

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 JL Port Properties, LLC

Mailing address 2480 Jackson Drive

City/state/zip Clarkston WA 99403

Phone (including area code) _____

2 Buyer/Grantee

Name J&N Equity LLC

Mailing address 1107 21st Ave

City/state/zip Clarkston WA 99403

Phone (including area code) _____

3 Send all property tax correspondence to: ☒ Same as Buyer/Grantee
Name J&N Equity LLC

Mailing address 1107 21st Ave

City/state/zip Clarkston WA 99403

List all real and personal property tax
parcel account numbers
10411700300060000

Personal
property?

Assessed
value(s)
576,800.00

4 Street address of property 2252 Appleside Blvd, 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).

-That portion of Lot 3 in Block "F 3" of Clarkston Heights, lying between the North boundary line and a line parallel thereto and distant
-Southerly 198.36 feet, measured along the lot line, more or less, according to the official plat thereof, filed in Book B of Plats at Page(s) 109,
-records of Asotin County, Washington. EXCEPTING THEREFROM the West 91 feet parallel to the Westerly boundary of said Lot 3.

5 Land use code 69 Miscellaneous Services

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) JL Port Properties, LLC

Date & city of signing 4/18/23, Clarkston, WA

Signature of grantee or agent _____

Name (print) J&N Equity LLC

Date & city of signing 4/17/23, Clarkston, WA

Perjury is a crime under RCW 9A.02.010. A person who is convicted of perjury is liable for a fine of up to \$10,000 or imprisonment for up to 5 years, or both.

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