

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 Lillian Francine Caradine, Successor Trustee of the
Bill and Fran Caradine Revocable Trust, dated October 1, 2015.

Mailing address P.O. Box 787

City/state/zip Asotin, WA 99402

Phone (including area code) _____

2 Buyer/Grantee

Name Lillian Francine Caradine, as Trustee of the Bill C. Caradine
Family Trust, and Lillian Francine Caradine, a single person

Mailing address P.O. Box 787

City/state/zip Asotin, WA 99402 2

Phone (including area code) _____

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

1-137-00-013-0001-0000

Personal
property?

☐

Assessed
value(s)

\$ 331,625.00

☐

\$ 0.00

☐

\$ 0.00

4 Street address of property 404 Garfield Street, Asotin, WA 99402

This property is located in Asotin (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 Exhibit A

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 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 Lillian Francine Caradine

Name (print) Lillian Francine Caradine, Successor Trustee

Date & city of signing 12/13/23 Lewiston

Signature of grantee or agent Lillian Francine Caradine

Name (print) Lillian Francine Caradine

Date & city of signing 12/13/23 Lewiston

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.72.030 and RCW 9A.20.021(1)(c)).

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(TTY) users may use the WA Relay Service by calling 711.

REV 84 0001a (02/28/23)

THIS SPACE TREASURER'S USE ONLY

COUNTY TREASURER

CREASON, MOORE,
DOLKEN & GEDL
CL# 150977

DEC 14 2023

ASOTIN COUNTY
TREASURER

#56522

Print on legal size paper.
Page 1 of 6

EXHIBIT A

Lot 13 of Church Addition according to plat recorded in Book D of Plats, page 24 records of Asotin County, Washington.

EXCEPTING THEREFROM that part of Lot 13 of Church Addition more particularly described as follows: Beginning at the Northeast corner of said Lot 13, said point being on the West right of way line of Garfield Street; thence South $0^{\circ}51'$ West along said right of way line a distance of 7.7 feet; thence North $83^{\circ}47'$ West a distance of 82.36 feet to a point on the North line of said Lot 13; thence South $89^{\circ}09''$ East along said North line a distance of 82.0 feet to the Place of Beginning.

SUBJECT TO:

- Rights of the public to use forever, all streets, public ways, easement or whatever public property that is shown on the plat.
- Right of way for water ditch across the Northeast Quarter of the Northeast Quarter of Section 21, Township 10 North, Range 46 EWM, reserved by Asotin Land and Water Company. Affects this and other property.
- An easement for the purpose shown below and rights incidental thereof as contained in a document from Jerome P. McGuire and Patricia McGuire, husband and wife, to Durwood E. DeChenne and Vida DeChenne, husband and wife, for installation and maintenance of a sewer line over and along the Northerly two feet of Lot 13 of Church Addition for the use and benefit of Lot 12 of Church Addition, recorded on March 4, 1905, as Instrument No. 165089 of Official Record

APN: 1-137-00-013-0001-0000.

56522