

REAL ESTATE EXCISE TAX AFFIDAVIT

PLEASE TYPE OR PRINT

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.

<b>SELLER GRANTOR</b>	<b>1</b> Name: <b>Wells Fargo Bank, N.A.</b>	<b>BUYER GRANTEE</b>	<b>2</b> Name: <b>James C. Gosso, an unmarried person</b>
	Mailing Address <b>8480 Stagecoach Circle</b>		Mailing Address <b>2458 Appleside Boulevard</b>
	City/State/Zip <b>Frederick, MD 21701</b>		City/State/Zip <b>Clarkston, WA 99403</b>
	Phone No. (including area code) _____		Phone No. (including area code) _____

<b>3</b> 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	List assessed value(s)
Name _____	<b>1041270030002</b> <input type="checkbox"/>	<u>120,300</u> <b>0.00</b>
Mailing Address _____	_____ <input type="checkbox"/>	<b>0.00</b>
City/State/Zip _____	_____ <input type="checkbox"/>	_____
Phone No. (including area code) _____	_____ <input type="checkbox"/>	_____

**4** Street address of property: **2458 Appleside Boulevard, Clarkston, WA 99403**

This property is located in Clarkston

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)

**THAT PART OF LOT 1 OF BLOCK "H-3-3" OF CLARKSTON HEIGHTS, ACCORDING TO THE PLAT RECORDED THEREOF, FILED IN BOOK B OF PLATS AT PAGE(S) 100, RECORDS OF ASOTIN COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1, SAID POINT BEING AT THE INTERSECTION OF THE CENTERLINES OF 5TH AVENUE AND APPLESIDE BOULEVARD; THENCE NORTH ALONG THE CENTERLINE OF APPLESIDE BOULEVARD A DISTANCE OF 546.53 FEET TO THE TRUE PLACE OF BEGINNING; THENCE CONTINUE NORTH 82.50 FEET; THENCE WEST 145.00 FEET; THENCE NORTH 12.50 FEET; THENCE WEST 82.00 FEET; THENCE SOUTH 95.00 FEET; THENCE EAST 227.00 FEET TO THE TRUE PLACE OF BEGINNING. EXCEPTING THEREFROM ANY PORTION LYING WITHIN APPLESIDE BOULEVARD.**

**5** Select Land Use Code(s): **11**

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

(See back of last page of instructions) YES NO

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** YES NO

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

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

Signature of Grantor or Grantor's Agent

Name (print) A. L. Glover First American Title

Date & city of signing: March 5, 2014 Spokane

Signature of Grantee or Grantee's Agent

Name (print) A. L. Glover First American Title

Date & city of signing: March 5, 2014 Spokane

**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)).

FATCO 6913  
HS

PAID

47324

ASOTIN COUNTY  
TREASURER



State of Washington  
 Department of Revenue  
 Miscellaneous Tax Section  
 PO Box 47477  
 Olympia WA 98504-7477

# REAL ESTATE EXCISE TAX SUPPLEMENTAL STATEMENT

(WAC 458-61A-304)

This form must be submitted with the Real Estate Excise Tax Affidavit (FORM REV 84 0001A) for claims of tax exemption as provided below. Completion of this form is required for the types of real property transfers listed in numbers 1-3 below. Only the first page of this form needs original signatures.

**AUDIT:** Information you provide on this form is subject to audit by the Department of Revenue. **In the event of an audit, it is the taxpayers' responsibility to provide documentation to support the selling price of any exemption claimed.** This documentation must be maintained for a minimum of four years from date of sale. (RCW 82.45.100) Failure to provide supporting documentation when requested may result in the assessment of tax, penalties, and interest. Any filing that is determined to be fraudulent will carry a 50% evasion penalty in addition to any other accrued penalties or interest when the tax is assessed.

**PERJURY:** Perjury is a class C felony which is punishable by imprisonment in a 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)).

The persons signing below do hereby swear under penalty of perjury that the following is true (check appropriate statement):

1.  **DATE OF SALE:** (WAC 458-61A-306(2))

I, (print name) April Glover

certify that the Bargain and Sale Deed (type of instrument) dated 1-30-14, was delivered to me in escrow by Wells Fargo Bank, N.A. (seller's name).

