

# 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 John C. Seeh and Sherry A. Seeh, husband and wife,

Mailing address 3041 Grandview Drive

City/state/zip Clarkston, WA 99403

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

**2 Buyer/Grantee**

Name John C. Seeh and Sherry A. Seeh, Trustees of The John C.

Seeh and Sherry A. See Revocable Living Trust

Mailing address 3041 Grandview Drive

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)
<u>1-132-00-277-0000</u>	<input type="checkbox"/>	<u>\$ 458,600.00</u>
_____	<input type="checkbox"/>	<u>\$ 0.00</u>
_____	<input type="checkbox"/>	<u>\$ 0.00</u>

**4 Street address of property** 3041 Grandview Drive

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** 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 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).

**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.**

None

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

WAC number (section/subsection) 458-61A-211(2)(g)

Reason for exemption Transfer to Revocable Trust

Type of document Limited Warranty Deed

Date of document April 8, 2021

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 CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT**

Signature of grantor or agent \_\_\_\_\_  
Name (print) John C. Seeh

Date & city of signing April 8, 2021, Lewiston, ID

Signature of grantee or agent \_\_\_\_\_  
Name (print) John C. Seeh, trustee

Date & city of signing March, 2021, Lewiston, ID

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)).  
To ask about the availability of this publication in an alternate format for the visually impaired, please call: 360-705-6705. Teletype (TTY) users may use the WA Relay Service by calling 711.

CREASON, MORTG  
DORREN + BEND  
CR# 13666 +

957489

**EXHIBIT A**

Real property commonly referred to as 3041 Grandview Drive, Clarkston, County of Asotin, State of Washington, and more particularly described as follows:

**Parcel I:**

That part of the S1/2NE1/4 of Section 5 of Township 10 North, Range 46, East of the Willamette Meridian, Asotin County, Washington, more particularly described as follows:

Commencing at the North Quarter corner of said Section 5; thence South 0°50' West (record bears South 0°52' West) along the centerline of said Section 5 a distance of 1567.10 feet; thence North 89°43' East, 1020.84 feet to the True Place of Beginning; thence continue North 89°43' East, 626.70 feet; thence South 13°08' West, 213.45 feet to a point of curve; thence around a curve to the left with a radius of 5000.0 feet for a distance of 137.64 feet; thence South 89°43' West, 582.38 feet; thence North 12°13' West, 142.50 feet to a point of curve; thence around a curve to the right with a radius of 175.00 feet for a distance of 127.42 feet; thence North 29°30' East, 91.49 feet to the true place of beginning.

**AND ALSO**

That part of the S1/2NE1/4 of Section 5 of Township 10 North, Range 46, East of the Willamette Meridian, Asotin County, Washington, more particularly described as follows:

Commencing at the North Quarter corner of said Section 5; thence South 0°50' West (record bears South 0°52' West) along the centerline of said Section 5 a distance of 1567.10 feet; thence North 89°43' East, 1647.54 feet to the True Place of Beginning; thence South 13°08' West, 213.45 feet to a point of curve; thence around a curve to the left with a radius of 5000.00 feet for a distance of 137.64 feet; thence North 89°43' East, 360.52 feet; thence North 9°35' West, 64.21 feet; thence North 1°06' East, 278.68 feet; thence South 89°43' West, 277.26 feet to the true place of beginning.

TOGETHER WITH but subject to the rights of others a water line easement lying 7.50 feet on each side of the following described centerline: Commencing at the Northwest corner of the above described tract; thence

South 13°08' West, 7.71 feet to the true place of beginning; thence South 89°43' West, 261.00 feet; thence North 0°17' West, 235.46 feet to a point on the South line of Highland Heights Third Addition, said point being the terminus of the above described centerline.

**Parcel II:**

Together with but subject to the rights of others an easement for ingress, egress and utilities over and across a 50 foot strip of land lying 25 feet on each side of the following described centerline: Beginning at the Northwest corner of the above described tract; thence North 29°30' East, 237.62 feet to a point of curve; thence around a curve to the left with a radius of 45.43 feet for a distance of 22.77 feet to a point on the centerline of Grandview Drive, said point being the terminus of the above described centerline.

Together with but subject to the rights of others an easement for ingress, egress and utilities over and across a 50 foot strip of land lying 25 feet on each side of the following described centerline: Beginning at the Northeast corner of the above described tract; thence North 13°18' East, 234.35 feet to a point on the centerline of Grandview Drive, said point being the terminus of the above described centerline.

Assessor's Parcel No. 1-132-00-277-0000.

EXHIBIT A - 2

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

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