Revenue Washington State

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.

Form 84 0001a 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 2 Buyer/Grantee Name _ John Behler Name Edward Coffland Mailing address <u>814 A Warner Ave</u> Mailing address _____1829 Elm Street City/state/zip Lewiston ID 83501 City/state/zip_ Clarkston WA 99403 Phone (including area code) Phone (including area code) 3 Send all property tax correspondence to: X Same as Buyer/Grantee List all real and personal property tax Personal Assessed parcel account numbers property? value(s) Name Edward Coffland 10013102400000000 30,000.00 10013102300000000 30,000.00 Mailing address <u>1829 Flm Street</u> П City/state/zip ____Clarkston WA 99403 4 Street address of property 646 2nd Street, Clarkston, WA 99403 This property is located in _ Asotin 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). See attached 'Exhibit A'. 5 Land use code Household, single family units 7 List all personal property (tangible and intangible) included in selling 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 If claiming an exemption, enter exemption code and reason for exemption. *See dor.wa.gov/REET for exemption codes* Is this property predominately used for timber (as classified WAC number (section/subsection) under RCW 84.34 and 84.33) or agriculture (as classified under Reason for exemption 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 図 No 6 is this property designated as forest land per RCW 84.33? ☐ Yes ☒ No Type of documenStatutory Warranty Deed (SWD) Date of document 06/27/24 is this property classified as current use (open space, farm and agricultural, or timber) land per RCW 84.34? Gross selling price ☐ Yes IS No 150,000 00 is this property receiving special valuation as historical *Personal property (deduct) 0.00 property per RCW 84.26? ☐ Yes ☒ No 0.00 Exemption claimed (deduct) If any answers are yes, complete as instructed below. Taxable selling price 150,000,00 (1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land Excise tax: state or classification as current use (open space, farm and agriculture, or 1.650.00 Less than \$525,000.01 at 1.1% timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate From \$525,000.01 to \$1,525,000 at 1,28% 0.00 by signing below. If the land no longer qualifies or you do not wish to 0.00 From \$1,525,000.01 to \$3,025,000 at 2.75% continue the designation or classification, it will be removed and the 0.00 compensating or additional taxes will be due and payable by the seller Above \$3,025,000 at 3% or transferor at the time of sale (RCW 84.33.140 or 84.34.108). Prior to 0.00 Agricultural and timberland at 1.28% signing (3) below, you may contact your local county assessor for more 1,650.00 Total excise tax: state Information. 375 00 This land: does A does not qualify for continuance. *Delinquent interest: state_ Local 0.00 Deputy assessor signature Date (2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) *Delinguent penalty 0.00 NEW OWNER(S): To continue special valuation as historic property, sign Subtotal 2,025.00 (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 *State technology fee or transferor at the time of sale. Affidavit processing fee _ 0.00 (3) NEW OWNER(S) SIGNATURE 2.030.00 Total due A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX Signature Signature *SEE INSTRUCTIONS Print name Print name 0202 8 I CERTIFY UNDER PENALTY OF PERBURY THAT THE FOREGOING IS TRUE AND CORRECT Signature of grantor or agent Signature of grantee or agent Name (print)_John Behler Name (print) Edward Coffland Date & city of signing 4 23 24 <u>Clarkston</u> Date & city of signing 6 27 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, of 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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REV 84 0001a ((02/21/24)

THIS SPACE TREASURER'S USE ONLY

COUNTY TREASURER

File No. 665817

Exhibit 'A'

Parcel 1:

Lot 24 in Block 31 of Clarkston, according to the official plat thereof, filed in Book B of Plats at Page(s) 12, records of Asotin County, Washington.

Parcel 2:

Lot 23 in Block 31 of Clarkston, according to the official plat thereof, filed in Book B of Plats at Page(s) 12, records of Asotin County, Washington.

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