

REAL ESTATE EXCISE TAX AFFIDAVIT
CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

This form is your receipt when stamped by cashier.

PLEASE TYPE OR PRINT

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>Thomas L. Ledgerwood, Trustee</u>	2 BUYER GRANTEE	Name <u>Richard L. Wilson and Marilyn J. Wilson</u>
	Mailing Address <u>922 6th Street</u>		Mailing Address <u>801 Riverview</u>
	City/State/Zip <u>Clarkston, WA 99403</u>		City/State/Zip <u>Clarkston, WA 99403</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 _____		1-067-02-005-0001-0000 <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>109900</u>	

4 Street address of property: 1231 4th Street, Clarkston, WA 99403

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)
The South 54 feet of Lot 4 and the North 6 feet of Lot 5 of Block 2 of Cassell Addition to Clarkston, according to the official plat thereof, filed in Book C of Plats at Page(s) 86, Official Records of Asotin County, Washington

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"/>

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?	<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-208 (4)
Reason for exemption sale by trustee under Deed of Trust

Type of Document Trustee's Deed
Date of Document 1/8/16

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>Thomas L. Ledgerwood</u>	Signature of Grantee or Grantee's Agent <u>Richard L. Wilson</u>
Name (print) <u>Thomas L. Ledgerwood, Trustee</u>	Name (print) <u>Richard L. Wilson</u>
Date & city of signing: <u>1/8/16 Asotin, WA</u>	Date & city of signing: <u>1/8/16 Asotin, WA</u>

Perjury: Perjury is a class C felony which is punishable by imprisonment in the state reformatory 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)).

AFTER RECORDING MAIL TO:

THOMAS L. LEDGERWOOD
922 6TH STREET
CLARKSTON, WA 99403

Grantor: Thomas L. Ledgerwood, Trustee
Grantees: Richard L. Wilson and Marilyn J. Wilson, husband and wife
Tax Parcel No: 1-067-02-005-0001-0000
Legal: S 54' of Lot 4 and the N 6' of Lot 5 of Block 2 of Cassell Addition,
Asotin County, Washington

TRUSTEE'S DEED

THE TRUSTEE, THOMAS L. LEDGERWOOD, hereinafter called "Trustee," for and in consideration of TEN DOLLARS and other good and valuable consideration, in hand paid, does hereby convey and warrant to the Grantees, RICHARD L. WILSON and MARILYN J. WILSON, husband and wife, hereinafter called "Grantee." the following described real estate, situated in the County of Asotin, State of Washington, to-wit:

The South 54 feet of Lot 4 and the North 6 feet of Lot 5 of Block 2 of Cassell Addition to Clarkston, according to the official plat thereof, filed in Book C of Plats at Page(s) 86 Official Records of Asotin County, Washington.

Assessors property tax parcel number: 1-067-02-005-0001-0000

WITNESSETH:

MATTHEW SWEARINGEN and KARRIE E. SWEARINGEN, husband and wife, as Grantors, executed and delivered to FIRST AMERICAN TITLE INSURANCE COMPANY, as Trustee, for the benefit of RICHARD L. WILSON and MARILYN J. WILSON, husband and wife, as Beneficiaries, a certain Deed of Trust dated June 20, 2000, duly recorded on June 21, 2000, as Instrument No. 248385, Records of Asotin County, Washington, and THOMAS L.

LEDGERWOOD having been appointed as Successor Trustee as shown by Substitution of Trustee recorded August 14, 2015, as Instrument No: 346376, Records of Asotin County, Washington. In and by said Deed of Trust, which by its terms provided that said real property was not used principally for agricultural or farming purposes, the real property therein described was conveyed by said Grantor to said Trustee to secure, among other things, the performance of an obligation of the Grantor to the said Beneficiary as set forth in said Deed of Trust. The said Grantor thereafter defaulted in performance of the obligations secured by said Deed of Trust as stated in the Beneficiary's notice of default as served upon the Trustee herein, which default made operative the power of sale contained in said Deed of Trust, and such default still existed by the time of sale hereinafter described. By reason of said default, the owner and holder of the obligations secured by said Deed of Trust, being the Beneficiary named in said Deed of Trust, or successor in interest, declared all sums secured by said Deed of Trust immediately due and owing and gave notice of said default to said Trustee, containing election to sell said real property and to satisfy the obligation of said Deed of Trust by advertisement and sale.

