

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

Only for sales in a single location code on or after March 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 DAVID WILSON  
THERESA WILSON  
Mailing address PO BOX 162  
City/state/zip CLARKSTON, WA 99403  
Phone (including area code) 509-593-9276

**2 Buyer/Grantee**  
Name NATHAN GENTRY  
Mailing address 1490 13th St.  
City/state/zip Clarkston WA 99403  
Phone (including area code) 208 507 6434

**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)  
042600300010000  \$0.00 509,200  
10042600200070000  \$0.00 310,200  
 \$0.00

**4** Street address of property 1490 13th St, Clarkston WA 99403  
This property is located in Select Location (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** Select land use code(s) L1  
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

**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 NATHAN GENTRY  
Signature NATE GENTRY  
Print name NATE GENTRY  
Print name \_\_\_\_\_

N/A  
If claiming an exemption, list WAC number and reason for exemption.  
WAC number (section/subsection) 458-61A-109(2)(b)  
Reason for exemption

BOUNDARY LINE ADJUSTMENT

Type of document STATUTORY WARRANTY DEED  
Date of document 5/15/23

Gross selling price	<u>995,000.00</u>
*Personal property (deduct)	<u>0.00</u>
Exemption claimed (deduct)	<u>0.00</u>
Taxable selling price	<u>0.00</u>
Excise tax: state	
Less than \$525,000.01 at 1.1%	<u>0.00</u>
From \$525,000.01 to \$1,525,000 at 1.28%	<u>0.00</u>
From \$1,525,000.01 to \$3,025,000 at 2.75%	<u>0.00</u>
Above \$3,025,000 at 3%	<u>0.00</u>
Agricultural and timberland at 1.28%	<u>0.00</u>
Total excise tax: state	<u>0.00</u>
0.0000 Local	<u>0.00</u>
*Delinquent interest: state	<u>0.00</u>
Local	<u>0.00</u>
*Delinquent penalty	<u>0.00</u>
Subtotal	<u>0.00</u>
*State technology fee	<u>5.00</u>
Affidavit processing fee	<u>5.00</u>
Total due	<u>10.00</u>

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 David Wilson  
Name (print) DAVID WILSON  
Date & city of signing 5/15/23 Astoria, WA

Signature of grantee or agent NATE GENTRY  
Name (print) NATE GENTRY  
Date & city of signing Astoria COURT HOUSE

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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for the purpose of a boundary line adjustment the following described real estate, situated in the County of Asotin, State of Washington:

That portion of:

PARCEL: (10042600300010000)

That part of Lot 2 of Block "KK" of Vineland according to the plat recorded in Book A of Plats, page 15, in Asotin County, Washington, more particularly described as follows: Beginning at a point where the centerline of 13<sup>th</sup> Street intersects the West line of said Lot 2 of Block "KK" of Vineland; thence North along the West boundary line of said Lot 2 a distance of 616.4 feet; thence angle to the right 90°00' a distance of 205 feet; thence angle to the right 90°00' a distance of 162.1 feet to a point on the centerline of the County road; thence angle to the right 61°27' along centerline of County road a distance of 50.8 feet to a stone monument; thence angle to the left 41°00' along centerline of County road a distance of 458.91 feet to place of beginning. Excepting therefrom any portion lying within County Roads.

AND

That part of Lot 2 of Block "KK" of Vineland according to plat recorded in Book A of Plats, page 15, in Asotin County, Washington, more particularly described as follows: From a point on the centerline of Highland Avenue at the Northwest corner of Lot 2 of Block "KK" of Vineland, South along the West boundary line of said Lot 2 a distance of 511.5 feet to the TRUE PLACE OF BEGINNING; thence deflect left 90°00' a distance of 330 feet to point on the East boundary line of said Lot 2; thence deflect right 90°00' along the East boundary line of said Lot 2 a distance of 177.2 feet to a point on the centerline of County road; thence deflect right 61°28' along centerline of County road a distance of 142.3 feet; thence deflect right 118°32' a distance of 162.1 feet; thence deflect left 90°00' a distance of 205 feet to a point on the West boundary line of said Lot 2; thence deflect right 90°00' a distance 83.5 feet to the place of beginning. There is reserved from the above described tract all that portion lying within the legal boundaries of the County road.

