

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

Form 84 0001a

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 Sharen M. Peters and Jeannette Bauer, SucTTEE  
Charles and Laurel Cassell Family Trust and  
Mailing address 1850 4th Ave  
City/state/zip Clarkston WA 99403  
Phone (including area code) \_\_\_\_\_

**2 Buyer/Grantee**

Name Reid A. Folsom  
Kristin Folsom  
Mailing address 2501 S. Slope Lane  
City/state/zip Clarkston WA 99403  
Phone (including area code) \_\_\_\_\_

**3** Send all property tax correspondence to:  Same as Buyer/Grantee

Name Reid A. Folsom Kristin Folsom  
Mailing address 2501 S. Slope Lane  
City/state/zip Clarkston WA 99403

List all real and personal property tax parcel account numbers	Personal property?	Assessed value(s)
10490003800070000	<input type="checkbox"/>	
	<input type="checkbox"/>	
	<input type="checkbox"/>	

**4** Street address of property Land Only, Clarkston, WA

This property is located in Asotin Unincorp (for unincorporated locations please select your county)  X  
 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

**5** Land use code 91 Undeveloped Land (land only)

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

**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 \_\_\_\_\_

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 \_\_\_\_\_

Type of document Statutory Warranty Deed (SWDY)  
Date of document 6/16/23

Gross selling price	6,500.00
*Personal property (deduct)	0.00
Exemption claimed (deduct)	0.00
Taxable selling price	6,500.00
Excise tax: state	71.50
Less than \$525,000.01 at 1.1%	
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%	71.50
Total excise tax: state	16.25
Local	0.00
*Delinquent interest: state	0.00
Local	0.00
*Delinquent penalty	0.00
Subtotal	87.75
*State technology fee	5.00
Affidavit processing fee	0.00
Total due	92.75

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 Sharen M. Peters  
Name (print) Sharen M. Peters and Jeannette Bauer, SucTTEE  
Date & city of signing 6/16/23 Clarkston, WA

Signature of grantee or agent Reid A. Folsom  
Name (print) Reid A. Folsom  
Date & city of signing 6/16/23 Clarkston, WA

Parties to the record should be present at the time of recording. If a party is unable to be present, a power of attorney should be recorded with the deed.

To ask about the availability of this publication or to order a copy, please call 360-705-6705. Teletype publication may also be ordered for the visually impaired.

REV 84 0001a (09/08/22)

THIS SPACE TREASURER'S USE ONLY

COUNTY TREASURER

DATE 06/20/2023 - RECEIPT No. 56143 - Alliance Title - Clarkston

EXHIBIT "A"

638370

A PORTION OF UNPLATTED LAND SITUATE IN THE SOUTHWEST 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:

BEGINNING AT THE FURTHER MOST SOUTHEASTERLY CORNER OF LOT 13, BLOCK 1, BEING ON THE CUL-DE-SAC RIGHT-OF-WAY (ROW) OF CHUKAR LANE, LOWER DOVE ADDITION, INSTRUMENT NUMBER 211919, RECORDS OF ASOTIN COUNTY;

THENCE LEAVING SAID LOT 13, BLOCK 1, OF LOWER DOVE ADDITION, ALONG A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS POINT THAT BEARS NORTH 53°02'52" EAST A DISTANCE OF 46.00 FEET, A CENTRAL ANGLE OF 100°27'52", THE CHORD OF WHICH BEARS SOUTH 87°11'04" EAST FOR A DISTANCE OF 70.72 FEET, AN ARC DISTANCE OF 80.66 FEET TO A NON-TANGENT CURVE TO THE RIGHT BEING ON THE NORTHWESTERLY LINE OF WARRANTY DEED NUMBER 192028 (QUAIL RIDGE GOLF COURSE), RECORDS OF ASOTIN COUNTY;

THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE FOR THE FOLLOWING 2 COURSES:

1) ALONG SAID NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS THAT BEARS NORTH 48°12'24" WEST A DISTANCE OF 350.00 FEET, A CENTRAL ANGLE OF 08°58'02", THE CHORD OF WHICH BEARS SOUTH 46°16'37" WEST FOR A DISTANCE OF 54.72 FEET, AN ARC DISTANCE OF 54.78 FEET;

2) SOUTH 50°45'38" WEST (of record South 51°19' West) A DISTANCE OF 126.22 FEET, MORE OR LESS, TO THE NORTHWESTERLY CORNER OF WARRANTY DEED NUMBER 192028 (QUAIL RIDGE GOLF COURSE) BEING THE COMMON NORTHEASTERLY CORNER OF WARRANTY DEED NUMBER 195237 (FOLSOM);

THENCE CONTINUING SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF SAID WARRANTY DEED NUMBER 195237 (FOLSOM) SOUTH 50°45'38" WEST A DISTANCE OF 203.56 FEET;

THENCE LEAVING SAID WARRANTY DEED NUMBER 195237 (FOLSOM) NORTH 38°41'00" WEST A DISTANCE OF 44.95 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE ALONG SAID NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS THAT BEARS NORTH 50°36'32" EAST A DISTANCE OF 407.38 FEET, A CENTRAL ANGLE OF 14°55'27", THE CHORD OF WHICH BEARS NORTH 31°55'45" WEST FOR A DISTANCE OF 105.81 FEET, AN ARC DISTANCE OF 106.11 FEET;

THENCE NORTH 51°19'00" EAST A DISTANCE OF 25.84 FEET TO THE NORTHWESTERLY CORNER OF LOT 12, BLOCK 1, OF SAID LOWER DOVE ADDITION, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE ALONG THE BOUNDARY OF SAID LOT 12, BLOCK 1, LOWER DOVE ADDITION, FOR THE FOLLOWING 3 COURSES:

56143

1) ALONG SAID NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS THAT BEARS NORTH 66°29'03" EAST A DISTANCE OF 382.38 FEET, A CENTRAL ANGLE OF 15°09'44", THE CHORD OF WHICH BEARS SOUTH 31°05'50" EAST FOR A DISTANCE OF 100.89 FEET, AN ARC DISTANCE OF 101.19 FEET TO THE BEGINNING OF A CURVE TO THE LEFT;

THENCE ALONG SAID CURVE TO THE LEFT, WITH A RADIUS THAT BEARS NORTH 51°19'18" EAST A DISTANCE OF 18.44 FEET, A CENTRAL ANGLE OF 94°38'37", THE CHORD OF WHICH BEARS SOUTH 86°00'00" EAST FOR A DISTANCE OF 27.11 FEET, AN ARC DISTANCE OF 30.46 FEET;

THENCE NORTH 46°40'41" EAST A DISTANCE OF 163.06 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 13;

THENCE NORTHEASTERLY ALONG THE EASTERLY LINE OF SAID LOT 13, NORTH 46°40'41" EAST A DISTANCE OF 124.29 FEET TO THE POINT OF BEGINNING.

CHORD OF

CHORD OF 30.46

CHORD OF

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