

Real Estate Excise Tax Affidavit (RCW 82.45 WAC 458-61A)

Only for sales in a single location code on or after March 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 Nelsen, Charles and Nelsen, Kathy J.

Mailing address 1195 Lawrence Drive

City/state/zip Clarkston, Washington 99403

Phone (including area code) (916) 708-5643

2 Buyer/Grantee

Name Charles Nelsen and Kathy J. Nelsen Trustees of the

Charles and Kathy Nelsen revocable Trust dated April 26, 2023

Mailing address 1195 Lawrence Drive

City/state/zip Clarkston, Washington 99403

Phone (including area code) (916) 708-5643

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	Personal property?	Assessed value(s)
<u>11320028500220000</u>	☐	<u>\$ 449,900.00</u>
_____	☐	<u>\$ 0.00</u>
_____	☐	<u>\$ 0.00</u>

4 Street address of property 1195 Lawrence Drive, 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 Exhibit A.

5

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 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 Charles Nelsen

Name (print) Charles Nelsen

Date & city of signing April 26, 2023, Lewiston, ID

Signature of grantee or agent Charles Nelsen

Name (print) Charles Nelsen

Date & city of signing April 26, 2023, Lewiston, ID

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(1)(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.

CREASONE MOORE,
DOCKEN + GENDL
CL# 14771

MAY 02 2023
ASOTIN COUNTY
TREASURER

#56037

EXHIBIT A

Real property commonly referred to as 1195 Lawrence Drive, Clarkston, County of Asotin, State of Washington, and more particularly described as follows:

That part of the Northeast Quarter of Section 2 of Township 10 North, Range 45, East of the Willamette Meridian, Asotin County, Washington, more particularly described as follows:

Commencing at the Northeast corner of said Section 2; thence South $0^{\circ}01'45''$ West along the East line of said Section 2 a distance of 700.00 feet; thence South $89^{\circ}51'14''$ West, 1184.68 feet; thence South $0^{\circ}08'46''$ East, 286.06 feet; thence South $89^{\circ}51'14''$ West, 570.00 feet to the True Place of Beginning; thence continue South $89^{\circ}51'14''$ West 343.08 feet; thence South $44^{\circ}18'$ West, 28.12 feet to a point of curve; thence around a curve to the left with a radius of 400.00 feet for a distance of 205.48 feet; thence South $14^{\circ}52'$ West 289.99 feet; thence North $89^{\circ}51'14''$ East 538.66 feet; thence North $0^{\circ}08'46''$ West 476.67 feet to the True Place of Beginning.

Subject to: Current Year Taxes, conditions, covenants, restrictions, reservations, easement, right and rights of Way, apparent or of record.

Tax Parcel Number(s): 1-132-00-285-0022-0000

56037