

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 ALBERT R. JOHNSTONE and SAMUEL M. JOHNSTONE, as
Successor Co-Trustees... See Exhibit A, attached hereto.

Mailing address P.O. Box 184

City/state/zip Clarkston, WA 99403-0184

Phone (including area code) (509) 751-7640

2 Buyer/Grantee

Name ARTHUR H. JOHNSTONE, III, a married man dealing in his sole
and separate property

Mailing address P.O. Box 245

City/state/zip Harrison, MT 59735-0245

Phone (including area code) (303) 791-4349

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)

10042301500160000

☐

\$ 158,100.00

10011401800000000

☐

\$ 138,900.00

☐

\$ 0.00

4 Street address of property 820 VAN ARSDOL ST, CLARKSTON, WA 99403 // 820 RIVERVIEW BLVD, 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 Exhibit A, attached hereto.

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 [Signature]

Name (print) DIANNA J. EVANS

Date & city of signing 3/6/23 at Spokane, WA

Signature of grantee or agent [Signature]

Name (print) DIANNA J. EVANS

Date & city of signing 3/6/23 at Spokane, WA

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) WAC 458-61A-211(2)(h)

Reason for exemption _____

Distribution from Trust to beneficiary.

Type of document Bargain and Sale Deed

Date of document 3/1/23

Gross selling price 0.00

*Personal property (deduct) 0.00

Exemption claimed (deduct) 0.00

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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MAR 10 2023

ASOTIN COUNTY
TREASURE

55900

Print on legal size paper.
Page 1 of 6

R.W. Perednia P.S. Inc.
OK # 20284

EXHIBIT A

1. Seller/Grantor

ALBERT R. JOHNSTONE and SAMUEL M. JOHNSTONE, as Successor Co-Trustees of the REV. ARTHUR H. JOHNSTONE REVOCABLE TRUST dated September 5, 2000

4. Legal Description

PARCEL 1:

THE SOUTH 54 FEET OF THE NORTH 264 FEET OF THE NORTH HALF OF LOT 15 IN BLOCK "HH" OF VINELAND, ACCORDING TO PLAT RECORDED IN BOOK A OF PLATS, PAGE 20, IN ASOTIN COUNTY, WASHINGTON, EXCEPT THE EAST 25 FEET THEREOF RESERVED FOR ROAD PURPOSES.

Tax Parcel No. 10042301500160000

SUBJECT TO: Covenants, conditions, restrictions, reservations, and easements of record.

PARCEL 2:

LOT 18, BLOCK 14 OF CLARKSTON, ASOTIN COUNTY, WASHINGTON, ACCORDING TO PLAT RECORDED IN BOOK A OF PLATS, PAGE 18.

Tax Parcel No. 10011401800000000

SUBJECT TO: Covenants, conditions, restrictions, reservations, and easements of record;

AND TO: Rights of the public in and to adjacent streets and alleys.