

REAL ESTATE EXCISE TAX AFFIDAVIT

This form is your receipt when stamped by cashier.

PLEASE TYPE OR PRINT

CHAPTER _____ - CHAPTER _____

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>Julie M. Winchel, Jerry R. Line, William J. Line and Larry D. Line,</u>	BUYER GRANTEE	2 Name <u>Julie M. Winchel</u>
	Trustees of the Line Family Trust dated April 5, 1996		Mailing Address <u>1538 Chestnut</u>
	Mailing Address <u>c/o Jerry R. Line 927 Cedar Avenue</u>		City/State/Zip <u>Clarkston, Washington 99403</u>
	City/State/Zip <u>Lewiston, Idaho 83501</u>		Phone No. (including area code) <u>(208) 790-3057</u>
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 _____		1 004 35 004 0002 0000 <input type="checkbox"/> \$339,200	
Mailing Address _____		_____ <input type="checkbox"/>	
City/State/Zip _____		_____ <input type="checkbox"/>	
Phone No. (including area code) _____		_____ <input type="checkbox"/>	

4 Street address of property: 1538 Chestnut, Clarkston, Washington 99403

This property is located in Asotin

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)

The South half of Lots 3 and 4 Block "VV" of Vineland according to the plat recorded in Book A of Plats, page 38, records of Asotin County, Washington

5 Select Land Use Code(s):

enter any additional codes: _____

(See back of last page for instructions)

Was the seller receiving a property tax exemption or deferral under chapters _____ or _____ (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)?

YES NO

6

Is this property designated as forest land per chapter _____? YES NO

Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter _____? YES NO

Is this property receiving special valuation as historical property per chapter _____? 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. (_____ or _____) 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 _____, 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.

N/A

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

WAC No. (Section/Subsection) 458-61A-210 (1)

Reason for exemption _____

Distribution of real property to beneficiary of irrevocable trust/ value set forth below is current appraised value.

Type of Document Deed of Distribution by Trustees

Date of Document 2/7/14

Gross Selling Price \$	275,000.00
*Personal Property (deduct) \$	
Exemption Claimed (deduct) \$	275,000.00
Taxable Selling Price \$	0.00
Excise Tax : State \$	0.00
<u>0.0075</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 Jerry R. Line Signature of Grantee or Grantee's Agent Julie M. Winchel

Name (print) Jerry R. Line Name (print) Julie M. Winchel

Date & city of signing: February 7, 2014, Lewiston, Idaho Date & city of signing: February 7, 2014, Lewiston, Idaho

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 (_____).

REV 84 0001a (1/9/14) THIS SPACE - TREASURER'S USE ONLY COUNTY TREASURER

*Heerin, Rice & Aragon
30007
JLH*

ASOTIN COUNTY
TREASURER

47277

**STATEMENT OF TRUSTEES OF LINE FAMILY TRUST
PURSUANT TO WAC 458-61A-210 (1) and (5)**

STATE OF IDAHO)
) ss.
COUNTY OF NEZ PERCE)

The undersigned Trustees of the Line Family Trust, being first duly sworn on their oath, state as follows:

- 1) That they are the successor trustees of the Line Family Trust, a trust established on April 5, 1996, in the State of Idaho. The names, addresses and phone numbers of the trustees are as follows:
 - a) Julie M. Winchel
1538 Chestnut
Clarkston, WA 99403
(208) 790-3057
 - b) Jerry R. Line
927 Cedar Avenue
Lewiston, ID 83501
(208) 816-0329
 - c) William J. Line
546 Valley Road
Brewster, WA 99812
(208) 816-1318
 - d) Larry D. Line
15211 Cougar Lane
Spokane, WA 99224
(509) 638-6304
- 2) The trust is an irrevocable living trust established by our parents, Robert D. Line and Leila B. Line, Trustors. Leila B. Line died on March 3, 2003 and Robert D. Line died on August 28, 2013.
- 3) The transfer of real property located at 1538 Chestnut Street, Clarkston, Washington, is a conveyance of property to a beneficiary of the trust upon the death of our father, the last surviving trustor.

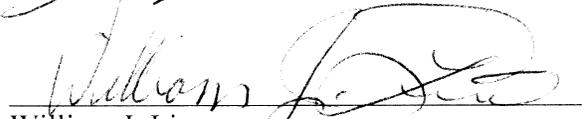
47277

- 4) The property is not encumbered with debt.
- 5) The Trustees may not distribute income and/or principal of the trust to persons other than the grantors. The Trustees are required to distribute all trust property to the beneficiaries of the trust who are the children of the Trustors pursuant to the provisions of the Trust. The beneficiaries are current successor trustees named in this statement.

DATED this 7th day of February, 2014.

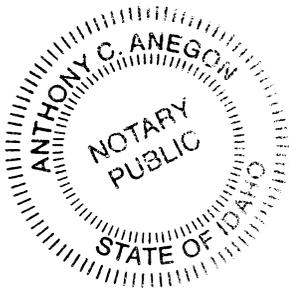

 Julie M. Winchel

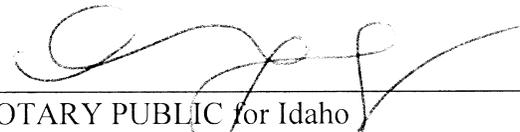

 Jerry R. Line


 William J. Line


 Larry D. Line

SUBSCRIBED AND SWORN this 7th day of February, 2014.




 NOTARY PUBLIC for Idaho
 Residing at Lewiston.
 My commission expires on 10/15/2016.