**NOTE:** Agent named here must sign below and indicate name of firm. The payment of the tax is considered current if it is not more than 90 days beyond the date shown on the instrument. If it is past 90 days, interest and penalties apply to the date of the instrument.

Reason held in escrow delay with buyer's lender

\_\_\_\_\_  
 Signature First American Title Insurance Company  
 Firm Name

2. **GIFTS:** (WAC 458-61A-201) The gift of equity is non-taxable; however, any consideration received is not a gift and is taxable. The value exchanged or paid for equity plus the amount of debt equals the taxable amount. One of the boxes below must be checked. Both Grantor (seller) and Grantee (buyer) must sign below.

Grantor (seller) gifts equity valued at \$ \_\_\_\_\_ to grantee (buyer).

**NOTE: Examples of different transfer types are provided on the back. This is to assist you with correctly completing this form and paying your tax.**

**"Consideration"** means money or anything of value, either tangible (boats, motor homes, etc) or intangible, paid or delivered, or contracted to be paid or delivered, including performance of services, in return for the transfer of real property. The term includes the amount of any lien, mortgage, contract indebtedness, or other encumbrance, given to secure the purchase price, or any part thereof, or remaining unpaid on the property at the time of sale. **"Consideration"** includes the assumption of an underlying debt on the property by the buyer at the time of transfer.

**A: Gifts with consideration**

1.  Grantor (seller) has made and will continue to make all payments after this transfer on the total debt of \$ \_\_\_\_\_ and has received from the grantee (buyer) \$ \_\_\_\_\_ (include in this figure the value of any items received in exchange for property). Any consideration received by grantor is taxable.

2.  Grantee (buyer) will make payments on \_\_\_\_\_ % on total debt of \$ \_\_\_\_\_ for which grantor (seller) is liable and pay grantor (seller) \$ \_\_\_\_\_ (include in this figure the value of any items received in exchange for property) Any consideration received by grantor is taxable.

**B. Gifts without consideration**

1.  There is no debt on the property; Grantor (seller) has not received any consideration towards equity. No tax is due.

2.  Grantor (seller) has made and will continue to make 100% of payments on total debt of \$ \_\_\_\_\_ and has not received any consideration towards equity. No tax is due.

3.  Grantee (buyer) has made and will continue to make 100% of payments on total debt of \$ \_\_\_\_\_ and has not paid grantor (seller) any consideration towards equity. No tax is due.

4.  Grantor (seller) and grantee (buyer) has made and will continue to make payments from joint account on total debt before and after the transfer. Grantee (buyer has not paid grantor (seller) any consideration towards equity. No tax is due.

Has there been or will there be a refinance of the debt?  YES  NO (If yes, please call (360) 570-3265 to see if this transfer is taxable). If grantor (seller) was on title as co-signor only, please see WAC 458-61A-215 for exemption requirements.

**The undersigned acknowledges this transaction may be subject to audit and have read the above information regarding record-keeping requirements and evasion penalties.**

\_\_\_\_\_  
 Grantor's Signature \_\_\_\_\_  
 Grantee's Signature

3.  **IRS "TAX DEFERRED" EXCHANGE (WAC 458-61A-213)**

I, (print name) \_\_\_\_\_, certify that I am acting as an Exchange Facilitator in transferring real property to \_\_\_\_\_ pursuant to IRC Section 1031, and in accordance with WAC 458-61A-213

**NOTE:** Exchange Facilitator must sign below.

\_\_\_\_\_  
 Exchange Facilitator's Signature

For tax assistance visit <http://dor.wa.gov> or call (360) 570-3265. To inquire about the availability of this document in an alternate format for the visually impaired, please call (360) 705-6715. Teletype (TTY) users may call 1-800-451-7985.

Reproduced by First American Title Insurance Co., File No. 4251-2131143 (ALG)

REV 84 0002c (a) (3/16/11)

COUNTY TREASURER

47324