

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 Terri McGarry, a married
woman after sale of separate property
Mailing address 1745 7th Avenue
City/state/zip Clarkston WA 99403
Phone (including area code) 509-552-6348

2 Buyer/Grantee

Name Terri McGarry & Stephen McGarry
wife and husband
Mailing address 1745 7th Avenue
City/state/zip Clarkston WA 99403
Phone (including area code) 509-552-6348

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	Personal property?	Assessed value(s)
<u>1-B5-01-010-000-0000</u>	☐	<u>\$0.00</u>
<u>1-B5-02-022-000-0000</u>	☐	<u>\$0.00</u>
	☐	<u>\$0.00</u>

4 Street address of property 1745 7th Avenue, Clarkston, WA 99403

This property is located in Select Location Asotin Co. (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 legal descriptions attached exhibit "A"

5 Select land use code(s) 11

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 Terri McGarry
Name (print) Terri McGarry
Date & city of signing 4/22/24 Clarkston

Signature of grantee or agent Stephen McGarry
Name (print) Stephen McGarry
Date & city of signing 4/22/24

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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APR 22 2024

ASOTIN COUNTY
TREASURER

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Print on legal size paper.
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T. McGarry \$10.00 Cash
AH

“Exhibit A” – Legal Description

PARCEL 1

That part of Lots 10 and 11 of Block 1 of Swallows Glen Addition filed in Book D of Plats at Page 21 Official Records of Asotin County, Washington and Lot 22 of Block 2 of Swallows Glen Addition, according to the official plat thereof, filed in Book D of Plats at page 40 Official Records of Asotin County, Washington, more particularly described as follows:

Beginning at the Northwest corner of said Lot 10, said point being on the Southerly right-of-way line of 7th Avenue and a point on curve; thence around a curve to this left with a radius of 45.00 feet for a distance of 56.22 feet; thence South 54°56'30" East, 46.56 feet; thence South 16°25'16" East, 70.27 feet; thence South 0°01' West, 79.01 feet; thence North 75°22' West, 174.80 feet; thence South 31° 01' West, 40.06 feet to a point on the Northerly right-of-way line of 8th Avenue, said point being a point on curve; thence deflect right and continue along said right-of-way line around a curve to the left with a radius of 45.00 feet for a distance of 20.08 feet; thence North 0°01' East, 77.17 feet to the Northwest corner of said Lot 22; thence South 66°24' East, 28.89 feet to the Southwest corner of said Lot 10; thence North 37°16' East along the West line of said Lot 10 a distance of 119.00 feet to the Place of Beginning.

Tax Account Number 1-135-01-010-0000-0000

PARCEL 2

Lot 22 of Block 2 of Swallows Glen Addition according to plat recorded in Book D of Plats, Page 40, records of Asotin County, Washington.

Excepting therefrom:

That part of Lots 10 and 11 of Block 1 of Swallows Glen Addition and Lot 22 of Block 2 of Swallows Glen Addition, according to the official plat thereof filed in Book D of Plats at page 21, Official Records of Asotin County, Washington, more particularly described as follows:

Beginning at the Northwest corner of said Lot 10, said point being on the Southerly right-of-way line of 7th Avenue and a point on curve; thence around a curve to the left with a radius of 45.00 feet for a distance of 56.22 feet; thence South 54°56'30" East, 46.56 feet; thence South 16°25'16" East, 70.27 feet; thence South 0°01' West, 79.01 feet; thence North 75°22' West, 174.80 feet; thence South 31°01' West, 40.06 feet to a point on the Northerly right-of-way line of 8th Avenue, said point being a point on curve thence deflect right and continue along said right-of-way line around is curve to the left with a radius of 45.00 feet for a distance of 20.08 feet; thence North 0°01' East, 77.17 feet to the Northwest corner of said Lot 22; thence South

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66°24' East, 28.89 feet to the Southwest corner of said Lot 10; thence North 37°16' East along the West line of said Lot 10 a distance of 119.00 feet to the Place of Beginning.

And further excepting

That part of Lots 10 and 11 of Block 1 of Swallows Glen Addition and of Lot 22 of Block 2 of Swallows Glen Addition, Asotin County Washington, more particularly described as follows:

Beginning at the Northwest corner of said Lot 11 said point being on the Easterly right-of-way line of 7th Avenue and a point on curve; thence South 89°59' East along the North line of said Lot 11 a distance of 118.67 feet; thence South 70°58' East, 61.38 feet; thence South 0°01' West, 310.61 feet; thence South 32°15' West, 11.24 feet to the Southeast corner of said Lot 22; thence North 73°50' West along the South line of said Lot 22 a distance of 138.07 feet; thence North 0°01' West, 170.43 feet; thence North 16°25'16" West, 70.27 feet; thence North 54°56'30" West, 46.56 feet to a point on the Southerly right-of-way line of said 7th Avenue, said point being a point on curve, thence deflect right around a curve to the left with a radius of 45.00 feet for a distance of 43.72 feet to The Place of Beginning.

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