

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

Form 84 0001a

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.

☐ Check box if partial sale, indicate % _____ sold.

List percentage of ownership acquired next to each name.

1 Seller/Grantor

Name BL Land Company, a WA Corp.
formerly BL Construction Company
Mailing address PO Box 1246
City/state/zip McCall ID 83638
Phone (including area code) 2083056510

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

Name Nelson Family Enterprise, LLC an Iowa LLC
Mailing address 2610 Dakota Avenue
City/state/zip South Sioux City NE 68776 4024946927

4 Street address of property Land Only 14th and Fair Street, Clarkston, WA

This property is located in Asotin Clarkston (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

2 Buyer/Grantee

Name Nelson Family Enterprise, LLC an Iowa LLC
Mailing address 2610 Dakota Avenue
City/state/zip South Sioux City NE 68776
Phone (including area code) 4024946927

List all real and personal property tax parcel account numbers 99999999999999999999 See attached ☐ 292,500
Personal property? ☐
Assessed value(s) 292,500

5 Land use code 66 Contract Construction Services

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 84.337 ☐ 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 Sally Larson
Name (print) BL Land Company, a WA Corp
Date & city of signing 2.7.24, Clarkston, WA

Signature of grantee or agent Nelson Family Enterprise, LLC an Iowa LLC
Name (print) Nelson Family Enterprise, LLC an Iowa LLC
Date & city of signing 2.7.24, Clarkston, WA

Perjury in this document is a crime. If you knowingly make a false statement, you may be fined up to \$10,000 or imprisoned up to 5 years, or both.

To ask about the availability of this publication in any alternative format, please call 360-705-6705. Teletype.

REV 84 0001a (09/08/22)

THIS SPACE TREASURER'S USE ONLY COUNTY TREASURER

DATE 02/14/2024 - RECEIPT No. 56818 - Alliance Title - Clarkston

Print on legal size paper

Page 1 of 1

EXHIBIT "A"

652982

Lot 2 of BL Short Plat, according to the official plat thereof, recorded February 14, 2024 as Instrument No. 382728, Official Records of Asotin county, Washington

Tax Parcel No. 6-132-00-040-2102-0000

652982

Lot 2 of BL Short Plat, according to the official plat thereof, recorded February 14, 2024 as Instrument No. 382728, Official Records of Asotin county, Washington

56618