

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 Marc A. Jenkins & Ginger L. Jenkins

Mailing address 1447 15th Street

City/state/zip Clarkston, WA 99403

Phone (including area code) 509-843-3857

2 Buyer/Grantee

Name Marc & Gin Jenkins, LLC, an Idaho Limited Liability Company

Mailing address 1418 Alder Avenue

City/state/zip Lewiston, ID 83501

Phone (including area code) 509-843-3857

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

10042600800170000

Personal
property?

☐

Assessed
value(s)

\$ 168,800.00

☐

\$ 0.00

☐

\$ 0.00

4 Street address of property 1447 15th 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 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 Marc A. Jenkins

Name (print) Marc A. Jenkins

Date & city of signing June 7, 2023, Lewiston, ID

Signature of grantee or agent Marc A. Jenkins

Name (print) Marc A. Jenkins

Date & city of signing June 7, 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)).

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REV 84 0001a (02/28/23)

THIS SPACE TREASURER'S USE ONLY

COUNTY TREASURER

CREASON, MOORE,
DOKKEN & BEUL
CL# 148681

JUN - 9 2023

ASOTIN COUNTY
TREASURER

56133

Print on legal size paper.
Page 1 of 6

EXHIBIT A

The North 198 feet of the South 694 feet of the East 162 feet of Lot 8 in Block 'KK' of Vineland, according to the official plat thereof, filed in Book A of Plats at Page(s) 15 Official Records of Asotin County, Washington.

EXCEPTING THEREFROM the East 8 feet thereof.

ALSO EXCEPTING all that portion of the hereinafter described Parcel "A" lying Westerly and Southerly of a line described as beginning at a point opposite Station 15th Street 11+10.47 on the 15th Street line survey of the Fleshman Way/15th Street Project and 30 feet Easterly therefrom; thence Southeasterly along the arc of a curve to the left, having a radius of 50 feet to a point opposite Station 10+75.57 on the Fleshman Way line survey of said Fleshman Way/15th Street Project and 50 feet Northerly therefrom; thence Easterly to a point opposite Station 11+50.00 on said Fleshman Way line survey and 60 feet Northerly therefrom; thence Easterly parallel with said Fleshman Way line survey to a point opposite Station 14+90.38 and the end of this line description.

AND ALSO EXCEPTING all that portion of the hereinafter described Tract "X" lying between the following described Line 1 and 2:

Line 1: Beginning at a point opposite Station 11+50.00 on the Fleshman Way line survey of Fleshman Way/15th Street Project and 70 feet Northerly therefrom; thence Easterly parallel with said Fleshman Way line survey to a point opposite Station 14+90.38 and the end of this line description.

Line 2: Beginning at the point opposite Station 13+00.00 on the Fleshman Way line survey of the Fleshman Way/15th Street Project and 60 feet Southerly therefrom; thence Easterly parallel with said Fleshman Way line survey to a point opposite Station 19+00.00 and the end of this line description.

TOGETHER WITH to an easement for ingress, egress and utilities lying over and across the North 20 feet of the South 694 feet of the West 168 of Lot 8 in Block "KK" of Vineland according to the official plat thereof, filed in Book A of Plats at Page 15 Official Records of Asotin County, Washington.

ALSO TOGETHER WITH an easement over and across the North 2 feet of the South 696 feet of said Lot 8 as disclosed in Quitclaim Deed recorded January 21, 1972, as Instrument No. 111540 described as follows: The right and easement to use the surface of said 2 foot strip of ground in any and every way so long as such use does not interfere with a water meter to be located on said 2 foot strip or buried pipe line located on, over and across said strip.

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

Tax Parcel Number: 1-004-26-008-0017-0000

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