

Real Estate Excise Tax Affidavit (RCW 82.45 WAC 458-61A)

Only for sales in a single location code on or after January 1, 2023.

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 Philip W. Sharp, a married man

Mailing address 2332 6th Avenue

City/state/zip Clarkston WA 99403

Phone (including area code) _____

2 Buyer/Grantee

Name Beverly I. Fuchs, a married woman

dealing in her sole and separate property

Mailing address 2332 6th Avenue

City/state/zip Clarkston WA 99403

Phone (including area code) (509) 552-6187

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

1-041-31-007-0003-0000

Personal
property?

☐

Assessed
value(s)

\$237,100.00-243,800

☐

\$ 0.00

☐

\$ 0.00

4 Street address of property 2332 6th Avenue, Clarkston WA 99403

This property is located in Clarkston (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).

Please see attached Exhibit A.

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.

If claiming an exemption, list WAC number and reason for exemption.

WAC number (section/subsection) WAC 458-61A-203(1)

Reason for exemption

Transfer from one spouse to the other to separate community property.

Type of document Quitclaim Deed

Date of document 01/20/2023

Gross selling price	237,100.00
*Personal property (deduct)	0.00
Exemption claimed (deduct)	237,100.00
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 Beverly I. Fuchs

Name (print) Beverly I. Fuchs, Attorney-in-Fact

Date & city of signing 01/20/2023, Clarkston, WA

Signature of grantee or agent Beverly I. Fuchs

Name (print) Beverly I. Fuchs

Date & city of signing 01/20/2023, Clarkston, WA

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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EXHIBIT A

Legal Description

The South 660 feet of Lot 7 in Block 'I-3-3' of Clarkston Heights, according to the official plat thereof, filed in Book B of Plats at Page(s) 99 Official Records of Asotin County, Washington.

EXCEPTING THEREFROM the following: Beginning at the Southwest corner of said Lot 7, said point being on the centerline of Secondary State Highway No. 3-K; thence North along the West line of said Lot 7 a distance of 278.3 feet; thence East a distance of 184.68 feet; thence South a distance of 278.3 feet to a point on the centerline of Secondary Highway No. 3-K; thence West along said centerline 184.68 feet to the point of beginning;

AND ALSO EXCEPTING THEREFROM the following: The North 200 feet of the South 478.3 feet of the West 189.4 feet of Lot 7, Block "I-3-3" of Clarkston Heights, Asotin County, Washington, according to the recorded plat thereof; all distance being measured to the centerlines of existing streets as recorded;

AND FURTHER EXCEPTING THEREFROM any portion lying within 6th Avenue.

Tax Parcel No. 1-041-31-007-0003-0000

more commonly known as 2332 6th Ave, Clarkston, WA 99403.

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