

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 Donald William Schneider and Julie Schneider (50/50)

Mailing address 915 Harold Street

City/state/zip Moscow, ID 83843

Phone (including area code) (509) 330-0501

2 Buyer/Grantee

Name 1100 16th Street, LLC, a Washington limited liability company

Mailing address 915 Harold Street

City/state/zip Moscow, ID 83843

Phone (including area code) (509) 330-0501

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)

1-004-34-008-0003-0000

☐

~~\$0.00~~ 33,700

☐

\$ 0.00

☐

\$ 0.00

4 Street address of property 1100 16th Street

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 Exhibit A, 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 [Signature]

Name (print) Donald Schneider and Julie Schneider

Date & city of signing 12/31/23 Pullman

Signature of grantee or agent [Signature]

Name (print) Donald William Schneider, Manager

Date & city of signing 12/31/23 Pullman

If claiming an exemption, list WAC number and reason for exemption.

WAC number (section/subsection) WAC 458-61A-211(c)(5)

Reason for exemption

Mere change in identity or form of ownership.

Type of document Quitclaim Deed

Date of document 12/31/23

Gross selling price _____ 0.00

*Personal property (deduct) _____ 0.00

Exemption claimed (deduct) _____ 0.00

Taxable selling price _____ 0.00

Excise tax: state

Less than \$525,000.01 at 1.1% _____ 0.00

From \$525,000.01 to \$1,525,000 at 1.28% _____ 0.00

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 _____ 0.00

0.0025 Local _____ 0.00

*Delinquent interest: state _____ 0.00

Local _____ 0.00

*Delinquent penalty _____ 0.00

Subtotal _____ 0.00

*State technology fee _____ 5.00

Affidavit processing fee _____ 5.00

Total due _____ 10.00

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

*SEE INSTRUCTIONS

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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EXHIBIT "A"
TO
REAL ESTATE EXCISE TAX AFFIDAVIT

That portion of Lots 8 and 9 in Block "UU" of Vineland according to the official plat thereof, filed in Book A of Plats at Page 23, records of Asotin County, Washington; BEGINNING at the Northeast corner of said Lot 8, said point being on the centerline of 16th Street; thence South along the centerline of 16th Street for a distance of 99.67 feet; thence West for a distance of 230.83 feet; thence South for a distance of 54.0 feet; thence South 85°16' East a distance of 232.52 feet to a point on the centerline of 16th Street; thence West for a distance of 602.44 feet to a point on the West lot line of said Lot 9; thence North 20°30' West along said lot line for a distance of 34.46 feet; thence North 18°00' West along said lot line for a distance of 147.8 feet to the Northwest corner of said Lot 9; thence East along the North lot lines of said Lots 8 and 9 for a distance of 659.28 feet to the Place of Beginning.

AND:

That portion of Lot 8, Block "UU" of Vineland, according to plat recorded in Book A of Plats, Page 41, in Asotin County, Washington, more particularly described as follows:

COMMENCING at the Intersection of the North line of said Lot 8 and the West right-of-way of 16th Street; thence South along the West line of 16th Street a distance of 99 feet 8 inches to the True Place of Beginning; thence due West a distance of 210 feet 10 inches to a point; thence due South 54 feet to a point; thence Easterly 225 feet more or less to a point on the West line of 16th Street, which is 71 feet 10 inches South of the Point of Beginning; thence North along the West line of 16th Street 71 feet 10 inches to the Place of Beginning.

EXCEPTING from the above Parcels the North 60.0 feet of the East 272.3 feet of Lot 8 of Block "UU" of Vineland.

ALSO EXCEPTING any portion lying within 16th Street.

That part of the previously described Parcel, more particularly described as:

The South 22 feet of the North 82 feet of the East 192 feet of Lot 8 in Block "UU" of Vineland according to the official plat thereof, filed in Book A of Plats at Page 23, records of Asotin County, Washington, shall be combined with the North 60 feet of the East 272.32 feet of Lot 8 in Block "UU" of Vineland according to the official plat thereof filed in Book A of Plats at Page 23, records of Asotin County, Washington.