

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 Estates: Pamela Sue Walden/Ronny Crosby Walden

Co-Prs Robert J Walden Ronny A Walden

Mailing address 36347 Rialson Ct

City/state/zip Winchester, CA 92596

Phone (including area code) _____

2 Buyer/Grantee

Name Colton James Jaussaud

Sharra Tylynn Rose

Mailing address 2416 Shelley Ln

City/state/zip Clarkston, WA 99403

Phone (including area code) _____

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

Name Colton James Jaussaud Sharra Tylynn Rose

Mailing address _____

City/state/zip _____

List all real and personal property tax
parcel account numbers.

11880003300000000

Personal
property?

Assessed
value(s)

171,600.00

4 Street address of property 2416 Shelley Lane, 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).

-Lot 33 of Westwood Heights Addition, according to the official plat thereof, filed in Book D at Page(s) 74 Official Records of Asotin County, _____

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 84.337 ☐ 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 Pamela Sue Walden/Ronny Crosby Walden

Name (print) Estates: Pamela Sue Walden/Ronny Crosby Walden

Date & city of signing Palmdale, CA 5/10/24

Signature of grantee or agent Colton James Jaussaud

Name (print) Colton James Jaussaud

Date & city of signing Clarkston, WA 5/13/24

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.

FILED

2023 JUN 12 PM 2:38

MCKENZIE A. CAMPBELL
COUNTY CLERK
ASOTIN COUNTY, WA

SUPERIOR COURT OF WASHINGTON
FOR THE COUNTY OF ASOTIN
IN PROBATE

IN THE MATTER OF THE ESTATE

Case No. 23-4-00048-02

OF

LETTERS TESTAMENTARY
(RCW 11.28.090)

PAMELA SUE WALDEN,

Deceased.

WHEREAS, a copy of the Last Will & Testament of Pamela Sue Walden was filed on the 10th day of May, 2023, duly exhibited, proven, and recorded in our Superior Court; and whereas, it appears in and by such Will that Robert J. Walden and Ronny A. Walden are appointed as co-personal representatives thereon; and whereas, Robert J. Walden and Ronny A. Walden are duly qualified,

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that we do hereby authorize Robert J. Walden and Ronny A. Walden to act jointly in all aspects of the execution of such Will according to law, and without intervention of the Court except as provided by law.

LETTERS TESTAMENTARY- 1

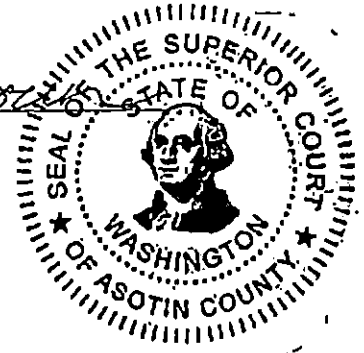
Brook L. Jacobs, WSBA #59608
Creason, Moore, Dokken & Geidl, PLLC
P.O. Drawer 835, Lewiston, ID 83501
(208) 743-1516; Fax: (208) 746-2231
Email: brookl@cmd-law.com

56813

1 WITNESS my hand and seal of this Court this 12th day of
2 June, 2023.

3 SUPERIOR COURT CLERK

4
5 By Monica Berube
6 Deputy



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

11 I, McKenzie A. Campbell, County Clerk of the County of Asotin, State of
12 Washington, an ex-officio Clerk of the Superior Court of the State of Washington
13 for Asotin County, do hereby certify that the within and foregoing is a full, true and
14 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.

15 IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the
16 sale of this Court Superior Court this ____ day of _____, 2023.

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

19
20 By _____
21 Deputy

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26 LETTERS TESTAMENTARY- 2

Brook L. Jacobs, WSBA #59608
Creason, Moore, Dokken & Geldl, PLLC
P.O. Drawer 835, Lewiston, ID 83501
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Email: brookj@cmd-law.com

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FILED

2023 JUN 12 PM 2:28

MCKENZIE A. CAMPBELL
COUNTY CLERK
ASOTIN COUNTY, WA

SUPERIOR COURT OF WASHINGTON
FOR THE COUNTY OF ASOTIN
IN PROBATE

IN THE MATTER OF THE ESTATE

Case No. 22-4-00113-02

OF

LETTERS TESTAMENTARY
(RCW 11.28.090)

RONNY CROSBY WALDEN,

Deceased.

WHEREAS, a copy of the Last Will & Testament of Ronny Crosby Walden was filed on the 10th day of May, 2023, duly exhibited, proven, and recorded in our Superior Court; and whereas, it appears in and by such Will that Robert J. Walden and Ronny A. Walden are appointed as co-personal representatives thereon; and whereas, Robert J. Walden and Ronny A. Walden are duly qualified,

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that we do hereby authorize Robert J. Walden and Ronny A. Walden to act jointly in all aspects of the execution of such Will according to law, and without intervention of the Court except as provided by law.

LETTERS TESTAMENTARY- 1

Brook L. Jacobs, WSBA #59608
Creason, Moore, Dokken & Geldl, PLLC
P.O. Drawer 835, Lewiston, ID 83501
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Email: brookj@cmd-law.com

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WITNESS my hand and seal of this Court this 12th day of
June, 2023.

SUPERIOR COURT CLERK

By Moranda Beardsley
Deputy



STATE OF WASHINGTON)
: ss.
County of Asotin)

I, McKenzie A. Campbell, County Clerk of the County of Asotin, State of Washington, an 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 sale of this Court Superior Court this _____ day of _____, 2023.

County Clerk & Ex-officio
Clerk of the Superior Court

By _____
Deputy

LETTERS TESTAMENTARY- 2

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