

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 G. Arnold Jeffreys

2 Buyer/Grantee

Name Amber R. Jeffreys

Mailing address 2708 6th Avenue

City/state/zip Clarkston, WA 99403

Phone (including area code) _____

Mailing address 2704 6th Avenue

City/state/zip Clarkston, WA 99403

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	Personal property?	Assessed value(s)
1-041-32-007-0001-0000	☐	\$ 116,100.00
1-041-32-007-0002-0000	☐	\$ 235,700.00
1-041-32-007-0008-0000	☐	\$ 295,600.00

4 Street address of property 2702, 2704, and 2708 6th Avenue

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 Exhibit A and B

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 G. Arnold Jeffreys

Name (print) G. Arnold Jeffreys

Date & city of signing 12/15/2023 Lewiston, ID

Signature of grantee or agent Amber R. Jeffreys

Name (print) Amber R. Jeffreys

Date & city of signing 12/15/2023 Lewiston, ID

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)).

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 WA Relay Service by calling 711.

PAID

DEC 15 2023

ASOTIN COUNTY
TREASURER

Print on legal size paper.
Page 2 of 6

G. A. Jeffreys \$10.00
Lash AFB

Exhibit A

Parcel 1:

That part of the East half of Lot 7, Block I-4, Clarkston Heights, according to the official plat thereof, filed in Book B of Plats at Page(s) 102 Official Records of Asotin County, Washington, more particularly described as follows:

Commencing at the Southeast corner of Lot 7, , Block I-4, Clarkston Heights, Asotin County, Washington, said point being on the centerline of PHS 3 SR 129; thence West along said centerline a stance of 67.0 feet; thence North parallel to the East boundary line of said Lot 7 a distance of 184.0 feet; thence East parallel to PHS 3 SR 129 a distance of 67.0 feet to a point on the East boundary line of said Lot 7; thence South along the said East boundary line to The Place of Beginning.
1-041-32-007-0001-0000 (2702 6th)

Parcel 2:

The East half of Lot 7, Block I-4, Clarkston Heights, according to the official plat thereof, filed in Book B of Plats at Page(s) 102 Official Records of Asotin County, Washington. EXCEPT Beginning at the Southeast corner of Lot 7, , Block I-4, Clarkston Heights, Asotin County, Washington, said point being on the centerline of PHS 3 SR 129; thence West along said centerline a stance of 67.0 feet; thence North parallel to the East boundary line of said Lot 7 a distance of 184.0 feet; thence East parallel to PHS 3 SR 129 a distance of 67.0 feet to a point on the East boundary line of said Lot 7; thence South along the said East boundary line to The Place of Beginning. AND EXCEPT The North 90 feet of the South 975.47 of the East half of Lot 7, Block I-4, Clarkston Heights, according to the official plat thereof, filed in Book B of Plats at Page(s) 102 Official Records of Asotin County, Washington.
1-041-32-007-0002-0000 & 1-041-32-007-0009-0000 (S/C Split 2708 6th)

Parcel 3:

The North 90 feet of the South 975.47 of the East half of Lot 7, Block I-4, Clarkston Heights, according to the official plat thereof, filed in Book B of Plats at Page(s) 102 Official Records of Asotin County, Washington.

Subject to an easement for ingress, egress, and utilities over and across the West 16 feet thereof. Together with an easement for ingress, egress, and utilities over and across the West 16 feet of the South 885.47 feet of the East half of said Lot 7.

1-041-32-007-0008-0000 (2704 6th)

56529

Exhibit B

New Parcel 1

The South 855.47 feet of the East half of Lot 7, Block I-4, Clarkston Heights, according to the official plat thereof, filed in Book B of Plats at Page(s) 102 Official Records of Asotin County, Washington.

Subject to an easement for ingress, egress, and utilities over and across the West 16 feet thereof.

1-041-32-007-0001-0000

New Parcel 2

The East half of Lot 7, Block I-4, Clarkston Heights, according to the official plat thereof, filed in Book B of Plats at Page(s) 102 Official Records of Asotin County, Washington. EXCEPT the South 975.47 feet thereof.

Together with an easement for ingress, egress, and utilities over the West 16 feet of the South 975.47 feet thereof.

1-041-32-007-0002-0000 & 1-041-32-007-0009-0000

New Parcel 3

The North 120 feet of the South 975.47 of the East half of Lot 7, Block I-4, Clarkston Heights, according to the official plat thereof, filed in Book B of Plats at Page(s) 102 Official Records of Asotin County, Washington.

Subject to and together with an easement for ingress, egress, and utilities over and across the West 16 feet thereof.

1-041-32-007-0008-0000