

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 William A. Larson STTEE Dorothy A. Larson Tru
Inez Tomlinson Sally Larson Estate Robert Larson
Mailing address PO Box 86
City/state/zip Clarkston WA 99403
Phone (including area code) 5097802316

2 Buyer/Grantee

Name Rodney D. Larson
Cindy L. Larson
Mailing address 2356 Rolling Hills Drive
City/state/zip Clarkston WA 99403
Phone (including area code) 5092953590

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

Name Rodney D. Larson Cindy L. Larson
Mailing address 2356 Rolling Hills Drive
City/state/zip Clarkston WA 99403 5092953590

List all real and personal property tax parcel account numbers	Personal property?	Assessed value(s)
<u>11760301200000000</u>	☐	<u>43,000.00</u>
	☐	
	☐	

4 Street address of property Land Only Rolling Hills Drive, 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).

-Lot 12 in Block Three of Rolling Hills, according to the official plat thereof, filed in Book D of Plats at Page(s) 62, refiled as Instrument No.:
-138966, Official Records of Asotin County, Washington.

5 Land use code 91 Undeveloped land (land only)

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 William A. Larson
Name (print) William A. Larson STTEE Dorothy A. Larson Tru
Date & city of signing 4/30/24 Clarkston, WA

Signature of grantee or agent Rodney D. Larson
Name (print) Rodney D. Larson
Date & city of signing 4/30/24 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)).

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.



148 MISC
Pgs=3 Fee:\$75.00
CREASON, MOORE, DOKKEN &

AFTER RECORDING, RETURN TO:

Christopher J. Moore
Creason, Moore, Dokken & Geidl, PLLC
P. O. Drawer 835
Lewiston ID 83501

LETTERS TESTAMENTARY

Reference Numbers of Related Documents:

Grantor: Larson, John Houser
Personal Representative
Estate of Robert Houser Larson

Grantee: Public

56782

CERTIFIED

FILED
OFFICE OF COUNTY CLERK
ASOTIN COUNTY, WA

AUG - 8 2016

AF
CLERK/DEPUTY

**SUPERIOR COURT OF WASHINGTON
FOR THE COUNTY OF ASOTIN
IN PROBATE**

IN THE MATTER OF THE ESTATE

OF

ROBERT HOUSER LARSON,

Deceased.

Case No. 97-4 00044 3

**RE-ISSUED LETTERS
TESTAMENTARY
(RCW 11.28.090)**

WHEREAS, the Last Will of Robert Houser Larson, was on August 20, 1997,
duly exhibited, proven, and recorded in our Superior Court; and

WHEREAS, on January 5, 1998, John Houser Larson was appointed as
successor Personal Representative; and

WHEREAS, it appears John Houser Larson has duly qualified, and

WHEREAS, on August 8, 2016, the above-entitled estate was reopened
and John Houser Larson was reappointed as personal representative,

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that
we do hereby authorize John Houser Larson to execute such Will according to law,
and without intervention of the Court except as provided by law.

RE-ISSUED LETTERS TESTAMENTARY -1-

Christopher J. Moore, WSBA# 19580
Creason, Moore, Dokken & Geldl, PLLC
P.O. Drawer 835, Lewiston, ID 83501
(208) 743-1516; Fax: (208) 746-2231

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1 WITNESS my hand and seal of this Court this 8th day of August, 2016.

2 SUPERIOR COURT CLERK

3
4 By *Lici Jarvis*
5 Deputy



6
7 STATE OF WASHINGTON)
8 : ss.
9 County of Asotin)

10 I, McKenzie Kelley, County Clerk of the County of Asotin, State of
11 Washington, an ex-officio Clerk of the Superior Court of the State of Washington
12 for Asotin County, do hereby certify that the within and foregoing is a full, true and
13 correct copy of the Letters Testamentary and of the whole thereof, as the same are
14 now on file and of record in the above-entitled cause in my office and custody. Said
15 Letters have never been revoked and are still in full force and effect.

16 IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the
17 seal of this Court Superior Court this 8th day of August, 2016.

18 County Clerk & Ex-officio
19 Clerk of the Superior Court

20 By *Lici Jarvis* Deputy



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26 RE-ISSUED LETTERS TESTAMENTARY -2-

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