

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 Jeri Lyn Witata, PR

Estate of Gerald Edwin Peppers, deceased

Mailing address PO Box 233

City/state/zip Connell, WA 99320

Phone (including area code) 5095386987

2 Buyer/Grantee

Name Mason Tucker

Kelly Dunham

Mailing address 1044 9th St

City/state/zip Clarkston WA 99403

Phone (including area code) 2089534694

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

Name Mason Tucker Kelly Dunham

Mailing address _____

City/state/zip 2089534694

List all real and personal property tax
parcel account numbers

10030200800010000

Personal
property?

Assessed
value(s)

174,400.00

4 Street address of property 1044 9th Street, Clarkston, WA

This property is located in Asotin Clarkston (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).

-The North 57.5 feet of the South half of Lot 8 in Block 2 of South of Clarkston, according to the official plat thereof, filed in Book B of Plats at _____

-Page(s) 28, records of Asotin County, Washington.

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 _____

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

Signature of grantor or agent Jeri Lyn Witata

Name (print) Jeri Lyn Witata, PR

Date & city of signing 5.10.24, Clarkston, WA

Signature of grantee or agent Mason Tucker

Name (print) Mason Tucker

Date & city of signing 5.15.24, 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)).

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CERTIFIED

FILED

2023 OCT 20 PM 3:07

MCKENZIE A. CAMPBELL
COUNTY CLERK
ASOTIN COUNTY, WA

SUPERIOR COURT OF WASHINGTON
COUNTY OF ASOTIN

IN THE MATTER OF THE ESTATE OF

GERALD EDWIN PEPPERS,

Deceased

No. 23-4-00118-02

LETTER OF ADMINISTRATION
(11.28.100)

The above named Decedent died intestate leaving property in this state subject to administration.

JERI LYN WIITALA is appointed by the Court as Administrator and authorized to administer the estate according to law.

Witness my hand and the seal of this Court on OCT 20 2023

Clerk of the Superior Court

By: *S. Berger*
Deputy Clerk



LETTERS OF ADMINISTRATION
(RCW 11.28.100)
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