

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 John McGovern

2 Buyer/Grantee

Name John McGovern

Mailing address 1133 Francisco Blvd. E, Suite J

City/state/zip San Rafael, CA 94901

Phone (including area code) (415) 699-4505

Mailing address 1133 Francisco Blvd. E, Suite J

City/state/zip (415) 699-4505 SAN RAFAEL, CA 94901

Phone (including area code) (415) 699-4505

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

1-004-14-015-0001

Personal
property?

Assessed
value(s)

☐

\$0.00 109,400

☐

\$0.00

☐

\$0.00

4 Street address of property 1172 18th Avenue, Clarkston, WA 99403

This property is located in Clarkston (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).

1172 18th Avenue, Lot 15 of Block "U" of VINELAND according to the recorded plat thereof, records of Asotin
County, Washington. Except the North 495.00 feet there of. AND EXCEPT that portion described as follows: (SEE EXHIBIT "A" attached for
complete legal description)

5 Select land use code(s) V

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)

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 _____

Print name _____

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

Signature of grantor or agent _____

Name (print) John McGovern

Date & city of signing SAN RAFAEL, CA 9/12/23

Signature of grantee or agent _____

Name (print) John McGovern

Date & city of signing SAN RAFAEL, CA 9/12/23

A MINIMUM OF \$10.00 IS DUE IN FEES AND/OR TAX
*SEE INSTRUCTIONS

Gross selling price _____ 0.00
*Personal property (deduct) _____ 0.00
Exemption claimed (deduct) _____ 0.00
Taxable selling price _____ 0.00
Excise tax: state
Less than \$525,000.01 at 1.1% _____ 0.00
From \$525,000.01 to \$1,525,000 at 1.28% _____ 0.00
From \$1,525,000.01 to \$3,025,000 at 2.75% _____ 0.00
Above \$3,025,000 at 3% _____ 0.00
Agricultural and timberland at 1.28% _____ 0.00
Total excise tax: state _____ 0.00
0.0025 Local _____ 0.00
*Delinquent Interest: state _____ 0.00
Local _____ 0.00
*Delinquent penalty _____ 0.00
Subtotal _____ 0.00
*State technology fee _____ 5.00
Affidavit processing fee _____ 5.00
Total due _____ 10.00

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"

Lot 15 of Block "U" of VINELAND according to the recorded plat thereof, records of Asotin County, Washington.

Except the North 495.00-feet there of.

AND EXCEPT that portion described as follows:

Beginning at the Southeast corner of said Lot 15, said point being on the centerline of a county road; thence Northwesterly along said centerline a distance of 103.46 feet; thence deflect right $75^{\circ}08'$ parallel to the East boundary line of said Lot 15 a distance of 144.0 feet; thence deflect right $90^{\circ}00'$ a distance of 100.0 feet to a point on the East boundary line of said Lot 15; thence Southerly along said boundary line a distance of 170.54 feet to the **Place of Beginning**.

AND ALSO EXCEPTING that portion described as follows: **Commencing** at the Southeast corner of said Lot 15, said point being on the centerline of county road; thence Northwesterly along said centerline a distance of 103.46 feet to the **Place of Beginning**; thence deflect right $75^{\circ}08'$ parallel to the East boundary line of said Lot 15 distance of 144.0 feet; thence deflect left $90^{\circ}00'$ a distance of 25 feet to a point; thence deflect left $90^{\circ}00'$ for a distance of 138 feet, more or less, parallel to the East boundary line of said Lot 15 to the centerline of the said county road; thence Southerly along the centerline of the county road twenty-five feet, more or less, to the **Place of Beginning**.

AND ALSO EXCEPTING that part of said Lot 15 described as follows: **Commencing** at the Southeast corner of said Lot 15, said point being on the centerline of a county road, thence North on the East line of said Lot 15 a distance of 170.54 feet to a point; thence deflect left 90° a distance of 125.0 feet to the **Place of Beginning**; thence continue on the same course 100 feet, more or less, to a point 25 East at right angles from the West line of said Lot 15; thence deflect left 90° on a course 25 feet distant from and parallel to the West line of said Lot 15 a distance of 110 feet, more or less, to a point on the centerline of a county road; thence deflect left $75^{\circ}08'$ along the centerline of the county road a distance of 101 feet, more or less, to a point due South of the point of beginning; thence deflect left $104^{\circ}52'$ on a course parallel to the east line of Lot 15 a distance of 138 feet, more or less to the **Place of Beginning**.

AND ALSO EXCEPTING that part of said Lot 15 described as follows: **Commencing** the Southeast corner of said lot 15; thence North on the East line of said Lot 15 a distance of 170.54 feet to the **Place of Beginning**; thence North 157.75 feet to a point; thence West 125 feet; thence South 157.75 feet; thence East 125 feet to the **Place of Beginning**.

ALSO EXCEPTING that portion lying within 18th Avenue adjacent thereto.



5-7-2

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