

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

Only for sales in a single location code on or after July 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 RANDY L. SCHRADER and MARCELLA A. SCHRADER

Mailing address 2251 20th St.

City/state/zip Clarkston, Washington 99403

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

**2 Buyer/Grantee**

Name RANDY L. SCHRADER and MARCELLA A. SCHRADER

Trustees of the SCHRADER TRUST DTD 6-30-2022

Mailing address 2251 20th St.

City/state/zip Clarkston, Washington 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)
10411500600030000	<input type="checkbox"/>	\$ 241,300.00
10411500800010000	<input type="checkbox"/>	\$ 92,400.00
10412600700090000	<input type="checkbox"/>	\$ 66,600.00

**4 Street address of property** various

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 Exhibit 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 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.

**(3) NEW OWNER(S) SIGNATURE**

Signature \_\_\_\_\_ Signature \_\_\_\_\_

Print name \_\_\_\_\_ Print name \_\_\_\_\_

**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) 458-61A-217(1)

Reason for exemption \_\_\_\_\_

Re-Record to correct legal description on REETA #55655, 11-4-2022

Type of document Warranty Deed

Date of document 2-14-23

Gross selling price	0.00
*Personal property (deduct)	0.00
Exemption claimed (deduct)	0.00
Taxable selling price	0.00
Excise tax: state	
Less than \$500,000.01 at 1.1%	0.00
From \$500,000.01 to \$1,500,000 at 1.28%	0.00
From \$1,500,000.01 to \$3,000,000 at 2.75%	0.00
Above \$3,000,000 at 3%	0.00
Agricultural and timberland at 1.28%	0.00
Total excise tax: state	0.00
0.0025 Local	0.00
*Delinquent interest: state	0.00
Local	0.00
*Delinquent penalty	0.00
Subtotal	0.00
*State technology fee	5.00
Affidavit processing fee	5.00
Total due	10.00

**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 Randy L. Schrader

Name (print) RANDY L. SCHRADER

Date & city of signing 2-14-23 Clarkston, WA

Signature of grantee or agent Marcella A. Schrader

Name (print) MARCELLA A. SCHRADER, Trustee

Date & city of signing 2/14/23 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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# Exhibit A

## Tax Parcel 10411500600030000:

That part of Lot 6 of Block "F-1-1" of Clarkston Heights, Asotin County, Washington, more particularly described as follows: Commencing at the Northeast corner of Lot 7 of said Block "F-1-1"; thence West 603.54 feet; thence North 30.60 feet to the true place of beginning; thence continue North 125.00 feet; thence West 160.00 feet; thence South 125.00 feet; thence East 160.00 feet to the true place of beginning.

TOGETHER with an easement for ingress, egress and utilities more particularly described as follows: Beginning at the Northeast corner of the above described tract; thence North 20.00 feet; thence West 296.67 feet to a point on the East right-of-way line of 20<sup>th</sup> Street; thence S.19°41'W. along said right-of-way line 31.86 feet; thence East 147.40 feet; thence North 10.00 feet; thence East 160.00 feet to the place of beginning.

## Tax Parcel No. 104115008000010000

All that portion of Lots 5 and 6 of Block "F-1-1" of Clarkston Heights lying between their South boundary lines and a line parallel thereto and 175.6 feet distance therefrom measured at right angles. ALSO, all that portion of Lots 7 and 8 of Block "F-1-1" of Clarkston Heights lying between their North boundary lines and a line parallel thereto and 57.5 feet distance therefrom measured at right angles, according to plat recorded in Book B of Plats, Page 106 records of Asotin County, Washington.

EXCEPTING that part of Lot 6 of Block "F-1-1" of Clarkston Heights, Asotin County, Washington, more particularly described as follows: Commencing at the Northeast corner of Lot 7 of said Block "F-1-1"; thence West 603.54 feet; thence North 30.60 feet to the true place of beginning; thence continue North 125.00 feet; thence West 160.00 feet; thence South 125.00 feet; thence East 160.00 feet to the true place of beginning. TOGETHER with an easement for ingress, egress and utilities more particularly described as follows: Beginning at the Northeast corner of the above described tract; thence North 20.00 feet; thence West 296.67 feet to a point on the East right-of-way line of 20<sup>th</sup> Street; thence S.19°41'W. along said right-of-way line 31.86 feet; thence East 147.40 feet; thence North 10.00 feet; thence East 160.00 feet to the place of beginning.

ALSO EXCEPTING THEREFROM that part of Lots 6 and 8 of Block "F-1-1" of Clarkston Heights, more particularly described as follows: Commencing at the Northeast corner of Lot 7 of Block "F-1-1"; thence West along the North line of said Lot 7 a distance of 549.04 feet; thence North a distance of 145.60 feet; thence West a distance of 214.50 feet to the True Place of Beginning; thence continue West a distance of 168.64 feet to the point on the centerline of 20th Street; thence South 19°41' West along said centerline a distance of 215.64 feet; thence East a distance of 241.27 feet; thence North 203.04 feet to the place of beginning.

Exhibit A

AND

That part of Lots 6 and 8 of Block "F-1-1" of Clarkston Heights, Asotin County, Washington, more particularly described as follows:

The South 40 feet of the following property:

Commencing at the Northeast corner of Lot 7 of Block "F-1-1"; thence West along the North line of said Lot 7, a distance of 549.04 feet; thence North a distance of 145.60 feet; thence West a distance of 214.50 feet to the TRUE PLACE OF BEGINNING; thence continue West a distance of 168.64 feet to a point on the centerline of 20th Street; thence South 19°41' West along said centerline a distance of 215.64 feet; thence East a distance of 241.27 feet; thence North 203.04 feet to the PLACE OF BEGINNING.

together with their appurtenances.

Assessor's Tax Parcel No(s): 1041260070009

**PARCEL I:**

**THE NORTH 160.0 FEET OF THE EAST 31.0 FEET OF THE WEST 39.5 FEET AND THE SOUTH 376.38 FEET OF THE NORTH 536.38 FEET OF THE EAST 140.0 FEET OF THE WEST 148.5 FEET OF LOT 7 OF BLOCK "H-1-1" OF CLARKSTON HEIGHTS, ACCORDING TO THE RECORDED PLAT THEREOF, RECORDS OF ASOTIN COUNTY, WASHINGTON. EXCEPT THE SOUTH 27.38 FEET OF THE NORTH 187.38 FEET OF THE EAST 109.0 FEET OF THE WEST 148.5 FEET OF SAID LOT 7. ALSO EXCEPT THAT PORTION LYING WITHIN 4TH AVENUE AND RESERVOIR ROAD ADJACENT THERETO.**

**PARCEL II:**

**AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE WEST 8.5 FEET OF THE NORTH 301.0 FEET OF SAID LOT 7 AND THE EAST 6.5 FEET OF THE NORTH 301.0 FEET OF LOT 8 OF BLOCK "H-1-1" OF CLARKSTON HEIGHTS, AND AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE WEST 8.5 FEET OF THE SOUTH 235.38 FEET OF THE NORTH 536.38 FEET OF LOT 7 AND THE EAST 6.5 FEET OF THE SOUTH 235.38 FEET OF THE NORTH 536.38 FEET OF LOT 8 OF BLOCK "H-1-1" OF CLARKSTON HEIGHTS, ACCORDING TO THE RECORDED PLAT THEREOF, RECORDS OF ASOTIN COUNTY WASHINGTON. EXCEPT THAT PORTION LYING WITHIN 4TH AVENUE AND RESERVOIR ROAD ADJACENT THERETO.**

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