

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 Frank William Halford
Deawn Mari Halford
Mailing address 1388 Pound Lane
City/state/zip Clarkston WA 99403
Phone (including area code) _____

2 Buyer/Grantee

Name Kaden John Thueson
Emily S. Thueson
Mailing address 2706 8th Ave
City/state/zip Clarkston WA 99403
Phone (including area code) _____

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

Name Kaden John Thueson
Mailing address 2706 8th Ave
City/state/zip Clarkston WA 99403

List all real and personal property tax parcel account numbers	Personal property?	Assessed value(s)
11320013500010000	☐	30,000.00
	☐	
	☐	

4 Street address of property 2443 Appleside Boulevard, Clarkston, WA 99403

This property is located in Asotin Clarkston (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 _____

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

Signature of grantor or agent Frank William Halford
Name (print) Frank William Halford
Date & city of signing 5.1.23, Clarkston, WA

Signature of grantee or agent Kaden John Thueson
Name (print) Kaden John Thueson
Date & city of signing 5.1.23, 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 (SWD)

Date of document 5.1.23

Gross selling price	87,500.00
*Personal property (deduct)	0.00
Exemption claimed (deduct)	0.00
Taxable selling price	87,500.00
Excise tax: state	962.50
Less than \$525,000.01 at 1.1%	
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	962.50
Local	218.75
*Delinquent interest: state	0.00
Local	0.00
*Delinquent penalty	0.00
Subtotal	1,181.25
*State technology fee	5.00
Affidavit processing fee	0.00
Total due	1,186.25

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

*SEE INSTRUCTIONS

Perjury in this affidavit is a class C felony which is punishable by confinement in a state reformatory for not more than 5 years or by a fine of not more than \$5,000 or both.

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REV 84 0001a (09/08/22)

THIS SPACE TREASURER'S USE ONLY

COUNTY TREASURER

DATE 05/02/2023 - RECEIPT No. 56034 - Alliance Title - Clarkston

EXHIBIT "A"

617846

That part of the East half of the Southeast Quarter of the Northeast Quarter of Section 31, Township 11 North, Range 46 East, Willamette Meridian, records Asotin County, Washington, more particularly described as follows: From the stone monument at the intersection of 4th Avenue and Appleside Boulevard, Clarkston Heights, Asotin County, Washington; thence South along the centerline of said Appleside Boulevard a distance of 505 feet to the True Point of Beginning; thence continue on the last above mentioned course a distance of 90 feet; thence East a distance of 157.02 feet; thence North a distance of 90 feet; thence West a distance of 157.02 feet to the True Place of Beginning.

56034