

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 Bethany D. Bailey
(formerly Bethany D. Frost)
Mailing address 2391 Seabring Drive
City/state/zip Lake Havasu City AZ 86403
Phone (including area code) _____

2 Buyer/Grantee

Name Lea Kristine Wormington
Frank B. Wormington
Mailing address 1551 Hillcrest Way
City/state/zip Clarkston WA 99403
Phone (including area code) _____

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

Name Lea Kristine Wormington Frank B. Wormington
Mailing address 1551 Hillcrest Way
City/state/zip Clarkston WA 99403

List all real and personal property tax

parcel account numbers

10412504000400000
10412500400030000

Personal

property?

☐
☐
☐

Assessed

value(s)

197,300.00

45,100.00

46,400

4 Street address of property 1551 Hillcrest Way, 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).

-see attached legal

5 Land use code 11 Household single family units

Enter any additional codes 91

(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 _____

Signature of grantor or agent _____

Name (print) Bethany D. Bailey

Date & city of signing 5-9-23, 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 04/24/23

Gross selling price	480,000.00
*Personal property (deduct)	0.00
Exemption claimed (deduct)	0.00
Taxable selling price	480,000.00
Excise tax: state	5,280.00
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	5,280.00
Local	1,200.00
*Delinquent interest: state	0.00
Local	0.00
*Delinquent penalty	0.00
Subtotal	6,480.00
*State technology fee	5.00
Affidavit processing fee	0.00
Total due	6,485.00

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

*SEE INSTRUCTIONS

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

Signature of grantor or agent _____

Name (print) Bethany D. Bailey

Date & city of signing 5-9-23, Clarkston, WA

Signature of grantee or agent _____

Name (print) Lea Kristine Wormington

Date & city of signing 5-12-23, Clarkston, WA

Perjury in the second degree is a class C felony which is punishable by up to five years in prison and a fine of up to \$20,000 (RCW 9A06.020).

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REV 84 0001a (09/08/22)

THIS SPACE TREASURER'S USE ONLY

COUNTY TREASURER

EFT

File No. 633330

Exhibit 'A'

Parcel 1:

That part of Lot 11 in Block G-1 and that part of Lot 4 in Block H-1 of Clarkston Heights, according to the official plat thereof, filed in Book C of Plats at Page(s) 19 and 20, records of Asotin County, Washington, more particularly described as follows:

From the concrete monument at the Northeast corner of Lot 4 of Block "H-1" of Clarkston Heights, Asotin County, Washington, said point being on the intersection of the centerlines of county roads; thence South 33°18' East a distance of 375.10 feet along the Easterly boundary line of said Lot 4 to the True Place of Beginning; thence South 51°53' West a distance of 75.27 feet; thence South 33°18' East a distance of 93.21 feet; thence North 56°42' East a distance of 124.26 feet to a point on the Westerly right of way line of county road; thence Northerly along said right of way to the True Place of Beginning.

Parcel 2:

From the concrete monument at the Northeast corner of Lot 4 of Block "H-1" of Clarkston Heights, Asotin County, Washington, according to the recorded plat thereof, said point being at the intersection of centerlines of County Roads; thence South 33°18' East, a distance of 375.10 feet and thence South 51°53' West a distance of 75.0 feet to the True Point of Beginning; thence South 33°18' East a distance of 175 feet; thence South 51°53' West a distance of 324 feet to a point on the West line of said Lot 4; thence North 15°04' West along the Westerly boundary line of said Lot 4 a distance of 190.0 feet, more-or-less, to a point which lies 269.2 feet South 51°43' West from the True Point of Beginning; thence North 51°53' East 269.2 feet to the True Point of Beginning.

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