

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 % 50 sold.

List percentage of ownership acquired next to each name.

1 Seller/Grantor

Name Caroline L. Resposts as Personal Representative of the Estate of Ralph S. Resposts, deceased

Mailing address 3284 Clemans Rd

City/state/zip Clarkston WA 99403

Phone (including area code) (760) 219-3140

2 Buyer/Grantee

Name Caroline L. Resposts (aka Carol L. Resposts), a widow

Mailing address 3284 Clemans Rd

City/state/zip Clarkston WA 99403

Phone (including area code) (760) 219-3140

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

Personal property?

Assessed value(s)

1-042-00-020-0002-0000

☐

\$ 208,300.00

1-042-00-020-0003-0000

☐

\$ 339,400.00

☐

\$ 0.00

4 Street address of property 3276 Clemans Rd and 3284 Clemans Rd, Clarkston, WA 99403

This property is located in Clarkston (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).

Please see attached Exhibit A.

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 Caroline L. Resposts

Name (print) Caroline L. Resposts, Personal Representative

Date & city of signing 05/24/2024, Clarkston, WA

Signature of grantee or agent Caroline L. Resposts

Name (print) Caroline L. Resposts

Date & city of signing 05/24/2024, 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.

EXHIBIT A

Legal Description

Parcel 1:

A portion of Lot 20 of W.J. Clemans Addition to the City of Asotin, according to the official plat thereof, filed in Book B of Plats at Page(s) 72 Official Records of Asotin County, Washington, more particularly described as follows:

Commencing at the centerline monument being 30 feet Northerly and 30 feet Easterly of the Northeast corner of said Lot 20, said monument being on the centerline of Clemans Road; thence South 13°56'00" East along the centerline of Clemans Road a distance of 272.00 feet; thence South 72°44'00" West a distance of 30.05 feet to a point on the East line of Lot 20, said point also being shown a survey plat done for Mike Eng on 1/25/72, said survey on file at the office of James W. Grow and Associates, listed under Job No. 82180, in Lewiston, Idaho, said point being the True Point of Beginning; thence South 72°44'00" West a distance of 219.94 feet; thence South 18°39'15" East a distance of 97.62 feet; thence South 51°19'57" East a distance of 42.79 feet; thence North 61°47'27" East a distance of 21.53 feet to a iron pin shown on said survey for Mike Eng; thence North 72°28'00" East a distance of 165.00 feet to the West right of way line of Clemans Road; thence North 13°56'00" West along said West right of way a distance of 128.40 feet to the True Point of Beginning.

SUBJECT TO AN EASEMENT FOR THE BENEFIT OF 3284 CLEMANS RD, CLARKSTON, WA 99403 FOR INGRESS, EGRESS AND UTILITIES OVER A 12-FOOT WIDE STRIP OF LAND LYING 6 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE NORTHEAST CORNER OF THE ABOVE DESCRIBED PROPERTY, SAID POINT ALSO BEING ON THE WEST RIGHT OF WAY LINE OF CLEMANS ROAD; THENCE SOUTH 13°56'00" EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 9.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 71°22'47" WEST A DISTANCE OF 82.01 FEET; THENCE SOUTH 56°27'40" WEST A DISTANCE OF 25.34 FEET; THENCE SOUTH 21°44'28" WEST A DISTANCE OF 27.00 FEET; THENCE SOUTH 08°32'30" EAST A DISTANCE OF 59.86 FEET; THENCE SOUTH 04°50'40" WEST A DISTANCE OF 19.97 FEET; THENCE SOUTH 45°52'52" WEST A DISTANCE OF 23.08 FEET AND SOUTH 64°01'19" WEST A DISTANCE OF 31.46 FEET AS FURTHER SET FORTH IN DEED FROM JOHN J. HORVEL ETUX TO ADELINE E. PUCKETT, RECORDED ON JANUARY 26, 1962 AS INSTRUMENT NO. 79861, RECORD OF ASOTIN COUNTY, WASHINGTON, SAID POINT BEING THE TERMINUS OF THIS EASEMENT.

Subject to: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record.

More commonly known as 3276 Clemans Rd, Clarkston, WA 99403.

Property Tax Parcel No. 1-042-00-020-0002-0000

56857

Parcel 2:

PART OF LOT 20 OF W. J. CLEMANS ADDITION TO THE TOWN OF ASOTIN
ACCORDING TO THE RECORDED PLAT THEREOF, IN ASOTIN COUNTY,
WASHINGTON, DESCRIBED AS FOLLOWS:

FROM THE NORTHWEST CORNER OF LOT 20 OF W. J. CLEMANS ADDITION; THENCE
SOUTHERLY A DISTANCE OF 489.7 FEET ALONG THE WESTERLY BOUNDARY LINE
OF LOT 20; THENCE DEFLECT LEFT $101^{\circ}37'$ A DISTANCE OF 280.14 FEET PARALLEL TO
THE NORTHERLY BOUNDARY LINE OF LOT 20 TO THE TRUE PLACE OF BEGINNING;
THENCE CONTINUE ON THE LAST MENTIONED COURSE 165.0 FEET TO A POINT ON
THE WESTERLY BOUNDARY LINE OF THE COUNTY ROAD; THENCE DEFLECT LEFT
 $85^{\circ}23'$ A DISTANCE OF 120 FEET ALONG SAID ROAD; THENCE DEFLECT LEFT $94^{\circ}37'$ A
DISTANCE OF 165.0 FEET; THENCE DEFLECT LEFT $85^{\circ}23'$ A DISTANCE OF 120.0 FEET
TO THE TRUE PLACE OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER A 12-
FOOT WIDE STRIP OF LAND LYING 6 FEET ON EACH SIDE OF THE FOLLOWING
DESCRIBED CENTERLINE:

