

Real Estate Excise Tax Affidavit (RCW 82.45 WAC 458-81A)

Form 84 0001a

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 Qimel Zeng

Mailing address 8638 17th Ave.

City/state/zip Brooklyn, NY 11214-3102

Phone (including area code) _____

2 Buyer/Grantee

Name Garnette Martin

Maryette Bender

Mailing address 1638 8th Street

City/state/zip Clarkston WA 99403

Phone (including area code) _____

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

Name Garnette Martin Maryette Bender

Mailing address 1638 8th Street

City/state/zip Clarkston WA 99403

List all real and personal property tax
parcel account numbers

10041501400030000

10041501300020000

Personal
property?

☐

☐

☐

Assessed
value(s)

250,400.00

30,000.00

4 Street address of property 1638 8th Street and 924 16th Avenue, 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 91
(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 _____

Signature _____

Print name _____

Print name _____

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

Signature of grantor or agent _____

Name (print) Qimel Zeng

Date & city of signing 4-20-23, Clarkston, WA

Signature of grantee or agent _____

Name (print) Garnette Martin

Date & city of signing 4-20-23, Clarkston, WA

Perjury in the second degree is a class C felony which is punishable by a term of imprisonment in the state prison for not more than 5 years or by a fine not exceeding \$10,000, or both.

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

REV 84 0001a (09/08/22)

THIS SPACE TREASURER'S USE ONLY

COUNTY TREASURER

DATE 04/21/2023 - RECEIPT No. 56010 - Alliance Title - Clarkston

Print on legal size paper
Page 1 of

File No. 634232

Exhibit 'A'

PARCEL 1:

A part of Lot 14 in Block V of Vineland, according to plat recorded in Book A of Plats at Page(s) 45 Records of Asotin County, Washington, more particularly described as follows:

Beginning at a stone monument at the Southeast corner of Lot 14, Block V of Vineland, said point being at the intersection of the centerlines of South 8th Street and 15th Avenue East; thence Northerly along the East boundary line of Lot 14 a distance of 224.8 feet; thence deflect left $87^{\circ}49'$ a distance of 198.4 feet to the West boundary line of Lot 14; thence deflect left $90^{\circ}00'$ a distance of 313.19 feet along the West boundary line to the Southwest corner of said Lot 14; thence deflect left $113^{\circ}10'$ a distance of 225.12 feet along the South Boundary line of Lot 14 to The Place of Beginning.

EXCEPTING THEREFROM that part of Lot 14 of Block V of Vineland, described as follows:

Commencing at the Southeast corner of said Lot 14, said point being the intersection of the centerlines of 16th Avenue and South 8th Street; thence Northerly along the East line of said Lot 14 a distance of 101.81 feet; thence deflect left $90^{\circ}00'$ a distance of 35.00 feet; thence deflect left $90^{\circ}00'$ a distance of 28.53 feet; thence deflect right $38^{\circ}01'$ a distance of 60.11 feet; thence deflect right $31^{\circ}00'$ a distance of 145.75 feet to a point on the West line of said Lot 14; thence deflect left $66^{\circ}50'$ a distance of 54.38 feet to a point on the centerline of said 16th Avenue; thence deflect left $113^{\circ}10'$ along said centerline a distance of 225.12 feet to The Point of Beginning.

ALSO EXCEPTING THEREFROM All that portion of the hereinabove described Parcel 1 lying Southwesterly of a line beginning at a point opposite station 51+96.39 on the Flesham Way line Survey of the Flesham Way/15th Street project and 65.00 feet Northeasterly therefrom; thence Southeasterly to a point opposite Station 61+55.14 on said Flesham Way line survey and 60.00 feet Northeasterly therefrom; thence Southwesterly to a point opposite Station 61+53.49 on said Flesham Way line survey and 53.00 feet Northeasterly therefrom; thence Southeasterly parallel with said Flesham Way line survey to a point opposite Station 62+49.69; thence Southeasterly to a point opposite station 63+33.31 on said Flesham Way line survey and 70.71 feet Northeasterly therefrom; thence Southeasterly to a point opposite Station 64+00.28 on said Flesham Way line survey and 73.52 feet Northeasterly therefrom and the end of this line description.

PARCEL 2:

That part of Lot 13 of Block V of Vineland according to the plat recorded in Book A of Plats, Page 45, Records of Asotin County, Washington, described as follows:

Commencing at the intersection of 8th Street and Flesham Way, said point being Station 63+54.38 on the Flesham way right of way plans on file in the Asotin County Engineers office; thence North $67^{\circ}11'42''$ West along the centerline of Flesham Way for a distance of 184.07 feet to a point of curve; thence proceed around a curve to the right with a central angle of $1^{\circ}05'11''$ and a radius of 800.00 feet, for a distance of 15.17 feet to a point, said point being Station 61+55.14 on the centerline of Flesham Way; thence deflect right $90^{\circ}00'$ for a distance of 65.00 feet to a point on the North right of way line of Flesham Way, said point being the True Point of Beginning; thence North $36^{\circ}42'41''$ East for a distance of 135.48 feet; thence North $53^{\circ}17'19''$ West for a distance of 91.50 feet; thence South $36^{\circ}42'41''$ West for a distance of 150.44 feet to a point on the North right of way line of Flesham Way; thence deflect left $95^{\circ}35'16''$ and proceed around a curve to the left with a central angle of $7^{\circ}13'56''$ and a radius of 735.00 feet for a distance of 92.78 feet to a point, said point being the True Point of Beginning.

56010