

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 Michael J. Hoffman

Teresa M. Hoffman

Mailing address 2635 Laurel Drive

City/state/zip Clarkston WA 99403

Phone (including area code) 5097583082

2 Buyer/Grantee

Name Kinzer Properties LLC

dba K Property Rentals LLC

Mailing address 3139 5th Street

City/state/zip Lewiston ID 83501

Phone (including area code) 2087910790

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

Name Kinzer Properties LLC dba K Property Rentals

Mailing address 3139 5th Street

City/state/zip Lewiston ID 83501 2087910790

List all real and personal property tax
parcel account numbers.

1139020390000000

Personal
property?

☐

☐

☐

Assessed
value(s)

188,600.00

4 Street address of property 1678 6th 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 Multiple family residence (2-4 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) Michael J. Hoffman

Date & city of signing 5.1.24 Clarkston, WA

Signature of grantee or agent _____

Name (print) Kinzer Properties LLC

Date & city of signing 5.1.24 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(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"

651937

Lot 39 of the Replat of Lots 5 and 6 of Rankin Hill First Addition and Rankin Hills Second Addition according to the official plat thereof, filed in Book D of Plats as Page(s) 26 Official Records of Asotin County, Washington

AND

That part of Lot 5 of the Replat of Lots 5 and 6 of Rankin Hill First Addition and Rankin Hills Second Addition according to the official plat thereof, filed in Book D of Plats as Page(s) 26 Official Records of Asotin County, Washington more particularly described as follows:

Beginning at the Northwest corner of said Lot 5; thence East along the North line of said Lot 5 a distance of 104.56 feet to a point on the West right-of-way line of 6th Avenue; thence deflect right and continue along said right-of-way line around a curve to the left with a radius of 185.00 feet for a distance of 43.73 feet; thence North 65°49' West, 103.75 feet to the PLACE OF BEGINNING.

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