

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

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 Alan D. Coons  
Krista Brown  
Mailing address 2729 27th Street  
City/state/zip Clarkston, WA 99403  
Phone (including area code) \_\_\_\_\_

**2 Buyer/Grantee**

Name Alan D. Coons  
Mailing address 2729 27th Street  
City/state/zip Clarkston, WA 99403  
Phone (including area code) \_\_\_\_\_

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

Name Alan D. Coons  
Mailing address 2729 27th Street  
City/state/zip Clarkston, WA 99403

List all real and personal property tax parcel account numbers	Personal property?	Assessed value(s)
<u>1-721-02-003-0000-0000</u>	<input type="checkbox"/>	<u>\$ 321,400.00</u>
<u>1-721-02-002-0000-0000</u>	<input type="checkbox"/>	<u>\$ 30,000.00</u>
<u>1-721-02-004-0000-0000</u>	<input type="checkbox"/>	<u>\$ 66,100.00</u>

**4** Street address of property NNA 8th Avenue, Clarkston, WA 99403

This property is located in Asotin County (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 Exhibit "A"

**5** 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

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 84.337  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 \_\_\_\_\_

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

Signature of grantor or agent [Signature]  
Name (print) Alan D. Coons  
Date & city of signing 1/24/2023 Clarkston

Signature of grantee or agent [Signature]  
Name (print) Alan D. Coons  
Date & city of signing 1/24/23 Clarkston

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.

Exhibit A

For the purpose of a boundary line adjustment, the following old descriptions will change to the attached new descriptions:

OLD:

Lot 2 in Block 2 of Coons Addition, according to the recorded plat thereof, recorded June 22, 2009 as Instrument No. 313499 Official Records of Asotin County, Washington.  
1-721-02-002-0000-0000

NEW:

COMMENCING AT THE CENTERLINE INTERSECTION OF 8TH AVENUE AND ST. HELENS COURT, BEING A FOUND 1" DRILL STEEL BAR DOWN 0.2' IN AN ASOTIN COUNTY MONUMENT CASE PER BLOCK 2 OF COONS ADDITION RECORDED AS INSTRUMENT #313499, ASOTIN COUNTY AUDITORS OFFICE; THENCE ALONG THE CENTERLINE OF 8TH AVENUE, N89°04'44"W A DISTANCE OF 494.93 FEET; THENCE DEPARTING SAID CENTERLINE, S0°55'16" W A DISTANCE OF 25.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF 8TH AVENUE, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING; THENCE ALONG SAID RIGHT-OF-WAY OF S89°04'44"E A DISTANCE OF 100.00 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY S0°55'16" W A DISTANCE OF 174.00 FEET; THENCE N89°04'44"W A DISTANCE OF 100.00 FEET; THENCE N0°55'16"E A DISTANCE OF 174.00 FEET TO THE TRUE POINT OF BEGINNING.  
1-721-02-002-0000-0000

OLD:

Lot 3 in Block 2 of Coons Addition, according to the recorded plat thereof, recorded June 22, 2009 as Instrument No. 313499 Official Records of Asotin County, Washington.  
AND

The Eastern most 3 feet of Lot 3, Block 1, of Coons Addition, according to the recorded plat thereof, recorded September 18, 2007 as Instrument No. 301624 Official Records of Asotin County, Washington.

EXCEPT

Commencing at the Northwest Corner of Lot 1 in Block 2 of Coons Addition, according to the recorded plat thereof, recorded June 22, 2009 as Instrument No. 313499 Official Records of Asotin County, Washington, being on the Southerly right of way of 8<sup>th</sup> Avenue;  
Thence departing from the southerly right of way of 8th Avenue South 0°55'16" West a distance of 120.00 feet to the Point of Beginning;  
Thence South 89°04'44" East a distance of 78.00 feet;  
Thence South 0°55'16" West a distance of 54.00 feet;  
Thence North 89°04'44" West a distance of 78.00 feet;  
Thence North 0°55'16" East a distance of 54.00 feet, to the Southerly right of way of 8th Avenue and the Point of Beginning.

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... the recorded plat thereof,  
... of Asotin County, Washington.

1-721-02-003-0000-0000

**NEW:**

COMMENCING AT THE CENTERLINE INTERSECTION OF 8TH AVENUE AND ST. HELENS COURT, BEING A FOUND 1" DRILL STEEL BAR DOWN 0.2 IN AN ASOTIN COUNTY MONUMENT CASE PER BLOCK 2 OF COONS ADDITION RECORDED AS INSTRUMENT #313499, ASOTIN COUNTY AUDITORS OFFICE: THENCE ALONG THE CENTERLINE OF 8TH AVENUE, N89°04'44"W A DISTANCE OF 660.03 FEET TO THE INTERSECTION OF 8TH AVENUE AND 27TH STREET, BEING A FOUND 1-1/2 ALUMINUM CAP, FLUSH WITH PAVEMENT; THENCE DEPARTING SAID CENTERLINE, S 0°58'33"W (RECORD 50° 55'16"W) ALONG THE CENTERLINE OF 27TH STREET A DISTANCE OF 247.33 FEET; THENCE DEPARTING SAID CENTERLINE S 89°04'44"E A DISTANCE OF 25.53 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF 27TH STREET, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING;

