

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 Cheryl G. Fleming, as Personal Representative
of the Estate of Thomas E. Fleming, III

Mailing address 1140 16th Ave.

City/state/zip Clarkston, WA 99403

Phone (including area code) _____

2 Buyer/Grantee

Name Fleming, Cheryl G.

Mailing address 1140 16th Ave.

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)

1-345-00-001-0000-0000

☐

\$ 176,100.00

☐

\$ 0.00

☐

\$ 0.00

4 Street address of property 1140 16th Ave. 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).

Lot 1 of Fleming Addition according to the recorded plat thereof, recorded December 28, 1998, as Instrument No. 238402, records of Asotin County, Washington.

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 _____

7 List all personal property (tangible and intangible) included in selling price.

N/A

If claiming an exemption, enter exemption code and reason for
exemption. *See dor.wa.gov/REET for exemption codes*

WAC number (section/subsection) 458-61A-202 6(f)

Reason for exemption

Inheritance

Type of document Personal Representative's Deed

Date of document June 20, 2024

Gross selling price 0.00

*Personal property (deduct) 0.00

Exemption claimed (deduct) 0.00

Taxable selling price 0.00

Excise tax: state

Less than \$525,000.01 at 1.1% 0.00

From \$525,000.01 to \$1,525,000 at 1.28% 0.00

From \$1,525,000.01 to \$3,025,000 at 2.75% 0.00

Above \$3,025,000 at 3% 0.00

Agricultural and timberland at 1.28% 0.00

Total excise tax: state 0.00

0.0025 Local 0.00

*Delinquent interest: state 0.00

Local 0.00

*Delinquent penalty 0.00

Subtotal 0.00

*State technology fee 5.00

Affidavit processing fee 5.00

Total due 10.00

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

*SEE INSTRUCTIONS

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

Signature of grantor or agent Cheryl G. Fleming

Name (print) Cheryl G. Fleming

Date & city of signing June 20, 2024 Lewiston, ID

Signature of grantee or agent Cheryl G. Fleming

Name (print) Cheryl G. Fleming

Date & city of signing June 20, 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)).

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Cresson, Moore, Dokken + Geidl
OK # 15369

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Print on legal size paper.
Page 1 of 6

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2 CONFORMED COPY
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REC'D & FILED
OFFICE OF CO. CLERK
ASOTIN COUNTY, WA
JUN 20 2007
59
CLERK DEPUTY

8 SUPERIOR COURT OF WASHINGTON FOR ASOTIN COUNTY
9

10 In re the Estate of:) No. 07-4-00037-5
11)
12 THOMAS E. FLEMING, III,) ORDER GRANTING LETTERS
13) OF ADMINISTRATION
14 Deceased.) RCW 11.28.131
15

16 The Application for Letters of Administration of the estate of the above-named
17 decedent has been presented on behalf of Cheryl Gay Fleming. The Court finds:

- 18 1. Decedent died on May 29, 2007 and left property subject to the jurisdiction of
19 the court.
20 2. Cheryl Gay Fleming is qualified and willing to act as personal representative.
21

22 ORDER

23 IT IS ORDERED

24 A. Cheryl Gay Fleming is appointed personal representative of the estate to serve
25 in such capacity without bond provided that no estate assets be distributed to the beneficiaries
26 except upon order of the Court; and

27 B. The clerk of the court is authorized to issue Letters of Administration
28 evidencing the appointment of Cheryl Gay Fleming as personal representative.

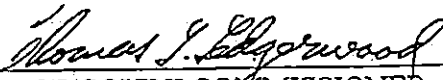
ORDER GRANTING LETTERS
OF ADMINISTRATION

Law Office of
David A. Gittins
843 Seventh Street
Clarkston, WA 99403
(509)758-2501
Facsimile: (509) 758-3576

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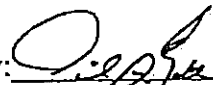
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DONE IN OPEN COURT this 19th day of June, 2007.


JUDGE/COURT COMMISSIONER

Presented by:

LAW OFFICES OF DAVID A. GITTINS

By: 
David A. Gittins, WSBA #7796
Attorney for Personal Representative

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