

Real Estate Excise Tax Affidavit (RCW 82.45 WAC 458-61A)

Only for sales in a single location code on or after April 1, 2024.
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 Estate of Gale L Best AKA Gale Lee Best

By Matthew R Judd PR

Mailing address 4495 SW 96th Ave, Apt. 7

City/state/zip Beaverton, OR 97005

Phone (including area code) _____

2 Buyer/Grantee

Name Thomas M. Bacon

Mailing address 2121 13th Street

City/state/zip Clarkston, WA 99403

Phone (including area code) _____

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

Name Thomas M. Bacon

Mailing address _____

City/state/zip _____

List all real and personal property tax parcel account numbers	Personal property?	Assessed value(s)
11150200120010000	☐	204,000.00
11150200120020000	☐	45,000.00
	☐	

4 Street address of property 2121 13th Street, Clarkston, WA 99403

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 'Exhibit A'.

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 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 _____

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

If claiming an exemption, enter exemption code and reason for exemption. *See dor.wa.gov/REET for exemption codes*

WAC number (section/subsection) _____

Reason for exemption _____

Type of document Personal Representative's Deed (PRD)

Date of document 04/19/24

Gross selling price	400,000.00
*Personal property (deduct)	0.00
Exemption claimed (deduct)	0.00
Taxable selling price	400,000.00
Excise tax: state	
Less than \$525,000.01 at 1.1%	4,400.00
From \$525,000.01 to \$1,525,000 at 1.28%	0.00
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	4,400.00
Local	1,000.00
*Delinquent Interest: state	0.00
Local	0.00
*Delinquent penalty	0.00
Subtotal	5,400.00
*State technology fee	5.00
Affidavit processing fee	0.00
Total due	5,405.00

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

8 I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT

Signature of grantor or agent Matthew R Judd PR

Name (print) Estate of Gale L Best AKA Gale Lee Best

Date & city of signing 4/19/24 Clarkston

Signature of grantee or agent Thomas M Bacon

Name (print) Thomas M. Bacon

Date & city of signing 4/23/24 Clarkston

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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File No. 658426

Exhibit 'A'

Parcel 1

Lot 1 of the Re-Plat of Lot 1, Block 2 of Schweiter Addition recorded January 9, 2023 as Instrument No. 379584, records of Asotin County, Washington

Parcel 2

Lot 2 of the Re-Plat of Lot 1, Block 2 of Schweiter Addition recorded January 9, 2023 as Instrument No. 379584, records of Asotin County, Washington

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FILED

2024 JAN 26 AM 10:41

MCKENZIE A. CAMPBELL
COUNTY CLERK
ASOTIN COUNTY, WA

SUPERIOR COURT OF WASHINGTON FOR ASOTIN COUNTY

In-re the Estate of:

GALE L. BEST,

Deceased.

No. 24-4-00011-02

LETTERS TESTAMENTARY WITH
NONINTERVENTION POWERS

WHEREAS, the Last Will and Testament of Gale L. Best, deceased, was on the 26th day of January, 2024, duly exhibited, proven, and recorded in our said Superior Court;

WHEREAS, Matthew R. Judd is the person nominated as Personal Representative in said Will;

WHEREAS, Matthew R. Judd has petitioned this court to be appointed Personal Representative thereof; and

WHEREAS, this court has entered an order appointing Matthew R. Judd 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 Matthew R. Judd 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

567126

WITNESS, Tina Verran Judge of our
Superior Court, and the seal of said Court
hereto affixed this 26th day of January, 2024.

Nomola Brown
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 January, 2024.

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

By _____
Deputy

56746