Michael S. Noel as Personal Representative of the Estate of Agnes N. Noel, deceased

Mailing address 3126 4th Street

City/state/zip Lewiston, ID 83501

Phone (including area code) (208) 743-6387

2 Buyer/Grantee

Name Michael S. Noel, a single man

Mailing address 3126 4th Street

City/state/zip Lewiston, ID 83501

Phone (including area code) (208) 743-6387

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

Name	List all real and personal property tax parcel account numbers	Personal property?	Assessed value(s)
	<u>1-004-17-006-0005-0000</u>	☐	<u>\$ 190,300.00</u>
		☐	<u>\$ 0.00</u>
		☐	<u>\$ 0.00</u>

4 Street address of property 1234 Libby 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 _____
(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 Michael S. Noel
Name (print) Michael S. Noel, Personal Representative
Date & city of signing 01/02/2024, Clarkston, WA

Signature of grantee or agent Michael S. Noel
Name (print) Michael S. Noel
Date & city of signing 01/02/2024, Clarkston, WA

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)).

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EXHIBIT A

Legal Description

That portion of the East half of Lot 6, Block "X" of Vineland, Asotin County, Washington, according to the recorded plat thereof, more particularly described as follows:

Commencing at the monument of the intersection of the centerline of University Street on Libby Street; thence North along the centerline of University Street 20 feet; thence West 97 feet to a point on the North line of Libby Street, which point is the TRUE POINT OF BEGINNING; thence continue West along the North line of Libby Street 66 feet; thence at right angles North 129 feet; thence East parallel with the North line of Libby Street 68 feet; thence South to the TRUE POINT OF BEGINNING.

Property Tax Parcel No. 1-004-17-006-0005-0000

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CERTIFIED

FILED

2023 AUG 15 AM 11:15

MCKENZIE A. CAMPBELL
COUNTY CLERK
ASOTIN COUNTY, WA

SUPERIOR COURT OF WASHINGTON FOR ASOTIN COUNTY

In re the Estate of:

AGNES N. NOEL,

Deceased.

No. 23-4-00081-02

LETTERS TESTAMENTARY WITH
NONINTERVENTION POWERS

WHEREAS, the Last Will and Testament of Agnes N. Noel, deceased, was on the
15 day of August, 2023, duly exhibited, proven, and recorded in our said Superior Court;

WHEREAS, Louis W. Noel, the person nominated as Personal Representative in said
Will, has passed away;

WHEREAS, Michael S. Noel is the person nominated as alternate Personal
Representative in said Will;

WHEREAS, Michael S. Noel has petitioned this court to be appointed Personal
Representative thereof; and

WHEREAS, this court has entered an order appointing Michael S. Noel 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 Michael S. Noel 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 15 day of August, 2023.

S. Bergen Deputy
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, do
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 15 day of August, 2023.

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

By S. Bergen
Deputy

