

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 Justin J. Moss

Mailing address 1174 Montgomery Ridge Rd

City/state/zip Anatone, WA 99401

Phone (including area code) _____

2 Buyer/Grantee

Name James Brando

Catherine Brando

Mailing address 14193 Montgomery Ridge Rd

City/state/zip Anatone, WA 99401

Phone (including area code) _____

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

Name James Brando Catherine Brando

Mailing address _____

City/state/zip _____

List all real and personal property tax
parcel account numbers
10560001500020000

Personal
property?

Assessed
value(s)
135,170.00

4 Street address of property 14193 Montgomery Ridge Road, Anatone, WA 99401

This property is located in Anatone 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 '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 Justin J. Moss

Name (print) Justin J. Moss

Date & city of signing 9/22/23 Clarkston

Signature of grantee or agent James Brando

Name (print) James Brando

Date & city of signing 9/22/23 Clarkston

Perjury is a crime under RCW 9A.02.010. A person who knowingly makes a false statement under oath is guilty of perjury. A person who knowingly makes a false statement under oath is guilty of perjury. A person who knowingly makes a false statement under oath is guilty of perjury.

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REV 84 0001a (09/08/22)

THIS SPACE TREASURER'S USE ONLY

COUNTY TREASURER

DATE 09/22/2023 - RECEIPT No. 56365 - Alliance Title - Clarkston

Print on legal size paper
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EXHIBIT "A"

647580

That part of the Southeast Quarter of the Southwest Quarter of Section 35 of Township 8 North, Range 46 East of the Willamette Meridian, Asotin County, Washington, more particularly described as follows:

Commencing at the Southeast corner of said Southeast Quarter of the Southwest Quarter; thence South a distance of 11.37 feet to a point on the North right-of-way line of the County Road; thence South 89°24' West along said right-of-way line a distance of 273.67 feet; thence North 0°43' West a distance of 211.58 feet to the True Place of Beginning; thence South 82°49' East a distance of 114.77 feet; thence North 47°55' East a distance of 103.44 feet; thence North 0°33' East a distance of 54.54 feet; thence North 53°26' West a distance of 105.13 feet; thence South 75°15' West a distance of 134.75 feet; thence South 64°30' West a distance of 306.69 feet; thence South 9°43' East a distance of 11.52 feet; thence North 86°16' East a distance of 124.03 feet; thence South 87°21' East a distance of 147.89 feet; thence North 80°55' East a distance of 27.30 feet to the True Place of Beginning.

11.37
273.67
211.58
114.77
103.44
54.54
105.13
134.75
306.69
11.52
124.03
147.89
27.30

56365