

Form 84 0001a

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 Karen Lehfeldt

Mailing address 1119 Liberty Circle

City/state/zip Clarkston WA 99403

Phone (including area code) _____

2 Buyer/Grantee

Name Codi Dougan

Joshua Dougan

Mailing address 1680 Osborn Drive

City/state/zip Clarkston WA 99403

Phone (including area code) _____

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

Name Codi Dougan Joshua Dougan

Mailing address 1680 Osborn Drive

City/state/zip Clarkston WA 99403

List all real and personal property tax
parcel account numbers
12570003200000000

Personal
property?

Assessed
value(s)
389,550.00

4 Street address of property 1680 Osborn Drive, 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

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 _____

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

Signature of grantor or agent Karen Lehfeldt

Name (print) Karen Lehfeldt

Date & city of signing 3/7/23, Clarkston

Signature of grantee or agent Codi Dougan

Name (print) Codi Dougan

Date & city of signing 3-7-23, Clarkston, WA

Perjury in the second degree is a crime under RCW 9A.02.020. A person who is convicted of this crime may be fined up to \$10,000 or imprisoned for up to five years, or both.

To ask about the availability of this publication in any alternative format for the visually impaired, please call 360-705-6705. Teletype

REV 84 0001a (09/08/22)

THIS SPACE TREASURER'S USE ONLY

COUNTY TREASURER

EXHIBIT "A"

630318

That part of Lot 32 of Block 2 of Swallows Crest Addition, according to recorded plat thereof, records of Asotin County, Washington, more particularly described as follows:

Beginning at the Southwest corner of said Lot 32; thence North 24°21'52" East along the West line of said Lot 32 a distance of 260.59 feet; thence North 88°52'25" East, 35.58 feet to a point on the West right of way line of Osborn Drive; thence deflect right and continue along said right of way line around a curve to the left with a radius of 550.00 feet for a distance of 60.05 feet; thence South 7°22'56" East along said right of way line a distance of 164.14 feet to a point of curve; thence continue along said right of way line around a curve to the left with a radius of 650.0 feet for a distance of 81.66 feet to the Southeast corner of said Lot 32; thence North 70°39'07" West along the South line of said Lot 32 a distance of 195.17 feet to the Place of Beginning.

AND that part of Lot 4 of Block 1 of Parkview Acres Addition to Asotin County, Washington, more particularly described as follows:

Beginning at the Northwest corner of said Lot 4; thence South 70°39'07" East along the North line of said Lot 4 a distance of 195.17 feet to a point on the West right of way line of Osborn Drive, said point being a point on curve; thence deflect right along said right of way line around a curve to the left with a radius of 650.00 feet for a distance of 35.00 feet; thence North 83°45'19" West, 150.86 feet to a point on the West line of said Lot 4; thence North 28°11'57" West along said West line a distance of 92.89 feet to the Place of Beginning.



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