

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.

SELLER GRANTOR	1 Name <u>Candice J. Harrison, Trustee of the Restated Trust of Herbert L and Eva G. Flerchinger Living Trust</u>	BUYER GRANTEE	2 Name <u>Philip Flerchinger</u>
	Mailing Address <u>P.O. Box 296</u>		Mailing Address <u>23 Grove St</u>
	City/State/Zip <u>Starbuck, WA 99359</u>		City/State/Zip <u>Pomeroy, WA 99347</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	
Name _____		1-004-22-017-0002-0000 <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>62,700</u>	

4 Street address of property: 623 15th Street

This property is located in Asotin

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 portion of Lot 17, Block "GG", Vineland, Asotin County, Washington described as follows: Beginning at the stone monument at the intersection of the centerlines of Poplar and 15th Streets; thence South along the center line of 15th Street a distance of 230 feet to the place of beginning; thence continue along the centerline of 15th Street a distance of 100 feet to a point; thence East parallel to the North boundary line of Lot 17 aforesaid a distance of 93.59 feet to a point; thence North parallel to the West boundary line of Lot 17 aforesaid a distance of 100 feet; thence West and parallel to the centerline of Poplar Street a distance of 93.59 feet to the place of beginning.

5 Select Land Use Code(s):
11 - Household, single family units
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"/>

	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.

If claiming an exemption, list WAC number and reason for exemption:
WAC No. (Section/Subsection) 458-61A-211(2)(h)
Reason for exemption Mere change, Revocable Trust conveyance

Type of Document Quit Claim Deed
Date of Document 9/14/15

Gross Selling Price \$	_____
*Personal Property (deduct) \$	_____
Exemption Claimed (deduct) \$	_____
Taxable Selling Price \$	0.00
Excise Tax : State \$	0.00
<u>0.0075</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>Candice J. Harrison</u>	Signature of Grantee or Grantee's Agent <u>Phill Flerchinger</u>
Name (print) <u>Candice J. Harrison</u>	Name (print) <u>Phill Flerchinger</u>
Date & city of signing: <u>9/14/15 @ Dayton, WA</u>	Date & city of signing: <u>9-23-15</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) or by both imprisonment and fine (RCW 9A.20.021 (1)(C)).

Return to:

Nealey & Marinella
PO Box 7
Dayton, WA 99328

QUIT CLAIM DEED

Grantor(s): CANDICE J. HARRISON, TRUSTEE of the RESTATED TRUST OF HERBERT L. and EVA G. FLERCHINGER LIVING TRUST, dated December 19, 2011;
Grantee(s): PHILIP FLERCHINGER
Desc: Frac. of Lot 17, Blk "GG", Vineland, Asotin County, Washington;
Parcel # 1-004-22-017-0002-0000;

THE GRANTOR(S) CANDICE J. HARRISON, TRUSTEE of the RESTATED TRUST OF HERBERT L. and EVA G. FLERCHINGER LIVING TRUST, dated December 19, 2011;

for and in consideration of -- SETTLEMENT OF TRUST --

conveys and quit claims to, PHILIP FLERCHINGER;

the following described real estate, situated in the County of Asotin, State of Washington, including any after acquired title:

Parcel No. 1-004-22-017-0002-0000;

That portion of Lot 17, Block "GG", VINELAND, Asotin County, Washington, described as follows:

Beginning at the stone monument at the intersection of the centerlines of Poplar and 15th Streets; thence South along the center line of 15th Street a distance of 230 feet

F:\WPDOCS\10PROBAT\FLERCHINGER, Eva G. (KRB)\Asotin QCD to Phillip.doc

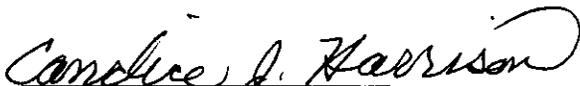
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I Declare:

1. I am Candice Harrison, successor Trustee of the Herbert L. and Eva G. Flerchinger Revocable Living Trust Dated December 19, 2011 ("Trust").
2. My parents and grantors/settlers of the Trust, Herbert L. Flerchinger and Eva G. Flerchinger, have both passed away and copies of their death certificates have been recorded with the Asotin County Auditor's Office, separately.
3. A notice of my appointment as successor trustee of the Trust has been recorded with the Asotin County Auditor's Office at #345479. My contact information is:
 - a. Candice Harrison, P.O. Box 296, Starbuck, WA 99359, 509-520-2561
4. The purpose of the transfer is: distribution of trust asset to remainder beneficiary of the Trust.
5. The property is not encumbered with debt.
6. Per the terms of the Trust, successor Trustee may transfer, distribute income and/or principle to persons other than the deceased grantors/settlers.

I declare under penalty of perjury under the laws of the state of Washington that the foregoing is true and correct.

Signed at Dayton, Washington on 9/14/15.


Candice J. Harrison

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