

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 Shirley Ann Mathewson, a married woman
dealing in her sole and separate property

Mailing address 1766 13th St

City/state/zip Clarkston, WA 99403

Phone (including area code) (509) 552-5888

2 Buyer/Grantee

Name Vernard Dale Petersen, a single man

Mailing address 3421 8th St

City/state/zip Lewiston ID 83501

Phone (including area code) (208) 790-1020

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

Personal
property?

Assessed
value(s)

1-253-00-004-0000-0000

☐

\$ 105,300.00

☐

\$ 0.00

☐

\$ 0.00

4 Street address of property 1810 13th St, 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).

Lot 4 of MAXINE'S ADDITION according to plat recorded in Book E of Plats, Page 57, records of Asotin County, Washington.

5 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 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 _____ Signature _____

Print name _____ Print name _____

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

Signature of grantor or agent Shirley Ann Mathewson

Name (print) Shirley Ann Mathewson

Date & city of signing 10-27-23

Signature of grantee or agent V Dale Petersen

Name (print) Vernard Dale Petersen

Date & city of signing 10-27-23 CLARKSTON

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

Affidavit for Clearing Title

Shirley Ann Mathewson and Vernard Dale Petersen, being first duly sworn on oath, depose and state:

1. In 2005, Shirley Ann Mathewson and her husband, Mark Douglas Mathewson, loaned \$4,485.57 to Carson L. Dawson. As security for the loan, Carson L. Dawson quitclaimed the real property located at 1810 13th St, Clarkston, WA 99403 ("Property"), to Mark Douglas Mathewson and Shirley Ann Mathewson via a Quit Claim Deed recorded on September 1, 2005, under Asotin County Auditor's Instrument No. 285954.

2. In 2006, Vernard Dale Petersen paid off Carson L. Dawson's loan in exchange for the Property. Mark Douglas Mathewson transferred his interest in the Property to Vernard Dale Petersen via a Quit Claim Deed recorded on April 20, 2006, under Asotin County Auditor's Instrument No. 290634. However, this deed inadvertently neglected to document the transfer of Shirley Ann Mathewson's interest in the Property to Vernard Dale Petersen at the same time.

3. At Vernard Dale Petersen's request, Shirley Ann Mathewson now desires to document the transfer of her interest in the Property to Vernard Dale Petersen for the sole purpose of clearing title. There is no other consideration being exchanged between the parties.

4. Counterpart Signatures. This Affidavit may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same original.

5/6/13

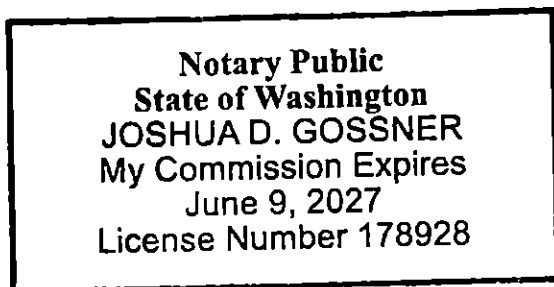
Signed at [City:] Clarkston, [State:] Wa this
27 day of October, 2023.

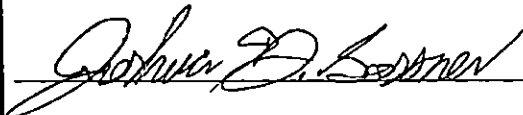

SHIRLEY ANN MATHEWSON

STATE OF WASHINGTON)
: SS.
County of Asotin)

On this day personally appeared before me Shirley Ann Mathewson, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 27th day of October, 2023.




Notary Public in and for the state of Washington
Residing at Clarkston
My appointment expires: June 9, 2027

Signed at Clarkston, Washington this 27TH day of OCTOBER, 2023.

V Dale Petersen
VERNARD DALE PETERSEN

STATE OF WASHINGTON)
 : ss.
County of Asotin)

On this day personally appeared before me Vernard Dale Petersen, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 27th day of October, 2023.

Notary Public
State of Washington
JOSHUA D. GOSSNER
My Commission Expires
June 9, 2027
License Number 178928

Joshua D. Gossner
Notary Public in and for the state of Washington
Residing at Clarkston
My appointment expires June 9, 2027