

# 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 Eyron Fry and Lisbeth Randall as Co- Personal Representative's  
of the Estate of Emily Quinn Fry

Mailing address P.O. Box 503

City/state/zip Pomeroy, WA 99347

Phone (including area code) \_\_\_\_\_

## 2 Buyer/Grantee

Name Leilani Ronquillo

Mailing address 1313 BOSTON ST

City/state/zip CLARKSTON, WA 99403

Phone (including area code) \_\_\_\_\_

## 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) |
|----------------------------------------------------------------|--------------------------|-------------------|
| 10042500200060000                                              | <input type="checkbox"/> | \$ 185,900.00     |
|                                                                | <input type="checkbox"/> | \$ 0.00           |
|                                                                | <input type="checkbox"/> | \$ 0.00           |

## 4 Street address of property 1313 Boston St. Clarkston, WA 99403

This property is located in Asotin County (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).

The North 75 feet of the South 528 feet of the West Half of Lot 2 in Block JJ of Vineland, according to the official plat thereof, filed in Book A of Plats at Page(s) 14, records of Asotin County, Washington. EXCEPTING THEREFROM the West 25 feet thereof.

## 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 Eyron Fry

Name (print) Eyron Fry

Date & city of signing May 30, 2024 Lewiston, ID

Signature of grantee or agent Eyron Fry

Name (print) Eyron Fry

Date & city of signing May 30, 2024 Lewiston, ID

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.

CREASON, MOORE,  
DOKKEN & GIBBL  
CR#15333

JUN - 5 2024

ASOTIN COUNTY  
TREASURER

#56878

**CERTIFIED**

**FILED**

2023 JUL 26 AM 8:25

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.

**23-4-00076-02**

OF

**LETTERS OF  
ADMINISTRATION  
(RCW 11.28.100)**

EMILY QUINN FRY,

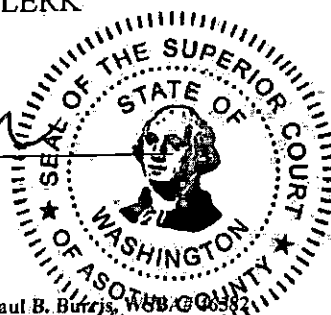
Deceased.

WHEREAS, Emily Quinn Fry, the above decedent died on June 19, 2023, intestate, leaving at the time of her death, property in this state subject to administration. Now, therefore, know all men by these presents that we do hereby appoint Eyron Fry and Lisbeth Randall administrators upon said estate, and whereas said administrators have duly qualified, hereby authorize them to administer the same according to law with full nonintervention powers.

WITNESS my hand and seal of this Court this 26 day of July, 2023.

SUPERIOR COURT CLERK

By S. Bergen  
Deputy



LETTERS OF ADMINISTRATION -- 1

Paul B. Butts, W.B. 000382  
Creason, Moore, Dokken & Geidl PLLC  
P.O. Drawer 835, Lewiston, ID 83501  
(208) 743-1516; Fax: (208) 746-2231

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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 of Administration 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 20 day of July, 2023.

County Clerk & Ex-officio  
Clerk of the Superior Court

By S. Bergen  
Deputy



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