

# 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 Leona S. Dickinson

**2 Buyer/Grantee**

Name John P. Raykovich

Mailing address 4086 Fairway Dr  
City/state/zip Lewiston, ID 83501  
Phone (including area code) \_\_\_\_\_

Mailing address 4086 Fairway Drive  
City/state/zip Lewiston ID 83501  
Phone (including area code) 2083050829

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

Name John P. Raykovich

List all real and personal property tax  
parcel account numbers  
15020000400010000

Personal  
property?

Assessed  
value(s)  
153,900.00

Mailing address 4086 Fairway Drive

City/state/zip Lewiston ID 83501 2083050829

**4 Street address of property** 1249 20th 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** 12 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 \_\_\_\_\_

Name (print) Leona S. Dickinson

Date & city of signing 4/12/24, Clarkston, WA

Signature of grantee or agent \_\_\_\_\_

Name (print) John P. Raykovich

Date & city of signing 4/12/24, 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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(TTY) users may use the WA Relay Service by calling 711.

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**EXHIBIT "A"**

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That part of Lot 4 of Rousseau Addition according to the official plat thereof, as recorded in the office of the County Recorder of Asotin County, Washington, under recorder's Instrument No. 216825, more particularly described as follows:

Beginning at the Northeast corner of said Lot 4, said point being on the South right-of-way line of 20th Avenue; thence North  $71^{\circ}05'11''$  West along said right-of-way line 59.78 feet; thence South  $19^{\circ}06'$  West, 173.87 feet to a point on the East right-of-way line of 13th Street; thence South  $15^{\circ}53'11''$  East along said right-of-way line 18.00 feet; thence North  $74^{\circ}06'49''$  East, 60.98 feet to the Southeast corner of said Lot 4; thence North  $18^{\circ}54'49''$  East along the East line of said Lot 4 a distance of 153.85 feet to the Place of Beginning.

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