

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 THOMAS G. STAPLETON and JUDY S. STAPLETON, husband and wife

Mailing address 2705 Grandview Dr

City/state/zip Clarkston, WA 99403

Phone (including area code) (509) 254-1287

2 Buyer/Grantee

Name SCOTT T. STAPLETON and BRETT E. STAPLETON, Trustees, THOMAS AND JUDY STAPLETON LIVING TRUST dated June 04, 2024

Mailing address 2705 Grandview Dr

City/state/zip Clarkston, WA 99403

Phone (including area code) (509) 254-1287

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)
1-137-00-116-0002	☐	\$ 204,000.00
	☐	\$ 0.00
	☐	\$ 0.00

4 Street address of property 2705 Grandview Dr., Clarkston, WA 99403

This property is located in Asotin County (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).

See Attachment 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 _____

Name (print) THOMAS G. STAPLETON

Date & city of signing Clarkston JUN 04 2024

Signature of grantee or agent _____

Name (print) SCOTT T. STAPLETON, Trustee

Date & city of signing Clarkston JUN 11-24

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.

ATTACHMENT A

Tax Parcel Number: 1-13X-00-116-0002

That part of the S1/2 SE1/4 of Section 32, Township 11 North, Range 46 East of the Willamette Meridian, Asotin County, Washington, bounded and described as follows: Beginning at a point on the centerline of the County Road 5.6 feet East of the Southwest corner of Lot 8 of Block "I-1" of Clarkston Heights; run South at right angles a distance of 110.0 feet; thence at right angles East a distance of 185 feet; thence at right angles North 110.00 feet; thence at right angles West 185.00 feet to the place of beginning. EXCEPT right of way for County Road and EXCEPT the West 25 feet deeded to Asotin County by deed recorded in Book 55 of Deeds, page 88.

SUBJECT TO easements, reservations, restrictions, covenants and conditions of record, if any.

56895

**THOMAS AND JUDY STAPLETON LIVING
TRUST**

**STATEMENT OF IRREVOCABLE TRUST
WAC 458-61A-210(5)(b)**

THIS STATEMENT is made pursuant to Washington Administrative Code 458-61A-210(5) as the required documentation for transfer of real property without excise tax.

Trustee: SCOTT T. STAPLETON and BRETT E. STAPLETON
2705 Grandview Dr
Clarkston, WA 99403
(509) 254-1287

Character of Trust: Irrevocable Trust

Nature of Transfer: Transfer to Irrevocable Grantor Trust for the benefit of the Grantors.
No valuable consideration was given in exchange for said transfer.
The Trustee may make distributions of income or principal to the beneficiary of this trust.

Dated JUN 04 2024

Grantor:


THOMAS G. STAPLETON


JUDY S. STAPLETON

THOMAS AND JUDY STAPLETON
LIVING TRUST