

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>Christian E. Leer</u>	2 BUYER GRANTEE	Name <u>Christian E. Leer and Tara C. Leer, Trustees of the</u>
	Mailing Address <u>731 Riverview Blvd.</u>		<u>Christian E. Leer and Tara C. Leer Revocable Living Trust dtd 4/30/14</u>
	City/State/Zip <u>Clarkston, WA 99403</u>		Mailing Address <u>731 Riverview Blvd.</u>
	Phone No. (including area code) <u>(509) 295-3667</u>		City/State/Zip <u>Clarkston, WA 99403</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 _____		1-065-00-009-5000-0000 <input type="checkbox"/>	
Mailing Address _____		_____ <input type="checkbox"/>	
City/State/Zip _____		_____ <input type="checkbox"/>	
Phone No. (including area code) _____		_____ <input type="checkbox"/>	
		List assessed value(s) <u>332,700</u>	

4 Street address of property: _____
 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)
SEE EXHIBIT "A" ATTACHED FOR LEGAL DESCRIPTION

5 Select Land Use Code(s):
11 - Household, single family units
 enter any additional codes: _____
 (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 YES NO
 Is this property designated as forest land per chapter 84.33 RCW?
 Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW?
 Is this property receiving special valuation as historical property per chapter 84.26 RCW?
 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) 458-61A-211(2)(g)
 Reason for exemption _____

Type of Document Warranty Deed
 Date of Document _____

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 \$	_____
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 <u>Christian E. Leer</u>	Signature of Grantee or Grantee's Agent <u>Christian E. Leer and Tara C. Leer, Trustees</u>
Name (print) <u>Christian E. Leer</u>	Name (print) <u>Christian E. Leer and Tara C. Leer, Trustees</u>
Date & city of signing: <u>7/13/2014 Clarkston, WA</u>	Date & city of signing: <u>7/13/2014 Clarkston, WA</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)).

REV 84 0001a (2/24/14) THIS SPACE - TREASURER'S USE ONLY COUNTY TREASURER

Moffatt Thomas 226086
H

PAID
JUL 14 2014
ASOTIN COUNTY
TREASURER

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The South 80 feet of the following described tract:

That portion of Lot 4 of Section 21, Township 11 North, Range 46 East of the Willamette Meridian, Records of Asotin County, Washington, described as follows: Commencing at the intersection of the centerline of Elm Street produced and the East line of the Boulevard in Clarkston, Washington, Northerly along the East line of the Boulevard a distance of 292.55 feet to the Place of Beginning; thence deflect $90^{\circ}35'$ right a distance of 366 feet, more or less, to the Westerly boundary of the right of way of the Northwestern Railroad as conveyed by Lewiston-Clarkston Improvement Company under date of December 1, 1910; thence Northerly along said right of way to a point 100 feet Northerly, measured at right angles, from the first course herein described; thence Westerly on a line parallel to the first course herein described a distance of 358 feet more or less to the East line of the Boulevard; thence Southerly along the East line of the Boulevard a distance of 100 feet to the Place of Beginning.

AND ALSO: That portion of Lot 4 of Section 21, Township 11 North, Range 46 East of the Willamette Meridian, Asotin County, Washington, described as follows, to-wit: Commencing at a point at the intersection of the South line of Maple Street produced and the Easterly line of Riverview Boulevard in Clarkston, Asotin County, Washington; thence Southerly along the Easterly line of Riverview Boulevard a distance of 250.07 feet to the Place of Beginning; thence deflect $89^{\circ}25'$ left a distance of 165 feet to a point (said line coincides with the South line of a tract 100 feet by 165 feet conveyed by Deed recorded as Instrument Number 59839, records of Asotin County, Washington); thence Southerly parallel with the Easterly line of Riverview Boulevard a distance of 7.4 feet to a point (said point being on the North line of the property described in that certain Deed dated June 28, 1949 and recorded in Book 51 of Deeds at Page 349 thereof of the records of Asotin County, Washington); thence Westerly on a line parallel with the first course herein mentioned to the Easterly line of Riverview Boulevard; (said line coincides with the North line of said tract hereinabove mentioned, conveyed by said Deed recorded in Book 51 of Deeds at Page 349 of the records of Asotin County, Washington, aforesaid); thence Northerly along said Easterly line of Riverview Boulevard a distance of 7.4 feet to the Place of Beginning.

EXCEPTING THEREFROM all that portion thereof conveyed to the United States of America by Deed recorded May 8, 1974 as Instrument Number 119846, records of Asotin County, Washington, which lies Easterly of a line described as follows: Beginning at a point lying North $06^{\circ}20'29''$ West (Grid North) a distance of 1431.20 feet from the Meander Corner between Sections 21 and 28 in said Township and Range; thence North $03^{\circ}11'07''$ West (Grid North) a distance of 300 feet and the point of terminus of the above described line.

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