

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>Dan J. Sangster and Elizabeth A. Sangster, husband and wife</u>	BUYER GRANTEE	2 Name <u>Danny J. Sangster and Elizabeth Ann Sangster as Trustees of the Dan and Ann Sangster Living Trust dated</u>
	Mailing Address <u>P.O. Box 154</u>		Mailing Address <u>P.O. Box 154</u>
	City/State/Zip <u>Anatone, WA 99401</u>		City/State/Zip <u>Anatone, WA 99401</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		List assessed value(s)
Name _____	See Attached Exhibit A <input type="checkbox"/>		See Attached Exhibit A
Mailing Address _____	<input type="checkbox"/>		_____
City/State/Zip _____	<input type="checkbox"/>		_____
Phone No. (including area code) _____	<input type="checkbox"/>		_____

4 Street address of property: _____
 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)
See Attached Exhibit B

5 Select Land Use Code(s):
83 - Agriculture, classified under current use chapter 84.34 RCW
 enter any additional codes: 10
 (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 checked="" type="checkbox"/>	<input 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.

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)(g)
 Reason for exemption _____
 Transfer to a revocable trust _____

Type of Document Statutory Warranty Deed
 Date of Document 10/27/15

Gross Selling Price	\$ _____
*Personal Property (deduct)	\$ _____
Exemption Claimed (deduct)	\$ _____
Taxable Selling Price	\$ 0.00
Excise Tax : State	\$ 0.00
<input type="text" value="0.0075"/> 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

(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.

Dan J. Sangster 1-25-16
 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
Danny J. Sangster Elizabeth Ann Sangster
 PRINT NAME

By: Danny J. Sangster, Trustee By: Elizabeth Ann Sangster, Trustee

8 I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.

Signature of Grantor or Grantor's Agent <u>Danny J. Sangster</u>	Signature of Grantee or Grantee's Agent <u>Danny J. Sangster</u>
Name (print) <u>Dan J. Sangster</u>	Name (print) <u>By: Danny J. Sangster, Trustee</u>
Date & city of signing: <u>10/27/15 Kennewick</u>	Date & city of signing: <u>10/27/15 Kennewick</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)).

EXHIBIT "A"

<u>Tax Parcel No.</u>	<u>Assessed Value</u>
1. 2-008-46-016-3800-0000	\$3,320.00
2. 2-008-46-016-3870-0000	\$1,880.00
3. 2-008-46-017-5000-0000	\$970.00
4. 1-053-02-006-0000-0000	\$2,000.00
5. 1-054-05-014-0000-0000	\$8,000.00
6. 2-008-45-023-4700-0000	\$15,300.00
7. 2-008-45-026-1000-0000	\$21,010.00
8. 2-008-45-024-3800-0000	\$19,400.00
9. 2-008-45-025-1000-0000	\$44,250.00
10. 2-008-45-025-2400-0000	\$10,000.00
11. 2-008-45-025-3700-0000	\$20,040.00
12. 2-008-45-025-4300-0000	\$6,180.00
13. 2-008-45-025-4800-0000	\$8,090.00
14. 2-008-45-026-4000-0000	\$267.00
15. 2-008-45-026-4400-0000	\$94,343.00
16. 2-008-45-027-1000-0000	\$31,900.00
17. 2-008-45-027-3100-0000	\$5,930.00
18. 2-008-45-035-3200-0000	\$2,600.00
19. 2-008-45-035-8800-0000	\$27,160.00
20. 3-008-45-035-2300-0000	\$1,820.00

"EXHIBIT B"

Parcel 1

The North half of the Southwest Quarter of Section 16, Township 8 North, Range 46, E.W.M., Asotin County, Washington.

Tax Parcel No. 2-008-46-016-3800-0000 & 2-008-46-016-3870-0000

Parcel 2

That part of the East half of Section 17, Township 8 North, Range 46, E.W.M., Asotin County, Washington, more particularly described as follows:

Commencing at the Northeast corner of said Section 17; thence South 2°42'10" East along the East line of said Section 17, a distance of 1477.46 feet to the True Place of Beginning; thence South 47°20'45" West, 150.14 feet; thence South 64°11'14" West, 510.15 feet; thence South 41°32'04" West, 247.75 feet; thence South 57°05'18" West, 1061.74 feet; thence South 50°56'35" West, 345.65 feet; thence South 58°07'05" West, 408.75 feet; thence South 89°02'22" West, 410.90 feet to a point on the West line of the Southeast Quarter of said Section 17; thence South 2°39'12" East, along said West line a distance of 2,397.43 feet to the South Quarter corner of said Section 17; thence North 88°18'46" East along the South line of said Section 17, a distance of 2,723.16 feet to the Southeast corner of said Section 17; thence North 2°42'10" West along the East line of said Section 17, a distance of 3,845.74 feet to the True Place of Beginning;

TOGETHER WITH a 20 foot easement for ingress and egress over and across that part of the Southwest Quarter of Section 8 and of Section 17 of Township 8 North, Range 46 E.W.M., Asotin County, Washington, lying 20 feet East and North of the following described line;

Commencing at the Northwest corner of the above described tract; thence North 2°39'32" West, 2,651.21 feet; thence North 34°45'30" West, 314.23 feet to a point on the South line of said Section 8; Thence South 88°05'32" West along said South line a distance of 2,499.07 feet to a point on the East right-of-way line of S.R. 129, said point being the terminus of the above described line.

