

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 Benjamin Cody Lundberg, Personal Representative of the
Estate of Kelly Ann Roberts

Mailing address 2304 16th Avenue

City/state/zip Lewiston, ID 83501

Phone (including area code) (509) 202-8338

2 Buyer/Grantee

Name Benjamin Cody Lundberg, an unmarried man

Mailing address 2304 16th Avenue

City/state/zip Lewiston, ID 83501

Phone (including area code) (509) 202-8338

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

1-004-04-020-0003-0000

Personal
property?

Assessed
value(s)

☐

\$ 42,800.00

☐

\$ 0.00

☐

\$ 0.00

4 Street address of property 2059 Crestview Drive, Clarkston, Washington

This property is located in Clarkston Asotin Co. (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).

See attached Exhibit A.

5 99 - Other undeveloped land

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 Benjamin Cody Lundberg

Name (print) Benjamin Cody Lundberg, PR

Date & city of signing Lewiston, Idaho 6/11/24

Signature of grantee or agent Benjamin Cody Lundberg

Name (print) Benjamin Cody Lundberg

Date & city of signing Lewiston, Idaho 6/11/24

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)).

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(TTY) users may use the WA Relay service by calling 711.

Creason, Moore, Dokken + Guidl
CK# 15358 AH

JUN 13 2024
ASOTIN COUNTY
TREASURER

#56892
Print on legal size paper.
Page 1 of 6

Exhibit A

That part of Lot 20 in Block 'K' of Vineland, according to the official plat thereof, filed in Book A of Plats at Page(s) 29, records of Asotin County, Washington, more particularly described as follows:

Beginning at the Northeast corner of said Lot 20, said point being on the centerline of the County Road; thence Northwesterly along said centerline a distance of 108.31 feet; thence deflect left $99^{\circ} 16'$ a distance of 154.96 feet; thence deflect left $68^{\circ} 22'$ a distance of 115.0 feet to a point on the East lot line of said Lot 20; thence deflect left $111^{\circ} 38'$ a distance of 179.9 feet to the Place of Beginning.

56892

CERTIFIED

FILED

2022 MAY 19 PM 2:22

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

OF

KELLY ANN ROBERTS,

Deceased.

Case No. 22-4-00055-02

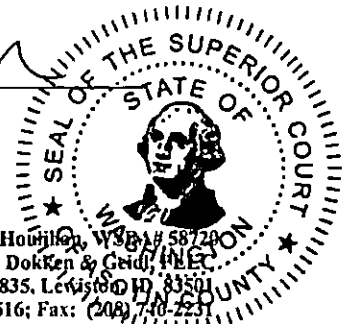
LETTERS OF
ADMINISTRATION
(RCW 11.28.100)

WHEREAS, Kelly Ann Roberts, the above decedent died on March 16, 2022, 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 Benjamin C. Lundberg administrator upon said estate, and whereas said administrator has duly qualified, hereby authorize his to administer the same according to law with full nonintervention powers.

WITNESS my hand and seal of this Court this 19th day of May, 2022.

SUPERIOR COURT CLERK

By S. Bergen
Deputy



LETTERS OF ADMINISTRATION - 1

56892

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 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 seal of this Superior Court this 19th day of May, 2022.

County Clerk & Ex-officio
Clerk of the Superior Court

By S. Bergen
Deputy



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