

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 Joseph Peterson, single, and Valerie L. Peterson, single, a
formerly married couple who are now divorced

Mailing address 2852 Miller Road / 1104 Fair St

City/state/zip Nezperce, ID 83543 / Clarkston, WA 99403

Phone (including area code) 208-507-0861 / 208-987-5876

2 Buyer/Grantee

Name Valerie L. Peterson, single

Mailing address 1104 Fair St

City/state/zip Clarkston, WA 99403

Phone (including area code) 208-987-5876

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

Name Valerie L. Peterson

Mailing address 1104 Fair St

City/state/zip Clarkston, WA 99403

List all real and personal property tax
parcel account numbers

1132000810002

Personal
property?

Assessed
value(s)

☐

\$ 167,800.00

☐

\$ 0.00

☐

\$ 0.00

4 Street address of property 1104 Fair 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 EXHIBIT A FORM

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 Valerie L. Peterson

Name (print) CHAD LAES

Date & city of signing 6-28-2023 Clarkston, WA

Signature of grantee or agent Valerie L. Peterson

Name (print) Valerie L. Peterson

Date & city of signing 6/10/2023 Las Vegas

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)).

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(TTY) users may use the WA Relay Service by calling 711.

REV 84 0001a (02/28/23)

THIS SPACE TREASURER'S USE ONLY

COUNTY TREASURER

DATE 06/30/2023 - RECEIPT No. 56171 - Alliance Title - Clarkston

File No. 636571

Exhibit 'A'

That part of the North Half of the Northwest Quarter of Section 21, Township 11 North, Range 46 East of the Willamette, Asotin County, Washington, more particularly described as follows:

Commencing at the stone monument at the intersection of the centerlines of Eleventh and Fair Streets; thence West along the centerline of Fair Street a distance of 25 feet; thence at right angles North a distance of 30 feet to the True Place of Beginning; thence continue on the last mentioned course a distance of 100 feet; thence at right angles West a distance of 50 feet; thence at right angles South a distance of 100 feet to the North side of Fair Street; thence along the North side of Fair Street a distance of 50 feet to the place of beginning.

And

That part of the North Half of the Northwest Quarter of Section 21, Township 11 North, Range 46 East of the Willamette Meridian, Asotin County, Washington, more particularly described as follows:

Commencing at the stone monument at the intersection of the centerlines of 11th and Fair Streets; thence West along the centerline of Fair Street a distance of 25 feet; thence at right angles North a distance of 30 feet to the True Place of Beginning; thence continue on the last mentioned course a distance of 100 feet; thence at right angles East a distance of 47.5 feet; thence at right angles South a distance of 100 feet to the North side of Fair Street; thence West along the North side of Fair Street a distance of 47.5 feet to the place of beginning.

EXCEPTING THEREFROM:

That part of the North half of the Northwest Quarter of Section 21, Township 11 North, Range 46 East of the Willamette Meridian, Asotin County, Washington, more particularly described as follows: Commencing at the monument at the intersection of the centerlines of Eleventh and Fair Streets; thence West along the centerline of Fair Street a distance of 75.00 feet; thence North 30.00 feet to a point on the North right of way line of Fair Street, said point being the true place of beginning; thence continue North 100.00 feet; thence East 3.00 feet; thence South 100.00 feet to a point on said North right of way line; thence West along said right of way line a distance of 3.00 feet to the place of beginning.

56171