

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>WILLIAM A. LARSON and JEAN M. LARSON a/k/a</u>	2 BUYER GRANTEE	Name <u>WILLIAM A. LARSON and JEAN M. LARSON,</u>
	<u>JEAN LARSON a/k/a JUNITA MARIE LARSON, H &amp; W</u>		<u>Trustees of William A. Larson and Jean M. Larson Trust</u>
	Mailing Address <u>249 13th Street</u>		Mailing Address <u>249 13th Street</u>
	City/State/Zip <u>Clarkston, WA 99403</u>		City/State/Zip <u>Clarkston, WA 99403</u>
	Phone No. (including area code) <u>(509) 758-2152</u>		Phone No. (including area code) <u>(509) 758-2152</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 _____		1-132-00-289-0000 <input type="checkbox"/>	
Mailing Address _____		1-132-00-091-0004 <input type="checkbox"/>	
City/State/Zip _____		1-259-00-007-0000 <input type="checkbox"/>	
Phone No. (including area code) _____			
		List assessed value(s)	
		193,000	
		72,300	
		20,000	

4 Street address of property: \_\_\_\_\_

This property is located in Clarkston

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 Attached Schedule

5 Select Land Use Code(s):

25 - Furniture and fixtures

enter any additional codes: 91 - Undeveloped Land (land only)

(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"/>

6

	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(2a)

Reason for exemption Transfer to Grantor Trust

Type of Document Statutory Warranty Deed

Date of Document 12/22/15

Gross Selling Price \$	0.00
*Personal Property (deduct) \$	0.00
Exemption Claimed (deduct) \$	0.00
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>William A. Larson</u>	Signature of Grantee or Grantee's Agent <u>William A. Larson</u>
Name (print) <u>William A. Larson</u>	Name (print) <u>William A. Larson, Trustee</u>
Date & city of signing: <u>December 22, 2015; Lewiston, ID</u>	Date & city of signing: <u>December 22, 2015; Lewiston, ID</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)).

**ATTACHED SCHEDULE TO REAL ESTATE EXCISE TAX**

Situate in Asotin County, State of Washington, to wit:

Parcel 1:

That part of the NE $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 20 and of the NW $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 21 of Township 11 North, Range 46 East, W.M., Asotin County, Washington, more particularly described as follows: Commencing at the monument at the intersection of Fair and 13th Streets; thence North along the centerline of 13th Street a distance of 550.50 feet; thence East 218.00 feet to the true place of beginning; thence continue East 80.00 feet; thence South 50.00 feet; thence West 80.00 feet; thence North 50.00 feet; to the true place of beginning.

TOGETHER with an easement for ingress, egress and utilities more particularly described as follows: Beginning at the Southwest corner of the above described tract; thence West 188.00 feet to a point on the East right-of-way line of 13th Street; thence North along said right-of-way line 20.00 feet; thence East 188.00 feet; thence South 20.00 feet to the place of beginning.

Bearings are referred to a Deed recorded as Instrument No. 195662.

Parcel 2:

That part of the NW $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 21 of Township 11 North, Range 46 East, W.M., Asotin County, Washington, more particularly described as follows: COMMENCING at the monument at the intersection of Fair and 13th Streets; thence North along the centerline of 13th Street a distance of 550.50 feet; thence East 298.00 feet to the TRUE PLACE OF BEGINNING; thence continue East 160.00 feet; thence South 100.00 feet; thence West 240.00 feet; thence North 50.00 feet; thence East 80.00 feet; thence North 50.00 feet to THE TRUE PLACE OF BEGINNING.

Parcel 3:

Lot 7 of Heritage Court Addition, according to the official plat thereof, filed in Book E of Plats at Page(s) 64 Official Records of Asotin County, Washington.

49003

Return to:

Steve R. Cox  
Cox & Wagner, PLLC  
Attorneys at Law  
Post Office Box 446  
Lewiston, ID 83501

**Statutory Warranty Deed  
Real Estate Excise Tax Affidavit**

Reference numbers of related documents:  
on page \_\_\_ of document

**Grantor:**

WILLIAM A. LARSON and JEAN M. LARSON a/k/a JEAN LARSON a/k/a  
JUNITA MARIE LARSON, husband and wife

**Grantees:**

WILLIAM A. LARSON and JEAN M. LARSON, Trustees of the William A. Larson  
and Jean M. Larson Trust Dated December 22, 2015

**Legal Description: (Abbreviated Legal Description)**

Parcel 1:

Part of the NE $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 20 and of the NW $\frac{1}{4}$ NW $\frac{1}{4}$  of Section  
21 of Township 11 North, Range 46 East, W.M., Asotin County,  
Washington.

Parcel 2:

That part of the NW $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 21 of Township 11 North,  
Range 46 East, W.M., Asotin County, Washington.

Parcel 3:

Lot 7 of Heritage Court Addition, according to the official plat  
thereof, filed in Book E of Plats at Page(s) 64 Official Records of  
Asotin County, Washington.

**Tax Parcel Numbers:** 1-132-00-289-0000; 1-132-00-091-0004;  
1-259-00-007-0000

49003

STATUTORY WARRANTY DEED

THE GRANTORS, **WILLIAM A. LARSON** and **JEAN M. LARSON** a/k/a **JEAN LARSON** a/k/a **JUNITA MARIE LARSON**, husband and wife, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable considerations, to them in hand paid, convey and warrant unto **WILLIAM A. LARSON** and **JEAN M. LARSON**, Trustees of the William A. Larson and Jean M. Larson Trust Dated December 22, 2015, GRANTEES, whose address is 249 13<sup>th</sup> Street, Clarkston, WA 99403, the following-described real estate, situate in Asotin County, State of Washington, to wit:

**Parcel 1:**

That part of the NE $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 20 and of the NW $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 21 of Township 11 North, Range 46 East, W.M., Asotin County, Washington, more particularly described as follows: Commencing at the monument at the intersection of Fair and 13th Streets; thence North along the centerline of 13th Street a distance of 550.50 feet; thence East 218.00 feet to the true place of beginning; thence continue East 80.00 feet; thence South 50.00 feet; thence West 80.00 feet; thence North 50.00 feet; to the true place of beginning. TOGETHER with an easement for ingress, egress and utilities more particularly described as follows: Beginning at the Southwest corner of the above described tract; thence West 188.00 feet to a point on the East right-of-way line of 13th Street; thence North along said right-of-way line 20.00 feet; thence East 188.00 feet; thence South 20.00 feet to the place of beginning. Bearings are referred to a Deed recorded as Instrument No. 195662.

**Parcel 2:**

That part of the NW $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 21 of Township 11 North, Range 46 East, W.M., Asotin County, Washington, more particularly described as follows: COMMENCING at the monument at the intersection of Fair and 13th Streets; thence North along the centerline of 13th Street a distance of 550.50 feet; thence East 298.00 feet to the TRUE PLACE OF BEGINNING; thence continue East 160.00 feet; thence South 100.00 feet; thence West 240.00 feet; thence North 50.00 feet; thence East 80.00 feet; thence North 50.00 feet to THE TRUE PLACE OF BEGINNING.

