

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 Bo J. Loretz

Mailing address 10848 Highway 129

City/state/zip Asotin WA 99402

Phone (including area code) 2087900452

2 Buyer/Grantee

Name Justin Michael

Jaydee Michael

Mailing address 3418 5th St E

City/state/zip Liberty WA 99020

Phone (including area code) 2087904761

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

Name Justin Michael Jaydee Michael

Mailing address _____

City/state/zip 2087904761

List all real and personal property tax parcel account numbers	Personal property?	Assessed value(s)
10560009600090000	☐	246,100.00
10560009600100000	☐	33,865.00
	☐	

4 Street address of property 4343 W. Mountain Road, Anatone, 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 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 Bo J. Loretz

Name (print) Bo J. Loretz

Date & city of signing 10.31.23, Clarkston, WA

Signature of grantee or agent Justin Michael

Name (print) Justin Michael

Date & city of signing 10.30.23, Clarkston, WA

Perjury in this document is a crime under RCW 9A.02.010 and is punishable by imprisonment for not more than five years or a fine not exceeding \$5,000, or both.

To ask about the availability of this publication in large print or Braille, please call 360-705-6705. Teletype

REV 84 0001a (09/08/22)

THIS SPACE TREASURER'S USE ONLY

COUNTY TREASURER

DATE 10/31/2023 - RECEIPT No. 56433 - Alliance Title - Clarkston

Print on legal size paper
Page 1 of

File No. 649276

Exhibit 'A'

PARCEL I:

That part of the Northwest Quarter of Section 5, Township 7 North, Range 45, East of the Willamette Meridian, Asotin County, Washington, more particularly described as follows: Commencing at the Southeast corner of said Northwest Quarter; thence South 89°36'58" West along the South line of said Northwest Quarter a distance of 1930.81 feet to the True Place of Beginning; thence continue South 89°36'58" West a distance of 777.05 feet to the Southwest corner of said Northwest Quarter; thence North 0°08'25" East along the West line of said Northwest Quarter a distance of 101.89 feet to a point on the East right of way line of the County road; thence North 47°51' East along said right of way line a distance of 17.56 feet to a point of curve; thence around a curve to the left with a radius of 150.0 feet for a distance of 69.01 feet; thence North 21°29'30" East a distance of 114.84 feet to a point of curve; thence around a curve to the right with a radius of 360.0 feet for a distance of 190.11 feet; thence North 51°45' East a distance of 73.48 feet to a point of curve; thence around a curve to the left with a radius of 380.0 feet for a distance of 40.24 feet; thence South 44°19' East and leaving said County road right of way line a distance of 691.03 feet to the True Place of Beginning.

PARCEL II:

That part of the Northwest Quarter of Section 5, Township 7 North, Range 45, East of the Willamette Meridian, Asotin County, Washington, more particularly described as follows: Commencing at the Southeast corner of said Northwest Quarter; thence South 89°36'58" West along the South line of said Northwest Quarter a distance of 1529.59 feet to the True Place of Beginning; thence continue South 89°36'58" West a distance of 401.22 feet; thence North 44°19' West a distance of 691.03 feet to a point on the East right of way line of the County road, said point being a point on curve; thence deflect right and continue along said right of way line around a curve to the left with a radius of 380.0 feet for a distance of 110.15 feet; thence North 29°04'30" East a distance of 52.17 feet to a point of curve; thence around a curve to the right with a radius of 130.0 feet for a distance of 80.07 feet; thence South 47°16' East and leaving said County road right of way line a distance of 1000.07 feet to the True Place of Beginning.

56433