

Real Estate Excise Tax Affidavit (RCW 82.45 WAC 458-81A)

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 Happy Day Corporation, an Idaho Corporation

Mailing address 200 Bridge Street

City/state/zip Clarkston, WA 99403

Phone (including area code) 208-790-1082

2 Buyer/Grantee

Name City of Clarkston

Mailing address 830 5th Street

City/state/zip Clarkston, WA 99403

Phone (including area code) 509-758-1662

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)
1064470470010000	☐	\$ 936,700.00
<u>1-001-47-047-001</u>	☐	\$ 0.00
	☐	\$ 0.00

4 Street address of property 200 Bridge Street, Clarkston, WA 99403

This property is located in Clarkston

(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 Description

5 58 - Retail trade - eating and drinking (restaurant)

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) Elizabeth Johnson

Date & city of signing 2/10/2023 Lewiston

Signature of grantee or agent _____

Name (print) Elizabeth Johnson

Date & city of signing 2/10/2023 Lewiston

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) 458-61A-206(3)

Reason for exemption

Eminent Domain

Type of document Statutory Warranty Deed

Date of document 2/10/2023

Gross selling price 10,500.00

*Personal property (deduct) 0.00

Exemption claimed (deduct) 10,500.00

Taxable selling price 0.00

Excise tax: state

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% 0.00

Total excise tax: state 0.00

0.0025 Local 0.00

*Delinquent Interest: state 0.00

Local 0.00

*Delinquent penalty 0.00

Subtotal 0.00

*State technology fee 5.00

Affidavit processing fee 5.00

Total due 10.00

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

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"

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ACQUISITION DESCRIPTION

DESCRIPTION OF A PORTION OF LOTS 10 AND 11 BLOCK 47, PLAT OF CLARKSTON, RECORDS OF ASOTIN COUNTY, WASHINGTON, LOCATED IN THE GOVERNMENT LOT 3 OF SECTION 21, TOWNSHIP 11 NORTH, RANGE 46 EAST, W.M., AS DEPICTED IN RECORD OF SURVEY AFN 376370, RECORDS OF ASOTIN COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 11, BLOCK 47 OF SAID PLAT SAID POINT BEING ON THE WESTERLY ROW LINE OF 2ND STREET, THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY (ROW) LINE SOUTH 02°33'20" EAST A DISTANCE OF 18.25 FEET TO THE POINT OF BEGINNING:

THENCE CONTINUING SOUTHERLY ALONG SAID WESTERLY ROW LINE OF 2ND STREET FOR THE FOLLOWING 3 COURSES:

- 1) SOUTH 02°33'20" EAST A DISTANCE OF 37.73 FEET;
- 2) SOUTH 79°15'43" WEST A DISTANCE OF 1.32 FEET;
- 3) SOUTH 02°52'51" EAST A DISTANCE OF 10.09 FEET TO THE NORTHERLY ROW LINE OF BRIDGE STREET;

THENCE WESTERLY ALONG SAID NORTHERLY ROW LINE OF BRIDGE STREET SOUTH 79°15'43" WEST A DISTANCE OF 34.52 FEET;

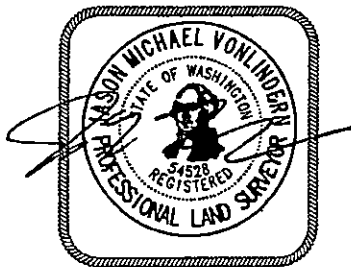
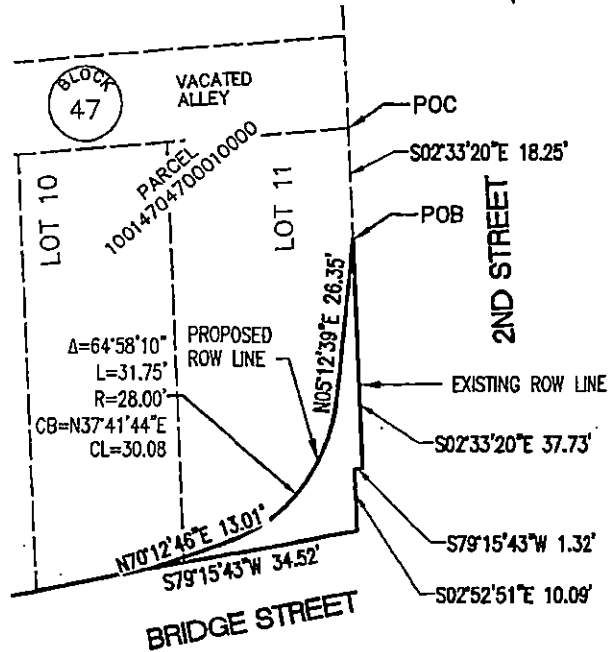
THENCE LEAVING SAID NORTHERLY ROW LINE OF BRIDGE STREET NORTH 70°12'46" EAST A DISTANCE OF 13.01 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE ALONG SAID NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS THAT BEARS NORTH 19°49'11" WEST A DISTANCE OF 28.00 FEET, A CENTRAL ANGLE OF 64°58'10", THE CHORD OF WHICH BEARS NORTH 37°41'44" EAST FOR A DISTANCE OF 30.08 FEET, AN ARC DISTANCE OF 31.75 FEET;

THENCE NORTH 05°12'39" EAST A DISTANCE OF 26.35 FEET TO THE POINT OF BEGINNING.

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EXHIBIT "A"



THIS EXHIBIT DOES NOT CONSTITUTE A
PROPERTY
BOUNDARY SURVEY

SHEET 1 OF 1

SYNTIER
Engineering, Inc.

405 SE BISHOP BLVD, SUITE 2
PULLMAN, WA 99163
WWW.SYNTIERENGR.COM 509.339.6187

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