

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 Charmaine Allen-Johnson

Mailing address 165 Southport Ave

City/state/zip Lewiston, ID 83501

Phone (including area code) 208-305-1926

2 Buyer/Grantee

Name Sundance, LLC, an Idaho Limited Liability Company

Mailing address 3334 12th Street

City/state/zip Lewiston, ID 83501

Phone (including area code) 208-305-1926

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)
1-001-20-031-0001-0000	☐	\$ 206,200.00
1-185-01-003-0000-0000	☐	\$ 108,300.00
	☐	\$ 0.00

4 Street address of property 619 Diagonal Street & 1606 Elm Street, 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 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 _____

Name (print) Charmaine Allen-Johnson

Date & city of signing June 6 2023, Lewiston, ID

Signature of grantee or agent _____

Name (print) Charmaine Allen-Johnson

Date & city of signing June 6 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 both, together with 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.

Cresson, Moore, Dokken + Griddle
OK # 14853 AH

ASOTIN COUNTY
TREASURER

56126
Print on legal size paper.
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EXHIBIT A

PARCEL I

Lots 26, 27, 28, 29, 30, and 31 and the North 5 feet of Lot 32 in Block 20 of Clarkston according to the official plat thereof, filed in Book B of Plats at Page(s) 8, records of Asotin County, Washington. EXCEPT that portion of the North 5 feet of said Lot 32 and part of Lot 31 deeded to the City of Clarkston for alley purposes by deed recorded as Instrument Numbers 98830 and 98831, described as follows: Commencing at the Southeast corner of Lot 32 of Block 20 of Clarkston, according to the recorded plat thereof; thence North along the East line of Lot 32 a distance of 5 feet to the True Point of Beginning; thence North along the East line of Lot 32 a distance of 20 feet to the Northeasterly corner thereof; thence West along the North line of Lot 32 a distance of 6.77 feet; thence Southwesterly and around a curve to the right with a radius of 20 feet a distance of 14.46 feet; thence West parallel to the North line of Lot 32 and distant 5 feet therefrom a distance of 107.5 feet more or less to the West line of said Lot 32; thence South along the West line of Lot 32 a distance of 15 feet; thence East and parallel to the South line of said Lot 32 and distant 5 feet therefrom for a distance of 127.5 feet to the True Place of Beginning. ALSO EXCEPTING that portion of Lot 31, Block 20, Clarkston, Asotin County, Washington, according to the recorded plat thereof, particularly described as follows: Commencing at the Southeast corner of said Lot 31; thence North 15 feet along the East line of Lot 31 to a point; thence South and Westerly around a curve to the right with a 20 foot radius a distance of 16.96 feet to the South line of said Lot 31; thence East along the South line of said Lot 31 a distance of 6.77 feet to the Place of Beginning.

Subject to: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record.

Tax Parcel Number(s): 1-001-20-031-0001-0000

PARCEL II

Apartment No. A-3 of Ninth Fairway Townhouses, a Condominium intended for single family residence use only, 1606 Elm Street, Clarkston, Washington according to survey map and set of plans, recorded in Volume D of Plats, Page 71, records of Asotin County, Washington, under Instrument No. 138287, and according to Condominium Declaration recorded under Instrument No. 138288; Together with an undivided 16.66% interest in the common areas and facilities appertaining to said Apartment and together with those limited common areas and facilities so appertaining, all of which are described in the above referenced Declaration.

Subject to: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record.

Tax Parcel Number(s): 1-185-01-003-0000-0000

56124