

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 CheriGuenther

Mailing address 2740 Scenic Hills Dr
City/state/zip Clarkston WA 99403
Phone (including area code) 5417208826

2 Buyer/Grantee

Name Brandon Ferguson

Mailing address 2740 Scenic Hills Dr
City/state/zip Clarkston WA 99403
Phone (including area code) 5417208826

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

Name Brandon Ferguson

Mailing address _____
City/state/zip 5417208826

List all real and personal property tax parcel account numbers
1501020060000000

Personal property?

Assessed value(s)
581,800.00

4 Street address of property 2740 Scenic Hills Drive, 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 6 in Block Two of Scenic Hills Addition, according to the recorded plat thereof, recorded September 20, 1995 as Instrument No. 216993
-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 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 CheriGuenther

Name (print) CheriGuenther

Date & city of signing 10-30-23, Clarkston, WA

Signature of grantee or agent Brandon Ferguson

Name (print) Brandon Ferguson

Date & city of signing 10-30-23, Clarkston, WA

Perjury in the record created by this affidavit may be prosecuted by the county assessor or the county treasurer.

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