

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 Wayne E Rutledge and Wanda L Rutledge, husband and wife

Mailing address 5632 W. Van Buren

City/state/zip Spirit Lake, ID 83869

Phone (including area code) 805-279-5917

2 Buyer/Grantee

Name Lucas D Rinebold and Lisa A Rinebold, husband and wife

Mailing address 2178 23rd St

City/state/zip Clarkston, WA 99403

Phone (including area code) 208-791-2755

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

10411700400020000

Personal property?

☐

Assessed value(s)

\$ 77,600.00

4 Street address of property 2239 2nd Ave, 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).

That part of Lot 4 in Block F-3 of Clarkston Heights, according to the official plat thereof, filed in Book B of Plats at Page(s) 109 Official Records of Asotin County, Washington LYING North and Northwest of the following described property:

That part of Lots 4 and 6 in Block F-3 of Clarkston Heights, according to the official plat thereof, filed in Book B of Plats at Page(s) 109 Official Records of Asotin County, Washington, more particularly described as follows: Beginning at the Southwest corner of Lot 1 of Remmers Addition; thence North 3°20' East, 121.37 feet to a point of curve; thence around a curve to the right with a radius of 20.00 feet for a distance of 30.15 feet; thence North 25.00 feet to a point on the centerline of 2nd Avenue; thence West along said centerline 42.29 feet; thence South 3°20' West, 75.74 feet; thence West 25.13 feet; thence South 3°20' West, 33.51 feet; thence North 86°40' West, 39.19 feet; thence South 3°20' West, 98.38 feet; thence West 162.83 feet to a point on the West line of Lot 4 in said Block F-3; thence South 19°41' West along said West line 146.04 feet; thence East 299.13 feet; thence South 81.47 feet; thence East 291.73 feet; thence North 19°41' East, 190.79 feet; thence West 321.33 feet; thence North 25.00 feet; thence North 29°04' West, 62.16 feet to the Place of Beginning.

5 Land use code 82

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 predominantly 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 _____

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) _____

Reason for exemption _____

Type of document Statutory Warranty Deed

Date of document 05/13/2024

Gross selling price 50,000.00

*Personal property (deduct) 0.00

Exemption claimed (deduct) 0.00

Taxable selling price 50,000.00

Excise tax: state

Less than \$525,000.01 at 1.1% 550.00

From \$525,000.01 to \$1,525,000 at 1.26% _____

From \$1,525,000.01 to \$3,025,000 at 2.75% _____

Above \$3,025,000 at 3% _____

Agricultural and timberland at 1.28% _____

Total excise tax: state 550.00

Local 125.00

*Delinquent Interest: state 0.00

Local 0.00

*Delinquent penalty 0.00

Subtotal 675.00

*State technology fee 5.00

Affidavit processing fee 0.00

Total due 680.00

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 Jenna Wildman

Signature of grantee or agent Jenna Wildman

Name (print) Jenna Wildman, Chicago Title Company of Washington

Name (print) Washington

Date & city of signing May 13, 2024 Kennewick

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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)).

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