

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 Ronald Nugen and Deneita Nugen, husband and wife
2023 Marilyn Way
Mailing address 1755 8th Street
City/state/zip Clarkston, WA 99403
Phone (including area code) _____

2 Buyer/Grantee

Name P. Kay Melal Lewiston 2, LLC, an Idaho limited liability company
Mailing address 2448 E. 25th Street
City/state/zip Los Angeles, CA 90058
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>6-041-07-002-0002-0000</u>	<input type="checkbox"/>	<u>\$ 375,000.00</u>
<u>1-620-00-005-0000-0000</u>	<input type="checkbox"/>	<u>\$ 431,100.00</u>
	<input type="checkbox"/>	<u>\$ 0.00</u>

4 Street address of property 2029 Marilyn Way, 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 attached hereto

5 11 - Household, single family units

Enter any additional codes 91
(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.

None

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

WAC number (section/subsection) 458-61A-109(2)(b)

Reason for exemption _____

Lot Line Adjustment _____

Type of document Lot Line Adjustment Deed

Date of document 12/23/22

Gross selling price	0.00
*Personal property (deduct)	0.00
Exemption claimed (deduct)	0.00
Exemptible 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 Ronald Nugen
Name (print) Ronald Nugen
Date & city of signing 12/16/22 Lewiston, ID 1/6/23

Signature of grantee or agent Cindy Flame
Name (print) Cindy Flame, Member
Date & city of signing 12/22/22 Los Angeles, CA

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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CREASON, MOORE,
DOKKEN & GEARL
CL# 45581

PAID

JAN 17 2023

ASOTIN COUNTY
TREASURER

#55790

EXHIBIT A

Following described real estate, located in the County of Asotin, State of Washington, to-wit:

THE OLD DESCRIPTION OF GRANTORS' PROPERTY WAS:

That part of Lots 1, 2 and 3 of Block "C-3" and Lots 1, 2 and 3 of Block "D-3" of Clarkston Heights, according to the official plat thereof, filed in Book C of Plats at Page(s) 12-16 & 24-25 Official Records of Asotin County, State of Washington, more particularly described as follows: Commencing at the Northeast corner of Lot 1 of said Block "D-3", said point being on the centerline of Florence Lane; thence South 4°53' West along the East line of said Lot 1 a distance of 25.0 feet to a point on the South right-of-way line of Florence Lane, said Point being the True Point of Beginning; thence continue South 4°53' West a distance of 671.16 feet; thence North 85°07' West a distance of 90.00 feet; thence South 4°53' West a distance of 120.0 feet; thence North 85°07' West a distance of 50.00 feet; thence North 4°53' East a distance of 120.0 feet; thence North 85°07' West a distance of 90.0 feet; thence North 43°00' West a distance of 370.25 feet; thence North 5°37' West a distance of 233.62 feet; thence South 84°23' West a distance of 119.62 feet to a point on a curve; thence deflect right and continue around a curve to the left with a radius of 125.0 feet for a distance of 55.88 feet; thence North 84°23' East a distance of 95.75 feet; thence North 5°37' West a distance of 485.0 feet; thence North 67°16.5' East a distance of 316.46 feet to a point on the West right-of-way line of Florence Lane; thence South 31°22' East along right-of-way line a distance of 594.67 feet; thence South 85°07' East along said right-of-way line a distance of 12.67 feet to the True Point of Beginning.

EXCEPTING THEREFROM That part of Lot 2, Block "D-3" Clarkston Heights, Asotin County, Washington, more particularly described as follows: Beginning at the Northeast corner of Lot 8 of Westridge View Estates to Asotin County, Washington; thence North 87°36'46" West along the North Line of said Lot 8 a distance of 90.00 feet; thence North 45°29'46" West along Northwesterly line of said Lot 8 for a distance of

EXHIBIT A - 1

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40.49 feet; thence South 74°51'56"East, 123.06 feet to the PLACE OF BEGINNING.

Subject to: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record.

