

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 Charles A. Ballard

Kathleen E. Ballard

Mailing address 11576 Snake River Rd

City/state/zip Asotin WA 99402

Phone (including area code) _____

2 Buyer/Grantee

Name Shean M. Winschell

Madeline Y. Winschell

Mailing address 11576 Snake River Road

City/state/zip Clarkston, WA 99403-99402

Phone (including area code) _____

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

1-049-00-073-0003-0000

Personal
property?

Assessed
value(s)

☐ \$ 257,800.00

☐ \$ 0.00

☐ \$ 0.00

4 Street address of property 11576 Snake River Road, Clarkston, WA Asotin WA

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 legal

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 84.337? ☐ 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 84.267? ☐ 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 Charles A. Ballard

Name (print) Charles A. Ballard

Date & city of signing 01/11/2023, Clarkston, WA

Signature of grantee or agent Shean M. Winschell

Name (print) Shean M. Winschell

Date & city of signing 01/09/2023, 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)).

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"

628060

Situate in the County of Asotin, State of Washington, to-wit:

That part of Lot 4 of Section 12 and the North Half of the Northeast Quarter of Section 13 of Township 9 North, Range 46 East of the Willamette Meridian, Asotin County, Washington, more particularly described as follows: Commencing at the Northwest corner of said Section 13; thence East along the North line of said Section 13 a distance of 3753.52 feet; thence South $52^{\circ}39'51''$ East a distance of 140.63 feet to the True Place of Beginning; thence North $37^{\circ}53'48''$ East a distance of 478.31 feet to a point on the Westerly right of way line of the County road; thence South $52^{\circ}06'12''$ East along said right of way line a distance of 10.0 feet to a point of curve; thence continue along said right of way around a curve to the right with a radius of 714.20 feet for a distance of 131.51 feet to a point of reverse curve; thence continue along said right of way line around a curve to the left with a radius of 1794.0 feet for a distance of 283.04 feet to a point of reverse curve; thence continue along said right of way line around a curve to the right with a radius of 1024.16 feet for a distance of 91.46 feet; thence South $44^{\circ}31'26''$ West a distance of 428.08 feet; thence North $52^{\circ}44'59''$ West a distance of 190.07 feet; thence North $52^{\circ}39'51''$ West a distance of 273.71 feet to the true place of beginning.

Also known as Lot 3 of Ackermans Bar.

55780