Department of Revenue
Washington State

PLEASE TYPE OR PRINT

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 Benjamin C. Nichols and Jacqueline A. Nichols, H&W

Mailing Address

City/State/Zip

Phone No. (including area code)

2 BUYER GRANTEE

Name Ross O. Gittins, unmarried

Mailing Address 1522 Hillcrest Way

City/State/Zip Clarkston, WA 99403

Phone No. (including area code)

3 Send all property tax correspondence to: ☑ Same as Buyer/Grantee

Name

Mailing Address

City/State/Zip

Phone No. (including area code)

List all real and personal property tax parcel account numbers – check box if personal property		List assessed value(s)
1-041-19-013-0004-0000	☐	$186,800.00
	☐	
	☐	
	☐	

4 Street address of property: 1522 Hillcrest Way, Clarkston, WA 99403

This property is located in Asotin County

☐ 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.

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)?	☐	☑

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?	☐	☑
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.

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 10/30/15

Gross Selling Price $	217,000.00
*Personal Property (deduct) $	
Exemption Claimed (deduct) $	
Taxable Selling Price $	217,000.00
Excise Tax : State $	2,777.60
0.0025 Local $	542.50
*Delinquent Interest: State $	
Local $	
*Delinquent Penalty $	
Subtotal $	3,320.10
*State Technology Fee $	5.00
*Affidavit Processing Fee $	
Total Due $	3,325.10

0200

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**

Name (print) Benjamin C. Nichols or Jacqueline A. Nichols

Date & city of signing: 10/30/2015- Lewiston, ID

Signature of **Grantee or Grantee's Agent** Ross O. Gittins

Name (print) Ross O. Gittins

Date & city of signing: 10/30/2015- Lewiston, ID

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 0001e (4/18/08)

THIS SPACE - TREASURER'S USE ONLY

COUNTY TREASURE

PAID

OCT 30 2015

ASOTIN COUNTY TREASURER

ATEC 13533

HS

48800

EXHIBIT "A"

289230

That part of Lot 13 in Block "G-1" of Clarkston Heights according to the official plat thereof, filed in Book C of Plats at Page(s) 19, records of Asotin County, Washington more particularly described as fqllows:

From the concrete monument at the Northeast corner of Lot 4, of Block "H-1" of Clarkston Heights, Asotin County, Washington, run South 33°18' East along the line between Block "H-1" and Block "G-1"of Clarkston Heights, a distance of 564.76 feet; thence North 56°42' East a distance of 125 feet to a point on the East boundary line of County Road; thence South 33°18' East along the East boundary line of the County Road, 250 feet to the True Place of Beginning; thence continue along the Easterly boundary line of County Road 33°18' East a distance of 105.0 feet to a point; thence North 72°42' East 125 feet to a point; thence North 33°18' West 105.0 feet to a point; thence South 72°42' West 125.0 feet to the True Place of Beginning.

48880