

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 Katelyn Sandstrom

Mailing address 1135 11th St
Clarkston WA 99403

City/state/zip _____
Phone (including area code) _____

2 Buyer/Grantee

Name Benjamin Williams Van Zant

Evan Sandstrom

Mailing address 1020 15th St
Clarkston WA 99403

City/state/zip _____
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

Personal
property?

Assessed
value(s)

1-004-34-001-0019-0000

☐

\$ 238,350.00

☐

\$ 0.00

☐

\$ 0.00

4 Street address of property 1020 15th Street, 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 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 _____

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

Signature of grantor or agent _____

Name (print) Katelyn Sandstrom

Date & city of signing 02/3/2023, Clarkston, WA

Signature of grantee or agent _____

Name (print) Benjamin Williams Van Zant

Date & city of signing 02/03/2023, 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.

REV 84 0001a (12/1/22)

THIS SPACE TREASURER'S USE ONLY

COUNTY TREASURER

DATE 02/06/2023 - RECEIPT No. 55839 - Alliance Title - Clarkston

Print on legal size paper.

Page 1 of 6

EXHIBIT "A"

628133

The South 90.0 feet of the North 330 feet of the East 233 feet of Lot 1 of Block U U of Vineland according to plat recorded in Book A of Plats, page 23, Asotin County, Washington.

AND

Part of Lot 1 in Block U U of Vineland, more particularly described as follows: From the Northeast corner of Lot 1, said point being the intersection of the centerlines of Fifteenth and Chestnut Streets; thence South 240.0 feet along the centerline of Fifteenth Street; thence West at right angles 233.0 feet to the True Place of Beginning; thence South at right angles 90.0 feet; thence West at right angles 12.0 feet; thence North at right angles 90.0 feet; thence East at right angles 12.0 feet to the point of beginning.

55839