



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 Name MARGIE D. JORDAN HOWARD E. MILLER
2 Name VICKI L. TAYLOR MCCHESENEY
Mailing Address 15758 SNAKE RIVER ROAD
City/State/Zip ASOTIN, WA 99402
Phone No. (including area code) (509) 243-4890

3 Send all property tax correspondence to: [X] Same as Buyer/Grantee
List all real and personal property tax parcel account numbers - check box if personal property
List assessed value(s) 160,000.00

4 Street address of property: 15758 SNAKE RIVER ROAD, ASOTIN, WA 99402
This property is located in [] unincorporated ASOTON County OR within [X] city of ASOTIN
SEE ATTACHED

5 Enter Abstract Use Categories: 2 - Residential, Multiple
7 List all personal property (tangible and intangible) included in selling price.

6 YES NO
Is this property designated as forest land per chapter 84.33 RCW? [] [X]
Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34? [] [X]
Is this property receiving special valuation as historical property per chapter 84.26 RCW? [] [X]
(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE)
(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)
(3) OWNER(S) SIGNATURE
DEPUTY ASSESSOR DATE
*Delinquent Interest: State \$ 0.0025 Local \$
*Delinquent Penalty \$
Subtotal \$ 0.00
*County Technology Fee \$ 5.00
*State Technology Fee \$
*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 HOWARD M. NEILL, AGENT
Signature of Grantee or Grantee's Agent HOWARD M. NEILL, AGENT
Date & city of signing: 11-7-14 PULLMAN

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 0001ae (a) (03/01/06) THIS SPACE - TREASURER'S USE ONLY COUNTY TREASURER

Handwritten signatures and notes: Hittler, Schackler, Patrick, Neill & Schackler, etc.

PAID NOV 07 2014 ASOTIN COUNTY TREASURER

47949 47949

4. The land referred to in this Commitment is described as follows:
Real property in the unincorporated County of Asotin, State of Washington, described as follows:

THAT PART OF LOT 7 AND THAT PART OF LOT 8 OF SECTION 30, TOWNSHIP 9 NORTH, RANGE 47 EAST OF THE WILLAMETTE MERIDIAN, ASOTIN COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHERE THE SOUTH LINE OF SAID LOT 8 INTERSECTS THE WESTERLY RIGHT OF WAY LINE OF THE COUNTY ROAD; THENCE NORTH 22°24'28" WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 277.67 FEET TO A POINT OF CURVE; THENCE AROUND A CURVE TO THE RIGHT WITH A RADIUS OF 1530.0 FEET ALONG SAID RIGHT OF WAY LINE FOR A DISTANCE OF 53.41 FEET; THENCE NORTH 20°24'28" WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 112.99 FEET TO A POINT OF CURVE; THENCE AROUND A CURVE TO THE LEFT WITH A RADIUS OF 370 FEET ALONG SAID RIGHT OF WAY LINE FOR A DISTANCE OF 85.78 FEET; THENCE NORTH 33°41'28" WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 12.18 FEET; THENCE SOUTH 49°03'43" WEST A DISTANCE OF 522.68 FEET; THENCE SOUTH 23°17'32" EAST A DISTANCE OF 209.77 FEET; THENCE SOUTH 51°09'32" EAST A DISTANCE OF 98.83 FEET; THENCE SOUTH 4°20'17" EAST A DISTANCE OF 82.81 FEET; THENCE NORTH 67°35'32" EAST A DISTANCE OF 474.94 FEET TO THE PLACE OF BEGINNING.

APN: 1049000592011

APN: 50490005920110010

APN: 50490005920110020

APN: 50490005920110030

47949

**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 or 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 declare under penalty of perjury that the following is true (check appropriate statement):

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

I, (print name) _____ certify that the _____
 (type of instrument), dated _____, was delivered to me in escrow by _____
 (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.

Reasons held in escrow: _____

Signature

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. One of the boxes below must be checked. Both Grantor (seller) and Grantee (buyer) must sign below.

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) towards the equity. Any payment towards equity is taxable.
2. Grantee (buyer) will make payments on _____% of 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) towards the equity. Total of debt relief and equity payment are 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 and has not paid grantor (seller) any consideration towards equity. No tax is due.
4. Grantor (seller) and grantee (buyer) have 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 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.

[Handwritten Signature]

 Grantor's Signature

[Handwritten 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