

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 Carol E Partridge Marital Deduction Trust

Jame Boyd, Successor Trustee

Mailing address 17825 Se 311th St

City/state/zip Auburn, WA 98092

Phone (including area code) _____

2 Buyer/Grantee

Name Vanessa J. Prior and Spencer T. Prior

16372

Mailing address 16372 Snake River Rd

City/state/zip Asotin, WA 99402

Phone (including area code) _____

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

Name Vanessa J. Prior and Spencer T. Prior

Mailing address _____

City/state/zip 16372

List all real and personal property tax
parcel account numbers
10490005900060000

Personal
property?

Assessed
value(s)
288,160.00

4 Street address of property 16372 Snake River Road, Asotin, WA 99402

This property is located in Asotin Asotin county. (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 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 _____

Name (print) Carol E Partridge Marital Deduction Trust

Date & city of signing 4-18-2024 Auburn, WA

Signature of grantee or agent _____

Name (print) Vanessa J. Prior and Spencer T. Prior

Date & city of signing 4/19/24 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. 657387

Exhibit 'A'

That part of Lot 6 of Section 30 of Township 9 North, Range 47 East of the Willamette Meridian, Asotin County, Washington, more particularly described as follows:

Commencing at a point where the North line of said Lot 6 intersects the Westerly right of way line of the County Road; thence South $8^{\circ}35'38''$ East along said right of way line a distance of 409.60 feet to a point of curve; thence around a curve to the right with a radius of 570.0 feet along said right-of-way line for a distance of 53.22 feet to the True Place of Beginning; thence continue around said curve along said right-of-way line for a distance of 111.47 feet; thence South $7^{\circ}57'37''$ West along said right-of-way line a distance of 123.84 feet; thence West a distance of 933.50 feet; thence North $7^{\circ}51'14''$ East a distance of 170.37 feet; thence North $87^{\circ}57'03''$ East a distance of 59.29 feet; thence North $7^{\circ}30'49''$ East a distance of 63.50 feet; thence East a distance of 924.39 feet to the True Place of Beginning.

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