

Form 840001a

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 Dean R. Sullivan

Mailing address 1215 Evergreen Ct #316
City/state/zip Clarkston WA 99403
Phone (including area code) _____

2 Buyer/Grantee.

Name Megan Rene McMinn

Mailing address 811 Walk Lane
City/state/zip Clarkston WA 99403
Phone (including area code) _____

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

Name Megan Rene McMinn

Mailing address 811 Walk Lane
City/state/zip Clarkston WA 99403

4 Street address of property **811 Walk Lane, Clarkston, WA**

This property is located in Asotin Unincorporated (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 legal

5 Land use code 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)

(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

Print name _____ Print name _____

8 I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT

Signature of grantor or agent Dean R. Sullivan
Name (print) Dean R. Sullivan
Date & city of signing 8.2.23 Charleston, WVA

Signature of grantee or agent Megan Rene McMinn
Name (print) Megan Rene McMinn
Date & city of signing 8.2.23 Clarkston, Va.

Perjury in the second degree by false oath which is punishable by imprisonment in a state correctional institution for a term not to exceed 20 years or

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REV 84 0001a (09/08/22)

THIS SPACE TREASURER'S USE ONLY

COUNTY TREASURER

DATE 08/03/2023 - RECEIPT No. 56253 - Alliance Title - Clarkston

Print on legal size paper
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File No. 643212

Exhibit 'A'

Lot 3 of Youngberg Subdivision according to the official plat thereof, filed in Book E of Plats at Page(s) 46, records of Asotin County, Washington.

AND

That portion of Lot 2 of Youngberg Subdivision according to plat recorded in Book E of plats, page 46, records of Asotin County, Washington, described as follows:

Commencing at the most Northerly corner of said Lot 2; thence South $66^{\circ}36'53''$ East for a distance of 38 feet; thence South $23^{\circ}20'00''$ West on a line parallel to the Northwestern line of said Lot 2, for a distance of 71 feet; thence North $66^{\circ}36'53''$ West on a line parallel to the Northeasterly line of said Lot 2 for a distance of 38 feet to a point on the Westerly line of said Lot 2; thence North $23^{\circ}20'00''$ East on said Westerly line for a distance of 71 feet to the POINT OF BEGINNING.

56253