

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 Natasha V. DeMattos

Mailing address 2629 4th Ave.
City/state/zip Clarkston WA 99403
Phone (including area code) _____

2 Buyer/Grantee

Name Sharee A. Kromrei

Mailing address 40221 Sunset Dr.
City/state/zip Loon Lake WA, 99148-9758
Phone (including area code) _____

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

Name Sharee A. Kromrei

Mailing address _____
City/state/zip _____

List all real and personal property tax
parcel account numbers
11320022700020000

Personal
property?

Assessed
value(s)
435,100.00

4 Street address of property 2629 4th Avenue, Clarkston, WA

This property is located in Asotin Unincorp (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 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 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 _____ Date _____
Print name _____

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

Signature of grantor or agent [Signature]
Name (print) Natasha V. DeMattos
Date & city of signing 9-15-23, Clarkston, WA

Signature of grantee or agent [Signature]
Name (print) Sharee A. Kromrei
Date & city of signing 9-19-23, Clarkston, WA

Perjury in the second degree is a crime for which a person is punishable by confinement in a state correctional institution for 2 to 5 years or by a fine of \$2,000 or both for a term of 2 to 5 years, or

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EXHIBIT "A"

646992

That part of Government Lot 1 of Section 31 of Township 11 North, Range 46 East of the Willamette Meridian, Asotin County, Washington, more particularly described as follows:

Commencing at the monument at the Northwest corner of Block "H-3-3" of Clarkston Heights, said point being on the centerline of 4th Avenue; thence West along said centerline a distance of 634.6 feet: to a point of curve; thence around a curve to the right with a radius of 1432.4 feet for a distance of 703.33 feet; thence South 34° 48' West a distance of 48.53 feet; thence South 38° 00' West for a distance of 163.16 feet to a point on the South line of said Government Lot 1; thence North 89° 39' 21" West along said South line a distance of 225.0 feet to the True Place of Beginning; thence continue North 89° 39' 21" West a distance of 670.02 feet; thence North 27° 56' 26" East a distance of 275.37 feet; thence North 26° 49' 17" East a distance of 301.50 feet; thence North 9° 17' 04" East a distance of 207.41 feet; thence deflect right and continue around a curve to the left with a radius of 979.93 feet for a distance of 268.16 feet; thence South 52° 00' East a distance of 402.53 to a point of curve; thence around a curve to the left with a radius of 1457.4 feet for a distance of 70.10 feet; thence South 38° 00' West for a distance of 304.56 feet to the True Place of Beginning.

EXCEPTING THEREFROM that part of Government Lot 1 of Section 31 of Township 11 North, Range 46 East of the Willamette Meridian, more particularly described as follows:

Commencing at the monument at the Northwest corner of Block "H-3-3" of Clarkston Heights, said point being on the centerline of 4th Avenue; thence West along the centerline of 4th Avenue for a distance of 634.6 feet to a point of curve; thence around a curve to the right with a radius of 1432.4 feet for a distance of 950.0 feet; thence South 38° 00' West a distance of 25.0 feet to the True Place of Beginning; thence deflect 90° 00' and continue around a curve to the left with a radius of 1457.40 feet for a distance 70.10 feet; thence South 38° 00' West a distance of 304.56 feet to a point on the South Line of said Government Lot 1; thence North 89° 39' 21" West along said South line a distance of 280.0 feet; thence North 38° 00' East a distance of 473.92 feet; thence South 52° 00' East a distance of 151.60 feet to the True Place of Beginning.

ALSO EXCEPTING THEREFROM:

That part of Lot 1 of Section 31 of Township 11 North, Range 46 East of the Willamette Meridian, Asotin County, Washington, more particularly described as follows:

Commencing at the monument at the Northwest corner of Block "H-3-3" of Clarkston Heights, said point being on the centerline of 4th Avenue; thence West along the centerline 4th Avenue for a distance of 634.6 feet to the point of curve; thence around a curve to the right with a radius of 1432.4 feet for a distance of 950.0 feet; thence South 38° 00' West a distance of 25.0 feet; thence North 52° 00' West a distance of 151.60 feet to the True Place of Beginning; thence South 38° 00' West a distance of 473.92 feet to a point on the South line of said Lot 1; thence North 89° 39' 21" West along said South line a distance of 208.41 feet; thence North 38° 00' East a distance of 601.24 feet; thence South 52° 00' East a distance of 165.00 feet to the true point of beginning.

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