

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.

Reset form

☐ Check box if partial sale, indicate % _____ sold.

List percentage of ownership acquired next to each name.

1 Seller/Grantor

Name PAUL D. YEDINAK and TAMARA S. YEDINAK,
husband and wife

Mailing address 3106 Clemans Road

City/state/zip Clarkston, WA 99403

Phone (including area code) (406) 370-3693

2 Buyer/Grantee

Name PAUL D. YEDINAK and TAMARA YEDINAK, Trustees, or their
successors in trust, under the PAUL AND TAMARA YEDINAK LIVING *

Mailing address 3106 Clemans Road

City/state/zip Clarkston, WA 99403

Phone (including area code) (406) 370-3693

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>1-042-00-034-005-0000</u>	☐	<u>\$ 0.00</u> 633,300
_____	☐	<u>\$ 0.00</u>
_____	☐	<u>\$ 0.00</u>

4 Street address of property 3106 Clemans Road, Clarkston, WA 99403

This property is located in Clarkston (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).

* TRUST, DATED 04-18-24, and any amendments thereto

See attached 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 its 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 Justin Martin, Attorney

Name (print) Justin Martin, Attorney

Date & city of signing 5/6/24 Vancouver, WA

Signature of grantee or agent Justin Martin, Attorney

Name (print) Justin Martin, Attorney

Date & city of signing 5/6/24 Vancouver, 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)).

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"

That part of Lot 34 and of the vacated portion of Percy Street in W.J. Clemans Addition to the Town of Asotin (now City) and that part of the East half of the Northwest Quarter of Section 8 of Township 10 North, Range 46 East of the Willamette Meridian, Asotin County, Washington, more particularly described as follows:

Beginning at the Northeast corner of the Southeast Quarter of the Northwest Quarter of said Section 8; thence South 0°45' West along the East line of said Southeast Quarter of the Northwest Quarter a distance of 73.14 feet; thence South 88°51' West a distance of 118.54 feet; thence North 65°20' West a distance of 131.60 feet; thence South 64°04' West a distance of 236.61 feet; thence North 84°39' West a distance of 43.25 feet; thence North 0°30' East a distance of 367.81 feet; thence North 74°16' East a distance of 171.41 feet; thence North 85°18' East a distance of 97.06 feet; thence South 68°09' East a distance of 154.35 feet; thence South 86°22' East a distance of 293.21 feet; thence North 83°36' East a distance of 13.29 feet; thence South 7°55' West a distance of 65.41 feet; thence North 89°55' East a distance of 69.00 feet; thence South 7°55' West a distance of 164.12 feet to a point on the South line of Lot 34 of said W.J. Clemans Addition; thence South 89°55' West along the said South line a distance of 256.48 feet to the Place of Beginning.

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