

# 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 Frank E. Bruno

Mailing address 702 Lewiston Street

City/state/zip Cottonwood ID 83622

Phone (including area code) \_\_\_\_\_

**2 Buyer/Grantee**

Name Ryle Hutchins

Mailing address 737 4th Street

City/state/zip Clarkston, WA 99403

Phone (including area code) \_\_\_\_\_

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

Name Ryle Hutchins

Mailing address \_\_\_\_\_

City/state/zip \_\_\_\_\_

| List all real and personal property tax parcel account numbers | Personal property?       | Assessed value(s) |
|----------------------------------------------------------------|--------------------------|-------------------|
| 10011711000000000                                              | <input type="checkbox"/> | 97,200.00         |
| _____                                                          | <input type="checkbox"/> | _____             |
| _____                                                          | <input type="checkbox"/> | _____             |

**4 Street address of property** 737 4th Street, Clarkston, WA 99403

This property is located in Asotin Clarkston (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 10 in Block 17A of Clarkston, according to the official plat thereof, filed in Book C of Plats at Page(s) 52, records of Asotin County.

**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 Frank E. Bruno

Name (print) Frank E. Bruno

Date & city of signing 11/3/23 Clarkston, WA

Signature of grantee or agent Ryle Hutchins

Name (print) Ryle Hutchins

Date & city of signing 11/6/23 Clarkston

Perjury in the second degree is a class C felony which is punishable by up to five years in prison and a fine of up to \$10,000.

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