

# 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 J. CURTIS SUTTON and JEAN L. SUTTON

Mailing address 3825 Swallows Nest Ct

City/state/zip Clarkston, WA 99403

Phone (including area code) (208) 413-0661

### 2 Buyer/Grantee

Name J. CURTIS SUTTON and JEAN L. SUTTON, Trustees,

SUTTON LIVING TRUST dated March 27, 2024

Mailing address 3825 Swallows Nest Ct

City/state/zip Clarkston, WA 99403

Phone (including area code) (208) 413-0661

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>14050600100000000</u>	<input type="checkbox"/>	<u>\$ 402,250.00</u>
_____	<input type="checkbox"/>	<u>\$ 0.00</u>
_____	<input type="checkbox"/>	<u>\$ 0.00</u>

4 Street address of property 3825 Swallows Nest Ct, Clarkston, WA 99403

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 Exhibit "A"

5 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 \_\_\_\_\_

7 List all personal property (tangible and intangible) included in selling price.

If claiming an exemption, enter exemption code and reason for exemption. \*See dor.wa.gov/REET for exemption codes\*

WAC number (section/subsection) 458-61A-211(2)(g)

Reason for exemption \_\_\_\_\_

Transfer to revocable trust.

Type of document Warranty Deed

Date of document March 27, 2024

Gross selling price	0.00
*Personal property (deduct)	0.00
Exemption claimed (deduct)	0.00
Taxable selling price	0.00
Excise tax: state	
Less than \$525,000.01 at 1.1%	0.00
From \$525,000.01 to \$1,525,000 at 1.28%	0.00
From \$1,525,000.01 to \$3,025,000 at 2.75%	0.00
Above \$3,025,000 at 3%	0.00
Agricultural and timberland at 1.28%	0.00
Total excise tax: state	0.00
0.0025 Local	0.00
*Delinquent interest: state	0.00
Local	0.00
*Delinquent penalty	0.00
Subtotal	0.00
*State technology fee	5.00
Affidavit processing fee	5.00
Total due	10.00

02.00

A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX  
\*SEE INSTRUCTIONS

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

Signature of grantor or agent [Signature]

Name (print) Tristan Salinas, Attorney

Date & city of signing 4-22-24, Spokane

Signature of grantee or agent [Signature]

Name (print) Tristan Salinas, Attorney

Date & city of signing 4-22-24, Spokane

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)).

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"

**Tax Parcel Number: 14050600100000000**

Parcel I:

Lot 1 Block 6 of SWALLOWS NEST ADDITION according to plat recorded in Book E of Plats, page 113, records of Asotin County, Washington.

Parcel II:

Together with an easement for ingress and egress over and along that part of Lot 5 of Block 4 of SWALLOWS NEST ADDITION, according to the recorded plat thereof, records of Asotin County, Washington, more particularly described as follows: Beginning at the Southwest corner of said Lot 5; thence North 39°08' East along the West line of said Lot 5 a distance of 121.99 feet to the Northwest corner of said Lot 5; thence South 50°52' East along the North line of said Lot 5 a distance of 20.00 feet; thence South 39°08' West, 121.99 feet to a point on the South line of said Lot 5; thence North 50°52' West along said South line a distance of 20.00 feet to the place of beginning.

SUBJECT TO easements, reservations, restrictions, covenants and conditions of record, if any.

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