



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 Stephen D. Ouhl, Trustee
Ouhl Living Trust, dated Apr 7, 2005
Mailing address 1913 West 39th Ave
City/state/zip Kennewick WA 99337
Phone (including area code)

2 Buyer/Grantee

Name John L. Thomas
So C. Thomas
Mailing address 2604 Grandview Dr
City/state/zip Clarkston, WA 99403
Phone (including area code)

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

Name John L. Thomas So C. Thomas
Mailing address
City/state/zip

Table with 3 columns: List all real and personal property tax parcel account numbers, Personal property?, Assessed value(s). Row 1: 1104000220000000, [ ], 238,000.00

4 Street address of property 2604 Grandview 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).

The North half of Lot 21 and all Lot 22 in Rankin Hill First Addition, according to the official plat thereof, filed in Book D of Plats at Page(s) 16 Official Records of Asotin County, Washington

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 its 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 Print name

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

Signature of grantor or agent Stephen D. Ouhl, Trustee
Name (print) Stephen D. Ouhl, Trustee
Date & city of signing 3.22.23, Clarkston, 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) Reason for exemption

Type of document Statutory Warranty Deed (SWD)
Date of document 03/21/23

Table with 2 columns: Description, Amount. Rows include Gross selling price (420,000.00), Personal property (deduct) (0.00), Exemption claimed (deduct) (0.00), Taxable selling price (420,000.00), Excise tax: state (4,620.00), 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 (4,620.00), Local (1,050.00), \*Delinquent interest: state (0.00), Local (0.00), \*Delinquent penalty (0.00), Subtotal (5,670.00), \*State technology fee (5.00), Affidavit processing fee (0.00), Total due (5,675.00)

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

\*SEE INSTRUCTIONS

Handwritten number 0200

Signature of grantee or agent John L. Thomas
Name (print) John L. Thomas
Date & city of signing 3.23.23, Clarkston, WA

Part of the record is a public record for which a public fee is assessed by the assessor. The fee is assessed on the record for the public use of the record. To ask about the availability of this public information, please call 360-705-6705. Teletype.

REV 84 0001a (09/08/22)

THIS SPACE TREASURER'S USE ONLY

COUNTY TREASURER

DATE 03/29/2023 - RECEIPT No. 55937 - Alliance Title - Clarkston

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