

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

Only for sales in a single location code on or after July 1, 2022.
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 McGuire 1959, LLC
Ronald D. McGuire and Teresa L. McGuire, equal interest
Mailing address 1008 Lambert Ct.
City/state/zip Clarkston, WA. 99403
Phone (including area code) 208-553-6932

2 Buyer/Grantee

Name Ronald D. McGuire and Teresa L. McGuire Revocable Living Trust
Mailing address 1008 Lambert Ct.
City/state/zip Clarkston, WA. 99403
Phone (including area code) 208-553-6932

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>6-004-02-003-0002-0000</u>	☐	<u>\$ 329,100.00</u>
	☐	<u>\$ 0.00</u>
	☐	<u>\$ 0.00</u>

4 Street address of property 1661 Ashley Dr., Clarkston, WA. 99403

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 Page

5 Select land use code(s)

Enter any additional codes 69
(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 Ronald D. McGuire
Name (print) RONALD D. MCGUIRE
Date & city of signing _____

Signature of grantee or agent Teresa L. McGuire
Name (print) TERESA L. MCGUIRE
Date & city of signing _____

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.

JAN - 4 2024

ASOTIN COUNTY
TREASURER

#56545

T. McGuire \$10.00 cash
AH

EXHIBIT "A"

That part of Lots 3 and 5 and the vacated portion of Ashley Drive in Block "I" of Vineland, according to the official plat thereof, filed in Book A of Plats at Page(s) 43 Official Records of Asotin County, Washington, more particularly described as follows: Commencing at the most Easterly corner of said Lot 3, said point being on the centerline of Ashley Drive; thence North $14^{\circ}42'$ West along said centerline a distance of 20.00 feet to the True Place of Beginning; thence continue North $14^{\circ}42'$ West a distance of 46.32 feet; thence North $75^{\circ}18'$ East a distance of 34.15 feet; thence South $68^{\circ}22'$ East a distance of 37.84 feet to a point of curve; thence around a curve to the right with a radius of 2779.79 feet for a distance of 40.01 feet; thence North $75^{\circ}17'$ East a distance of 55.09 feet to a point of curve; thence deflect left and continue around a curve to the left with a radius of 1440.00 feet for a distance of 172.58 feet to a point on the East right of way of Ashley Drive; thence North $63^{\circ}00'$ West a distance of 53.72 feet to a point on the West right of way line of Ashley Drive; thence North $70^{\circ}57'$ West for a distance of 26.75 feet; thence South $50^{\circ}27'$ West for a distance of 51.35 feet; thence South $5^{\circ}18'$ West for a distance of 101.12 feet; thence South $13^{\circ}51'$ West for a distance of 51.59 feet to a point on the North right of way line of Ashley Drive; thence North $75^{\circ}18'$ East along said right of way line and said line extended 148.12 feet to the True Place of Beginning. AND that part of Ashley Drive located adjacent to and on the West side of Lot 3 of Block "I" of Vineland, according to the recorded plat thereof, records of Asotin County, Washington, more particularly described as follows: Commencing at the most Easterly corner of Lot 3, said point being on the centerline of Ashley Court; thence North $14^{\circ}42'$ West for a distance of 20.0 feet to a point on the North right of way line of Ashley Court; thence South $75^{\circ}18'$ West for a distance of 133.12 feet to a point; thence North $46^{\circ}05'23''$ West for a distance of 15.22 feet to a point on the East right of way line of Ashley Drive, said point being the True Point of Beginning; thence continue North $46^{\circ}05'23''$ West for a distance of 17.33 feet to a point; thence North $13^{\circ}50'00''$ East for a distance of 128.11 feet to a point on the East right of way line of Ashley Drive; thence South $5^{\circ}18'00''$ West for a distance of 101.12 feet to a point; thence South $13^{\circ}51'$ West for a distance of 36.79 feet to a point, said point being the True Point of Beginning. EXCEPTING THEREFROM: Commencing at the most Easterly corner of Lot 3, said point being on the centerline of Ashley Court; thence North $14^{\circ}42'$ West for a distance of 20.0 feet to a point on the North right of way line of Ashley Court; thence South $75^{\circ}18'$ West for a distance of 133.12 feet to a point, said point being the True Point of Beginning; thence continue South $75^{\circ}18'$ West for a distance of 15.0 feet along the North right of way line, to a point, thence North $13^{\circ}51'$ East for a distance of 14.80 feet to a point; thence South $46^{\circ}05'23''$ East for a distance of 15.22 feet to a point, said point being the True Point of Beginning.

56565