Department of Revenue
Washington State

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 L. Patricia Adamson
[redacted]
Mailing address 1215 Evergreen Court #313
City/state/zip Clarkston WA 99403
Phone (including area code)

2 Buyer/Grantee
Name Bret Stratton
Donna Stratton
Mailing address 1871 Frederickson Drive
City/state/zip Clarkston WA 99403
Phone (including area code)

3 Send all property tax correspondence to: ☒ Same as Buyer/Grantee
Name Bret Stratton Donna Stratton
Mailing address 1871 Frederickson Drive
City/state/zip Clarkston WA 99403

List all real and personal property tax parcel account numbers	Personal property?	Assessed value(s)
12680201900000000	☐	269,200.00
	☐	
	☐	

4 Street address of property 1871 Frederickson 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 afidavit).

Lot 19 in Block Two of Sunny Slope Park, according to the official plat thereof, filed in Book E of Plats at Page(s) 72, records of Asotin County, Washington. EXCEPTING THEREFROM that more particularly described as follows: Beginning at the Southwest corner of said Lot 19; thence South 55°29' East along the South line of said Lot 19 a distance of 74.14 feet; thence North 1°48' East, 90.54 feet; thence North 88°12' Westt, 30.00 feet; thence South 34°29' West, 59.96 feet to the place of beginning

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

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 ~~03/15/23~~ 4.10.2023

Gross selling price	425,000.00
*Personal property (deduct)	0.00
Exemption claimed (deduct)	0.00
Taxable selling price	425,000.00
Excise tax: state	
Less than $525,000.01 at 1.1%	4,675.00
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	4,675.00
Local	1,062.50
*Delinquent interest: state	0.00
Local	0.00
*Delinquent penalty	0.00
Subtotal	5,737.50
*State technology fee	5.00
Afidavit processing fee	0.00
Total due	5,742.50

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

0200

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

Signature of grantor or agent Patricia Adamson
Name (print) L. Patricia Adamson
Date & city of signing 4.10.23, Clarkston, WA

Signature of grantee or agent
Name (print) Bret Stratton
Date & city of signing 4.6.23, Clarkston, WA

~~Perjury in the second degree is a class C felony which is punishable by confinement in a correctional facility for a maximum of five years, a fine of up to $10,000, or both.~~ (RCW 9A.72.020(1)(b)).

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.

REV 84 0001a (09/08/22) THIS SPACE TREASURER'S USE ONLY COUNTY TREASURER

DATE 04/10/2023 - RECEIPT No. 55977 - Alliance Title - Clarkston

Print on legal size paper

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