THENCE DEPARTING SAID RIGHT-OF-WAY OF S89°04'44"E A DISTANCE OF 140.00 FEET;

THENCE N 0°55'16" E A DISTANCE OF 49.00 FEET;

THENCE S 89°04'44"E A DISTANCE OF 178.00 FEET;

THENCE S 0°55'16"W A DISTANCE OF 151.17 FEET;

THENCE S 29°52'53"W A DISTANCE OF 79.40 FEET;

THENCE: S 51°33'25"W A DISTANCE OF 32.09 FEET;

THENCE N 89°04'44"W A DISTANCE OF 117.74 FEET;

THENCE N 0° 55'16"E A DISTANCE OF 152.00 FEET;

THENCE N 89°04'44"W A DISTANCE OF 137.00 FEET;

THENCE N 0°55'16 E A DISTANCE OF 40.00 FEET TO THE TRUE POINT OF BEGINNING.

1-721-02-003-0000-0000

**OLD:**

Lot 4 in Block 2 of Coons Addition, according to the recorded plat thereof, recorded June 22, 2009 as Instrument No. 313499 Official Records of Asotin County, Washington.

1-721-02-004-0000-0000

**NEW:**

COMMENCING AT THE CENTERLINE INTERSECTION OF 8TH AVENUE AND ST. HELENS COURT, BEING A FOUND 1 DRILL STEEL BAR DOWN 0.2 IN AN ASOTIN COUNTY MONUMENT CASE PER BLOCK 2 OF COONS ADDITION RECORDED AS INSTRUMENT #313499, ASOTIN COUNTY AUDITORS OFFICE; THENCE ALONG THE CENTERLINE OF 8TH AVENUE, N89°04'44"W A DISTANCE OF 660.03 FEET TO THE INTERSECTION OF 8TH AVENUE AND 27TH STREET, BEING A FOUND 1-1/2 ALUMINUM CAP, FLUSH WITH PAVEMENT; THENCE DEPARTING SAID CENTERLINE, S 0°58'33"W (RECORD 50°55'16"W) ALONG THE CENTERLINE OF 27TH STREET A DISTANCE OF 439.61 FEET; THENCE DEPARTING SAID CENTERLINE S89°04'44"E A DISTANCE OF 25.49 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF 27TH STREET, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING;

THENCE DEPARTING SAID RIGHT-OF-WAY OF S89°04'44"E A DISTANCE OF 254.74 FEET;

THENCE N51°33'25"E A DISTANCE OF 32.09 FEET;

THENCE N29°52'53"E A DISTANCE OF 79.40 FEET;

THENCE N 0°55'16" E A DISTANCE OF 325.17 FEET TO THE SOUTHERLY RIGHT OF WAY OF 8<sup>TH</sup> AVENUE;

Lot 4 in Block 2 of Coons Addition, according to the recorded plat thereof, recorded June 22, 2009 as Instrument No. 313499 Official Records of Asotin County, Washington.

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THENCE S89°04'44"E ALONG SAID RIGHT-OF-WAY A DISTANCE OF 20.00 FEET;  
THENCE DEPARTING SAID RIGHT-OF-WAY S 0°55'16" W (50°59'03"W MEASURED) A DISTANCE OF 635.00  
FEET;  
THENCE N89°04'44"W A DISTANCE OF 198.00 FEET (197.11 MEASURED);  
THENCE N 0°15'16"E A DISTANCE OF 200.00 FEET;  
THENCE N89°04'44"W A DISTANCE OF 140.00 FEET TO THE EASTERLY RIGHT-OF-WAY OF 27TH STREET  
THENCE ALONG SAID RIGHT-OF-WAY N 0°55'16"E A DISTANCE OF 20 FEET TO THE TRUE POINT OF  
BEGINNING.  
1-721-02-004-0000-0000

THENCE S89°04'44"E ALONG SAID RIGHT-OF-WAY A DISTANCE OF 20.00 FEET;  
THENCE DEPARTING SAID RIGHT-OF-WAY S 0°55'16" W (50°59'03"W MEASURED) A DISTANCE OF 635.00  
FEET;  
THENCE N89°04'44"W A DISTANCE OF 198.00 FEET (197.11 MEASURED);  
THENCE N 0°15'16"E A DISTANCE OF 200.00 FEET;  
THENCE N89°04'44"W A DISTANCE OF 140.00 FEET TO THE EASTERLY RIGHT-OF-WAY OF 27TH STREET  
THENCE ALONG SAID RIGHT-OF-WAY N 0°55'16"E A DISTANCE OF 20 FEET TO THE TRUE POINT OF  
BEGINNING.  
1-721-02-004-0000-0000

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