

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 Delbert E. Rohn
Estate of Jean E. Rohn, deceased
Mailing address 1527 Poplar St
City/state/zip Clarkston WA 99403
Phone (including area code) 5092956340

2 Buyer/Grantee

Name Nickalous Toney
McKenna Yockey
Mailing address 2924 Bella Vista Court
City/state/zip Clarkston WA 99403
Phone (including area code) 9716121773

3 Send all property tax correspondence to: ☒ Same as Buyer/Grantee
Name Nickalous Toney McKenna Yockey

Mailing address 2924 Bella Vista Court
City/state/zip Clarkston WA 99403 9716121773

4 Street address of property 2924 Bella Vista Court, Clarkston, WA

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 legal

List all real and personal property tax parcel account numbers
11630000500000000

Personal property?	Assessed value(s)
☐	<u>508,267.00</u>
☐	
☐	

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 Delbert E. Rohn
Name (print) Delbert E. Rohn
Date & city of signing 2.23.24, Clarkston WA

Signature of grantee or agent Nickalous Toney
Name (print) Nickalous Toney
Date & city of signing 2.20.24, Clarkston WA

7 List all personal property (tangible and intangible) included in selling price.

If claiming an exemption, list WAC number and reason for exemption.
WAC number (section/subsection) _____
Reason for exemption _____

Type of document	Statutory Warranty Deed (SWD)	value(s)
Date of document	02/23/24	
Gross selling price		535,700.00
*Personal property (deduct)		0.00
Exemption claimed (deduct)		0.00
Taxable selling price		535,700.00
Excise tax: state		5,775.00
Less than \$525,000.01 at 1.1%		
From \$525,000.01 to \$1,525,000 at 1.28%		136.98
From \$1,525,000.01 to \$3,025,000 at 2.75%		0.00
Above \$3,025,000 at 3%		0.00
Agricultural and timberland at 1.28%		0.00
Total excise tax: state		5,911.98
Local		1,339.25
*Delinquent interest: state		0.00
Local		0.00
*Delinquent penalty		0.00
Subtotal		7,251.21
*State technology fee		5.00
Affidavit processing fee		0.00
Total due		7,256.21

A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX

*SEE INSTRUCTIONS

For more information, please call the county assessor's office at (206) 462-2600 or (206) 462-2601.
To ask about the availability of this publication, may also be obtained from the county assessor's office, please call 360-705-6705. Teletype 360-705-6705.

REV 84 0001a (09/08/22)

THIS SPACE TREASURER'S USE ONLY

COUNTY TREASURER

DATE 02/23/2024 - RECEIPT No. 56630 - Alliance Title - Clarkston

Print on legal size paper
Page 1 of 1

EXHIBIT "A"

649930

Lot 5 of Bella Vista Addition, according to the official plat thereof, filed in Book D of Plats at Page 48
Official Records of Asotin County, Washington.

EXCEPTING THEREFROM That part of Lot 5 of Bella Vista Addition to Asotin County, Washington,
more particularly described as follows: Beginning at the most Northerly corner of said Lot 5, said point
being on the West right-of-way line of Bella Vista Court; thence South $18^{\circ}57'34''$ West along the Northerly
line of said Lot 5 a distance of 138.86 feet; thence North $55^{\circ}37'31''$ East, 116.20 feet to a point on the
West right-of-way line of Bella Vista Court; thence North $35^{\circ}23'$ West along said right-of-way line 60.77
feet to a point of curve; thence continue along said right-of-way line around a curve to the left with a
radius of 75.00 feet for a distance of 22.56 feet to the place of beginning.

AND

That part of Lot 6 of Bella Vista addition to Asotin County, Washington, more particularly described as
follows; Beginning at the most southerly corner of said Lot 6; thence North $18^{\circ}57'34''$ East along the
Southerly line of said Lot 6 a distance of 67.70 feet; thence South $55^{\circ}37'31''$ West, 57.09 feet to a point
on the Westerly line of said Lot 6; thence South $38^{\circ}18'$ East along said Westerly line 40.53 feet to the
place of beginning.

Book D of Plats at Page 48

Asotin County, Washington
more particularly described as follows: Beginning at the most Northerly corner of said Lot 5, said point
being on the West right-of-way line of Bella Vista Court; thence South $18^{\circ}57'34''$ West along the Northerly
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West right-of-way line of Bella Vista Court; thence North $35^{\circ}23'$ West along said right-of-way line 60.77
feet to a point of curve; thence continue along said right-of-way line around a curve to the left with a
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on the Westerly line of said Lot 6; thence South $38^{\circ}18'$ East along said Westerly line 40.53 feet to the
place of beginning.

56630

FILED

2024 FEB 20 PH 2:52

MCKENZIE A. CAMPBELL
COUNTY CLERK
ASOTIN COUNTY, WA

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON,
IN AND FOR THE COUNTY OF ASOTIN

In the Matter of the Estate of
JEAN E. ROHN,
Deceased.

Case No. 24-4-00024-02
LETTERS TESTAMENTARY
RCW 11.28.090

FILED

State of Washington }
County of Asotin } ss.

2024 FEB 20 PH 2:52

MCKENZIE A. CAMPBELL
COUNTY CLERK
ASOTIN COUNTY, WA

WHEREAS, the Last Will and Testament of JEAN E. ROHN, deceased, was, on February 20th 2024, duly exhibited, proven, and recorded in our said Superior Court; and, whereas, it appears in and by said Will that Delbert E. Rohn is the person nominated as personal representative and executor in said Will; and, whereas, Delbert E. Rohn has petitioned this court to be appointed personal representative thereof and has duly qualified, and this court has entered an order granting nonintervention powers to the personal representative: - 00024-02

LETTERS TESTAMENTARY

-1-

McKarcher Law PLLC
537 6th Street
Clarkston, WA 99403
(509) 758-3345 / Fax (509) 758-3314

JEAN E. ROHN, deceased, was, on

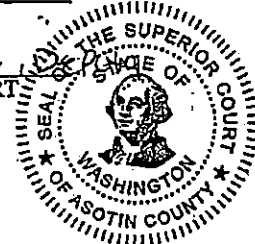
Delbert E. Rohn is the person nominated as personal

56620

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS, we do hereby
authorize the said Delbert E. Rohn to execute said Will with nonintervention powers according
to law.

WITNESS my hand and the seal of said Court on FEB 20 2024

Monola Borin
CLERK OF THE SUPERIOR COURT
ASOTIN COUNTY

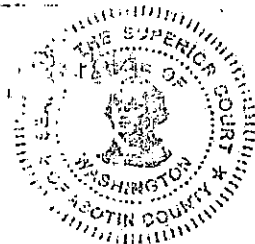


State of Washington)
County of Asotin) ss.

I, _____, County Clerk in and for the said County and State, do
hereby certify that the foregoing is a true and correct copy of the original LETTERS
TESTAMENTARY as the same appear on file and of record in my office and that said
LETTERS TESTAMENTARY are now in full force and effect and have never been revoked.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my seal on
February _____, 2024.

Clerk of Said Superior Court



I hereby certify that the foregoing is a true and correct copy of the original LETTERS
TESTAMENTARY as the same appear on file and of record in my office and that said
LETTERS TESTAMENTARY are now in full force and effect and have never been revoked.

Clerk of Said Superior Court

LETTERS TESTAMENTARY

56620