

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.

Form 84 0001a

☐ Check box if partial sale. Indicate % _____ sold.

List percentage of ownership acquired next to each name.

1 Seller/Grantor

Name Gordon L. Rubenthaler

Delores R. Rubenthaler

Mailing address 1302 N Meyer Road

City/state/zip Clatsop, WA 97113

Phone (including area code) _____

2 Buyer/Grantee

Name Raul Mata

Peggy Mata

Mailing address 1958 Coulter Lane

City/state/zip Clarkston WA 99403

Phone (including area code) _____

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

Name Raul Mata Peggy Mata

Mailing address 1958 Coulter Lane

City/state/zip Clarkston WA 99403

4 Street address of property 1958 Coulter Lane, Clarkston, WA

This property is located in Asotin Unincorp (for unincorporated locations please select your county) ☒ X

☐ 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 description of property (RCW 82.45 WAC 458-61A)

5 Land use code 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 _____

Name (print) Gordon L. Rubenthaler

Date & city of signing 2/21/23 Clarkston, WA

Signature of grantee or agent _____

Name (print) Raul Mata

Date & city of signing 2/21/23, Clarkston, WA

Print the name and address of the class of person who is entitled to the exemption or the name and address of the person who is entitled to the exemption or the name and address of the person who is entitled to the exemption.

To ask about the availability of this publication, may also be obtained by calling 360-705-6705. Teletype _____

REV 84 0001a (09/08/22)

THIS SPACE TREASURER'S USE ONLY

DATE 02/21/2023 - RECEIPT No. 55863 - Alliance Title - Clarkston

Print on legal size paper

Page 1 of 1

File No. 630755

Exhibit 'A'

That part of Lot 5 in Block "BBB" of Vineland, according to the official plat thereof, filed in Book C of Plats at Page(s) 34 1/2, records of Asotin County, Washington, more particularly described as follows:

Commencing at the Northwest corner of said Lot 5, said point being on the centerline of the County road; thence South 84°08' West a distance of 59.7 feet; thence South 53°46' East a distance of 104.3 feet to the True Place of Beginning; thence continue South 53°46' East a distance of 123.84 feet to a point of curve; thence around a curve to the right with a radius of 30 feet for a distance of 72.20 feet; thence South 84°08' West a distance of 194.0 feet; thence North 36°14' East a distance of 182.3 feet to the Place of Beginning. EXCEPTING THEREFROM that part of Lot 5 of Block "BBB" of Vineland, more particularly described as follows: Commencing at the Northwest corner of said Lot 5, said point being on the centerline of Coulter Lane; thence South 84°08' West a distance of 59.7 feet; thence South 53°46' East a distance of 104.30 feet; thence South 36°14' West a distance of 75.15 feet to the True Place of Beginning; thence continue South 36°14' West a distance of 107.15 feet; thence North 84°08' East a distance of 71.83 feet; thence North 5°52' West a distance of 79.58 feet to the Place of Beginning.

That part of Lot 5 in Block "BBB" of Vineland, according to the official plat thereof, filed in Book C of Plats at Page(s) 34 1/2, records of Asotin County, Washington, more particularly described as follows:

Commencing at the Northwest corner of said Lot 5, said point being on the centerline of the County road; thence South 84°08' West a distance of 59.7 feet; thence South 53°46' East a distance of 104.3 feet to the True Place of Beginning; thence continue South 53°46' East a distance of 123.84 feet to a point of curve; thence around a curve to the right with a radius of 30 feet for a distance of 72.20 feet; thence South 84°08' West a distance of 194.0 feet; thence North 36°14' East a distance of 182.3 feet to the Place of Beginning. EXCEPTING THEREFROM that part of Lot 5 of Block "BBB" of Vineland, more particularly described as follows: Commencing at the Northwest corner of said Lot 5, said point being on the centerline of Coulter Lane; thence South 84°08' West a distance of 59.7 feet; thence South 53°46' East a distance of 104.30 feet; thence South 36°14' West a distance of 75.15 feet to the True Place of Beginning; thence continue South 36°14' West a distance of 107.15 feet; thence North 84°08' East a distance of 71.83 feet; thence North 5°52' West a distance of 79.58 feet to the Place of Beginning.

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