

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 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

Michelle Chapman and Lori Atwood, as co-personal representatives of the estate of Donna O'Dell, deceased, under Superior Court of Asotin County, State of Washington, Probate Cause No. 17-4-00058-02 and Michelle Chapman and Lori Atwood, as co-personal representatives of the estate of Melvin Lee O'Dell, deceased, under Superior Court of Asotin County, State of Washington, Probate Cause No. 23-4-00121-02

Name State of Washington, Probate Cause No. 23-4-00121-02

Mailing address 1302 13th St Unit 10

City/state/zip Clarkston, WA 99403

Phone (including area code) (509) 303-9552

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

Name Trent M Line and Patsy E Line

Mailing address 932 Van Arsdol St

City/state/zip Clarkston, WA 99403

4 Street address of property

932 Van Arsdol St, Clarkston, WA 99403

This property is located in City of Clarkston, 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).

As more fully described on that Legal Exhibit "A" attached hereto and made a part hereof by reference.

2 Buyer/Grantee

Name Trent M Line and Patsy E Line, husband and wife

Mailing address 932 Van Arsdol St

City/state/zip Clarkston, WA 99403

Phone (including area code) (208) 791-9132

List all real and personal property tax Parcel account numbers	Personal property?	Assessed value(s)
<u>10042301500040000</u>	☐	<u>217700.00</u>
	☐	
	☐	

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 predominantly 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)? ☐ Yes ☒ No

If yes, and the transfer involves multiple parcels with different classifications complete the predominate use calculator (see instructions)

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 TCW 84.26? ☐ Yes ☒ No

If 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 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 Michelle Chapman P.R.

Name (print) Michelle Chapman and Lori Atwood, as co-personal representatives of the estate of Donna O'Dell, deceased, under Superior Court of Asotin County, State of Washington, Probate Cause No. 17-4-00058-02

Date & city of signing 6/13/24 Clarkston, WA

Signature of grantee or agent Trent M Line

Name (print) Trent M Line

Date & city of signing 6/13/24 Clarkston, WA

A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX
*SEE INSTRUCTIONS

Gross selling price	\$346,600.00
*Personal property (deduct)	\$0.00
Exemption claimed (deduct)	\$0.00
Taxable selling price	\$346,600.00
Excise tax: state	
Less than \$525,000.01 at 1.1%	\$3,812.60
\$525,000.01 to \$1,525,000.00 at 1.28%	\$ 0.00
\$1,525,000.01 to \$3,025,000.00 at 2.75%	\$ 0.00
Above \$3,025,000.00 at 3%	\$ 0.00
Agricultural and timberland at 1.28%	\$0.00
Total Excise Tax: state	\$3,812.60
0.005 Local	\$866.50
*Delinquent Interest: state	\$0.00
Local	\$0.00
*Delinquent penalty	\$0.00
Subtotal	\$4,679.10
*State technology fee	\$5.00
Affidavit processing fee	\$0.00
Total due	\$4,684.10

LEGAL EXHIBIT "A" – LEGAL DESCRIPTION

The South 80 feet of the North 435 feet of the South half of Lot 15 of Block "HH" of Vineland, according to the official plat thereof, filed in Book A of Plats at page 20, Official Records of Asotin County, Washington.

EXCEPTING THEREFROM, the East 25 feet thereof conveyed to Asotin County, Washington, by deed recorded November 22, 1995, under Auditor's File No. 59353, for road purposes.

Situated in the County of Asotin, State of Washington.

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CERTIFIED

FILED

2024 FEB 28 AM 11:34

MCKENZIE A. CAMPBELL
COUNTY CLERK
ASOTIN COUNTY, WA

SUPERIOR COURT OF WASHINGTON FOR ASOTIN COUNTY

Estate of: DONNA O'DELL Deceased.	NO. 17-4-00058-02 LETTERS TESTAMENTARY
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WHEREAS, an attested copy of the Last Will and Testament of Donna O'Dell deceased, was on the 28 day of February, 2024, duly exhibited, proven, and recorded in our said Superior Court; and