Tax Parcel No. 2-008-46-017-5000-0000

Parcel 3

Lots 5 & 6, Block 2, of Anatone, Asotin County, Washington

Tax Parcel No. 1-053-02-006-0000-0000

Parcel 4

Lots 1-4 and 8-14, Block 5, Bradley & Mitchell's Addition to the Town of Anatone, according to the recorded plat thereof, Asotin County, Washington.

Parcel No. 1-054-05-014-0000-0000

Parcel 5

The Southeast Quarter of Section 23; the Northeast Quarter of Section 26; all in Township 8 North, Range 45, E.W.M., Asotin County, Washington;

SAVE AND EXCEPTING THEREFROM the following described part of same, to wit;- Commencing at a point in the middle of the County Road on the North line of said Southeast Quarter of Section 23 that is 82.5 feet West of the Northeast corner of said Quarter Section; thence running West to the Northwest corner of said Quarter; thence South on the West line thereof to the Southwest corner of said Quarter; thence South on a continuance of said last line along the West line of the Northeast Quarter of said Section 26, 759 feet to the centerline of the County road; thence Northeasterly along the centerline of said County Road through said premises to the place of beginning, being in the Southeast Quarter of Section 23 and the Northeast Quarter of Section 26, Township 8 North, Range 45, E.W.M.; ALSO EXCEPT that part of the Northeast Quarter of said Section 26 lying East of the Asotin-Anatone Highway.

Tax Parcel No.'s 2-008-45-023-4700-0000 & 2-008-45-026-1000-0000

Parcel 6

The North half of the Southwest Quarter of Section 24, Township 8 North, Range 45, E.W.M., Asotin County, Washington.

Tax Parcel No. 2-008-45-024-3800-0000

Parcel 7

The Northeast Quarter of Section 25, Township 8 North, Range 45, E.W.M., Asotin County, Washington.

Tax Parcel No. 2-008-45-025-1000-0000

Parcel 8

The Southeast Quarter of the Northwest Quarter of Section 25, Township 8 North, Range 45, E.W.M., Asotin County, Washington.

Tax Parcel No. 2-008-45-025-2400-0000

Parcel 9

The South half of the Southwest Quarter of Section 25, Township 8 North, Range 45, E.W.M., Asotin County, Washington.

Tax Parcel No. 2-008-45-025-4300-0000

Parcel 10

The Southwest Quarter of the Southeast Quarter of Section 25, Township 8, Range 45, E.W.M., Asotin County, Washington.

Tax Parcel No. 2-008-45-025-3700-0000

Parcel 11

The North half of the Southeast Quarter of Section 25, Township 8 North, Range 45 E.W.M., Asotin County, Washington.

Tax Parcel No. 2-008-45-025-4800-0000

Parcel 12

That portion of the Northwest Quarter of the Southeast Quarter of Section 26, Township 8 North, Range 45 E.W.M., Asotin County, Washington, described as follows:

Commencing at the Northeast corner of the Northwest Quarter of the Southeast Quarter of said Section 26; thence running South 20°30' West 1,416.5 feet; thence East 500 feet; thence North 1,325 feet to the place of beginning, said tract being situated in the Northwest Quarter of the Southeast Quarter of said Section 26;

EXCEPTING THEREFROM those portions of the Northeast Quarter of the Southeast Quarter and the Northwest Quarter of the Southeast Quarter of said Section 26 as described in Warranty Deed between Gusta Halverson et al and the State of Washington recorded September 8, 1950 as Instrument Number 43909, records of Asotin County, Washington;

AND ALSO EXCEPTING THEREFROM that part of the Northwest Quarter of the Southeast Quarter and the Northeast Quarter of the Southeast Quarter described as follows:

Commencing at the Southwest corner of said Northwest Quarter of the Southeast Quarter; thence South 89°29' East along the South line of said Northwest Quarter of the Southeast Quarter a distance of 900.34 feet to a point on the East right of way line of the State highway, said point being the True Place of Beginning; thence continue South 89°29' East a distance of 757.89 feet; thence North 28°12 ½' East a distance of 501.30 feet; thence North 66°36' West a distance of 649.73 feet to a point on the East right of way line of the State Highway; thence Southwesterly along said right of way line to the true place of beginning.

