

☐ Check box if partial sale. Indicate % _____ sold.

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

Only for sales in a single location code on or after January 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.*

List percentage of ownership acquired next to each name.

1 Seller/Grantor

Name Rodney C. Wilson

Mailing address 915 Cedar Dr
City/state/zip Clarkston, WA 99403
Phone (including area code) _____

3 Send all property tax correspondence to: ☒ Same as Buyer/Grantee

Name Douglas R. Lopes Mary Frances Lopes

Mailing address 1852 14th Street
City/state/zip Clarkston, WA 99403 99143 5098685572

4 Street address of property 1852 14th Street, Clarkston, WA

This property is located in Asotin Unincorp (for unincorporated locations please select your county) ☒ X

☐ 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 legal description

5 Land use code 11 Household, single family units

Enter any additional codes 91
(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 its 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 _____ Print name _____
Signature _____ Print name _____

8 I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT

Signature of grantor or agent Rodney C. Wilson
Name (print) Rodney C. Wilson
Date & city of signing 2/12/24, Clarkston, WA

2 Buyer/Grantee

Name Douglas R. Lopes

Mailing address Mary Frances Lopes
1852 14th Street 1120 SE Thompson St
City/state/zip Clarkston, WA 99403 Clarkston, WA 99143
Phone (including area code) 5098685572

List all real and personal property tax parcel account numbers
11250001200000000
11250001300000000

Personal property? ☐
Assessed value(s) 224,000.00
38,600.00

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

If claiming an exemption, list WAC number and reason for exemption.
WAC number (section/subsection) 1120 SE Thompson St
Reason for exemption Clarkston, WA 99143

Type of document Statutory Warranty Deed (SWD)
Date of document 02/12/24

Gross selling price	485,000.00
*Personal property (deduct)	0.00
Exemption claimed (deduct)	0.00
Taxable selling price	485,000.00
Excise tax: state	5,335.00
Less than \$525,000.01 at 1.1%	
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	5,335.00
Local	1,212.50
*Delinquent interest: state	0.00
Local	0.00
*Delinquent penalty	0.00
Subtotal	6,547.50
*State technology fee	5.00
Affidavit processing fee	0.00
Total due	6,552.50
A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX	
*SEE INSTRUCTIONS	

Perjury in this document is a crime under RCW 9A.02.010 and is punishable by a fine of up to \$10,000 or imprisonment for up to 5 years, or both.

To ask about the availability of this public form, or for more information, please call 360-705-6705. Teletype 360-705-6705.

REV 84 0001a (09/08/22) THIS SPACE TREASURER'S USE ONLY COUNTY TREASURER
DATE 02/12/2024 - RECEIPT No. 56614 - Alliance Title - Clarkston

Print on legal size paper
Page 1 of 1

EXHIBIT "A"

654623

Parcel 1:

Lot 12 of Valleyview Addition, according to the official plat thereof, filed in Book D at Page(s) 8 Official Records of Asotin County, Washington

Parcel 2:

Lot 13 of Valleyview Addition, according to the official plat thereof, filed in Book D at Page(s) 8 Official Records of Asotin County, Washington.

EXCEPTING THEREFROM: A portion of Lot 13 of Valleyview Addition, according to the official plat thereof, filed in Book D at Page(s) 8 Official Records of Asotin County, Washington and more particularly described as follows:--Beginning at the Northwest corner of said Lot 13; thence South $26^{\circ}34'57''$ West along the West line of said Lot 13 a distance of 152.10 feet to the Southwest corner of said Lot 13; thence South $89^{\circ}58'00''$ East along the South line of said Lot 13 a distance of 45.01 feet; thence North $19^{\circ}15'43''$ East a distance of 134.87 feet to the North line of said Lot 13, said point also being the south right of way line of 14th Street and a point on a curve being concave to the Northeast, having a radius of 150.00 feet and a central angle of $8^{\circ}51'01''$; thence Westerly along the arc of said curve a distance of 23.17 feet to the Point of Beginning.

Given at

Notary Public

Notary Public for Asotin County, Washington, Book D at Page(s) 8 Official

Parcel 2:

Lot 13 of Valleyview Addition, according to the official plat thereof, filed in Book D at Page(s) 8 Official Records of Asotin County, Washington

EXCEPTING THEREFROM: A portion of Lot 13 of Valleyview Addition, according to the official plat thereof, filed in Book D at Page(s) 8 Official Records of Asotin County, Washington and more particularly described as follows:--Beginning at the Northwest corner of said Lot 13; thence South $26^{\circ}34'57''$ West along the West line of said Lot 13 a distance of 152.10 feet to the Southwest corner of said Lot 13; thence South $89^{\circ}58'00''$ East along the South line of said Lot 13 a distance of 45.01 feet; thence North $19^{\circ}15'43''$ East a distance of 134.87 feet to the North line of said Lot 13, said point also being the south right of way line of 14th Street and a point on a curve being concave to the Northeast, having a radius of 150.00 feet and a central angle of $8^{\circ}51'01''$; thence Westerly along the arc of said curve a distance of 23.17 feet to the Point of Beginning.

56614