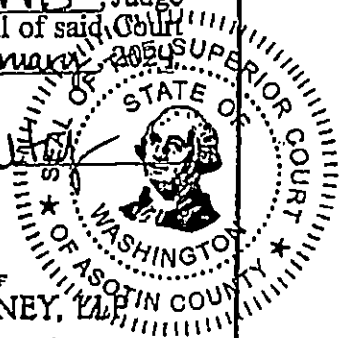
WHEREAS, Michelle Chapman and Lori Atwood are the persons appointed as successor co-Personal Representative in said Will; and

WHEREAS, Michelle Chapman and Lori Atwood have petitioned this court to be appointed co-Personal Representatives thereof,

NOW, THEREFORE, know all men by these presents, that we do hereby authorize the said Michelle Chapman and Lori Atwood, together, to execute the terms of the Will according to law.

WITNESS, Brooke J. Burns, Judge
of our Superior Court, and the seal of said Court
hereto affixed this 28 day of February, 2024

S. Bergen, Deputy
Clerk of the Superior Court



LETTERS TESTAMENTARY

1

LAW OFFICES OF
CLARK AND FEENEY, LLP
LEWISTON, IDAHO 83501

56900

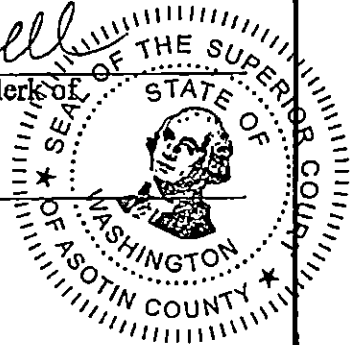
1 STATE OF WASHINGTON)
2 : ss.
3 County of Asotin)

4 I, Mckenzie Campbell, County Clerk of the County of Asotin, State of
5 Washington, and ex-officio Clerk of the Superior Court of the State of Washington for Asotin
6 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.

7 IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of said
Superior Court this 11th day of March, 2024.

8
9 Mckenzie Campbell
10 County Clerk & Ex-officio Clerk of
the Superior Court

11 By _____
12 Deputy



CERTIFIED

FILED

2023 OCT 26 AM 11:48

MCKENZIE A. CAMPBELL
COUNTY CLERK
ASOTIN COUNTY, WA

SUPERIOR COURT OF WASHINGTON FOR ASOTIN COUNTY

Estate of: MELVIN LEE O'DELL Deceased.	NO. 23-4-00121-02 LETTERS TESTAMENTARY
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WHEREAS, an attested copy of the Last Will and Testament of Melvin Lee O'Dell deceased, was on the 20th day of October, 2023, duly exhibited, proven, and recorded in our said Superior Court; and

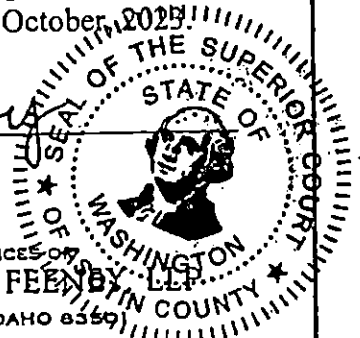
WHEREAS, Michelle Chapman and Lori Atwood are the persons appointed as successor co-Personal Representative in said Will; and

WHEREAS, Michelle Chapman and Lori Atwood have petitioned this court to be appointed co-Personal Representatives thereof,

NOW, THEREFORE, know all men by these presents, that we do hereby authorize the said Michelle Chapman and Lori Atwood, together, to execute the terms of the Will according to law.

WITNESS, Brooke J. Burns, Judge
of our Superior Court, and the seal of said Court
hereto affixed this 20th day of October, 2023.

S. Berger, Deputy
Clerk of the Superior Court



LETTERS TESTAMENTARY

56900

1 STATE OF WASHINGTON)

2 : ss.
County of Asotin)

3 **MCKENZIE CAMPBELL** County Clerk of the County of Asotin, State of
4 Washington, and ex-officio Clerk of the Superior Court of the State of Washington for Asotin
5 County, do hereby certify that the within and foregoing is a full, true, and correct copy of the
6 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.

7 IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of said
Superior Court this 26th day of October, 2023.

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9
10 County Clerk & Ex-officio Clerk of
the Superior Court

11 By S. Bergen
12 Deputy

