

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 Verl L. Long

Mailing address 15319 Gray Chukar Drive

City/state/zip Lewiston ID 83501

Phone (including area code) _____

2 Buyer/Grantee

Name Justin Dumas

Courtney Dumas

Mailing address 3115 21st Street

City/state/zip Clarkston WA 99403

Phone (including area code) _____

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

Name Justin Dumas Courtney Dumas

Mailing address 3115 21st Street

City/state/zip Clarkston WA 99403

List all real and personal property tax parcel account numbers	Personal property?	Assessed value(s)
11220200900010000	☐	322,500.00
	☐	
	☐	

4 Street address of property 3115 21st Street, Clarkston, WA 99403

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 Exhibit "A"

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 0200

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

Signature of grantor or agent _____

Name (print) Verl L. Long

Date & city of signing 4.17.23, Clarkston, WA

Signature of grantee or agent _____

Name (print) Justin Dumas

Date & city of signing 4.17.23, Clarkston, WA

Parties in the named deed or sales contract who are furnished by affidavit with a copy of this affidavit for 2009 or later or

To ask about the availability of this publication, may alter the warrant for the county to be improved, please call 360-705-6705. Teletype

REV 84 0001a (09/08/22)

THIS SPACE TREASURER'S USE ONLY

COUNTY TREASURER

DATE 04/17/2023 - RECEIPT No. 55993 - Alliance Title - Clarkston

Print on legal size paper

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EFF

EXHIBIT "A"

622136

The South half of Lots 7, 8 and 9, and that part of Lot 10 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, described as follows:

Beginning at the Northwest corner of said Lot 10, said point being on the East right of way line of 21st Street; thence East along the North line of said Lot 10 a distance of 270.27 feet; thence South 25°04' West a distance of 110.40 feet to a point on the South line of said Lot 10; thence West along said South line a distance of 198.00 feet to a point on the East right of way line of 21st Street, said point being a point on a curve; thence deflect right and continue along said right of way line around a curve to the left with a radius of 675.00 for a distance of 103.25 feet to the True Place of Beginning. EXCEPTING therefrom the East 125 feet of the South half of Lot 7.

ALSO EXCEPTING that part of Lots 9 and 10 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, described as follows: Beginning at the Southwest corner of said Lot 10; thence North 90°00'00" East along the South line of said Lot 10 a distance of 198.23 feet, more or less, to the Southeast corner of the parcel described in Auditor's File No. 188096, records of Asotin County, Washington; thence North 53°08'49" West, 207.50 feet to an existing 1/2" rebar; thence North 87°01'46" West, 66.86 feet, more or less, to the Westerly line of said Lot 9; thence Southerly along the West line of said Lots 9 and 10 a distance of 132.67 feet, more or less, to the Point of Beginning.

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