

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

Only for sales in a single location code on or after March 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 Daniel L. Leighton & Sandra L. Leighton (a/k/a Sandy Leighton)

Mailing address P.O. Box 541

City/state/zip Kettle Falls, WA 99141

Phone (including area code) (509)325-5222

2 Buyer/Grantee

Name Daniel L. Leighton & Sandra L. Leighton, TTEE of Daniel and Sandra Leighton Living Trust date 11/14/23

Mailing address P.O. Box 541

City/state/zip Kettle Falls, WA 99141

Phone (including area code) (509)325-5222

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

Name _____

Mailing address _____

City/state/zip _____

List all real and personal property tax parcel account numbers	Personal property?	Assessed value(s)
<u>1-049-00-078-0010</u>	☐	<u>\$ 88,897.00</u>
	☐	<u>\$ 0.00</u>
	☐	<u>\$ 0.00</u>

4 Street address of property 30858 Snake River, Asotin, WA

This property is located in Asotin COUNTY (for unincorporated locations please select your county)

☐ 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 DESCRIPTION

5 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) Tisha D. Clegg

Date & city of signing 11/27/23 Spokane, WA

Signature of grantee or agent _____

Name (print) Tisha D. Clegg

Date & city of signing 11/27/23 Spokane, WA

Perjury in the second degree is a class C felony which is punishable by confinement in a state correctional institution for a maximum term of five years, or by a fine in an amount fixed by the court of not more than \$10,000, or by both such confinement and fine (RCW 9A.02.030 and RCW 9A.20.021(1)(c)). To ask about the availability of this publication in an alternate format for the visually impaired, please call 360-705-6705. Teletype (TTY) users may use the Relay Service by calling 711.

LEGAL DESCRIPTION

That part of the SE1/4 SE1/4 of Section 31, and of Government Lot 5 of Section 32, of Township 8 North, Range 47 East of the Willamette Meridian, Asotin County, Washington, more particularly described as follows:

Beginning at the Southwest corner of said SE1/4 SE1/4; thence North 0°06'04" West along said West line of said SE1/4 SE1/4 a distance of 173.00 feet; thence South 87°40'36" East, 1361.42 feet; thence North 89°16'54" East, 275.00 feet to a point on the ordinary high water line on the left bank of the Snake River; thence South 0°39'35" West along said water line a distance of 80.00 feet; thence South 74°51' West 60.94 feet; thence South 70°06'35" West, 148.29 feet; thence West 117.84 feet to the Southeast corner of said Section 31 North 88°54'30" West, along the South line of said SE ¼ SE ¼ a distance of 1318.18 feet to the place of beginning.

EXCEPTING THEREFROM all that portion lying 30 feet on each side of the centerline of the County Road as it now exists and traverses over and across the above described tract.

Tax Parcel No. 1-049-00-078-0010.