

**REAL ESTATE EXCISE TAX AFFIDAVIT**  
CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

This form is your receipt when stamped by cashier.

**THIS AFFIDAVIT WILL NOT BE ACCEPTED UNLESS ALL AREAS ON ALL PAGES ARE FULLY COMPLETED**  
(See back of last page for instructions)

Check box if partial sale of property

If multiple owners, list percentage of ownership next to name.

SELLER GRANTOR	1 Name <u>Ramon B. Royce</u>	BUYER GRANTEE	2 Name <u>Ann Marie Ridinger</u>
	Mailing Address <u>750 2416 Sunset Dr</u>		Mailing Address <u>1208 Chestnut St.</u>
	City/State/Zip <u>Lewisston ID 83501</u>		City/State/Zip <u>Clarkston WA 99403</u>
	Phone No. (including area code)		Phone No. (including area code)
3 Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers – check box if personal property	
Name <u>Ann Marie Ridinger</u>		10041800900020000 <input type="checkbox"/>	
Mailing Address <u>1208 Chestnut St.</u>		<input type="checkbox"/>	
City/State/Zip <u>Clarkston WA 99403</u>		<input type="checkbox"/>	
Phone No. (including area code)		<input type="checkbox"/>	
		List assessed value(s)	
		<u>94,100.00</u>	

4 Street address of property: 1208 Chestnut St. - Clarkston, WA 99403

This property is located in  unincorporated Asotin County OR within  city of Clarkston

Check box if any of the listed parcels are being segregated from a larger parcel.

Legal description of property (if more space is needed, you may attach a separate sheet to each page of the affidavit)  
See attached legal description.

5 Select Land Use Code(s):  
11 Household, single family units

enter any additional codes: \_\_\_\_\_

(See back of last page for instructions)

	YES	NO
Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	YES	NO
Is this property designated as forest land per chapter 84.33 RCW?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is this property receiving special valuation as historical property per chapter 84.26 RCW?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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 RCW 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	DATE
<b>(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)</b>	
NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale.	
<b>(3) OWNER(S) SIGNATURE</b>	
PRINT NAME	

7 List all personal property (tangible and intangible) included in selling price.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

WAC No. (Section/Subsection) \_\_\_\_\_

Reason for exemption \_\_\_\_\_

Type of Document Statutory Warranty Deed (SWD)

Date of Document 12/14/14

Gross Selling Price	\$	<u>126,000.00</u>
*Personal Property (deduct)	\$	<u>0.00</u>
Exemption Claimed (deduct)	\$	<u>0.00</u>
Taxable Selling Price	\$	<u>126,000.00</u>
Excise Tax : State	\$	<u>1,612.80</u>
Local	\$	<u>315.00</u>
*Delinquent Interest: State	\$	<u>0.00</u>
Local	\$	<u>0.00</u>
*Delinquent Penalty	\$	<u>0.00</u>
Subtotal	\$	<u>1,927.80</u>
*State Technology Fee	\$	<u>5.00</u> <b>5.00</b>
*Affidavit Processing Fee	\$	<u>0.00</u>
Total Due	\$	<u>1,932.80</u>

**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 Grantor's Agent <u>[Signature]</u>	Signature of Grantee or Grantee's Agent <u>[Signature]</u>
Name (print) <u>Ramon B. Royce</u>	Name (print) <u>Ann Marie Ridinger</u>
Date & city of signing: <u>12-4-14, Clarkston, WA</u>	Date & city of signing: <u>12-4-14, Clarkston, WA</u>

**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 five thousand dollars (\$5,000.00), or by both imprisonment and fine (RCW 9A.20.020 (1C)).

## EXHIBIT "A"

250324

### Parcel I:

Lot 9 in Block "Y" of Vineland according to the official plat thereof, filed in Book A of Plats at Page(s) 19, records of Asotin County, Washington.

Described as follows: From the stone monument at the intersection of the centerlines of Chestnut and 12th Streets in Clarkston, West along the center line of Chestnut Street 165 feet; thence North at right angles 30 feet to a point on North boundary of Chestnut Street, the place of beginning; thence continue on last mentioned course along West boundary of Lot 9, Block "Y" of Vineland, a distance of 101 feet; thence East at Right angles 71 feet; thence South at Right angles 101 feet to point on North line of Chestnut Street; thence West along North boundary of Chestnut Street 71 feet to place of beginning.

### Parcel II:

Together with an Easement for roadway and sewer described as follows: That part of Lot 9, Block "Y" of Vineland, Asotin County, Washington, according to the recorded plat thereof, described as follows: From the stone monument at the intersection of the centerlines of Chestnut and 12th Streets in Clarkston, West along the centerline of Chestnut Street 165 feet; thence deflect Right 90° and proceed North for a distance of 30 feet to a point, said point being the North right-of-way line of Chestnut Street; thence continue North along the West boundary line of Lot 9, Block "Y" of Vineland, for a distance of 101 feet to a point, said point being the "true point of beginning"; thence continue North along the West boundary line of Lot 9, Block "Y" of Vineland for a distance of 20 feet; thence deflect Right 90° and proceed East for a distance of 135 feet to a point on the West right-of-way of 12th street; thence deflect 90° Right and proceed South along the West right-of-way line of 12th street for a distance of 20 feet; thence deflect Right 90° and proceed West for a distance of 135 feet to a point, said point being the "true place of beginning."

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