

# Real Estate Excise Tax Affidavit (RCW 82.45 WAC 458-61A)

Form 84 0001a

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 Plute Living Trust, dated June 6, 2018  
Daniel J. Plute, Judith Y. Plute, Trustees  
Mailing address 22120 Pitchstone Dr.  
City/state/zip Clarkston, WA 99403  
Phone (including area code) \_\_\_\_\_

**2 Buyer/Grantee**

Name Nichlas Edward Randall  
Kelsy M. Randall  
Mailing address 2669 S. Slope Lane  
City/state/zip Clarkston WA 99403  
Phone (including area code) \_\_\_\_\_

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

Name Nichlas Randall Kelsy Randall  
Mailing address 2669 S. Slope Lane  
City/state/zip Clarkston WA 99403

List all real and personal property tax parcel account numbers	Personal property?	Assessed value(s)
10490009900000000	<input type="checkbox"/>	369,400.00
10490009900010000	<input type="checkbox"/>	39,200.00

**4 Street address of property** 2669 S Slope Lane, 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 84.33) 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 84.267  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) Plute Living Trust, dated June 6, 2018  
Date & city of signing 11.20.2023, Clarkston, WA

Signature of grantee or agent [Signature]  
Name (print) Nichlas Edward Randall  
Date & city of signing 11.20.2023, Clarkston, WA

**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 11/20/23

Gross selling price	691,009.00
*Personal property (deduct)	0.00
Exemption claimed (deduct)	0.00
Taxable selling price	691,009.00
Excise tax: state	
Less than \$525,000.01 at 1.1%	5,775.00
From \$525,000.01 to \$1,525,000 at 1.28%	2,124.92
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	7,899.92
Local	1,727.52
*Delinquent interest: state	0.00
Local	0.00
*Delinquent penalty	0.00
Subtotal	9,627.44
*State technology fee	5.00
Affidavit processing fee	0.00
Total due	9,632.44

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

\*SEE INSTRUCTIONS

Perjury in this record is a crime. If you are a party to a transaction in a state record, you are responsible for ensuring that the information you provide is true and accurate. If you provide false information, you may be liable for perjury, which is a crime. For more information, please call 360-705-6705. Teletype publication may alter the original document.

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

EXHIBIT "A"

647952

That part of Section 6 of Township 10 North 46 East of the Willamette Meridian, Asotin County, Washington, more particularly described as follows:

Commencing at the Southeast corner of said Southwest Quarter of the Southeast Quarter; thence South 87°25' West along the South line of said Southwest Quarter of the Southeast Quarter and Southeast Quarter of the Southwest Quarter a distance of 1485.88 feet; thence North 0°46'41" West, 540.51 feet; thence North 1°03'05" East, 274.69 feet to the True Place of Beginning; thence continue North 1°03'05" East 62.10 feet; thence North 6°48'45" West 90.04 feet; thence North 23°47'46" West 253.29 feet to a point on the centerline of the County Road, said point being on a curve; thence deflect right and continue along said centerline around a curve to the left with a radius of 525.00 feet for a distance of 87.43 feet; thence North 53°38' East along said centerline 275.78 feet to a point of curve; thence continue along said centerline around a curve to the left with a radius of 525.00 feet for a distance of 157.30 feet to a point of reverse curve; thence continue along said centerline around a curve to the right with a radius of 3404.79 feet a distance of 148.08 feet; thence South 33°24' East 396.34 feet; thence South 51°19' West 776.91 feet to the True Place of Beginning.

EXCEPTING THEREFROM:

That part of Section 6 of Township 10 North, Range 46 East of the Willamette Meridian, Asotin County, Washington, more particularly described as follows:

Commencing at the most Southerly corner of the above described tract; thence North 51°19' East 546.45 feet to a point on a curve; thence deflect left and continue along a curve to the right with a radius of 432.38 feet for a distance of 113.28 feet to the True Place of Beginning; thence continue along said curve to the right with a radius of 432.38 feet a distance of 123.46 feet to a point of reverse curve; thence around a curve to the left with a radius of 175.00 feet for a distance of 115.48 feet to a point of compound curve; thence around a curve to the left with a radius of 26.86 feet for a distance of 52.40 feet to a point on the South right-of-way line of South Slope Road, said point being a point of reverse curve; thence continue along said right-of-way line around a curve to the right with a radius of 550.00 feet for a distance of 164.79 feet; thence continue along said right-of-way line South 53°38' West, 40.00 feet; thence South 36°22' East 149.06 feet; thence North 79°42' East 136.41 feet to the True Place of Beginning.

EXCEPTING THEREFROM all that portion lying in the right-of-way of the County Road..

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