

Form 84 0001a

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 James W. Reed and Beverly J. Reed Trust

Mailing address 1125 Johnson Street
City/state/zip Onalaska, WI 54650
Phone (including area code) _____

2 Buyer/Grantee

Name Cheryl L. Coyner

Jeanette L. Norton

Mailing address 1555 10th Street
City/state/zip Clarkston, WA 99403
Phone (including area code) _____

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

Name Cheryl L. Coyner Jeanette L. Norton

Mailing address _____

City/state/zip _____

List all real and personal property tax
parcel account numbers
10041501500080000

Personal
property?

☐

☐

☐

Assessed
value(s)
203,000.00

4 Street address of property 1555 10th Street, Clarkston, WA 99403

This property is located in Asotin Clarkston (for unincorporated locations please select your county) ☒ X

☐ 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 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 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 James W. Reed

Name (print) James W. Reed and Beverly J. Reed Trust

Date & city of signing 8/8/23 Clarkston, WA

Signature of grantee or agent Cheryl L. Coyner

Name (print) Cheryl L. Coyner

Date & city of signing 8-9-2023 Clarkston

Perjury in the second degree is a crime under RCW 9A.02.010 and is punishable by imprisonment in the state prison for not more than five years or a fine not exceeding \$10,000, or both.

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REV 84 0001a (09/08/22)

THIS SPACE TREASURER'S USE ONLY

COUNTY TREASURER

DATE 08/10/2023 - RECEIPT No. 56270 - Alliance Title - Clarkston

File No. 643114

Exhibit 'A'

That part of Lot 15 in Block "V" of Vineland, according to the official plat thereof, filed in Book A of Plats at Page(s) 45, records of Asotin County, Washington, more particularly described as follows:

From the Southeast corner of Lot 15, Block "V" of Vineland, said point being at the intersection of the centerlines of County roads; thence North $53^{\circ}20'$ West a distance of 134.8 feet along the centerline of County road to the True Point of Beginning; thence continue on the last course 106.6 feet; thence North 129.1 feet; thence East 12.9 feet; thence South $53^{\circ}20'$ East a distance of 83.6 feet; thence South $2^{\circ}13'$ East a distance of 142.9 feet to the True Point of Beginning.

56270