

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 Ann C. Gillies

Mailing address 4621 N. Tumbleweed Pl

City/state/zip Boise, ID 83713

Phone (including area code) _____

2 Buyer/Grantee

Name John R. Lyman JR & Mona Oxford-Lyman

Mailing address 1707 Westlake Drive

City/state/zip Clarkston, WA 98403

Phone (including area code) _____

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)
11320023100060000	☐	\$ 320,200.00
	☐	\$ 0.00
	☐	\$ 0.00

4 Street address of property 1707 Westlake Drive, 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 _____

Name (print) Ann C. Gillies

Date & city of signing 8-3-23 Clarkston, WA

Signature of grantee or agent _____

Name (print) John R. Lyman JR

Date & city of signing 8-3-23 Clarkston

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)).

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.

EXHIBIT "A"

636399

That part of Government Lot 6 and the Southwest Quarter of the Northeast Quarter of Section 19, Township 11 North, Range 45 East of the Willamette Meridian, more particularly described as follows:

Commencing at a point on the Lower Granite Dam Boundary Take Line, said point being Corps of Engineers Monument No. 906-20F; thence North 58°28'56" West a distance of 1269.30 feet to a point on the centerline of an existing road, said point being the True Point of Beginning; thence North 6°27' West and continuing along said centerline a distance of 23.38 feet to a point of curve; thence around a curve to the left with a radius of 75.0 feet for a distance of 100.67 feet; thence North 83°27' 1/2" West a distance of 86.52 feet to a point of curve; thence around a curve to the right with radius of 100.0 feet for a distance of 108.56 feet; thence North 21°15' 1/2" West a distance of 136.92 feet to a point of curve; thence around a curve to the right with a radius of 100.0 feet for a distance of 66.82 feet; thence North 17°01' 1/2" East 38.79 feet to a point of curve; thence around a curve to the left with a radius of 69.65 feet for a distance of 89.12 feet to a point of compound curve; thence around a curve to the left with a radius of 193.0 feet for a distance of 222.88 feet; thence South 57°33' West a distance of 89.14 feet to a point of curve; thence around a curve to the left with a radius of 274.45 feet for a distance of 75.24 feet to a point of reverse curve; thence around a curve the right with radius of 1000.0 feet for a distance of 135.99 feet; thence South 49°38' West a distance of 52.91 feet; thence continue South 49°38' West and leaving said centerline a distance of 102.91 feet; thence South 74°22' East 320.84 feet; thence South 42°30' East a distance of 297.40 feet; thence North 30°22' East a distance of 214.36 feet; thence South 81°21' East a distance of 159.14 feet; thence South 67°44' East a distance of 95.60 feet to the Point of Beginning.