

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 Robert F. Gleason, Jr. and Amy D. Johnson, husband and wife.

Mailing address 2747 Critchfield Road

City/state/zip Clarkston, WA 99403

Phone (including area code) (208) 790-0658

2 Buyer/Grantee

Name Robert F. Gleason Jr. and Amy D. Johnson, as Trustees of the Gleason-Johnson Family Trust

Mailing address 2747 Critchfield Road

City/state/zip Clarkston, WA 99403

Phone (including area code) (208) 790-0658

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

1-132-00-152-0000-0000

Personal property?

☐

Assessed value(s)

\$ 490,000.00

☐

\$ 0.00

☐

\$ 0.00

4 Street address of property 2747 Critchfield Road, Clarkston, WA

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 hereto.

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 Robert F. Gleason Jr.

Name (print) Robert F. Gleason, Jr.

Date & city of signing December 22, 2023, Lewiston, ID

Signature of grantee or agent Robert F. Gleason Jr.

Name (print) Robert F. Gleason, Jr.

Date & city of signing December 22, 2023, Lewiston, ID

7 List all personal property (tangible and intangible) included in selling price.

N/A

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

WAC number (section/subsection) WAC 458-61A-211(2)(g)

Reason for exemption

Transfer to Revocable Trust

Type of document Limited Warranty Deed

Date of document December 22, 2023

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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PAID

#56566

JAN - 5 2024

Print on legal size paper.

ASOTIN COUNTY
TREASURER

EXHIBIT A

Real property commonly referred to as 2747 Critchfield Road, Clarkston, County of Asotin, State of Washington, to-wit:

That part of Government Lot 2 (NWNE) of Section 6, Township 10 North, Range 46 East of the Willamette Meridian, Asotin County, Washington, more particularly described as follows:

Commencing at the Southwest corner of Block "J-3" of Clarkston Heights, said point being on the centerline of Critchfield Road; thence South 0°01' East along the centerline of Critchfield Road for a distance of 431.15 feet; thence North 89°59' East for a distance of 25.0 feet to the East right of way line of Critchfield Road, said point being the True Place of Beginning; thence South 0°01' East along said right of way line for a distance of 72.23 feet to a point of curve; thence around a curve to the left with a radius of 81.10 feet for a distance of 116.23 feet; thence South 82°08' East for a distance of 149.4 feet to a point of curve; thence around a curve to the right with a radius of 135.18 feet for a distance of 51.43 feet; thence North 0°01' West for a distance of 189.51 feet; thence South 89°59' West for a distance of 266.37 feet to the True Place of Beginning;

AND

That part of Government Lot 2 (NWNE) of Section 6, Township 10 North, Range 46 East of the Willamette Meridian, Asotin County, Washington, more particularly described as follows:

Commencing at the Southwest corner of Block "J-3" of Clarkston Heights, said point being on the centerline of Critchfield Road; thence South 0°01' East along the centerline of Critchfield Road for a distance of 413.15 feet; thence North 89°59' East for a distance of 25.0 feet to the East right of way line of Critchfield Road, said point being the True Place of Beginning; thence South 89°18'16" East a distance of 241.39 feet; thence South 0°01' East a distance of 15.0 feet; thence South 89°59' West a distance of 241.37 feet to a point on the East right of way line of Critchfield Road; thence North 0°01' West along said right of way line a distance of 18.0 feet to the True Place of Beginning.

EXHIBIT A - 1

Creason, Moore, Dokken & Geidl, PLLC
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