

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 Rains Investments, Inc.

Mailing address 613 Bryden Ave. Ste C325

City/state/zip Lewiston ID 83501

Phone (including area code) _____

2 Buyer/Grantee

Name Jacqueline A. Nichols

Mailing address 2932 Bella Vista Ct

City/state/zip Clarkston WA 99403

Phone (including area code) 5032782293

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

Name Jacqueline A. Nichols

Mailing address _____

City/state/zip 5032782293

List all real and personal property tax parcel account numbers	Personal property?	Assessed value(s)
10413400300060000	☐	46,300.00
	☐	
	☐	

4 Street address of property 1737 6th Avenue, 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

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 _____

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) _____
Reason for exemption _____

Type of document Statutory Warranty Deed (SWD)

Date of document 02/27/24

Gross selling price	150,700.00
*Personal property (deduct)	0.00
Exemption claimed (deduct)	0.00
Taxable selling price	150,700.00
Excise tax: state	1,657.70
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	1,657.70
Local	376.75
*Delinquent Interest: state	0.00
Local	0.00
*Delinquent penalty	0.00
Subtotal	2,034.45
*State technology fee	5.00
Affidavit processing fee	0.00
Total due	2,039.45

A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX

*SEE INSTRUCTIONS

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

Signature of grantor or agent _____

Signature of grantee or agent _____

Name (print) Rains Investments, Inc.

Name (print) Jacqueline A. Nichols

Date & city of signing 2-27-24, Clarkston, WA

Date & city of signing 2-27-24, Clarkston, WA

Perjury in the second degree is a class C felony which is punishable by confinement in a state prison for not more than five years or by a fine not exceeding \$10,000, or both.

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

EXHIBIT "A"

656748

A part of Lots 3 and 4 in Block J-2 of Clarkston Heights, according to the plat thereof, filed in Book C of Plats at Page(s) 22 of Official Records of Asotin County, Washington, more particularly described as follows:

From the concrete monument at the Northwest corner of Block J-2 of Clarkston Heights, said point being the intersection of the centerline of the County roads; thence East along the centerline of the County road a distance of 1984.33 feet; thence deflect right $90^{\circ}01'$ a distance of 214.00 feet to the True Place of Beginning; thence continue on the last mentioned course a distance of 174.93 feet; thence deflect right $89^{\circ}59'$ a distance of 112.00 feet; thence deflect right $90^{\circ}01'$ a distance of 174.93 feet; thence deflect right $89^{\circ}59'$ a distance of 112.00 feet to the Point of Beginning.

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