

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

Only for sales in a single location code on or after January 1, 2020.  
This affidavit will not be accepted unless all areas on all pages are fully completed.  
This form is your receipt when stamped by cashier. *Please type or print.*

Check box if the sale occurred in more than one location code.

Check box if partial sale, indicate % \_\_\_\_\_ sold.  
List percentage of ownership acquired next to each name.

**1 Seller/Grantor**  
Name Jordan Nelson and Kenzie Lorber, husband and wife.  
Mailing address 1959 Reservoir Road  
City/state/zip Clarkston, WA 99403  
Phone (including area code) \_\_\_\_\_

**2 Buyer/Grantee**  
Name Rick Wallari  
Mailing address 4423 Asofin Creek Road  
City/state/zip Asotin, WA 99402  
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)
6-041-23-001-0002-0000	<input type="checkbox"/>	\$ 271,200.00
	<input type="checkbox"/>	\$ 0.00
	<input type="checkbox"/>	\$ 0.00

**4 Street address of property** 2324 1969 Appleside Blvd, Clarkston, WA 99403  
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 Exhibit A

**5** 53 - Retail trade - general merchandise  
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 predominantly used for timber (as classified under RCW 84.84 and 84.33) or agriculture (as classified under RCW 84.34.020)? See ETA 3215.  Yes  No  
If yes, complete the predominate use calculator (see instructions for section 5).

**7 List all personal property (tangible and intangible) included in selling price.**  
n/a  
If claiming an exemption, list WAC number and reason for exemption.  
WAC number (section/subsection) \_\_\_\_\_  
Reason for exemption \_\_\_\_\_

**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

Type of document Deed in Lieu of Foreclosure and Estoppel Affidavit  
Date of document 2/5/2021

Gross selling price	12,000.00
*Personal property (deduct)	0.00
Exemption claimed (deduct)	0.00
Taxable selling price	12,000.00
Excise tax: state	
Less than \$500,000.01 at 1.1%	132.00
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	132.00
<u>0.0025</u> Local	30.00
*Delinquent interest: state	0.00
Local	0.00
*Delinquent penalty	0.00
Subtotal	162.00
*State technology fee	5.00
Affidavit processing fee	0.00
Total due	167.00

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 \_\_\_\_\_

**PAID**  
**FEB 12 2021**  
**ASOTIN COUNTY**  
**TREASURER**

**8 I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT**  
\*Signature of grantor or agent [Signature]  
Name (print) Jordan Nelson  
Date & city of signing 2/5/21 Lewiston, ID

Signature of grantee or agent [Signature]  
Name (print) Rick Wallari  
Date & city of signing 1/29/21 Lewiston, ID

Perjury: Perjury is a class C felony which is punishable by imprisonment in the state correctional institution for a maximum term of not more than five years, or by a fine in an amount fixed by the court of not more than \$5000, or by both imprisonment and fine (RCW 9A.20.020(1c)).  
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Kenzie's Koffee \$ 1167.00  
cb# 9018

## EXHIBIT A

Real property commonly referred to as 2324 Appleside Boulevard, Clarkston, County of Asotin, State of Washington, and more particularly described as follows:

The South 78 feet of the East 250 feet of Lot 1 and the North 139.54 feet of the East 250 feet of Lot 2 of Block G-3-3 of Clarkston Heights, according to the official plat thereof, filed in Book B of Plats at Page(s) 100 Official Records of Asotin County, Washington.

AND

That part of Lot 2 of Block G-3-3 of Clarkston Heights, according to the official plat thereof, filed in Book B of Plats at Page(s) 100 Official Records of Asotin County, Washington, more particularly described as follows: Beginning at the Northeast corner of said Lot 2; thence South 139.54 feet to the True Place of Beginning; thence continue South 44.06 feet; thence West 250 feet; thence North 44.06 feet; thence East 250 feet to the centerline of Appleside Boulevard and the True Place of Beginning.

SUBJECT TO:

- Liens, levies and assessments of the County of Asotin for storm water.
- Right of the public in and to that portion of the premises lying within the right-of-way of Appleside Boulevard.
- Easements, reservations, notes and/or dedications as shown on the official plat of Block 'G-3-3' of Clarkston Heights.
- Terms, provisions, covenants, conditions, definitions, options, obligations and restrictions, contained in a document for utilities, recorded April 20, 1910, in Book 26 of Deeds, Page 6 affecting Lot 2.
- An easement for public utilities, and rights incidental thereto, as reserved in a document granted to Lewiston-Clarkston Co., recorded April 20, 1910, in Book 26 of Deeds, Page 6, affecting Lot 2.

EXHIBIT A - 1

Creason, Moore, Dokken & Geidl, PLLC  
P.O. Drawer 835, Lewiston ID 83501  
(208)743-1516; Fax(208)746-2231

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- Terms, provisions, covenants, conditions, definitions, options, obligations and restrictions, contained in a document for utilities, recorded September 28, 1919, in Book 35 of Deeds, Page 83, affecting Lot 1.
- An easement public utilities, and rights incidental thereto, as reserved in a document granted to Washington-Idaho Water Light & Power Company, recorded September 28, 1919, in Book 35 of Deeds, Page 83, affecting Lot 1.
- An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein between Lessor: L. Alboucq and Lessee Shell Oil Company, a California Corporation, disclosed by a Memorandum of Lease, recorded December 9, 1929, in Book 42 of Deeds, page 344.
- An easement for Public Utilities, and rights incidental thereto, as set forth in document granted to Pacific Northwest Bell Telephone Company Purpose, recorded October 18, 1984, as Instrument No. 163918, affecting the West 55 feet of the East 80 feet of the North 5 feet of the South 83 feet of Lot 1, West distances being measured from the centerline of State Highway No. 12
- An easement for public utilities, and rights incidental thereto, as set forth in a document granted to Asotin County disclosed by a Stipulated Judgment, Appropriation Decree and Disbursement Order entered in Superior Court, State of Washington, County of Asotin, Case No: 00-2-00192-0 as Judgment No: 01-9-00200-8, filed July 11, 2001, Affecting:

The East 5 feet of the following described property: That part of Lot 2 of Block G-3-3 of Clarkston Heights according to the recorded plat thereof, records of Asotin County, Washington, more particularly described as follows:

Beginning at the Northeast corner of said Lot 2; thence South 139.54 feet to the place of beginning; thence continue South 44.06 feet; thence West 250 feet; thence North 44.06 feet; thence East 250 feet to the centerline of Appleside Boulevard, and the place of beginning.

- An easement for public utilities, and rights incidental thereto, as set forth in a document granted to Asotin County as disclosed by a Stipulated Judgment, Appropriation Decree and Disbursement

EXHIBIT A - 2

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Order entered in Superior Court, State of Washington, County of Asotin, Case No: 00-2-00192-0 as Judgment No: 0 1-9-00200-8, filed July 11, 2001, affecting:

The East 5 feet of the following described property:

The South 78 feet of the East 250 feet of Lot 1 and the North 139.54 feet of the East 250 feet of Lot 2 of Block G-3-3 of Clarkston.

- Unrecorded leaseholds, if any, and the rights of vendors and holders of security interest in personal property of tenants to remove said personal property at the expiration of the term.

EXHIBIT A - 3

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