

Real Estate Excise Tax Affidavit (RCW 82.45 WAC 458-81A)

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 Alan D. Coons

Mailing address 2729 27th Street

City/state/zip Clarkston, WA 99403

Phone (including area code) 509-780-2449

2 Buyer/Grantee

Name Tracey A. Sinner

Mailing address 2673 8th Avenue

City/state/zip Clarkston, WA 99403

Phone (including area code) 208-530-2213

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

Name Tracey A. Sinner

Mailing address 2673 8th Avenue

City/state/zip Clarkston, WA 99403

4 Street address of property No Known Address 8th Avenue, 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).

See Attached

5 91 - Undeveloped land (land only)

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 its 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 Alan D. Coons

Name (print) Alan D. Coons

Date & city of signing 1/23/2023 Clarkston, WA

Signature of grantee or agent Tracey A. Sinner

Name (print) Tracey A. Sinner

Date & city of signing 1/24/2023 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(a)(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.

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.

AND

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;

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

To be combined with:

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

To now be known as:

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 OF COONS ADDITION RECORDED AS INSTRUMENT #313499, ASOTIN COUNTY AUDITORS OFFICE;

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;

THENCE N 0°55'16"E A DISTANCE OF 174.00 FEET TO THE TRUE POINT OF BEGINNING.

1-721-02-001-0000-0000

55800