

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 Andrew J. Young

Mailing address 1304 184 St.
City/state/zip Clarkston, WA 99403
Phone (including area code) _____

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

Name Madeline Nicole Dawson Jonathan Lee Bauer

Mailing address 1220 13th Street
City/state/zip Clarkston WA 99403 2085533664

4 Street address of property 1220 13th 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 Madeline Nicole Dawson

Jonathan Lee Bauer

Mailing address 1220 13th Street
City/state/zip Clarkston WA 99403
Phone (including area code) 2085533664

List all real and personal property tax parcel account numbers	Personal property?	Assessed value(s)
100425001000400000	☐	115,000.00
	☐	
	☐	

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 Andrew J. Young
Name (print) Andrew J. Young
Date & city of signing 4-12-24, Clarkston, WA

Signature of grantee or agent Madeline Nicole Dawson
Name (print) Madeline Nicole Dawson
Date & city of signing 4-11-24, 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(1)(c)).

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File No. 658154

Exhibit 'A'

That part of Lot 1 of Block "JJ" of Vineland according to plat recorded in Book A of Plats, page 14, in Asotin County, Washington, more particularly described as follows: Commencing at the Northeast corner of Lot 1 of Block "JJ" of Vineland, being the intersection of the centerlines of Libby and 13th Streets; thence South along the centerline of 13th Street for a distance of 205 feet; thence West a distance of 30 feet to the TRUE PLACE OF BEGINNING; thence continue West for a distance of 135 feet; thence South for a distance of 50 feet; thence East for a distance of 135 feet to the West line of 13th Street; thence North along the West line of 13th for a distance of 50 feet to the true place of beginning.

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