

REAL ESTATE EXCISE TAX AFFIDAVIT

This form is your receipt when stamped by cashier.

PLEASE TYPE OR PRINT

CHAPTER 82.45 RCW - CHAPTER 458-61A WAC

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>Mark A. DeAtley, a married person acting in his separate capacity</u>	BUYER GRANTEE	2 Name <u>MAD PROPERTIES, LLC, a Washington limited liability company</u>
	Mailing Address <u>641 Walk Lane</u>		Mailing Address <u>641 Walk Lane</u>
	City/State/Zip <u>Clarkson, WA 99403</u>		City/State/Zip <u>Clarkson, WA 99403</u>
	Phone No. (including area code) <u>(509) 751-1580</u>		Phone No. (including area code) <u>(509) 751-1580</u>
3 Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee		4 List all real and personal property tax parcel account numbers - check box if personal property	
Name _____		1-321-00-003-0000-0000 <input type="checkbox"/>	
Mailing Address _____		1-321-00-001-0000-0000 <input type="checkbox"/>	
City/State/Zip _____		_____ <input type="checkbox"/>	
Phone No. (including area code) _____		_____ <input type="checkbox"/>	
5 List assessed value(s)			
_____ \$702,400			
_____ \$ 94,500			

6 Street address of property: 829 Evans Road, Clarkson, WA 99403 and 823 & 825 Evans Road, Clarkson, WA 99403

This property is located in Asotin 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 more space is needed, you may attach a separate sheet to each page of the affidavit)

Lots 1 and 3 of GURNEY ADDITION according to the plat recorded under Instrument No. 227603 records of Asotin County, Washington. See attached Exhibit A for extended legal description.

5 Select Land Use Code(s):
66 - Contract construction services
enter any additional codes: 63
(See back of last page for instructions)

Was the seller receiving a property tax exemption or deferral under chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)?
YES NO

6 Is this property designated as forest land per chapter 84.33 RCW? YES NO
Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW? YES NO
Is this property receiving special valuation as historical property per chapter 84.26 RCW? 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 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 _____

(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)
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.

(3) OWNER(S) SIGNATURE

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) WAC 458-61A-211(2)(a)

Reason for exemption _____
The transfer by an individual or tenants in common of an interest in real property to an entity where no change in beneficial ownership has occurred.

Type of Document Warranty Deed

Date of Document 2/19/15

Gross Selling Price	\$ _____
*Personal Property (deduct)	\$ _____
Exemption Claimed (deduct)	\$ _____
Taxable Selling Price	\$ 0.00
Excise Tax : State	\$ 0.00
<u>0.0025</u> Local	\$ 0.00
*Delinquent Interest: State	\$ _____
Local	\$ _____
*Delinquent Penalty	\$ _____
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 Grantor's Agent Mark A. DeAtley

Name (print) Mark A. DeAtley

Date & city of signing: 2/19/15 CLARKSON, WA

Signature of Grantee or Grantee's Agent Mark A. DeAtley

Name (print) Mark A. DeAtley, Member

Date & city of signing: 2/19/15 CLARKSON, WA

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)).

REV 84 0001a (6/26/14)

THIS SPACE - TREASURER'S USE ONLY

COUNTY TREASURER

Cash 10.00
VCO

ASOTIN COUNTY
TREASURER

48161

EXHIBIT "A"

Extended Legal Description

Lots 1 and 3 of GURNEY ADDITION according to plat recorded under Instrument No. 227603 records of Asotin County, Washington.

Tax No.: 1-321-00-003-0000-0000
1-321-00-001-0000-0000

SUBJECT TO: The rights of the public in adjacent streets and alleys.

SUBJECT TO: Reservations contained in Warranty Deed from JOSEPHINE L. MOORE to EDWIN B. GURNEY recorded on December 5, 1972 under Instrument No. 114743, records of Asotin County, Washington, as follows: "Subject to existing easements and reserving to the Grantor and her assigns, a one-half interest in that certain developed spring and the water therein contained, located in the Northwest portion of said property, together with an easement for installation and maintenance of a reservoir at said spring and water pipeline running from said spring westerly across said property to Evans Road.

SUBJECT TO: Six right of way easements to Washington Water Power Company: Instrument No. 14219, recorded on February 6, 1941, Instrument No. 97399, recorded on February 7, 1967, Instrument No. 115940, recorded on April 5, 1973, Instrument No. 118225, recorded on November 21, 1973, Instrument No. 154249, recorded on January 14, 1982, and Instrument No. 172411, recorded on December 5, 1986, all records of Asotin County, Washington.

SUBJECT TO: Right of Way easement to Asotin County recorded on March 7, 1989, under Instrument No. 181509, records of Asotin County, Washington.

SUBJECT TO: Restrictions and Easements, but deleting any covenant, condition, or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c), as shown by recorded plat thereof, recorded May 7, 1997 under Instrument No. 227603, records of Asotin County, Washington, RESERVING UNTO THE GRANTORS the twenty foot access and utility easement shown on said plat.

SUBJECT TO: The lease rights of tenants in possession. Grantor hereby assigns said leases to Grantees.

SUBJECT TO: Access and Utility Easement Relocation Agreement of record.

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