

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 Rick Waltari, unmarried

Mailing address 4423 Asotin Creek Road

City/state/zip Asotin, WA 99402

Phone (including area code) Asotin

2 Buyer/Grantee

Name KC Halen Enterprises LLC

Mailing address 826D Red Pheasant Blvd.

City/state/zip Lewiston, ID 83501

Phone (including area code) _____

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

Name _____

Mailing address _____

City/state/zip _____

List all real and personal property tax
parcel account numbers

6-041-23-001-0002-0000

Personal
property?

☐

Assessed
value(s)

\$ 150,600.00

☐

\$ 0.00

☐

\$ 0.00

4 Street address of property 2324 Appleside Blvd., Clarkston, WA 99403

This property is located in Asotin County

(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 54 - Retail trade - food

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 _____ 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) Rick Waltari

Date & city of signing 4/13/2023 Clarkston, WA

Signature of grantee or agent _____

Name (print) Kennon Halen, Member

Date & city of signing 4/13/2023 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

Date of document 4/13/2023

Gross selling price 350,000.00

*Personal property (deduct) 0.00

Exemption claimed (deduct) 0.00

Taxable selling price 350,000.00

Excise tax: state

Less than \$525,000.01 at 1.1% 3,850.00

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 3,850.00

0.0025 Local 875.00

*Delinquent interest: state 0.00

Local 0.00

*Delinquent penalty 0.00

Subtotal 4,725.00

*State technology fee 5.00

Affidavit processing fee 0.00

Total due 4,730.00

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

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(3)(c)).

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.

EXHIBIT "A"

635291

The South 78 feet of the East 250 feet of Lot 1 and the North 139.54 feet of the East 250 feet of Lot 2 of Block G-3-3 of Clarkston Heights, according to the official plat thereof, filed in Book B of Plats at Page(s) 100 Official Records of Asotin County, Washington.

AND

That part of Lot 2 of Block G-3-3 of Clarkston Heights, according to the official plat thereof, filed in Book B of Plats at Page(s) 100 Official Records of Asotin County, Washington, more particularly described as follows: Beginning at the Northeast corner of said Lot 2; thence South 139.54 feet to the True Place of Beginning; thence continue South 44.06 feet; thence West 250 feet; thence North 44.06 feet; thence East 250 feet to the centerline of Appleside Boulevard and the True Place of Beginning.

55982