

Real Estate Excise Tax Affidavit (RCW 82.45 WAC 458-61A)

Only for sales in a single location code on or after February 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 KENNETH L. KELLEY, DECEASED
LILLY M. KELLEY
Mailing address 1316 Elm St.
City/state/zip CLARKSTON, WA 99403
Phone (including area code) _____

2 Buyer/Grantee

Name Lilly M Kelley
CHRISSE L Breshears
Mailing address 1316 Elm St
City/state/zip CLARKSTON, WA 99403
Phone (including area code) 253-987-2086

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

Name _____

List all real and personal property tax parcel account numbers
1-001-22-002-002
Personal property? ☐
Assessed value(s) 55,400

Mailing address _____

City/state/zip _____

4 Street address of property 1339 MAPLE ST, CLARKSTON

This property is located in _____ (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.

5 Land use code 11

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 _____

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-217(1)
Reason for exemption RECORD TO CORRECT LEGAL DESCRIPTION

Type of document QUIT CLAIM DEED
Date of document 3-20-23

Gross selling price _____
*Personal property (deduct) _____
Exemption claimed (deduct) _____
Taxable selling price _____
Excise tax: state
Less than \$525,000.01 at 1.1%
From \$525,000.01 to \$1,525,000 at 1.28%
From \$1,525,000.01 to \$3,025,000 at 2.75%
Above \$3,025,000 at 3%
Agricultural and timberland at 1.28%
Total excise tax: state
Local
*Delinquent interest: state
Local
*Delinquent penalty
Subtotal
*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

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

Signature of grantor or agent Lilly M Kelley
Name (print) Lilly M Kelley
Date & city of signing 3/20/2023 Astoria

Signature of grantee or agent Chrissa L Breshears
Name (print) CHRISSE L Breshears
Date & city of signing 3/20/2023 Astoria

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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the following described real estate in Asotin County,
Washington:

Commencing at the Southwest corner of Lot 2, Block "GG" of Vineland, Asotin County, Washington, which point is on the center line of Elm Street; thence due North 30 feet to the North line of Elm Street; thence continue due North along the Westerly boundary line of said Lot 2, a distance of 166 feet to the point of beginning; thence continue North along the last mentioned course, a distance of 200 feet to a point; thence due East a distance of 165 feet to the East line of said Lot 2; thence South along the East line of said Lot 2, a distance of 200 feet; thence due West 165 feet to the place of beginning, said tract of land being also described as the North 200 feet of the South 1½ acres of Lot 2, Block "GG" Vineland, Asotin County, Washington.

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