

# 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 Julie A. Gelderman

Reginald Gelderman

Mailing address 4499 NE Gunderson Rd

City/state/zip Poulsbo WA 98370

Phone (including area code) 3607310153

**2 Buyer/Grantee**

Name John Pearcey

Jennifer Craig

Mailing address 1755 8th Avenue

City/state/zip Clarkston WA 99403

Phone (including area code) 5097801121

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

Name John Pearcey Jennifer Craig

Mailing address 1755 8th Avenue

City/state/zip Clarkston WA 99403 5097801121

**4 Street address of property** 1755 8th 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** 11 Household, single family units

Enter any additional codes 91

(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) Julie A. Gelderman

Date & city of signing 05/08/2024 - Poulsbo, WA

Signature of grantee or agent \_\_\_\_\_

Name (print) John Pearcey

Date & city of signing 5-8-24, 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. 660312

**Exhibit 'A'**

**Parcel 1**

Lot 21 in Block Two of Swallows Glen Addition according to the official plat thereof, filed in Book D of Plats at Page(s) 40, records of Asotin County, Washington.

**EXCEPTING THEREFROM:** That portion of the above described parcel more particularly described as follows:

Beginning at the most Easterly corner of said Lot 21; thence South 77°20' West a distance of 164.09 feet to the Northeast corner of Lot 15 of said addition; thence North 0°39' West to a point on the North line of said Lot 21; thence South 73°50' East along the North line of Lot 21 to the Place of Beginning.

**Parcel 2:**

That part of Lot 21 in Block Two of Swallows Glen Addition according to the official plat thereof, filed in Book D of Plats at Page(s) 40, records of Asotin County, Washington, more particularly described as follows:

Beginning at the most Easterly corner of said Lot 21; thence South 77°20' West a distance of 164.09 feet to the Northeast corner of Lot 15 of said addition; thence North 0°39' West to a point on the North line of said Lot 21; thence South 73°50' East along the North line of Lot 21 to the Place of Beginning.

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