Tax Parcel Number: 6-041-07-002-0002-0000

THE OLD DESCRIPTION OF GRANTEE'S PROPERTY WAS:

Lot 5 of Westridge View Estates, according to the official plat thereof, recorded May 1, 2006, as Instrument No. 290914, Official Records of Asotin County, Washington.

Subject to: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record.

Tax Parcel Number: 1-620-00-005-0000-0000

THE NEW DESCRIPTION OF GRANTORS' PROPERTY WILL BE:

That part of Lots 1, 2 and 3 of Block "C-3" and Lots 1, 2 and 3 of Block "D-3" of Clarkston Heights, according to the official plat thereof, filed in Book C of Plats at Page(s) 12-16 & 24-25 Official Records of Asotin County, State of Washington, more particularly described as follows: Commencing at the Northeast corner of Lot 1 of said Block "D-3", said point being on the centerline of Florence Lane; thence South 4°53' West along the East line of said Lot 1 a distance of 25.0 feet to a point on the South right-of-way line of Florence Lane, said Point being the True Point of Beginning; thence continue South 4°53' West a distance of 671.16 feet; thence North 85°07' West a distance of 90.00 feet; thence South 4°53' West a distance of 120.0 feet; thence North 85°07' West a distance of 50.00 feet; thence North 4°53' East a distance of 120.0 feet; thence North 85°07' West a distance of 90.0 feet; thence North 43°00' West a distance of 370.25 feet; thence North 5°37' West a distance of 233.62 feet; thence South 84°23' West a distance of 119.62 feet to a point on a curve; thence deflect right and continue around a curve to the left with a radius of 125.0 feet for a distance of 55.88 feet; thence North 84°23' East a distance of 95.75 feet; thence North 5°37' West a distance of 485.0 feet; thence North 67°16.5' East a distance of 316.46

EXHIBIT A - 2

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feet to a point on the West right-of-way line of Florence Lane; thence South 31°22' East along right-of-way line a distance of 594.67 feet; thence South 85°07' East along said right-of-way line a distance of 12.67 feet to the True Point of Beginning.

EXCEPTING THEREFROM That part of Lot 2, Block "D-3" Clarkston Heights, Asotin County, Washington, more particularly described as follows: Beginning at the Northeast corner of Lot 8 of Westridge View Estates to Asotin County, Washington; thence North 87°36'46" West along the North Line of said Lot 8 a distance of 90.00 feet; thence North 45°29'46" West along Northwesterly line of said Lot 8 for a distance of 40.49 feet; thence South 74°51'56" East, 123.06 feet to the PLACE OF BEGINNING.

ALSO EXCEPTING THEREFROM That portion of Lot 2 of Block "D-3" of Clarkston Heights, according to the Official Plat thereof, filed in Book C of Plats at page(s) 12-16 & 24-25, Official Records of Asotin County, Washington, lying in Section 30, Township 11 North, Range 46 East, W.M., more particularly described as follows:

Beginning at the Northeast Corner of Lot 5 of Westridge View Estates, according to the Official Plat thereof, Recorded May 1, 2006, as Instrument N. 290914, Official Records of Asotin County, Washington; thence along the East line of said Lot 5, South 08°06'46" East, 73.62 Feet; thence continue along said East Line, South 45°29'46" East, 41.15 feet to the Southeast corner of said Lot 5; thence leaving said East line of Lot 5, North 21°20'13" West, 109.21 Feet to the True Point of Beginning.

Subject to: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record.

THE NEW DESCRIPTION OF GRANTEES' PROPERTY WILL BE:

Lot 5 of Westridge View Estates, according to the official plat thereof, recorded May 1, 2006, as Instrument No. 290914, Official Records of Asotin County, Washington.

EXHIBIT A - 3

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AND

That portion of Lot 2 of Block "D-3" of Clarkston Heights, according to the Official Plat thereof, filed in Book C of Plats at page(s) 12-16 & 24-25, Official Records of Asotin County, Washington, lying in Section 30, Township 11 North, Range 46 East, W.M., more particularly described as follows:

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Subject to: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record.

EXHIBIT A - 4

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