

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 Tod Dickeson and Jennifer Dickeson

Mailing address 932 Cedar Drive

City/state/zip Lewiston, Idaho 83501

Phone (including area code) 208-791-6122

2 Buyer/Grantee

Name Dickeson, LLC

Mailing address 1416 Ripon Avenue

City/state/zip Lewiston, Idaho 83501

Phone (including area code) 208-743-3342

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

1-132-00-054-0008-0000

Personal
property?

Assessed
value(s)

☐

\$ 117,200.00

☐

\$ 0.00

☐

\$ 0.00

4 Street address of property 1327-1329 Commercial Way, Clarkston, WA 99403

This property is located in Asotin 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 sheet.

5

59 - Tenant occupied, commercial properties

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 Tod Dickeson

Name (print) Tod Dickeson

Date & city of signing January 30, 2024 Lewiston, Idaho

Signature of grantee or agent Tod Dickeson

Name (print) Tod Dickeson, Manager, Dickeson, LLC

Date & city of signing January 30, 2024 Lewiston, Idaho

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.

FEB - 1 2024

ASOTIN COUNTY
TREASURER

That part of the Northeast Quarter of Section 20, Township 11 North, Range 46 East of the Willamette Meridian, Asotin County, Washington, more particularly described as follows:

Commencing at the monument at the intersection of centerlines of 13th and Fair Streets; thence West along the centerline of Fair Street 380.0 feet; thence North 200.5 feet to the True Place of Beginning; thence continue North 170.0 feet; thence West 21.01 feet to a point of curve; thence around a curve to the left with a radius of 20.0 feet, 15.50 feet to a point of reverse curve; thence around a curve to the right with a radius of 50.0 feet, 70.93 feet, thence South 160.0 feet; thence East 100.0 feet to the true place of beginning.

Assessor's Tax Parcel No.: 1-132-00-054-0008-0000

56601