

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 G. Garrett Yoder
Kay Yoder

Mailing address 2003 Blossom Court
City/state/zip Clarkston, WA 99403
Phone (including area code) _____

2 Buyer/Grantee

Name Jonathan Haynes
Jade Haynes

Mailing address 1215 Libby Street
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)
1-004-16-005-0002-0000	<input type="checkbox"/>	\$ 197,850.00
	<input type="checkbox"/>	
	<input type="checkbox"/>	\$ 0.00

4 Street address of property 1215 Libby Street, Clarkston, WA

This property is located in 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 legal description sheet (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 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 G. Garrett Yoder
Name (print) G. Garrett Yoder
Date & city of signing 02/01/2023, Clarkston, WA

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

If claiming an exemption, list WAC number and reason for exemption.

WAC number (section/subsection) _____
Reason for exemption WA 85.103

Type of document	Statutory Warranty Deed	Assessed
Date of document	<u>01/27/2023</u>	

Gross selling price \$ 0.00 320,000.00

*Personal property (deduct) _____ 0.00

Exemption claimed (deduct) _____ 0.00

Taxable selling price _____ 320,000.00

Excise tax: state _____ 3,520.00

Less than \$525,000.01 at 1.1% _____ 0.00

From \$525,000.01 to \$1,525,000 at 1.28% _____ 0.00

From \$1,525,000.01 to \$3,025,000 at 2.75% _____ 0.00

Above \$3,025,000 at 3% _____ 0.00

Agricultural and timberland at 1.28% _____ 0.00

Total excise tax: state _____ 3,520.00

0.0025 Local _____ 800.00

*Delinquent interest: state _____ 0.00

Local _____ 0.00

*Delinquent penalty _____ 0.00

Subtotal _____ 4,320.00

*State technology fee _____ 5.00

Affidavit processing fee _____ 0.00

Total due _____ 4,325.00

A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX

*SEE INSTRUCTIONS

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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EXHIBIT "A"

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The West 40 feet of Lot 1 of Woford's Subdivision, according to the official plat thereof, filed in Book B of Plats at Page(s) 95 Official Records of Asotin County, Washington. EXCEPTING THEREFROM the East 12 feet of the West 40 feet of the North 55 feet thereof.

AND ALSO, that part of Lot 5 in Block W of Vineland according to the official plat thereof, filed in Book A of Plats at Page(s) 16 Official Records of Asotin County, Washington described as follows: From the Northwest corner of Lot 5 of Block W of Vineland, said point being on the South boundary of Libby Street, 330.0 feet West of the centerline of 12th Street; thence East along said South boundary line a distance of 95.0 feet to the True Place of Beginning; thence continue on the last above mentioned course a distance of 70.0 feet; thence deflect right 90°0' a distance of 162.6 feet; thence deflect right 90°0' a distance of 70.0 feet; thence deflect right 90°0' a distance of 162.6 feet to the True Place of Beginning.

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