

# 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 Joan M. Landrus

Mailing address 950 Vineland Drive, #27

City/state/zip Clarkston WA 99403

Phone (including area code) \_\_\_\_\_

## 2 Buyer/Grantee

Name Braxton Gibson

Taylor Durant

Mailing address 2577 19th Street

City/state/zip Clarkston WA 99403

Phone (including area code) \_\_\_\_\_

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

Name Braxton Gibson Taylor Durant

Mailing address 2577 19th Street

City/state/zip Clarkston WA 99403

4 Street address of property 2577 19th Street, 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

| List all real and personal property tax parcel account numbers | Personal property?       | Assessed value(s) |
|----------------------------------------------------------------|--------------------------|-------------------|
| 10412901000050000                                              | <input type="checkbox"/> | 129,900.00        |
| _____                                                          | <input type="checkbox"/> | _____             |
| _____                                                          | <input type="checkbox"/> | _____             |

## 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 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? ☐ 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 \_\_\_\_\_

## 7 List all personal property (tangible and intangible) included in selling price.

If claiming an exemption, list WAC number and reason for exemption.  
WAC number (section/subsection) \_\_\_\_\_  
Reason for exemption \_\_\_\_\_

Type of document Statutory Warranty Deed (SWD)

Date of document 02/23/23

|                                             |            |
|---------------------------------------------|------------|
| Gross selling price                         | 265,000.00 |
| *Personal property (deduct)                 | 0.00       |
| Exemption claimed (deduct)                  | 0.00       |
| Taxable selling price                       | 265,000.00 |
| Excise tax: state                           | 2,915.00   |
| Less than \$525,000.01 at 1.1%              | 0.00       |
| From \$525,000.01 to \$1,525,000 at 1.28%   | 0.00       |
| From \$1,525,000.01 to \$3,025,000 at 2.75% | 0.00       |
| Above \$3,025,000 at 3%                     | 0.00       |
| Agricultural and timberland at 1.28%        | 2,915.00   |
| Total excise tax: state                     | 662.50     |
| Local                                       | 0.00       |
| *Delinquent interest: state                 | 0.00       |
| Local                                       | 0.00       |
| *Delinquent penalty                         | 0.00       |
| Subtotal                                    | 3,577.50   |
| *State technology fee                       | 5.00       |
| Affidavit processing fee                    | 0.00       |
| Total due                                   | 3,582.50   |

A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX

\*SEE INSTRUCTIONS

## 8 I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT

Signature of grantor or agent Joan M. Landrus

Name (print) Joan M. Landrus

Date & city of signing 2.24.23, Clarkston, WA

Signature of grantee or agent Braxton Gibson

Name (print) Braxton Gibson

Date & city of signing 2.24.23, Clarkston, WA

Perjury in this document is a crime. If you knowingly make a false statement, you may be fined up to \$10,000 or imprisoned up to 5 years, or both.

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EFT

File No. 630090

**Exhibit 'A'**

That part of Lot 10 in Block I-2 of Clarkston Heights, according to the official plat thereof, filed in Book C of Plats at Page(s) 22 Official Records of Asotin County, Washington, more particularly described as follows: From the Southeast corner of said Lot 10, which is on the centerline of the County road; thence Northerly along the Eastern boundary line of said lot a distance of 281.4 feet to the True Place of Beginning; thence continue on this course 128.0 feet; thence deflect left 90° a distance of 146.0 feet; thence deflect left 90° a distance of 128.0 feet; thence deflect left 90° a distance of 146.0 feet to the Place of Beginning.

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