

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

Only for sales in a single location code on or after April 1, 2024.
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 Housing Authority of Asotin County, WA

By Susan Clark, Executive Director

Mailing address 1212 Fair Street

City/state/zip Clarkston, WA 99403

Phone (including area code) _____

2 Buyer/Grantee

Name BBA Asotin Properties, LLC

By Brian Bagley, Manager

Mailing address PO Box 874

City/state/zip Lewiston ID 83501

Phone (including area code) _____

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

Name BBA Asotin Properties, LLC By Brian Bagley, M

Mailing address PO Box 874

City/state/zip Lewiston ID 83501

List all real and personal property tax
parcel account numbers

10440002500000000

Personal
property?

☐

☐

☐

Assessed
value(s)

0.00

4 Street address of property 100-120 Costley Lane, Asotin, WA 99402

This property is located in Asotin Asotin(city) (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 'Exhibit A'.

5 Land use code 13 Multiple family residence (5 + 1 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 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 _____

Signature _____

Print name _____

Print name _____

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

If claiming an exemption, enter exemption code and reason for exemption. *See dor.wa.gov/REET for exemption codes*

WAC number (section/subsection) _____

Government Transfers. Government Selling.

Type of document Statutory Warranty Deed (SWD)

Date of document 04/05/24

Gross selling price	0.00
*Personal property (deduct)	0.00
Exemption claimed (deduct)	0.00
Taxable selling price	0.00
Excise tax: state	
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	0.00
Local	0.00
*Delinquent interest: state	0.00
Local	0.00
*Delinquent penalty	0.00
Subtotal	0.00
*State technology fee	5.00
Affidavit processing fee	5.00
Total due	10.00

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

0201

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

Signature of grantor or agent Susan E Clark

Name (print) Housing Authority of Asotin County, WA

Date & city of signing 4/5/24 Clarkston

Signature of grantee or agent [Signature]

Name (print) BBA Asotin Properties, LLC

Date & city of signing 4/5/24 Clarkston

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)).

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EXHIBIT "A"

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Lot Twenty-five (25) of ASSESSORS TAX PLAT NO. 1, according to the recorded plat thereof, said lot being more particularly described as follows:

From the Section corner common to Sections Sixteen (16), Seventeen (17), Twenty (20) and Twenty-one (21) of Township 10 North, Range 46 East of the Willamette Meridian, run South along the West line of Section 21 a distance of 825 feet to the TRUE POINT OF BEGINNING, the said point being the North line of Costley Lane in the Town of Asotin, Asotin County, Washington; thence East along the North line of Costley Lane 218.90 feet to an angle point on said Costley Lane; thence North along the West line of Costley Lane 289.50 feet to the point of intersection with the South line of Meador Street in the Town of Asotin; thence North 85°27' West on the South line of Meador Street a distance of 8.98 feet to an angle point on said Meador Street; thence North 10°57' West along the West line of said Meador Street a distance of 339.03 feet to the point of intersection with the South line of Baumeister Drive in the Town of Asotin; thence South 64°11' West along the South line of Baumeister Drive to the point of intersection with the West line of said Section Twenty-one (21) a distance of 161.69 feet; thence South along the West line of said Section Twenty-one (21) a distance of 552.66 feet to the True Point of Beginning.

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