

Real Estate Excise Tax Affidavit (RCW 82.45 WAC 458-81A)

Only for sales in a single location code on or after November 1, 2022.
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 Sara Musto
Mailing address 3125 6th St
City/state/zip Lewiston, ID 83501
Phone (including area code) 208 305 6897

2 Buyer/Grantee
Name Timothy McPherson
Mailing address Beverly McPherson
1329 Peaslee Ave
City/state/zip Clarkston, WA 99403
Phone (including area code) 509-552-1149

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
1-004-30-003-0003
Personal property?
Assessed value(s) 50,600

4 Street address of property 1327 Peaslee Ave Clarkston, WA 99403
This property is located in _____ (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

5 Land use code 11
Enter any additional codes (see back of last page for instructions)

7 List all personal property (tangible and intangible) included in selling price.

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

If claiming an exemption, list WAC number and reason for exemption.
WAC number (section/subsection) _____
Reason for exemption _____

6 Is this property designated as forest land per RCW 84.337 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

Type of document Real Estate Owner Contract
Date of document 12/5/2022
Gross selling price 60,000.00
*Personal property (deduct) _____
Exemption claimed (deduct) _____
Taxable selling price 60,000.00

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.

Excise tax: state
Less than \$500,000.01 at 1.1% 660.00
From \$500,000.01 to \$1,500,000 at 1.28% _____
From \$1,500,000.01 to \$3,000,000 at 2.75% _____
Above \$3,000,000 at 3% _____
Agricultural and timberland at 1.28% _____
Total excise tax: state 660.00
Local 150.00

This land: does does not qualify for continuance.
Deputy assessor signature _____ Date _____

*Delinquent interest: state _____ Local _____
*Delinquent penalty _____
Subtotal 810.00
State technology fee 5.00

(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.

ASOTIN COUNTY Assessor processing fee _____
Total due 815.00
A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX
*SEE INSTRUCTIONS

(3) NEW OWNER(S) SIGNATURE
Signature _____ Signature _____
Print name _____ Print name _____

PAID
DEC - 6 2022
ASOTIN COUNTY
TREASURER
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 Sara E. Musto
Name (print) Sara E. Musto
Date & city of signing 12/06/2022 Astin

Signature of grantee or agent Timothy G. McPherson
Name (print) Timothy G. McPherson
Date & city of signing 12-6-2022 - 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)).
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.

S. Musto
Visa
AH

the following described real estate, situated in the County of Asotin, State of Washington:

That part of Lot 3 of Block "00" of Vineland according to plat recorded in Book B of Plats, page 46, in Asotin County, Washington, more particularly, described as follows: Commencing at the Northeast corner of said Lot 3, said point being at the intersection of centerlines of 13th Street and Peaslee Avenue; thence North 89°41' West along the centerline of Peaslee Avenue a distance of 174.50 feet; thence South 0°19' West a distance of 30.0 feet to a point on the South right-of-way line of Peaslee Avenue, said point being the True Place of Beginning; thence continue South 0°19' West a distance of 128.96 feet; thence North 89°41' West a distance of 179.0 feet; thence North 0°19' East a distance of 128.96 feet; thence South 89°41' East a distance of 179.0 feet to the True Place of Beginning. EXCEPTING therefrom any portion lying within Peaslee Avenue. SUBJECT TO the right of ingress and egress over and across that part more particularly described as follows: Beginning at the Northwest corner of the above described tract, said point being on the South right-of-way line of Peaslee Avenue; thence South 89°41' East along said right-of-way line a distance of 25.0 feet; thence deflect right 180°00' and continue around a curve to the left with a radius of 25.0 feet for a distance of 39.27 feet; thence North 0°19' East a distance of 25.0 feet to the Place of Beginning.

The land described in this commitment/policy shall not be deemed to include any house trailer or mobile home standing on the premises.

Subject to: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record.

55725