

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

Only for sales in a single location code on or after January 1, 2020.  
This affidavit will not be accepted unless all areas on all pages are fully completed.  
This form is your receipt when stamped by cashier. *Please type or print.*

☐ Check box if the sale occurred in more than one location code.

☐ Check box if partial sale, indicate % \_\_\_\_\_ sold.  
List percentage of ownership acquired next to each name.

## 1 Seller/Grantor

Name Quality Loan Service Corp of Washington (QLSWA)

Mailing address 108 1st Ave. South, Suite 202

City/state/zip Seattle, WA 98104

Phone (including area code) 206-596-4857

## 2 Buyer/Grantee

Name Peggy Bateman Family Trust

Mailing address 1008 Cedar Ridge Road

City/state/zip Kendrick, ID 83537

Phone (including area code) \_\_\_\_\_

## 3 Send all property tax correspondence to; ☐ Same as Buyer/Grantee

Name Peggy Bateman in Care of

Sharon Katus

Mailing address 1256 Elm

City/state/zip Clarkston WA 99403

| List all real and personal property tax parcel account numbers | Personal property?       | Assessed value(s) |
|----------------------------------------------------------------|--------------------------|-------------------|
| APN: 1-004-18-004-0001-0000                                    | <input type="checkbox"/> | \$ 92,000.00      |
|                                                                | <input type="checkbox"/> | \$ 0.00           |
|                                                                | <input type="checkbox"/> | \$ 0.00           |

## 4 Street address of property 1253 ELM ST CLARKSTON, WA 99403

This property is located in Clarkston (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" FOR FULL LEGAL DESCRIPTION

## 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 predominantly used for timber (as classified under RCW 84.84 and 84.33) or agriculture (as classified under RCW 84.34.020)? See ETA 3215. ☐ Yes ☒ No

If yes, complete the predominate use calculator (see instructions for section 5).

## 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 Janice Stavee

Name (print) JANICE STAVEE for QLSWA

Date & city of signing 8/25/2021 SEATTLE

Signature of grantee or agent Peggy Bateman

Name (print) PEGGY BATEMAN

Date & city of signing Jan 27 2025

Perjury: Perjury is a class C felony which is punishable by imprisonment in the state correctional institution for a maximum term of not more than five years, or by a fine in an amount fixed by the court of not more than \$5000, or by both imprisonment and fine (RCW 9A.20.020(1c)).

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**WA-21-889487-RM**  
**0001-0000**

**ExHIBIT A**

**APN: 1-004-18-004-**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ASOTIN,  
STATE OF WASHINGTON, AND IS DESCRIBED AS FOLLOWS:

THE EAST HALF OF THE NORTH HALF OF LOT 4 OF BLOCK "Y" OF VINELAND  
ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED IN BOOK A OF PLATS AT  
PAGE(S) 19, RECORDS OF ASOTIN COUNTY, WASHINGTON.

EXCEPTING THE SOUTH 170 FEET OF THE NORTH 330 FEET OF THE EAST HALF OF  
LOT 4 OF BLOCK "Y" OF VINELAND, ASOTIN COUNTY, WASHINGTON, ACCORDING TO  
THE RECORDED PLAT THEREOF, THE NORTH LINE OF SAID LOT 4 BEING THE  
CENTERLINE OF ELM STREET.

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