AND

That part of Lot 2 of Block "KK" of Vineland according to plat recorded in Book A of Plats, page 15, in Asotin County, Washington, more particularly described as follows: From a point on the

centerline of Highland Avenue at the Northwest corner of Lot 2 of Block "KK" of Vineland; thence South along the West boundary line of said Lot 2 a distance of 420.42 feet to the TRUE PLACE OF BEGINNING; thence continue on the last above mentioned course a distance of 91.08 feet; thence deflect left 90°00' a distance of 330 feet to a point on the East boundary line of said Lot 2; thence deflect left 90°00' along the East boundary line of said Lot 2 a distance of 91.08 feet; thence deflect left 90°00' a distance of 330 feet to the place of beginning. There is reserved from the above described tract all that portion lying within the legal boundaries of the county road.

AND

That part of Lot 3 of Block "KK" of Vineland according to plat recorded in Book A of Plats, page 15, in Asotin County, Washington, more particularly described as follows: Commencing at a point on the Eastern boundary of said Lot, 511.5 feet South of the Northeast corner of said Lot; running thence South along the said Eastern boundary to the center of the waste ditch in the bottom of the gulch, being the Northeast corner of that certain property deeded to Melvin Witters by warranty deed recorded as Instrument Number 131771; thence Westerly along the Northerly boundary of property deeded by warranty deed recorded as Instrument Number 131771 to the Northwest corner thereof; thence North along the West boundary line to a point 449 feet from the Northwest corner of said Lot 3; thence Easterly to the place of beginning. EXCEPTING therefrom any portion lying within 1490 13<sup>th</sup> Street, described as follows: That portion of Lot 2 in Block "KK" of Vineland according to the official plat thereof, filed in Book A of Plats at Page(s) 15, records of Asotin County, Washington, more particularly described as follows: Commencing at the Northeast corner of said Lot 2, said point of the centerline of Highland Avenue: thence South 0°00'18" East along the East line of said Lot 2 a distance of 420.42 feet to the True Place of Beginning; thence continue South 0°00'18" East along said East line a distance of 189.00 feet; thence North 60°33' West, 194.96 feet; thence North 0°00'18" West, 93.13 feet; thence North 89°59'42" East, 169.76 feet to the True Place of Beginning.

AND FURTHER EXCEPTING:

All that portion of the hereinabove described Parcels deeded to Asotin County by Deed #223373, lying Southerly of a line beginning at a point opposite Station 20+00.00 on the Fleshman Way line survey of the Fleshman Way/15th Street Project and 90 feet Northerly therefrom; thence Easterly to a point opposite Station 26+50.00 on said Fleshman Way line survey and 120.00 feet Northerly therefrom; thence Northerly to a point opposite Station 28+50.00 on said Fleshman Way line survey and 185.00 feet Northerly therefrom, thence Northeasterly to a point opposite Station 29+50.00 on said Fleshman Way line survey and 320 feet Northerly therefrom; thence Northeasterly to a point opposite Station 30+85.00 on said Fleshman Way line survey and 350.49 feet Northerly therefrom, thence Southeasterly to a point opposite Station 31+85.00 on said Fleshman Way line survey 324.21 feet Northerly therefrom; thence Southeasterly to a point opposite Station 13<sup>th</sup> ST 22+90.00 on 13<sup>th</sup> Street line survey of said Fleshman Way/15th Street Project and 50 feet Northwesterly therefrom; Northeasterly parallel with said 13<sup>th</sup> Street line survey to a point opposite Station 13<sup>th</sup> ST 23+35.00; thence Northeasterly to point opposite Station 13<sup>th</sup> Street 24+50.00 on said 13<sup>th</sup> Street line survey and 28.59 feet Northwesterly therefrom the end of this line description.

**PARCEL 1:** more particularly described as:

That part of Lot 2 of Block "KK" of Vineland, Asotin County, Washington, more particularly described as follows:

Commencing at the Northeast corner of said Lot 2, said point being on the centerline of Highland Avenue; thence South 0°00'18" East along the East line of said Lot 2 a distance of 609.42 feet to the True Place of Beginning; thence South 0°00.18" East along said East line a distance of 20.00 feet; thence North 60°33' West, 194.96 feet; thence North 0°00'18" West, 20.00 feet; thence South 60°33' East 194.96 feet to the true place of beginning.

TO BE COMBINED WITH:

PARCEL: (10042600200070000)

That part of Lot 2 of Block "KK" of Vineland, Asotin County, Washington, more particularly described as follows:

Commencing at the Northeast corner of said Lot 2, said point being on the centerline of Highland Avenue; thence South 0°00'18" East along the East line of said Lot 2 a distance of 420.42 feet to the True Place of Beginning; thence continue South 0°00'18" East along said East line a distance of 189.00 feet; thence North 60°33' West, 194.69 feet; thence North 0°00'18" West, 93.13 feet; thence North 89°59'42" East, 169.76 feet to the true place of beginning.

Block 8