

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 Eldon L. Sorenson
Vivian R. Sorenson
Mailing address 2115 Powers Ave. Unit A
City/state/zip Lewiston ID 83501
Phone (including area code) _____

2 Buyer/Grantee

Name Vernon L. Adams
Alice Diane Adams - Trustees of Adams Family Trust
Mailing address 3104 21st Street
City/state/zip Clarkston WA 99403
Phone (including area code) _____

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

Name Vernon L. Adams Diane Adams
Mailing address 3104 21st Street
City/state/zip Clarkston WA 99403

List all real and personal property tax parcel account numbers
11220203700030000
Personal property? ☐
Assessed value(s) 205,300.00

4 Street address of property 3104 21st Street, Clarkston, WA

This property is located in Asotin Unincorp (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 legal

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 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 Eldon L. Sorenson
Name (print) Eldon L. Sorenson
Date & city of signing 4-20-23, Clarkston, WA

Signature of grantee or agent Vernon L. Adams
Name (print) Vernon L. Adams
Date & city of signing 4-21-23, Clarkston, WA

Part of the record is made by the assessor which is a public record and is subject to the provisions of the Public Access to Records Act (RCW 50A.020) or the Freedom of Information Act (RCW 50A.030).

To ask about the availability of this publication or to request a copy, please call 360-705-6705. Teletype

EFT

EXHIBIT "A"

633234

That part of Lot 37 in Block Two of Town & Country Estates Addition according to the official plat thereof, filed in Book C of Plats at Page(s) 126, records of Asotin County, Washington more particularly described as follows:

Beginning at the Southeast corner of said Lot 37, said point being on the Westerly right of way line of 21st Street; thence West along the South lot line of said Lot 37 for a distance of 96.01 feet; thence North for a distance of 125 feet to a point on the North lot line of said Lot 37, said point being on the South right of way of 11th Avenue; thence East along said right of way line for a distance of 68.37 feet to a point of curve; thence around a curve to the right with a radius of 20 feet for a distance of 31.42 feet to a point on the Westerly right of way line of 21st Street and a point of reverse curve; thence continue along said right of way line around a curve to the left with a radius of 725 feet for a distance of 105.37 feet to the place of beginning.

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