

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 Beverly S. Manus

Mailing address 3376 Culham Avenue RD  
City/state/zip Sandpoint ID 83864  
Phone (including area code) \_\_\_\_\_

## 2 Buyer/Grantee

Name Steven D. Jerald

Shirley Grass  
Mailing address 1655 6th Avenue  
City/state/zip Clarkston WA 99403  
Phone (including area code) \_\_\_\_\_

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

Name Steven D. Jerald Shirley Grass

Mailing address 1655 6th Avenue

City/state/zip Clarkston WA 99403

## List all real and personal property tax parcel account numbers

11390203600000000

## Personal property?

☐

☐

☐

Assessed value(s)  
135,700.00

## 4 Street address of property 1655 6th 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).

-Lot 36 of the Replat of Lots 5 and 6 of Rankin Hill First Addition and Rankin Hills Second Addition according to the official plat thereof, filed in \_\_\_\_\_  
-Book D of Plats as Page(s) 26 Official Records of Asotin County, Washington

## 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 \_\_\_\_\_

Name (print) Beverly S. Manus

Date & city of signing 9.22.23, Clarkston, WA

Signature of grantee or agent \_\_\_\_\_

Name (print) Steven D. Jerald

Date & city of signing 9.25.23, Clarkston, WA

Perjury in the second degree is a felony for which a person is liable by willfully making a false statement under oath in a legal proceeding or in a sworn statement made for the purpose of influencing the action of a public body or officer.

To ask about the availability of this publication in alternate formats for the visually impaired, please call 360-705-6705. Teletype publication may also be used for the hearing impaired.