

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 TIMOTHY JAMES JOHNSTONE, a married man dealing in his
sole and separate property

Mailing address 1746 E Wellsand Road

City/state/zip Ritzville, WA 99169-9623

Phone (including area code) (509) 659-1586

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)

10010100400000000

☐

\$ 141,100.00

11050100900000000

☐

\$ 121,600.00

☐

\$ 0.00

4 Street address of property 934 RIVERVIEW BLVD, CLARKSTON, WA 99403 // 2410 RESERVOIR RD, 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 3/10/23 at Spokane, WA

Signature of grantee or agent [Signature]

Name (print) DIANNA J. EVANS

Date & city of signing 3/10/23 at Spokane, 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.

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:

LOT 4 OF BLOCK 1 OF CLARKSTON, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED IN BOOK A OF PLATS, PAGE 18, RECORDS OF ASOTIN COUNTY, WASHINGTON.

Tax Parcel No. 10010100400000000

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

PARCEL 2:

LOT 9 IN BLOCK 1 OF RESERVOIR ROAD ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED IN BOOK D OF PLATS AT PAGE(S) 18, OFFICIAL RECORDS OF ASOTIN COUNTY, WASHINGTON.

Tax Parcel No. 11050100900000000

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

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