Tax Parcel No. 2-008-45-026-4000-0000

Parcel 13

That part of the Southwest Quarter of the Southeast Quarter of Section 26, Township 8 North, Range 45, E.W.M., Asotin County, Washington, more particularly described as follows:

Commencing at the Northwest corner of Lot 1 of Block 5 of Bradley and Mitchell's First Addition to Anatone according to plat recorded in Book B of Plats, Page 93, in Asotin County, Washington, said corner being on the Easterly line of Bradley Street; thence Northeasterly along the Easterly line of Bradley Street extended for a distance of 300 feet; thence Southeasterly parallel to the Northerly line of Block 5 of said Bradley and Mitchell's First Addition to a point on the East line of the Southwest Quarter of the Southeast Quarter of Section 26; thence South along said East line to an intersection of the Northerly line of Block 5 of Bradley and Mitchell's First Addition extended; thence Northwesterly along said Northerly line extended and the Northerly line of said Block 5 to the point of Beginning;

AND that part of the Southwest Quarter of the Southeast Quarter of Section 26, described as follows: Commencing at the Northeast corner of the Town of Anatone as platted and recorded; thence Southeasterly on an extension of the North line of said Town of Anatone to the East line of the Southwest Quarter of the Southeast Quarter of said Section 26; thence Northerly on the East line of said forty to the Northeast corner thereof; thence Westerly on the North line of said forty to the East line of the lands conveyed to A.J. Crow by deed of correction; thence Southerly on the East line of said A.J. Crow tract to the North line of said Town of Anatone and thence Easterly along the North line of said Town of Anatone to the place of beginning;

AND the Southeast Quarter of the Southeast Quarter of Section 26, Township 8 North, Range 45, E.W.M., Asotin County, Washington;

AND that part of the Southwest Quarter of the Southeast Quarter of Section 26, Township 8 North, Range 45 E.W.M., Asotin County, Washington, described as follows:

From the Southeast corner of Lot 8 of Block 5 of Bradley and Mitchell's First Addition to Anatone; thence Easterly 50 feet along the North line of Pine Street extended to an intersection with the East line of Clemans Street, being the TRUE POINT OF BEGINNING; thence continue along the North line of Pine Street extended 196 feet, more or less to the East line of the Southwest Quarter of the Southeast Quarter of said Section 26; thence South along the East line of the Southwest Quarter of the Southeast Quarter of said Section 26 to the Southeast corner of the Southwest Quarter of the Southeast Quarter of said Section 26; thence West along the Section line 269 feet, more or less, to the East line of Clemans Street; thence Northerly along the East line of Clemans Street 301 feet, more or less, to the True Place of Beginning.

Tax Parcel No. 2-008-45-026-4400-0000

Parcel 14

The Northeast Quarter of Section 27, Township 8 North, Range 45, E.W.M., Asotin County, Washington.

Tax Parcel No. 2-008-45-027-1000-0000

Parcel 15

The Northeast Quarter of the Southwest Quarter of Section 27, Township 8 North, Range 45, E.W.M., Asotin County, Washington.

Tax Parcel No. 2-008-45-027-3100-0000

Parcel 16

The Northwest Quarter of the Southwest Quarter of Section 35, Township 8 North, Range 45, E.W.M., Asotin County, Washington.

Tax Parcel No. 2-008-45-035-3200-0000

Parcel 17

The North half of the Northeast Quarter; the North half of the Northwest Quarter of Section 35, Township 8 North, Range 45, E.W.M., Asotin County, Washington, EXCEPTING therefrom the following described tracts:

- (1) That certain tract conveyed by James A. Hering to Blue Mountain Lumber and Manufacturing Company by deed recorded in Book 40 of Deeds, page 141, records of Asotin County, Washington.
- (2) That certain tract of land conveyed by J. A. Hering and Rosa Hering, his wife, to Gus Lybecker, by deed recorded in Book 43 of Deeds, page 298, records of Asotin County, Washington.
- (3) That certain tract of land conveyed by J.A. Hering and Rosa B. Hering, his wife, to the State of Washington by deed recorded in Book 40 of Deeds, page 626, records of Asotin County, Washington.
- (4) That certain tract conveyed by J.A. Hering and Rosa Hering, husband and wife, to the State of Washington by Deed recorded in Book 48 of Deeds, Page 139, records of Asotin County, Washington.

ALSO EXCEPT that part of the Northwest Quarter of the Northeast Quarter of Section 35, Township 8 North, Range 45, E.W.M., Asotin County, Washington, more particularly described as follows:

Commencing at a monument at the intersection of the platted centerline of Isecke Street in the Town of Anatone (said point being on the tangent line of S.R. 129) and the North line of said Section 35, said point being 355.70 feet East of the record location of the N1/4 corner of Section

35; thence South 89°35' East along the North line of said Section 35, a distance of 55.99 feet to a point on the East right-of-way line of S.R. 129, said point being the true place of beginning; thence continue South 89°35' East, 114.70 feet; thence South 10°57' West, 228.38 feet; thence North 82°25' West, 120.33 feet to a point on the East right-of-way line of S.R. 129, said point being a point on a curve; thence deflect right and continue along said right-of-way line around a curve to the right with a radius of 1,382.50 feet for a distance of 214.82 feet to the true place of beginning, containing 0.61 acres.

Tax Parcel No. 2-008-45-035-8800-0000

Parcel 18

The Southwest Quarter of the Northwest Quarter and the Northwest Quarter of the Southwest Quarter of Section 35, Township 8 North, Range 45, Asotin County, Washington.

Tax Parcel No. 3-008-45-035-2300-0000