

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.

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

List percentage of ownership acquired next to each name.

1 Seller/Grantor

Name Jacob M. Riggs

Mailing address 1416 Linden Ave.

City/state/zip Lewiston, ID 83501

Phone (including area code) 5097808629

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

Name Ryu Grimm Mariama Dugger

Mailing address _____

City/state/zip 5092547347

4 Street address of property 720 15th 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

2 Buyer/Grantee

Name Ryu Grimm

Mariama Dugger

Mailing address 720 15th Street

City/state/zip Clarkston, WA 99403

Phone (including area code) 5092547347

List all real and personal property tax parcel account numbers

10043600200030000

Personal property?

Assessed value(s)
146,900.00

5 Land use code 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 Jacob M. Riggs

Name (print) Jacob M. Riggs

Date & city of signing 2/14/2024 Clarkston

Signature of grantee or agent Ryu Grimm

Name (print) Ryu Grimm

Date & city of signing 2/15/24 Clarkston

Part of the proceeds of this sale shall be used to pay the excise tax on the property being sold.

To ask about the availability of this publication, please call 360-705-6705. Teletype _____

EXHIBIT "A"

654335

Parts of Lots 1 and 2 of Block W W of Vineland according to the recorded plat thereof, records of Asotin County, Washington, described as follows:

From the Southeast corner of Lot 1 of Block W W of Vineland, said point beginning at the intersection of the centerlines of Elm and Fifteenth Streets; thence North along said centerline of Fifteenth Street a distance of 220 feet to the true place of beginning; thence continue on the last above mentioned course a distance of 55 feet; thence West a distance of 198 feet; thence South a distance of 55 feet; thence East a distance of 198 feet to the True Place of Beginning

observed

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