

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 Ronald J. Flerchinger and Ana Rae Flerchinger, husband and wife

Mailing address 2448 24th Street

City/state/zip Clarkston, Washington 99403

Phone (including area code) (509) 751-2057

2 Buyer/Grantee

Name Ronald J. Flerchinger and Ana Rae Flerchinger, Trustees, or their successors in interest, of The Ron & Ana Flerchinger Trust did 12/16/2021

Mailing address 2448 24th Street

City/state/zip Clarkston, Washington 99403

Phone (including area code) (509) 751-2057

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

Name _____

Mailing address _____

City/state/zip _____

List all real and personal property tax
parcel account numbers

See attached Exhibit "A"

Personal
property?

Assessed
value(s)

☐

\$ 0.00

☐

\$ 0.00

☐

\$ 0.00

4 Street address of property See attached Exhibit "A"

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

☐ 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 11 - Household, single family units

Enter any additional codes 69, 63, 53, 13, 72, 52

(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 _____

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

Signature of grantor or agent Ronald J. Flerchinger

Name (print) Ronald J. Flerchinger and Ana Rae Flerchinger

Date & city of signing April 9, 2024, Clarkston, WA

Signature of grantee or agent Ronald J. Flerchinger

Name (print) Ronald J. Flerchinger and Ana Rae Flerchinger

Date & city of signing April 9, 2024, Clarkston, WA

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(2)(c)).

To ask about the availability of this publication in an alternate format for the visually impaired, please call 360-705-6705. Teletype (TTY) users may use the WA Relay Service by calling 711.

Exhibit "A"

Section 3 List of all real property tax parcel account numbers and assessed values:

Real Property Tax Parcel No. 1120000030002	assessed value: \$512,750
Real Property Tax Parcel No. 1136030070000	assessed value: \$63,900
Real Property Tax Parcel No. 1004250080015	assessed value: \$413,800
Real Property Tax Parcel No. 1004250080016	assessed value: \$574,600
Real Property Tax Parcel No. 6355000020000	assessed value: \$342,300
Real Property Tax Parcel No. 1001050240000	assessed value: \$140,700
Real Property Tax Parcel No. 6001410120000	assessed value: \$361,700
Real Property Tax Parcel No. 1004270020003	assessed value: \$397,200
Real Property Tax Parcel No. 6004260080009	assessed value: \$596,500
Real Property Tax Parcel No. 6001100250000	assessed value: \$221,700
Real Property Tax Parcel No. 1002160100000	assessed value: \$118,300

Section 4 Street Addresses of Property:

2448 24th Street, 2641 19th Street, 1313 15th Street, 1311 15th Street, 1244 15th Street, 903 6th Street, 701 Bridge Street, 1341 & 1347 16th Avenue, 1451 Highland Avenue, 505 Elm Street, and 626 8th Street, Clarkston, Washington.

Section 4 Legal Description of Property:

Parcel I (commonly known as 2448 24th Street, Clarkston):

That part of Lot Three (3), Block One (1), SUNSET HILLS ADDITION, according to plat recorded in Book "D" of Plats, page 4, in Asotin County, Washington, more particularly as follows:

From the concrete monument at the Northwest corner of Block "H-3-3" of Clarkston Heights, Asotin County, Washington, said point being on the centerline of county road; thence south for a distance of 550 feet to the true point of beginning; thence South for a distance of 325 feet to the Northeast corner of Lot 4 of said block I of Sunset Hills Addition; thence West for a distance of 200 feet; thence North 32°37' West for a distance of 296.8 feet; thence Northeast a distance of 365 feet, more or less, to the point of beginning. TOGETHER WITH AN Easement for ingress and egress over and across the East 50 feet of said Lot 3 extending from the above described parcel to 24th Street.

Tax Parcel Number(s): 1120000030002

Parcel II (commonly known as 2641 19th Street, Clarkston):

Lot 7 in Block 3 of Stember Addition, according to the official plat thereof, filed in Book D of Plats at Page(s) 23 Official Records of Asotin County, Washington.

Tax Parcel Number(s): 1136030070000

Parcel III (commonly known as 1313 15th Street, Clarkston):

The North 330 feet of the South half of Lot 8 of Block "JJ" of VINELAND according to plat recorded in Book A of Plats, page 14, in Asotin County, Washington, EXCEPT the North 182 feet thereof.

Tax Parcel Number(s): 1004250080015

Parcel IV (commonly known as 1311 15th Street, Clarkston):

The North 182 feet of the South Half of Lot 8 in Block 'JJ' of Vineland, according to the official plat thereof, filed in Book A of Plats at Page(s) 14 Official Records of Asotin County, Washington, measurements being from the centerlines of adjacent streets. EXCEPT the North 33 feet thereof.

Tax Parcel Number(s): 1004250080016

Parcel V (commonly known as 1244 15th Street, Clarkston):

Lot 2 of Sewell Addition, Asotin County, Washington, according to the plat thereof, recorded June 14, 1999 as Instrument Number 241830.

Tax Parcel Number(s): 6355000020000

Parcel VI (commonly known as 903 6th Street, Clarkston):

Lot 24, Block 5, of Clarkston, according to the official plat thereof, filed in Book A of Plats at Page 18, records of Asotin County, Washington.

Tax Parcel Number(s): 1001050240000

Parcel VII (commonly known as 701 Bridge Street, Clarkston):

Lots 8, 9, 10, 11, and 12 in Block 41 of Clarkston according to the official plat thereof, filed in Book B of Plats at Page(s) 17, Official Records of Asotin County, Washington, located in the North half (1/2) of Section 21, Township 11 North, Range 46 East, Willamette Meridian, City of Clarkston, County of Asotin, State of Washington.

Tax Parcel Number(s): 60014101200000000

Parcel VIII (commonly known as 1341&1347 16th Avenue, Clarkston):

The West 214.6 feet of the North 162.8 feet of Lot 2, Block "LL" of Vineland according to plat recorded in Book A of plats, page 34 in Asotin County, Washington, measurements being from the centerline of adjacent streets.

Tax Parcel Number(s): 1004270020003

Parcel IX (commonly known as 1451 Highland Avenue, Clarkston):

The West 165 feet of the North 264 feet of Lot 8, Block "KK" of VINELAND, according to plat recorded in Book A of Plats, page 15, in Asotin County, Washington, measurements being from the centerlines of adjacent streets, EXCEPTING THEREFROM that portion conveyed to the County of Asotin, State of Washington, by Quit Claim Deed recorded in Book 38 of Deeds, page 313 on November 9, 1923, records of Asotin County, Washington, for road purposes only.

Tax Parcel Number(s): 6004260080009

Parcel XI (commonly known as 505 Elm Street, Clarkston):

Lots 23, 24 and 25 of Block 10, Clarkston, Asotin County, Washington, according to the recorded plat thereof.

Tax Parcel Number(s): 6001100250000

Parcel XI (commonly known as 626 8th Street, Clarkston):

Lot 10, Block 16, West Clarkston.

Tax Parcel Number(s): 1002160100000