The Trustee thereupon, and more than thirty (30) days before recording, transmitting or serving his notice of sale, gave to the Grantor in the manner required by law a notice of default, setting forth the amounts necessary to reinstate the note and Deed of Trust and advising of the consequences of failure to do so. There being no response by the Grantor, the undersigned Trustee gave notice of the time and place of sale of said property as fixed by him by recording notice of sale at least ninety (90) days prior to the date fixed for said sale in the office of the County Auditor of the county where said real property is situated as required by law; copies of said notice of sale were mailed by first class and certified mail at least ninety (90) days prior to

the date fixed for said sale to Grantor (including a notice of foreclosure as required by law) and to each person who had an interest in or lien or claim of lien of record on said property at the time that notice of sale was recorded; a copy of the notice of sale was posted in a conspicuous place upon said real estate, or the occupants of said premises were personally served, in the manner in which a summons is served, with said notice of sale at least ninety (90) days prior to the date fixed for said sale. Further, the Trustee published a copy of said notice of sale in a legal newspaper in the county or the counties in which said real property is situated once between the 32nd and 28th day before the date of sale and once between the 11th and 7th day before the date of sale. On and between the date of recording of notice of sale and the date of sale, there was no court action pending on an obligation secured by the Deed of Trust, nor was there any court action pending to foreclose a lien or other encumbrance on all or any part of the secured property at time of sale.

Pursuant to said notice of sale, the undersigned Trustee on January 8, 2016, at the hour of 10 a.m., on said day, and at the place so fixed for sale, as aforesaid, in full accordance with the laws of the State of Washington, and pursuant to the powers conferred upon him by said Deed of Trust, and in compliance with the provisions of RCW 61.24, sold said real property at public auction to the said Grantee herein for the sum of \$ 95,000.00, being the highest and best bidder at such sale and said sum being the highest and best sum bid for said property.

NOW, THEREFORE, in consideration of the said sum so paid by Grantee, the receipt whereof is hereby acknowledged, and by virtue of the authority vested in said Trustee by the laws of the State of Washington, and by said Deed of Trust, the Trustee does hereby convey unto Grantee all the interest which Grantor had or had power to convey at the time of execution of

said Deed of Trust, together with any interest the said Grantor or successors in interest acquired after the execution of said Deed of Trust in and to the above described real property.

TO HAVE AND TO HOLD the same unto Grantee, successors and assigns forever.

In construing this instrument and whenever the context so requires, the masculine gender includes the feminine and the neuter, and the singular includes the plural; the word "Grantor" includes any successor in interest to the Grantor as well as each and all persons owing an obligation, the performance of which is secured by said Deed of Trust; the word "Trustee" includes any Successor Trustee, and the word "Beneficiary" includes any successor in interest of the Beneficiary first named above.

IN WITNESS WHEREOF, the undersigned Trustee has hereunto set his hand this 8th day of January, 2016.

Thomas L. Ledgerwood
Thomas L. Ledgerwood
Trustee

STATE OF WASHINGTON)
) ss.
County of Asotin)

I, the undersigned Notary Public, in and for said state, do hereby certify that on this date personally appeared before me THOMAS L. LEDGERWOOD, Trustee, known to be the individual and Trustee described in and who executed the within and foregoing instrument and acknowledged to me that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

WITNESS MY HAND and official seal this 8th day of January, 2016.

TAMMY R. NICHOLS
STATE OF WASHINGTON
NOTARY PUBLIC
MY COMMISSION EXPIRES
03-15-17

Tammy R. Nichols
Notary Public in and for the State of
Washington, residing at Clarkson.
Appointment expires: 3-15-2017