

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 Emunah, LLC an ID LLC

Mailing address 893 S. Pleasant View Road

City/state/zip Coeur d'Alene ID 83814

Phone (including area code) 2086401939

2 Buyer/Grantee

Name Matthew M. Nicholson

Jennifer R. Nicholson

Mailing address 9947 Dawn St. SE

City/state/zip Bellevue, WA 98004

Phone (including area code) 3607228158

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

Name Matthew M. Nicholson Jennifer R. Nicholson

Mailing address

City/state/zip 3607228158

List all real and personal property tax parcel account numbers	Personal property?	Assessed value(s)
10551200100000000	☐	165,100.00
10051200900000000	☐	30,000.00
	☐	

4 Street address of property 1006 Michell Street, Anatone, WA and Land

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 91
(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 [Signature]

Name (print) Emunah, LLC an ID LLC

Date & city of signing 11.3.23, Clarkston, WA

Signature of grantee or agent [Signature]

Name (print) Matthew M. Nicholson

Date & city of signing 11.8.23, Clarkston, WA

Part of the record of this sale is a public record and is subject to public inspection. To obtain a certified copy of this record, please call 360-705-6705. Teletype

EXHIBIT "A"

649163

PARCEL 1:

Lots 1, 2, 3, 12, 13 and 14 in Block 12 of W.J. Clemans Addition to the Town of Anatone, according to the official plat thereof, filed in Book B of Plats at Page(s) 114 and 115, records of Asotin County, Washington. Together with that portion of vacated Mosier Street lying adjacent to Lots 1, 2, and 3 vacated by Resolution No. 84-61 recorded September 4, 1984 as Instrument No. 163501, which attaches by operation of Law. ALSO, together with that portion of vacated Fir Street lying adjacent to Lots 1 and 14. Block 12 of W.J. Clemans Addition to the Town of Anatone, according to the official plat thereof, filed in Book B of Plats at Page(s) 114 and 115, records of Asotin County, Washington, vacated by unrecorded Resolution No. 94-44, which attaches by operation of Law. AND ALSO, together with that portion of the vacated alley running through Block 12 Clemans Addition to the Town of Anatone, according to the official plat thereof, filed in Book B of Plats at Page(s) 114 and 115, records of Asotin County, Washington, vacated by unrecorded Resolution No. 94-44, which attaches by operation of Law.
APN: 1-055-12-001-0000-0000

PARCEL 2:

Lots 4, 5, 6, 7, 8, 9, 10, and 11 in Block 12 of W.J. Clemans Addition to the Town of Anatone, according to the official plat thereof, filed in Book B of Plats at Page(s) 114 and 115, records of Asotin County, Washington. Together with that portion of vacated Mosier Street and vacated Pine Street lying adjacent to Lots 4, 5, 6, 7, and 8, vacated by Resolution No. 84-61 recorded September 4, 1984 as Instrument No. 163501, which attaches by operation of Law. AND ALSO, together with that portion of the vacated alley running through Block 12 of W.J. Clemans Addition to the Town of Anatone, according to the official plat thereof, filed in Book B of Plats at Page(s) 114 and 115, records of Asotin County, Washington, vacated by unrecorded Resolution No. 94-44, which attaches by operation of Law.
APN: 1-005-12-009-0000-0000

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