

# 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 WARREN S. WATTS and MYRTLE A. WATTS

Mailing address 3435 Clemans Road

City/state/zip Clarkston, WA 99403

Phone (including area code) (509) 780-9725

## 2 Buyer/Grantee

Name WARREN STEPHEN WATTS and MYRTLE ANN WATTS, Trustee or their successors in interest, WATTS FAMILY TRUST U/D/T \*\*\*

Mailing address 3435 Clemans Road

City/state/zip Clarkston, WA 99403

Phone (including area code) (509) 780-9725

## 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)

1-111-00-009-0000-0000

☐

\$ 281,300.00

☐

\$ 0.00

☐

\$ 0.00

## 4 Street address of property 3435 Clemans Road, Clarkston, WA 99403

This property is located in Clarkston (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

## 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 \_\_\_\_\_

Name (print) Warren S. Watts, By: Teresa Overall, Agent (GPOA)

Date & city of signing 12/7/2023 & Vancouver, WA

Signature of grantee or agent \_\_\_\_\_

Name (print) Myrtle A. Watts, By: Teresa Overall, Agent (GPC)

Date & city of signing 12/7/2023 & Vancouver, 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.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.

## REAL ESTATE EXCISE TAX AFFIDAVIT

**Box 2:**

WARREN STEPHEN WATTS and MYRTLE ANN WATTS, Trustee, or their successor(s) in interest, WATTS FAMILY TRUST U/D/T dated December 21, 2010 and any amendments thereto

**Box 4:**

Lot 9 of SANGER'S RIVERVIEW ADDITION, according to the plat recorded in Book C of Plats, Page 101, in Asotin County, Washington.

AND

The South half of Lot 10 of SANGER'S RIVERVIEW ADDITION, according to the plat recorded in Book C of Plats, Page 101, in Asotin County, Washington.

SUBJECT TO: Easements, Restrictions, Reservations and Provisions of record, including those (deleting therefrom any restrictions based on race, color or creed) set forth in the document

Recorded: June 29, 1962  
Instrument Number: 81102 of Official records

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