

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 MRF, LLC an Idaho LLC

2 Buyer/Grantee

Name JL Port Properties, LLC a Washington LLC

Mailing address 314 Silcott Road

City/state/zip Clarkston, WA 99403

Phone (including area code) _____

Mailing address 2480 Jackson Drive

City/state/zip Clarkston, WA 99403

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

1-041-22-004-0003-0000

Personal
property?

☐

Assessed
value(s)

\$ 77,600.00

☐

\$ 0.00

☐

\$ 0.00

4 Street address of property 2307 Appleside Blvd, Clarkston, 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 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 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?

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 _____

Name (print) Matthew Chinchinian

Date & city of signing 01/13/2023, Clarkston, WA

Signature of grantee or agent _____

Name (print) Jeff Port

Date & city of signing 01/13/2023, 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"

626948

The West 126.05 feet of the North 181.25 feet of Lot 4 of Block G-3 of Clarkston Heights, Asotin County, Washington. Measurements being from the center of 3rd Avenue and Appleside Boulevard.

EXCEPTING THEREFROM:

All that portion of the above described description lying Westerly and Northwesterly of a line described as beginning at a point opposite Station 52+00 on Appleside Boulevard line survey of the Appleside Boulevard Project and 30 feet Easterly therefrom; thence Northerly parallel with said Appleside Boulevard line survey to a point opposite Station 54+24.88; thence Northeasterly to a point opposite Station 54+45.62 and 50 feet Easterly therefrom, said point being on the South right-of-way of 3rd avenue and the end of this line description.

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