COMMENCING AT THE CENTERLINE MONUMENT BEING 30 FEET NORTHERLY AND
30 FEET EASTERLY OF THE NORTHEAST CORNER OF SAID LOT 20, SAID MONUMENT
BEING ON THE CENTERLINE OF CLEMANS ROAD; THENCE SOUTH $13^{\circ}56'00''$ EAST
ALONG THE CENTERLINE OF CLEMANS ROAD A DISTANCE OF 272.00 FEET; THENCE
SOUTH $72^{\circ}44'00''$ WEST A DISTANCE OF 30.05 FEET TO A POINT ON THE EAST LINE OF
LOT 20, SAID POINT ALSO BEING SHOWN A SURVEY PLAT DONE FOR MIKE ENG ON
1/25/72, SAID SURVEY ON FILE AT THE OFFICE OF JAMES W. GROW AND
ASSOCIATES, LISTED UNDER JOB NO. 82180, IN LEWISTON, IDAHO, SAID POINT
BEING THE TRUE POINT OF BEGINNING, SAID POINT ALSO BEING ON THE WEST
RIGHT OF WAY LINE OF CLEMANS ROAD; THENCE SOUTH $13^{\circ}56'00''$ EAST ALONG
SAID RIGHT OF WAY LINE A DISTANCE OF 9.00 FEET TO THE TRUE POINT OF
BEGINNING; THENCE SOUTH $71^{\circ}22'47''$ WEST A DISTANCE OF 82.01 FEET; THENCE
SOUTH $56^{\circ}27'40''$ WEST A DISTANCE OF 25.34 FEET; THENCE SOUTH $21^{\circ}44'28''$ WEST A
DISTANCE OF 27.00 FEET; THENCE SOUTH $08^{\circ}32'30''$ EAST A DISTANCE OF 59.86 FEET;
THENCE SOUTH $04^{\circ}50'40''$ WEST A DISTANCE OF 19.97 FEET; THENCE SOUTH $45^{\circ}52'52''$
WEST A DISTANCE OF 23.08 FEET AND SOUTH $64^{\circ}01'19''$ WEST A DISTANCE OF 31.46
FEET AS FURTHER SET FORTH IN DEED FROM JOHN J. HORVEL ETUX TO ADELINE E.
PUCKETT, RECORDED ON JANUARY 26, 1962 AS INSTRUMENT NO. 79861, RECORD OF
ASOTIN COUNTY, WASHINGTON, SAID POINT BEING THE TERMINUS OF THIS
EASEMENT.

Subject To : This conveyance is subject to covenants, conditions, restrictions and easements, if any,
affecting title, which may appear in the public record, including those shown on any recorded plat
or survey.

More commonly known as 3284 Clemans Rd, Clarkston, WA 99403.

Property Tax Parcel No. 1-042-00-020-0003-0000

56857

CERTIFIED

FILED

2024 APR 29 PM 2:53

MCKENZIE A. CAMPBELL
COUNTY CLERK
ASOTIN COUNTY, WA

SUPERIOR COURT OF WASHINGTON FOR ASOTIN COUNTY

In re the Estate of:

No. 24-4-00043-02

RALPH S. RESPONTS,

LETTERS TESTAMENTARY WITH
NONINTERVENTION POWERS

Deceased.

WHEREAS, the Last Will and Testament of Ralph S. Responst, deceased, was on the
2a day of April, 2024, duly exhibited, proven, and recorded in our said Superior Court;

WHEREAS, Caroline L. Responst is the person nominated as Personal Representative
in said Will;

WHEREAS, Caroline L. Responst has petitioned this court to be appointed Personal
Representative thereof; and

WHEREAS, this court has entered an order appointing Caroline L. Responst 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 Caroline L. Responst to execute the terms of the Will with nonintervention powers
according to law.

LETTERS TESTAMENTARY WITH
NONINTERVENTION POWERS

Page 1 of 2

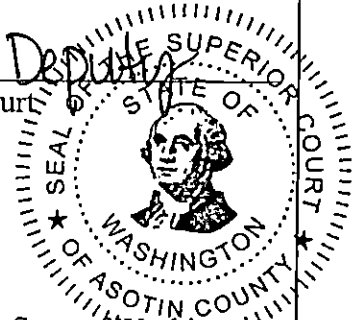
Gittins & Dukes, PLLC
843 Seventh Street
Clarkston, WA 99403
(509) 758-2501
Facsimile: (509) 758-3576

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WITNESS, Brooke J. Burns, Judge of our
Superior Court, and the seal of said Court
hereto affixed this 29 day of April, 2024.

S. Bergen, Deputy
Clerk of the Superior Court



STATE OF WASHINGTON)
: ss.
County of Asotin)

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 29 day of April, 2024.

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

By S. Bergen
Deputy

