

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.

1 SELLER GRANTOR	Name <u>Alice S. Wade, also shown of record as Alice Sue Wade, a single person</u>	2 BUYER GRANTEE	Name <u>Nick B. Clark and Julie A. Clark husband and wife</u>
	Mailing Address <u>c/o James Wade 10123 Cascade Falls Drive</u>		Mailing Address <u>3465 Clemans Road</u>
	City/State/Zip <u>Reno NV 89521</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	List assessed value(s)		
	Name <u>Nick B. Clark and Julie A. Clark husband and</u>			<u>10420000300020000</u> <input type="checkbox"/>	<u>135,700.00</u>
	Mailing Address <u>3465 Clemans Road</u>			_____ <input type="checkbox"/>	_____
	City/State/Zip <u>Clarkston WA 99403</u>			_____ <input type="checkbox"/>	_____
Phone No. (including area code) _____	_____ <input type="checkbox"/>	_____	_____		

4 Street address of property: 3465 Clemans Road, Clarkston, WA 99403

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

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 _____
(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) _____

Reason for exemption _____

Type of Document	<u>Statutory Warranty Deed (SWD)</u>	
Date of Document	<u>06/30/14</u>	
Gross Selling Price	\$	<u>120,000.00</u>
*Personal Property (deduct)	\$	<u>0.00</u>
Exemption Claimed (deduct)	\$	<u>0.00</u>
Taxable Selling Price	\$	<u>120,000.00</u>
Excise Tax : State	\$	<u>1,536.00</u>
Local	\$	<u>300.00</u>
*Delinquent Interest: State	\$	<u>0.00</u>
Local	\$	<u>0.00</u>
*Delinquent Penalty	\$	<u>0.00</u>
Subtotal	\$	<u>1,836.00</u>
*State Technology Fee	\$	<u>5.00</u> <u>5.00</u>
*Affidavit Processing Fee	\$	<u>0.00</u>
Total Due	\$	<u>1,841.00</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>Alice S. Wade, also shown of record as Alice</u>	Name (print) <u>Nick B. Clark and Julie A. Clark</u>
Date & city of signing: <u>7-1-14</u>	Date & city of signing: <u>7-3-14 Clarkston</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'

LEGAL DESCRIPTION:

PART OF LOT 3 OF CLEMAN'S ADDITION TO ASOTIN ACCORDING TO THE RECORDED PLAT THEREOF, IN ASOTIN COUNTY, WASHINGTON, PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE STONE MONUMENT AT THE SOUTHWEST CORNER OF LOT 3, SAID POINT BEING ON THE CENTERLINE OF COUNTY ROAD; THENCE NORTHWESTERLY A DISTANCE OF 183.3 FEET ALONG SAID CENTERLINE TO THE TRUE PLACE OF BEGINNING; THENCE DEFLECT RIGHT 100°54' A DISTANCE OF 197.9 FEET TO A POINT ON THE EAST BOUNDARY LINE OF LOT 3, THENCE DEFLECT LEFT 92°56' A DISTANCE OF 57.4 FEET ALONG SAID BOUNDARY LINE TO THE NORTHEASTERLY CORNER OF SAID LOT 3; THENCE DEFLECT LEFT 51°5' ALONG THE NORTHERLY LINE OF SAID LOT 3 A DISTANCE OF 37.8 FEET TO A POINT; THENCE DEFLECT LEFT 36°49' A DISTANCE OF 180.0 FEET TO A POINT ON THE CENTERLINE OF COUNTY ROAD (WHICH IS THE WESTERLY LINE OF SAID LOT 3); THENCE DEFLECT LEFT 100°54' ALONG SAID CENTERLINE A DISTANCE OF 81.5 FEET TO THE TRUE PLACE OF BEGINNING.

AND ALSO

PART OF LOT 3 OF CLEMAN'S ADDITION TO ASOTIN, ACCORDING TO THE RECORDED PLAT THEREOF, IN ASOTIN COUNTY, WASHINGTON, PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE STONE MONUMENT AT THE SOUTHWEST CORNER OF LOT 3, SAID POINT BEING ON THE CENTERLINE OF COUNTY ROAD; THENCE NORTHWESTERLY A DISTANCE OF 264.8 FEET ALONG SAID CENTERLINE TO THE TRUE PLACE OF BEGINNING; THENCE DEFLECT RIGHT 100°54' A DISTANCE OF 180.0 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 3; THENCE DEFLECT LEFT 143°11' ALONG THE NORTHERLY LINE OF SAID LOT 3 A DISTANCE OF 203.21 FEET TO A POINT ON THE CENTERLINE OF COUNTY ROAD, WHICH POINT IS THE NORTHWESTERLY CORNER OF SAID LOT 3; THENCE DEFLECT LEFT 99°46' ALONG THE CENTERLINE OF SAID ROAD A DISTANCE OF 65 FEET TO A POINT; THENCE DEFLECT LEFT 37°57' ALONG THE CENTERLINE OF SAID ROAD A DISTANCE OF 65.0 FEET TO THE TRUE PLACE OF BEGINNING.

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