

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>Orville L. Corbit</u>	BUYER GRANTEE	2 Name <u>Michael Corbit</u>
	<u>Debra R. Corbit</u>		<u>Stephanie A. Battles</u>
	Mailing Address <u>1741 6th Ave.</u>		Mailing Address <u>1741 6th Ave.</u>
	City/State/Zip <u>Clarkston, WA 99403</u>		City/State/Zip <u>Clarkston WA 99403</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 <u>Michael Corbit Stephanie A. Battles</u>		10413400300060000 <input type="checkbox"/>	
Mailing Address <u>1741 6th Ave.</u>		10413400400010000 <input type="checkbox"/>	
City/State/Zip <u>Clarkston WA 99403</u>		<input type="checkbox"/>	
Phone No. (including area code) _____		<input type="checkbox"/>	
		List assessed value(s)	
		36,400.00	
		88,000.00	

4 Street address of property: 1737 & 1741 6th Ave. - Clarkston, WA 99403

This property is located in unincorporated Asotin County OR within city of Unincorp

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

See attached legal description.

5 Select Land Use Code(s):
11 Household, single family units
enter any additional codes: 12
(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) _____
Reason for exemption _____

Type of Document Statutory Warranty Deed (SWD)
Date of Document 01/13/16

Gross Selling Price	\$	120,000.00
*Personal Property (deduct)	\$	0.00
Exemption Claimed (deduct)	\$	0.00
Taxable Selling Price	\$	120,000.00
Excise Tax : State	\$	1,536.00
Local	\$	300.00
*Delinquent Interest: State	\$	0.00
Local	\$	0.00
*Delinquent Penalty	\$	0.00
Subtotal	\$	1,836.00
*State Technology Fee	\$	5.00
*Affidavit Processing Fee	\$	0.00
Total Due	\$	1,841.00

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>Orville L. Corbit</u>	Signature of Grantee or Grantee's Agent <u>Michael Corbit</u>
Name (print) <u>Orville L. Corbit</u>	Name (print) <u>Michael Corbit</u>
Date & city of signing: <u>1/13/2016 - Clarkston, WA</u>	Date & city of signing: <u>1/13/2016 - Clarkston, WA</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)).

ATEC OK #14196
[Handwritten signature]

PAID

JAN 15 2016

ASOTIN COUNTY TREASURER

49043

EXHIBIT "A"

294913

PARCEL I:

A part of Lots 3 and 4 in Block 'J-2' of Clarkston Heights, according to the plat thereof, filed in Book C of Plats at Page(s) 22 of Official Records of Asotin County, Washington, more particularly described as follows:

From the concrete monument at the Northwest corner of Block "J-2" of Clarkston Heights, said point being the intersection of the centerlines of the County roads; thence East along the centerline of the County road a distance of 1797.33 feet to the True Place of Beginning; thence continue on the last mentioned course a distance of 75 feet; thence deflect right 90°01' a distance of 388.93 feet; thence deflect right 89°59' a distance of 75 feet; thence deflect right 90°01' a distance of 388.93 feet to the True Place of Beginning.

EXCEPTING THEREFROM a part of Lots 3 and 4 of Block "J-2" of Clarkston Heights, more particularly described as follows: From the concrete monument at the Northwest corner of Block "J-2" of Clarkston Heights said point being the intersection of the centerlines of the County Road; thence East along the centerline of the County Road a distance of 1797.33 feet to the True Place of Beginning; thence continue on the last mentioned course a distance of 75 feet; thence deflect right 90°01' a distance of 185 feet; thence deflect right 89°59' a distance of 75 feet; thence deflect right 90°01' a distance of 185 feet to the True Place of Beginning.

PARCEL II:

Easement for the benefit of Parcel I as created by instrument recorded February 22, 1995 as Instrument No. 213384, for ingress and egress and for the further purpose of installing, repairing, maintaining and operating water, gas, sewer, and other utility lines (purpose), over, under and across the land described as follows:

The West 20 feet of the following; A part of Lot 3 of Block "J-2" of Clarkston Heights according to the recorded plat thereof, records of Asotin County, Washington, described as follows: From the concrete monument at the Northwest corner of Block "J-2" of Clarkston Heights, said point being the intersection of the centerlines of the County roads; thence East along the centerline of the County road a distance of 1872.33 feet to the True Place of Beginning; thence continue on the last above mentioned course a distance of 112.00 feet; thence deflect right 90°01' a distance of 214.00 feet; thence deflect right 89°59' a distance of 112.00 feet; thence deflect right 90°01' a distance of 214.00 feet to the True Place of Beginning.

PARCEL III:

A part of Lots 3 and 4 in Block 'J-2' of Clarkston Heights, according to the plat thereof, filed in Book C of Plats at Page(s) 22 of Official Records of Asotin County, Washington, more particularly described as follows:

From the concrete monument at the Northwest corner of Block "J-2" of Clarkston Heights, said point being the intersection of the centerline of the County roads; thence East along the centerline of the County road a distance of 1984.33 feet; thence deflect right 90°01' a distance of 214.00 feet to the True Place of Beginning; thence continue on the last mentioned course a distance of 174.93 feet; thence deflect right 89°59' a distance of 112.00 feet; thence deflect right 90°01' a distance of 174.93 feet; thence deflect right 89°59' a distance of 112.00 feet to the Point of Beginning.

PARCEL IV:

Easement for the benefit of Parcel III as created by instrument recorded February 22, 1995 as Instrument No. 213384, for ingress and egress and for the further purpose of installing, repairing, maintaining and operating water, gas, sewer, and other utility lines (purpose), over, under and across the land described as follows:

The West 20 feet of the following; A part of Lot 3 of Block "J-2" of Clarkston Heights according to the recorded plat thereof, records of Asotin County, Washington, described as follows: From the concrete monument at the Northwest corner of Block "J-2" of Clarkston Heights, said point being the intersection of the centerlines of the County roads; thence East along the centerline of the County road a distance of 1872.33 feet to the True Place of Beginning; thence continue on the last above mentioned course a distance of 112.00 feet; thence deflect right 90°01' a distance of 214.00 feet; thence deflect right 89°59' a distance of 112.00 feet; thence deflect right 90°01' a distance of 214.00 feet to the True Place of Beginning.

The land described in this commitment/policy shall not be deemed to include any house trailer or mobile home standing on the premises.

49043