

**Real Estate Excise Tax Affidavit** (RCW 82.45 WAC 458-61A)

Only for sales in a single location code on or after January 1, 2023.  
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 Estates of Vye (Violet) & Joseph Sunde  
Deborah C. Antle as Personal Representative

Mailing address 700 10th Street  
City/state/zip Clarkston, WA 99403

Phone (including area code) \_\_\_\_\_

**2 Buyer/Grantee**

Name Bryce W. Dixon  
Pamela L. Flowers-Dixon

Mailing address 2130 Quailwood Drive  
City/state/zip Clarkston, WA 99403

Phone (including area code) \_\_\_\_\_

**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)
10490003800030000	<input type="checkbox"/>	\$ 422,800.00
	<input type="checkbox"/>	\$ 0.00
	<input type="checkbox"/>	\$ 0.00

**4** Street address of property 2130 Quailwood Drive, 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 Attached Legal Description None - See Tax Affidavit (RCW 82.45 WAC 458-61A)

**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 it's 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. If \_\_\_\_\_

**(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 [Signature]  
Name (print) Estates of Violet and Joseph Sunde  
Date & city of signing 2/16/23 Clarkston, WA

Signature of grantee or agent [Signature]  
Name (print) Bryce W. Dixon  
Date & city of signing 2/16/23 Clarkston, WA

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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REV 84 0001a (12/1/22)

THIS SPACE TREASURER'S USE ONLY

COUNTY TREASURER

DATE 02/16/2023 - RECEIPT No. 55862 - Alliance Title - Clarkston

Print on legal size paper.  
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EXHIBIT "A"

615794

That part of the Northeast Quarter of the Southeast Quarter of Section 6 of Township 10 North, Range 46, East of the Willamette Meridian, Asotin County, Washington, more particularly described as follows:

Commencing at the Southwest corner of said Northeast Quarter of the Southeast Quarter; thence North 2°14'16" West a distance of 165.0 feet; thence North 87°45'44" East a distance of 164.0 feet to the True Place of Beginning; thence continue North 87°45'44" East a distance of 281.0 feet; thence North 2°14'16" West a distance of 345.0 feet; thence North 13°15'44" East a distance of 120.0 feet; thence North 31°15'44" East a distance of 120.0 feet; thence North 23°15'44" East a distance of 126.0 feet; thence North 76°14'16" West a distance of 425.44 feet; thence deflect left and continue around a curve to the right with a radius of 250.0 feet for a distance of 172.54 feet; thence South 25°13'40" West a distance of 264.15 feet; thence South 81°14' East a distance of 130.24 feet; thence South 15°46' West a distance of 126.0 feet; thence South 2°14'16" East a distance of 100.0 feet; thence North 87°45'44" East a distance of 31.0 feet; thence South 2°14'16" East a distance of 145.0 feet to the True Place of Beginning.

RESERVING for road and utility purposes a strip of land 25 feet in width, lying East of a line described as follows: Beginning at the Northwest corner of the above described tract; thence around a curve to the right with a radius of 250.0 feet for a distance of 172.54 feet; thence South 25°13'40" West a distance of 264.15 feet to a point of terminus of the above described line.

LESS AND EXCEPTING that part of the Northeast Quarter of the Southeast Quarter of said Section 6 described as follows: Commencing at the Southwest corner of said Northeast Quarter of Southeast

Quarter; thence North 2°14'16" West a distance of 165.0 feet; thence North 87°45'44" East a distance of 133.0 feet; thence North 2°14'16" West a distance of 245.00 feet; thence North 15°46' East a distance of 126.0 feet; thence North 81°14' West a distance of 130.24 feet; thence North 25°13'40" East a distance of 218.35 feet to the True Place of Beginning; thence continue North 25°13'40" East a distance of 45.80 feet to a point of curve; thence around a curve to the left with a radius of 250.0 feet for a distance of 172.54 feet; thence South 76°14'16" East a distance of 425.44 feet; thence South 23°15'44" West a distance of 126.0 feet; thence South 31°15'44" West a distance of 60.0 feet; thence North 80°58'29" West a distance of 372.54 feet to the True Place of Beginning. RESERVING for road and utility purposes the West 25.0 feet of the above described tract.

ALSO LESS AND EXCEPTING THE FOLLOWING;

Commencing at the Southwest corner of said Northeast Quarter of the Southeast Quarter; thence North 2°14'16" West a distance of 165.0 feet; thence North 87°45'44" East a distance of 133.0 feet; thence North 2°14'16" West a distance of 245.0 feet; thence North 15°46' East a distance of 126.0 feet to the True Place of Beginning; thence North 81°14' West a distance of 130.24 feet to a point on the centerline of 22nd Street; thence North 25°13'40" East along said centerline a distance of 218.35 feet; thence South 80°58'29" East a distance of 372.54 feet; thence South 31°15'44" West a distance of 60.0 feet; thence South 13°15'44" West a distance of 120.0 feet; thence North 88°05' West a distance of 273.76 feet to the True Place of Beginning.

thence South 25°13'40" West a distance of 264.15 feet; thence South 81°14' East a distance of 130.24 feet; thence South 15°46' West a distance of 126.0 feet; thence South 2°14'16" East a distance of 100.0 feet; thence North 87°45'44" East a distance of 31.0 feet; thence South 2°14'16" East a distance of 145.0 feet to the True Place of Beginning. RESERVING for road and utility purposes a strip of land 25.0 feet in width, lying East of a line described as follows:

55862