

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.

1 SELLER GRANTOR	Name <u>Jim R. Dilling and Ella M. Dilling, husband and wife</u>	2 BUYER GRANTEE	Name <u>Clarkston Lodging Group LLC</u>
	Mailing Address <u>21349 Arrow Rim Lane</u>		Mailing Address <u>58402 N. Griffin Road</u>
	City/State/Zip <u>Juliaetta, ID 83535</u>		City/State/Zip <u>Grandview, WA 98930</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	List assessed value(s)
Name _____		1004200040009 <input type="checkbox"/>	<u>1,854,083.</u>
Mailing Address _____		1004200030003 <input type="checkbox"/>	<u>23,500</u>
City/State/Zip _____		<input type="checkbox"/>	
Phone No. (including area code) _____		<input type="checkbox"/>	

4 Street address of property: 1257 Bridge Street, 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)

See Exhibit A attached hereto.

5 Select Land Use Code(s):

18 - Hotels/motels

enter any additional codes: _____

(See back of last page for 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)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

6

	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 RCW?	<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

(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.

N/A

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

WAC No. (Section/Subsection) _____

Reason for exemption _____

Type of Document Statutory Warranty Deed

Date of Document 6/19/14

Gross Selling Price \$	2,870,000.00
*Personal Property (deduct) \$	
Exemption Claimed (deduct) \$	
Taxable Selling Price \$	2,870,000.00
Excise Tax : State \$	36,736.00
<u>0.0025</u> Local \$	7,175.00
*Delinquent Interest: State \$	
Local \$	
*Delinquent Penalty \$	
Subtotal \$	43,911.00
*State Technology Fee \$	5.00
*Affidavit Processing Fee \$	
Total Due \$	43,916.00

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 <u>[Signature]</u>	Signature of Grantee or Grantee's Agent <u>[Signature]</u>
Name (print) <u>Jim R. Dilling</u>	Name (print) <u>Thomas G. Deflea, Managing Member</u>
Date & city of signing: <u>Clarkston, WA 6-19-2014</u>	Date & city of signing: <u>Clarkston, WA 6-19-2014</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

Real estate commonly referred to as 1257 Bridge Street, Clarkston, Asotin County, Washington, and more particularly described as follows:

PARCEL I:

THE EAST 66 FEET OF THE NORTH HALF OF LOT 3 AND THE WEST 33 FEET OF THE NORTH HALF OF LOT 4 OF BLOCK "AA" OF VINELAND, ACCORDING TO PLAT RECORDED IN BOOK A OF PLATS, PAGE 42, IN ASOTIN COUNTY, WASHINGTON, EXCEPTING THE AREA INCLUDED IN THE RIGHT OF WAY FOR BRIDGE STREET.

AND ALSO:

THE NORTH 180 FEET OF THE EAST 132 FEET OF LOT 4 OF BLOCK "AA" OF VINELAND, ACCORDING TO PLAT RECORDED IN BOOK A OF PLATS, PAGE 42, IN ASOTIN COUNTY, WASHINGTON, MEASUREMENTS BEING FROM THE CENTERLINE OF ADJACENT STREETS, EXCEPTING THE AREA INCLUDED IN THE RIGHTS OF WAY OF BRIDGE AND MONROE STREETS AS LOCATED AND ESTABLISHED.

PARCEL II:

THE WEST 99 FEET OF THE NORTH HALF OF LOT 3, BLOCK "AA" OF VINELAND, ACCORDING TO PLAT RECORDED IN BOOK A OF PLATS, PAGE 42, IN ASOTIN COUNTY, WASHINGTON.

PARCEL III:

THE NORTH 60 FEET OF THE SOUTH HALF OF LOT 3 OF BLOCK "AA" OF VINELAND, ACCORDING TO PLAT RECORDED IN BOOK A OF PLATS, PAGE 42, IN ASOTIN COUNTY, WASHINGTON.

SUBJECT TO:

- All matters, covenants, conditions, restrictions, easements and any rights, interests or claims which may exist by reason thereof, disclosed by the recorded plat of said subdivision, 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).
- Unrecorded Leaseholds, if any, rights of parties in possession other than the vestees herein, rights of secured parties under financing statements as to personal property located on the premises herein and the rights of tenants to remove trade fixtures.
- Rights of the public in and to that portion of the premises lying within adjacent streets and alleys.

APN: 1004200040009 & 1004200030003.

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