

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 Kendall Byers

Mailing address 11496 Peola Road

City/state/zip Clarkston WA 99403

Phone (including area code) _____

2 Buyer/Grantee

Name Stephanie Neys

Mailing address 11496 Peola Road

City/state/zip Clarkston WA 99403

Phone (including area code) _____

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

Name Stephanie Neys

Mailing address 11496 Peola Road

City/state/zip Clarkston WA 99403

List all real and personal property tax
parcel account numbers
11320029600000000

Personal
property?
☐
☐
☐

Assessed
value(s)
563,200.00

4 Street address of property 11496 Peola Road, Clarkston, WA 99403

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 'Exhibit A';

5 Land use code 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 _____

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

Signature of grantor or agent _____

Name (print) Kendall Byers

Date & city of signing 5/20/24 Clarkston

Signature of grantee or agent _____

Name (print) Stephanie Neys

Date & city of signing 5/20/24 Clarkston

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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EXHIBIT "A"

662523

That part of Government Lot 3 of Section 3 of Township 10 North, Range 45 East, West of the Willamette Meridian, Asotin County, Washington, more particularly described as follows:

Commencing at the Southeast corner of said Lot 3; thence North 89°33'39" West along the South line of said Lot 3, a distance of 516.00 feet to the True Point of Beginning; thence continue North 89°33'39" West, 518.33 feet; thence North 0°24'01" East, 1014.23 feet; thence South 68°03' East, 49.51 feet; thence South 74°04' East, 290.43 feet; thence South 79°17'30" East, 162.82 feet; thence South 82°42' East 32.50 feet; thence South 0°24'01" West, 885.58 feet to the True Place of Beginning.

EXCEPTING that part of Government Lot 3 of Section 3 of Township 10 North, Range 45 East, West of the Willamette Meridian, Asotin County, Washington, more particularly described as follows:

Commencing at the Southeast corner of said Lot 3; thence North 89°33'39" West along the South line of said Lot 3 a distance of 516.00 feet to the True Place of Beginning; thence continue North 89°33'39" West, 518.33 feet; thence North 0°24'01" East, 420.20 feet; thence South 89°33'39" East, 518.33 feet; thence South 0°24'01" West, 420.20 feet to the True Place of Beginning.

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