

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 Ronald K. Sydenham
Sharon Sydenham
Mailing address 1032 Liberty Drive
City/state/zip Clarkston, WA 99403
Phone (including area code) _____

2 Buyer/Grantee

Name Jay Shafer
Ronda Shafer
Mailing address 1934 Golfview Dr
City/state/zip Clarkston, WA 99403
Phone (including area code) _____

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

Name Jay Shafer Ronda Shafer
Mailing address _____
City/state/zip _____

List all real and personal property tax parcel account numbers	Personal property?	Assessed value(s)
11320000200040000	☐	270,400.00
11320031100000000	☐	33,100.00
	☐	

4 Street address of property 1934 Golfview Drive, Clarkston, WA 99403

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 "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 84.35) 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 Ronald K. Sydenham
Name (print) Ronald K. Sydenham
Date & city of signing 11/3/23 Clarkston

Signature of grantee or agent Jay Shafer
Name (print) Jay Shafer
Date & city of signing 11/6/23

7 List all personal property (tangible and intangible) included in selling price.

If claiming an exemption, list WAC number and reason for exemption.
WAC number (section/subsection) _____
Reason for exemption _____

Type of document Statutory Warranty Deed (SWD)
Date of document 11/03/23

Gross selling price	700,000.00
*Personal property (deduct)	0.00
Exemption claimed (deduct)	0.00
Taxable selling price	700,000.00
Excise tax: state	5,775.00
Less than \$525,000.01 at 1.1%	
From \$525,000.01 to \$1,525,000 at 1.28%	2,240.00
From \$1,525,000.01 to \$3,025,000 at 2.75%	0.00
Above \$3,025,000 at 3%	0.00
Agricultural and timberland at 1.28%	0.00
Total excise tax: state	8,015.00
Local	1,750.00
*Delinquent interest: state	0.00
Local	0.00
*Delinquent penalty	0.00
Subtotal	9,765.00
*State technology fee	5.00
Affidavit processing fee	0.00
Total due	9,770.00

A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX
*SEE INSTRUCTIONS

Perjury in the execution of this affidavit is a crime under RCW 9A.02.010 and is punishable by imprisonment for up to five years or a fine of up to \$5,000, or both.

To ask about the availability of this publication, please call 360-705-6705. Teletype 360-705-6705.

File No. 648796

Exhibit 'A'

Parcel I:

That part of Government Lot 6 (SW1/4SE1/4) of Section 19 of Township 11 North, Range 46 East of the Willamette Meridian, Asotin County, Washington, more particularly described as follows: Commencing at the Northeast corner of Lot 7 of Block "BBB" of Vineland, said point being on the centerline of the County road; thence South 33°46' West along said centerline a distance of 24.92 feet; thence North 79°30' West, 727.91 feet to the True Place of Beginning; thence North 65°58' West, 104.21 feet to a point on the Lower Granite Dam Boundary Take Line, said point being Corps of Engineers Monument No. 1041-36-1; thence South 65°52'20" West, (record local bearing is South 65°54'51" West) along said take line 87.00 feet; thence South 24°08' East, 105.01 feet; thence North 71°03' East, 135.72 feet; thence North 4°11' East, 45.00 feet to the True Place of Beginning.

Parcel II:

That part of Lot 8 of Block "BBB" of Vineland and of Government Lot 6 of Section 19, Township 11 North, Range 46 East of the Willamette Meridian, Asotin County, Washington, described as follows: Beginning at the most Northerly Northwest corner of Lot 5, Plat of Block Three of Golfview Addition as Recorded in Book "E" of Plats, page 58, records of Asotin County, Washington; thence South 84°13'30" East, along the North line of said Lot 5, a distance of 172.88 feet; thence South 87°52' East, along the Northerly line of said Plat of Block Three of Golfview Addition, 194.70 feet; thence continuing along said Northerly line North 58°12' East 121.20 feet; thence continuing along said Northerly line 158.22 feet more or less to the Northeast corner of Lot 1, said Plat of Block 3 of Golfview Addition; thence South 12°58' West 3.00 feet more or less to the Northwesterly corner of that parcel deeded to Donald R. Welter by deed recorded on June 28, 1996, under Instrument No. 222417, records of Asotin County, Washington; thence North 80°08' East along the Northerly line of said parcel 80.10 feet; thence South 76°10' East along said Northerly line 54.39 feet more or less to the West right of way line of Golfview Drive; thence North 10°30' East along said West right of way line to the Northeasterly corner of that parcel deeded to The Charles and Laurel Cassell Family Trust by deed recorded on June 28, 1995, under Instrument No. 215463, records of Asotin County, Washington; thence North 86°49'11" West along the Northerly line of said parcel 32.40 feet more or less to the East corner of that parcel deeded to Jack D. Walker by Deed recorded on June 28, 1995 under Instrument No. 215464, records of Asotin County, Washington; thence continuing North 86°49'11" West along the Southerly line of said parcel, 61.40 feet more or less to the Southwesterly corner of said parcel; thence North 47°16'02" West, along the Southwesterly line of said parcel; 23.49 feet more or less to the Northwesterly corner of said parcel; thence North 55°43' West, along Southwesterly line of that parcel deeded to Jack D. Walker by deed recorded on December 9, 1988, under Instrument No. 180713, records of Asotin County, Washington, 82.00 feet more or less to the Southwesterly corner of said parcel; thence South 71°03' West, along the Southerly line of that parcel deeded to Richard H. Bohlin by deed recorded on April 22, 1998, under Instrument No. 220964, records of Asotin County, Washington, 135.72 feet more or less to the Southwesterly corner of said parcel; thence North 24°08' West, along the Westerly line of said parcel, 105.01 feet more or less to (the Lower Granite Dam Boundary Take Line) the Southerly line of that parcel deeded to the United States of America (U.S. Department of the Army, Corps of Engineers) by deed recorded on October 5, 1970, under Instrument No. 10759, records of Asotin County, Washington; thence Southwesterly along said Southerly line to the point of Beginning.

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