

Form 84 0001a

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 Estate of Joel Ford, deceased

By Keith Ford, PR

Mailing address 9331 N. Macie Loop

City/state/zip Hayden ID 83835

Phone (including area code) _____

2 Buyer/Grantee

Name Travis S. Downing

Jennifer Ladwig

Mailing address 704 10th St

City/state/zip Clarkston, WA 99403

Phone (including area code) _____

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

Name Travis S. Downing Jennifer Ladwig

Mailing address _____

City/state/zip _____

List all real and personal property tax
parcel account numbers

10021100600010000

Personal
property?

☐

☐

☐

Assessed
value(s)
162,300.00

4 Street address of property 704 10th Street, Clarkston, WA 99403

This property is located in Asotin Clarkston (for unincorporated locations please select your county) X

☐ 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 25 feet of Lot 5 and the South half of Lot 6 in Block 11 of West Clarkston according to the official plat thereof, filed in Book B of
Plats at Page(s) 22, records of Asotin County, Washington

5 Land use code 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 Joel Ford

Name (print) Estate of Joel Ford, deceased

Date & city of signing 6-25-2024 SDA

Signature of grantee or agent Travis S. Downing

Name (print) Travis S. Downing

Date & city of signing 6/26/2024

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.

REV 84 0001a (02/21/24)

THIS SPACE TREASURER'S USE ONLY

COUNTY TREASURER

FILED

2024 APR -9 PM 1:17

MCKENZIE A. CAMPBELL
COUNTY CLERK
ASOTIN COUNTY, WA

SUPERIOR COURT OF WASHINGTON FOR ASOTIN COUNTY

In re the Estate of:

No. 24-4-00040-02

JOEL FORD,

LETTERS TESTAMENTARY WITH
NONINTERVENTION POWERS

Deceased.

WHEREAS, the Last Will and Testament of Joel Ford, deceased, was on the 9 day
of April, 2024, duly exhibited, proven, and recorded in our said Superior Court;

WHEREAS, Keith Ford is the person nominated as Personal Representative in said
Will;

WHEREAS, Keith Ford has petitioned this court to be appointed Personal
Representative thereof; and

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

LETTERS TESTAMENTARY WITH
NONINTERVENTION POWERS

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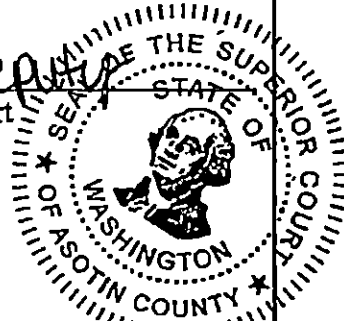
Gittins & Dukes, PLLC
843 Seventh Street
Clarkston, WA 99403
(509) 758-2501
Facsimile: (509) 758-3576

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WITNESS, Brooke J. Burns, Judge of our
Superior Court, and the seal of said Court
hereto affixed this 9 day of April, 2024.

Blitzer 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 ____ day of April, 2024.

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

By _____
Deputy

LETTERS TESTAMENTARY WITH
NONINTERVENTION POWERS

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