

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 Leane R. Eldredge

Paul W. Eldredge

Mailing address 30802 Snake River Rd.

City/state/zip Asotin WA 99402

Phone (including area code) 5092544044

2 Buyer/Grantee

Name Nicholas Hetrick

Stephanie Hetrick

Mailing address 30796 Snake River Rd.

City/state/zip Asotin WA 99402

Phone (including area code) 7073825122

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

Name Nicholas Hetrick Stephanie Hetrick

Mailing address _____

City/state/zip 7073825122

List all real and personal property tax
parcel account numbers

10490008500000000

Personal
property?

Assessed
value(s)
486,900.00

4 Street address of property 30796 Snake River Road, Asotin, 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 _____
(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 Leane R. Eldredge

Name (print) Leane R. Eldredge

Date & city of signing 5-30-24, Clarkston WA

Signature of grantee or agent Nicholas Hetrick

Name (print) Nicholas Hetrick

Date & city of signing 5-30-24, 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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(TTY) users may use the WA Relay Service by calling 711.

EXHIBIT "A"

662974

A Parcel of land located in the Southeast Quarter of the Southeast Quarter of Section 31 and in Government Lot 5 of Section 32, Township 8 North, Range 47 East of the Willamette Meridian, Asotin County, Washington, described as follows:

Commencing at the Southwest corner of the Southeast Quarter of the Southeast Quarter of Section 31; thence along the West line thereof, North 02°38'24" West, 701.87 feet (record North 00°06'04" West) to the Southwest corner of a parcel of land described in correction deed amount landowners, Instrument No. 375927, and the point of beginning; Thence continuing along said West line, North 02°38'24" West, 135.71 feet (record North 00°06'04" West) to the Northwest corner of said parcel; Thence along the North line thereof, North 86°48'14" East, 1603.98 feet (record North 89°20'36" East); thence continuing along said line, South 78°41'10" East, 251.27 feet (record South 76°20'36" East 251.38 feet) to the Northeast corner of said parcel; thence along the East line thereof, South 00°48'23" East, 163.50 feet (record South 01°43'59" West) to the Southeast corner of said parcel; thence leaving said parcel, South 83°22'43" West, 189.25 feet; thence North 82°55'26" West, 446.02 feet to a point on the South line of said parcel; thence along the South line thereof, South 87°51'35" West, 1214.33 (record North 89°36'03" West) feet to the point of beginning

Together with a 25 foot easement for ingress and egress, located in Government Lot 5 of Section 32, Township 8 North, Range 47 East of the Willamette Meridian, Asotin County, Washington, Described as follows: Commencing at the Southwest corner of Government Lot 5; from which the West Quarter corner of Section 5 bears South 05°04'20" East, 2711.37 feet; thence North 41°10'56" East, 618.97 feet; thence North 41°09'05" West, 12.10 feet; thence through a tangent curve to the right having an arc length of 17.13 feet, a radius of 28.86 feet, the long chord of which bears North 24°08'53" West, 16.88 feet to the Westerly right of way of the county road (Snake River Road) and the point of beginning; a strip of land lying 12.5 feet on both sides of the following described centerline: thence through a tangent curve to the right having an arc length of 5.27 feet, a radius of 28.86 feet, the long chord of which bears North 01°54'28" West, 5.26 feet; thence North 03°19'44" East, 174.17 feet to the termination of this easement. The sidelines of this easement shall be lengthened or shortened to terminate on the Westerly right of way of the county road (Snake River Road) and the South line of the afore-described property

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