

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 Ann B. Duckworth, Personal Representative of the
Estate of Ernest E. Duckworth, deceased

Mailing address P. O. Box 896

City/state/zip Asotin WA 99403-2

Phone (including area code) 509-243-4178

2 Buyer/Grantee

Name Ann B. Duckworth

Mailing address P. O. Box 896

City/state/zip Asotin WA 99403-2

Phone (including area code) 509-243-4178

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

10420004300010000

Personal
property?

Assessed
value(s)

☐

\$0.00 414,925

☐

\$0.00

☐

\$0.00

4 Street address of property 3010 Riverside Dr., Asotin WA 99402

This property is located in Asotin County (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).

See Exhibit A Attached

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 Ann B. Duckworth

Name (print) Ann B. Duckworth, Personal Representative

Date & city of signing 02/20/2024; Lewiston, ID

Signature of grantee or agent Ann B. Duckworth

Name (print) Ann B. Duckworth

Date & city of signing 02/20/2024; Lewiston, ID

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

SITUATE IN THE COUNTY OF ASOTIN, STATE OF WASHINGTON, to-wit:

Situate in the County of Asotin, State of Washington, to-wit:

A portion of Lot 43 of W. J. Clemans Addition to the Town of Asotin, Asotin County, Washington, according to the recorded plat thereof, said tract being more particularly described as follows:

Beginning at the meander corner on the West bank of Snake River between Sections 5 and 8, Township 10 North Range 46 E. W. M., thence South 12° West a distance of 143 feet; thence North 70° West to the intersection with the centerline of county road; thence North $31^{\circ}25'$ East along centerline of county road a distance of 338.6 feet more or less, to a point; thence deflect South $61^{\circ}35'$ East a distance of 190 feet more or less to meander line of Snake River; thence Southerly along said meander line to the point of beginning, EXCEPTING such portion thereof conveyed to the State of Washington for highway purposes.

56636

CERTIFIED

FILED

2012 MAY 11 A 9:03

MARIE J. EGGART
COUNTY CLERK
ASOTIN COUNTY, WA

SUPERIOR COURT OF WASHINGTON FOR ASOTIN COUNTY

In re the Estate of:

No. 12-4-00031 2

ERNEST E. DUCKWORTH

LETTERS TESTAMENTARY

Deceased.

WHEREAS, the Last Will of the above named decedent having been proven and recorded in this Court on May 10, 2012.

NOW THEREFORE, know all men by these presents: That ANN B. DUCKWORTH is hereby appointed and qualified as Personal Representative of said estate, and that we do hereby authorize the above named to execute said Will according to law.

DATED this 11 day of May, 2012.

Deceased.

Michelle Campbell
Superior Court Clerk

WHEREAS, the Last Will of the above named decedent having been proven and recorded in this Court on May 10, 2012.

NOW THEREFORE, know all men by these presents: That ANN B. DUCKWORTH is hereby appointed and qualified as Personal Representative of said estate, and that we do hereby authorize the above named to execute said Will according to law.

LETTERS TESTAMENTARY
PAGE 1

KERRY A. WAGNER, WSBA #32626
Cox & Wagner, PLLC
ATTORNEYS AT LAW
P.O. Box 446

Lewiston, ID 83501

208-743-1234 / 208-743-1266 (fax)

Superior Court Clerk

56636

CERTIFICATE

I, Marie Eggart, Clerk of the Asotin County Superior Court, certify that the
above and foregoing is a true and correct copy of the Letters Testamentary in the above-
named case and were entered on May 10, 2012.

I further certify that these Letters are now in full force and effect.

DATED this 11 day May, 2012.

MARIE EGGART
Clerk of the Superior Court

By McKenzie Campbell
Clerk/Deputy

I, Marie Eggart, Clerk of the Asotin County Superior Court, certify that the
above and foregoing is a true and correct copy of the Letters Testamentary in the above-
named case and were entered on May 10, 2012.

I further certify that these Letters are now in full force and effect.

DATED this 11 day May, 2012.

MARIE EGGART
Clerk of the Superior Court

By McKenzie Campbell
Clerk/Deputy

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