

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 Robert Brooks

~~Send to County~~

Mailing address 1457 Sycamore Street

City/state/zip Clarkston, WA 99403

Phone (including area code) 2088161765

2 Buyer/Grantee

Name Craig S. Walters

Mailing address PO Box 145

City/state/zip Colton, WA 99113

Phone (including area code) 5093311172

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

Name Craig S. Walters

Mailing address PO Box 145

City/state/zip Colton, WA 99113

List all real and personal property tax
parcel account numbers

Personal
property?

Assessed
value(s)

10412600700040000

☐

\$ 35,200.00

☐

\$ 0.00

☐

\$ 0.00

4 Street address of property NNA 5th 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 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 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 Robert Brooks

Name (print) Robert Brooks

Date & city of signing 1/23/2023 Clarkston

Signature of grantee or agent Craig S. Walters

Name (print) Craig S. Walters

Date & city of signing 1/25/23 Clarkston

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(4)(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.

File No. 628751

Exhibit 'A'

The West 148.5 feet of Lot 7 in Block H-1-1 of Clarkston Heights, according to the official plat thereof, filed in Book C of Plats at Page(s) 20, records of Asotin County, Washington, EXCEPTING THEREFROM, however, the following: Commencing at the pipe monument marking the point of intersection of the centerline of 4th Avenue and Reservoir Road; thence along the centerline of said Reservoir Road South $46^{\circ}10'$ West a distance of 304.98 feet; thence South 608.40 feet; thence East 368.5 feet; thence North 819.62 feet, more or less, to a point on the centerline of the County road, being the North line of Lot 7 in Block H-1-1 of Clarkston Heights; thence West along said North line for a distance of 148.50 feet to the place of Beginning. ALSO EXCEPTING THEREFROM that portion thereof deeded to Asotin County by Warranty Deed recorded November 13, 1972, as Instrument No 114554, as follows: Commencing at the Southwest corner of Lot 8; thence North $88^{\circ}22'$ East a distance of 204.25 feet to the True Point of Beginning; thence North a distance of 5.82 feet; thence deflecting right $79^{\circ}44'$ along the arc of a curve to the left having a radius of 470 feet for a distance of 193.05 feet; thence North $33^{\circ}48'$ West a distance of 10 feet; thence North $56^{\circ}12'$ East a distance of 224.80 feet; thence along the arc of a curve to the right having a radius of 530 feet for a distance of 5.18 feet; thence South a distance of 47.52 feet; thence South $57^{\circ}51'$ West a distance of 337.47 feet; thence South $88^{\circ}22'$ West a distance of 82.81 feet; thence Northerly to the True Point of Beginning. (All being in Lot 7 and 8, Block H-1-1 of Clarkston Heights.)

55812