Revenue C

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.

Check box if partial sale, indicate % sold L	ist percentage of ownership acquired next to each name.
Seller/Grantor	2 Buyer/Grantee
ame Alan D. Coons	Name Tracey A. Sinner
alling address 2729 27th Street	Mailing address 2673 8th Avenue
ty/state/zip Clarkston, WA 99403	City/state/zip Clarkston, WA 99403
none (Including area code) <u>509-780-2449</u>	Phone (including area code) 208-530-2213
	List all real and personal property tax Personal . Assessed
Send all property tax correspondence to: Same as Buyer/Grantee ame Tracey A. Sinner	parcel account numbers property? value(s)
ame	1721020030000000 removed from \$453,900.00
lailing address 2673 8th Avenue	1721020010000000 added to \$ 1.37,500.00 \$ 0.00
ty/state/zip Clarkston, WA 99403	
Street address of property No Known Address 8th Avenue, Clarkston, V	WA 99403
ois 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 anothe gal description of property (If you need more space, attach a separate s	r parcel, are part of a boundary line adjustment or parcels being merged.
-	neet to each page of the anidovery
see Attached	a for the transfer as the complete of
•	
<u> </u>	
91 - Undeveloped land (land only)	7 List all personal property (tangible and Intangible) included in selling
nter any additional codes	price.
ee back of last page for Instructions)	HILL William Committee to the second
/as the seller receiving a property tax exemption or deferral nder RCW 84.36, 84.37, or 84.38 (nonprofit org., senior	If claiming an exemption, list WAC number and reason for exemption.
tizen or disabled person, homeowner with limited income)? L.J Yes 😢 No	WAC number (section/subsection)
this property predominately used for timber (as classified ider RCW 84.34 and 84.33) or agriculture (as classified under	Reason for exemption
CW 84,34,020) and will continue in it's current user if yes and	or a deproperty tox Terainst Associated
e transfer involves multiple parcels with different classifications, properties of the predominate use calculator (see instructions)	
D. D.	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
is this property designated as notest land per New 44.331	Type of document Statutory Warranty Deed
and agricultural, or timber) land per RCW 84.34?	Date of document 1/20/2023
this property receiving special valuation as historical	Gross selling price 16,000,00
roperty per RCW 84.267	
any answers are yes, complete as instructed below.) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE)	temption claimed (deduct) at the control of the control
EW OWNER(S): To continue the current designation as forest land	toxetie setting price
r classification as current use (open space, farm and agriculture, or mber) land, you must sign on (3) below. The county assessor must then	Excise tax: state 176.00
etermine if the land transferred continues to qualify and will indicate	Less than \$525,000.01 at 1.174
y signing below. If the land no longer qualifies or you do not wish to ontinue the designation or classification, it will be removed and the	Fram \$525,000.01 to \$1,525,000 at 1.26%
ompensating or additional taxes will be due and payable by the seller	From \$1,525,000.01 to \$3,025,000 at 2.75%
r transferor at the time of sale (RCW 84.33.140 or 84.34.108). Prior to gning (3) below, you may contact your local county assessor for more	
formation.	Agricultural and timperiand at 1.26% —
his land:	i i i i i i i i i i i i i i i i i i i
ontinuance.	0.0025 461 6061
eputy assessor signature Date	, Demiquent interest, state
NOTICE OF COMPLIANCE (HISTORIC PROPERTY)	Delinquent penalty 0.00
EW OWNER(S): To continue special valuation as historic property, sign below. If the new owner(s) doesn't wish to continue, all additional tax	Definiquent penalty
alculated pursuant to RCW 84.26, shall be due and payable by the seller	
r transferor at the time of sale	Affidaylt processing fee
	Total due 221.00
gnature Signature	A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX
rint name Print name	*SEE INSTRUCTIONS
I CERTIFY UNDER PENALTY OF PERIUBY THAT THE FOREGOING IS TRU	
Signature of grantor or agent Wass Coon	Signature of grantee or agent Macay 16:35
Name (print) Alan D. Coons	Name (print) Tracey A. Skinner Sinner The
Date & city of signing 1/23/2023 Clarkston, WA	Date & city of signing 1/24/2023 Clarkston, WA
	nement in a state correctional institution for a maximum term of five years, both such confinement and fine (RCW 9A.72.030 and RCW 9A.20.021(1)(c)).
To all about the amilability of this publication in an alternate	format for the visually impaired, please call 300-705-6705, teletype
The series may use the visit of the series may use the series of the	WA heldy Service by Coming of the research has a real first the service of the se
EV 84 0001a (12/1/22) THIS SPACE	TREASURER'S USE ONLY COUNTY TREASURER 9.00
E4 94 00019 (12/1/21)	1 st 11 that this of 2 above

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0.00

COUNTY LAFASORER

3800 New Lot 7 be - Class then

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Exhibit A

For the purpose of a boundary line adjustment, that portion of the following description:

Lot 3 in Block 2 of Coons Addition, according to the recorded plat thereof, recorded June 22, 2009 as Instrument No. 313499 Official Records of Asotin County, Washington.

The Eastern most 3 feet of Lot 3, Block 1, of Coons Addition, according to the recorded plat thereof, recorded September 18, 2007 as Instrument No. 301624 Official Records of Asotin County, Washington. 1-721-02-003-0000-0000

More particularly described as follows:

Commencing at the Northwest Corner of Lot 1 in Block 2 of Coons Addition, according to the recorded plat thereof, recorded June 22, 2009 as instrument No. 313499 Official Records of Asotin County, Washington, being on the Southerly right of way of 8th Avenue;

Thence departing from the southerly right of way of 8th Avenue South 0°55'16" West a distance of 120.00 feet to the Point of Beginning;

Thence South 89°04'44" East a distance of 78.00 feet;

Thence South 0°55'16" West a distance of 54.00 feet;

Thence North 89°04'44" West a distance of 78.00 feet;

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Thence North 0°55'16"East a distance of 54.00 feet, to the Point of Beginning.

To be combined with:

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Lot 1 in Block 2 of Coons Addition, according to the recorded plat thereof, recorded June 22, 2009 as Instrument No. 313499 Official Records of Asotin County, Washington.

1-721-02-001-0000-0000 1 cm of the first thereof the first of George Plant thereof

To now be known as: 1

COMMENCING AT THE CENTERLINE INTERSECTION OF 8TH AVENUE AND ST. HELENS COURT, BEING A FOUND 1" DRILL STEEL BAR DOWN 0.2' IN AN ASOTIN COUNTY MONUMENT CASE PER BLOCK 2.0Fded COONS ADDITION RECORDED AS INSTRUMENT #313499, ASOTIN COUNTY BUDITORS OFFICE: 177,

THENCE ALONG THE CENTERLINE OF 8TH AVENUE, N89°04'44"W A DISTANCE OF 394.93, FEET; THENCE DEPARTING SAID CENTERLINE, S 0°55'16 W A DISTANCE OF 25.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF 8TH AVENUE, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING; THENCE ALONG SAID RIGHT-OF-WAY OF S 89°04'44"E A DISTANCE OF 78.00 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY S 0°55'16 W A DISTANCE OF 174.00 FEET: THENCE N 89°04'44"W A DISTANCE OF 78.00 FEET;

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THENCE NO°55'16"E A DISTANCE OF 174.00 FEET TO THE TRUE POINT OF BEGINNING. 1-721-02-001-0000-0000

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