

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 Alan D. Coons

Mailing address 2729 27th Street

City/state/zip Clarkston WA 99403

Phone (including area code) _____

2 Buyer/Grantee

Name David Sinner

Mailing address 3616 10th Street

City/state/zip Lewiston ID 83501

Phone (including area code) _____

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

Name David Sinner

Mailing address 3616 10th Street

City/state/zip Lewiston ID 83501

List all real and personal property tax
parcel account numbers
17210200200000000

Personal
property?

Assessed
value(s)
30,000.00

4 Street address of property 2683 8th 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 91 Undeveloped land (land only)

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 84.35) 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 Alan D. Coons

Name (print) Alan D. Coons

Date & city of signing 10-3-23, Clarkston, WA

Signature of grantee or agent David Sinner

Name (print) David Sinner

Date & city of signing 10-9-23, Clarkston, WA

Perjury in this affidavit is a crime under RCW 9A.02.010. If you are convicted, you may be fined up to \$10,000 or imprisoned for up to 5 years, or both.

To ask about the availability of this publication, please call 360-705-6705. Teletype 360-705-6705.

REV 84 0001a (09/08/22)

THIS SPACE TREASURER'S USE ONLY

COUNTY TREASURER

DATE 10/10/2023 - RECEIPT No. 56399 - Alliance Title - Clarkston

Print on legal size paper
Page 1 of 1

EXHIBIT "A"

647342

Lot 2 and that part of Lot 3 in Block 2 of Coons Addition, according to the official plat thereof, as recorded in the office of the County Recorder of Asotin County, Washington, under recorder's Instrument No. 313499, described as follows:

Commencing at the centerline intersection of 8th Avenue and St. Helens Court, being a found 1" drill steel bar down 0.2' in an Asotin County monument case per Block 2 of Coons Addition recorded as Instrument #313499, Asotin County Auditors office; thence along the centerline of 8th Avenue, North 89°04'44" West a distance of 494.93 feet; thence departing said centerline, South 0°55'16" West a distance of 25.00 feet to a point on the Southerly right-of-way of 8th Avenue, said point also being the true point of beginning; thence along said right-of-way of South 89°04'44" East a distance of 100.00 feet; thence departing said right-of-way South 0°55'16" West a distance of 174.00 feet; thence North 89°04'44" West a distance of 100.00 feet; thence North 0°55'16" East a distance of 174.00 feet to the true point of beginning.

56399