

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 Jack T. Fletcher, Per. Rep.

Estate of Norma J. Fletcher, Deceased

Mailing address 623 South 2nd Avenue

City/state/zip Walla Walla WA 99362

Phone (including area code) 5095202283

2 Buyer/Grantee

Name Emma Shaffer

Mailing address 1002 Sunrise Dr

City/state/zip Clarkston WA 99405

Phone (including area code) 2085533785

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

Name Emma Shaffer

Mailing address

City/state/zip 2085533785

List all real and personal property tax parcel account numbers

1119010190000000

Personal property?

Assessed value(s)

125,700.00

4 Street address of property 602 Sunrise Drive, Clarkston, WA

This property is located in Asotin Clarkston (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).

-Lot 19 in Block 1 of Sunrise Addition, according to the official plat thereof, filed in Book C at Page(s) 94 Official Records of Asotin County, WA

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

Name (print) Jack T. Fletcher, Per. Rep.

Date & city of signing 2-15-24, Clarkston, WA

Signature of grantee or agent

Name (print) Emma Shaffer

Date & city of signing 2-20-24, Clarkston, WA

Perjury in this case is defined by RCW 9A.02.020. If you are unable to sign, you may have a notary public sign for you. If you are unable to sign, you may have a notary public sign for you.

To ask about the availability of this public use, or if you are unable to sign, please call 360-705-6705. Teletype.

REV 84 0001a (09/08/22)

THIS SPACE TREASURER'S USE ONLY

COUNTY TREASURER

DATE 02/21/2024 - RECEIPT No. 56625 - Alliance Title - Clarkston

Print on legal size paper

Page 1 of 1

FILED

2023 SEP -5 PM 4:55

MCKENZIE A. CAMPBELL
COUNTY CLERK
ASOTIN COUNTY, WA

SUPERIOR COURT OF WASHINGTON FOR ASOTIN COUNTY

In re the Estate of:

No. 23-4-00092-02

NORMA I. FLETCHER,

LETTERS TESTAMENTARY WITH
NONINTERVENTION POWERS

Deceased.

WHEREAS, the Last Will and Testament of Norma I. Fletcher, deceased, was on the
day of September, 2023, duly exhibited, proven, and recorded in our said Superior
Court;

WHEREAS, Jack T. Fletcher is the person nominated as Personal Representative in
said Will;

WHEREAS, Jack T. Fletcher has petitioned this court to be appointed Personal
Representative thereof; and

WHEREAS, this court has entered an order appointing Jack T. Fletcher 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 Jack T. Fletcher to execute the terms of the Will with nonintervention powers
according to law.

LETTERS TESTAMENTARY WITH
NONINTERVENTION POWERS

LETTERS TESTAMENTARY WITH
NONINTERVENTION POWERS

Page 1 of 2

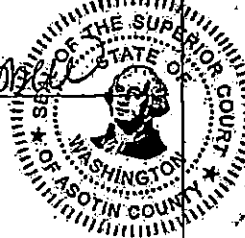
Gittins & Dukes, PLLC
843 Seventh Street
Clarkston, WA 99403
(509) 758-2501
Facsimile: (509) 758-3576

LETTERS TESTAMENTARY WITH
NONINTERVENTION POWERS

LETTERS TESTAMENTARY WITH
NONINTERVENTION POWERS

WITNESS, Brooke J. Burns, Judge of our
Superior Court, and the seal of said Court
hereto affixed this 01 day of September,
2023.

McKenzie Campbell
Clerk of the Superior Court



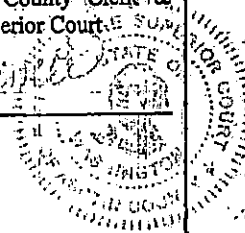
STATE OF WASHINGTON)
County of Asotin) ss.

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 September, 2023.

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

By _____
Deputy



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 September, 2023.

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

LETTERS TESTAMENTARY WITH
NONINTERVENTION POWERS

Page 2 of 2
Official Clerk of the Superior Court

66625