

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 Anne F. Hunsaker

Mailing address PO Box 621

City/state/zip Asotin, WA 99402

Phone (including area code) _____

2 Buyer/Grantee

Name Neil Cox

Anna Louise Cox

Mailing address 924 5th Street

City/state/zip Clarkston WA 99403

Phone (including area code) _____

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

Name Neil Cox

Mailing address 924 5th Street

City/state/zip Clarkston WA 99403

List all real and personal property tax
parcel account numbers
10473000300000000

Personal
property?

Assessed
value(s)
76,125.00

4 Street address of property 318 Kings Lane, Asotin, WA 99402

This property is located in Asotin Asotin (city) (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 'Exhibit A'.

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) Anne F. Hunsaker

Date & city of signing 11/2/2023, Clarkston

Signature of grantee or agent _____

Name (print) Neil Cox

Date & city of signing 11-03-2023 Clarkston, WA

Perjury in the second degree is a class C felony which is punishable by confinement in a state correctional institution for not more than 5 years or a fine not exceeding \$10,000.

To ask about the availability of this public use, or any other questions, please call 360-705-6705. Teletype _____

REV 84 0001a (09/08/22)

THIS SPACE TREASURER'S USE ONLY

COUNTY TREASURER

DATE 11/03/2023 - RECEIPT No. 56443 - Alliance Title - Clarkston

Print on legal size paper

Page 1 of 1

EXHIBIT "A"

650639

Lots 1, 2 and 3 of Block 30 of Schank and Reed's First Addition to the Town of Asotin, according to plat recorded in Book A of Plats at Page(s) 5, Official Records of Asotin County, Washington

Together with the West 15 feet that portion of the vacated Madison, lying adjacent to said Lot 1, as vacated by Ordinance # 93, recorded December 1, 2004, as Instrument No. 280356, which attaches by operation of law.

56443