Department of Revenue
Washington State

REAL ESTATE EXCISE TAX AFFIDAVIT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

PLEASE TYPE OR PRINT

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: Norman H. Gano
Betty Lou Gano
Mailing Address: 640 18th Ave
City/State/Zip: Clarkston WA 99403
Phone No. (including area code):

2 BUYER GRANTEE

Name: Asotin County, a Political Subdivision
of the State of Washington
Mailing Address: PO Box 160
City/State/Zip: Asotin WA 99402
Phone No. (including area code):

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

Name: Asotin County, a Political Subdivision of the
Mailing Address: PO Box 160
City/State/Zip: Asotin WA 99402
Phone No. (including area code):

List all real and personal property tax parcel account numbers – check box if personal property	List assessed value(s)
10040200600030000 ☐	117,300.00
☐	
☐	
☐	

4 Street address of property: Land only (part of 640 18th Ave, Clarkston)

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: 91

(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)?	☐	☒

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 RCW?	☐	☒
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): 458-61A-206(3)

Reason for exemption: Eminent Domain

Type of Document: Warranty Deed (WD)

Date of Document: 12/31/15

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	
Local	$ 0.00	
*Delinquent Interest: State	$ 0.00	
Local	$ 0.00	
*Delinquent Penalty	$ 0.00	
Subtotal	$ 0.00	
*State Technology Fee	$ 5.00	5.00
*Affidavit Processing Fee	$ 5.00	
Total Due	$ 10.00	

6200

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**: Norman H. Gano
Name (print): Norman H. Gano
Date & city of signing: 1-20-16, Clarkston, WA

Signature of **Grantee or Grantee's Agent**: Dust Johnson
Name (print): Asotin County, a Political Subdivision
Date & city of signing: 2-1-16, Clarkston, WA

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 0001a (6/26/14)

THIS SPACE - TREASURER'S USE ONLY

COUNTY TREASURER

ATEC CK# 14295

PAID
FEB 01 2016
ASOTIN COUNTY TREASURER

49072

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EXHIBIT "A"

All that portion of the hereinafter described Parcel "A" being a portion of Lot 10, Block H, Vineland according to the plat thereof, recorded in Book B of Plats, page 63, Records of Asotin County, Washington lying in a portion of the Southeast Quarter of Section 28, Township 11 North, Range 46 East, Willamette Meridian, Asotin County, Washington more particularly described as follows:

BEGINNING at a United States Army Corps of Engineers Brass Cap marking the Southwest corner of the "Demeyere" parcel as described under Asotin County Auditor's File No. 227280, Records of Asotin County, Washington, said point being the **TRUE POINT OF BEGINNING** of the parcel to be described, said point also being on the existing Easterly Right-of-Way line of State Route 129 (SR 129) at a point 167.86 feet left of the centerline of Fleshman Way at Highway Engineers Station (HES) F 96+38.51, and 30.00 feet right of centerline of said SR129 HES L 17+51.49 as shown on the Right-of-Way Plan "Fleshman Way / SR 129 I/C Improvements" prepared by J-U-B ENGINEERS, Inc., dated January 2015;

THENCE North 02°37'11" West along the West line of said "Demeyere" parcel and the Easterly Right-of-Way line of said SR 129 for a distance of 130.91 feet to a point 281.98 feet left of the centerline of said Fleshman Way at HES F 95+74.38, and 30.00 feet right of centerline of SR129 HES L 18+82.40;

THENCE leaving the West line of said "Demeyere" parcel and the Easterly Right-of-way line of said SR 129, South 59°11'22" East, 151.98 feet to the East line of said "Demeyere" parcel, said point being 271.13 feet left of the centerline of said Fleshman Way at HES F 97+25.97, and 156.83 feet right of centerline of SR129 HES L 17+98.67;

THENCE South 16°10'04" West along the East line of said "Demeyere" parcel, 40.91 feet to the south line of said "Demeyere" parcel said point being 230.91 feet left of the centerline of said Fleshman Way at HES F 97+33.46, and 143.66 feet right of centerline of SR129 HES L 17+59.94;

THENCE South 83°07'40" West along South line of said "Demeyere" parcel for a distance of 113.97 feet to the **TRUE POINT OF BEGINNING.**

Project Reference Station: F 95+74.38 to F 97+33.46

49072

State of Washington
Department of Revenue
Miscellaneous Tax Section
PO Box 47477
Olympia WA 98504-7477

REAL ESTATE EXCISE TAX SUPPLEMENTAL STATEMENT

(WAC 458-61A-304)

This form must be submitted with the Real Estate Excise Tax Affidavit (FORM REV 84 0001A) for claims of tax exemption as provided below. Completion of this form is required for the types of real property transfers listed in numbers 1-3 below. Only the first page of this form needs original signatures.

AUDIT: Information you provide on this form is subject to audit by the Department of Revenue. **In the event of an audit, it is the taxpayers' responsibility to provide documentation to support the selling price or any exemption claimed.** This documentation must be maintained for a minimum of four years from date of sale. (RCW 82.45.100) Failure to provide supporting documentation when requested may result in the assessment of tax, penalties, and interest. Any filing that is determined to be fraudulent will carry a 50% evasion penalty in addition to any other accrued penalties or interest when the tax is assessed.

PERJURY: Perjury is a class C felony which is punishable by imprisonment in a 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)).

The persons signing below do hereby declare under penalty of perjury that the following is true (check appropriate statement):

1. ☒ **DATE OF SALE**: (WAC 458-61A-306(2))

I, (print name) Celina D. Reynold certify that the Norman H. Gano and Betty Lou Gano (type of instrument), dated 12/31/15, was delivered to me in escrow by Norman H. Gano (seller's name). **NOTE:** Agent named here must sign below and indicate name of firm. The payment of the tax is considered current ~~if it is not~~ more than 90 days beyond the date shown on the instrument. If it is past 90 days, interest and penalties apply to the date of the instrument.

Reasons held in escrow: Held in Escrow waiting for purchaser's funds to arrive.

Signature — Alliance Title & Escrow Corp. (Firm Name)

2. **GIFTS**: (WAC 458-61A-201) The gift of equity is non-taxable; however, any consideration received is not a gift and is taxable. The value exchanged or paid for equity plus the amount of debt equals the taxable amount. One of the boxes below must be checked. Both Grantor (seller) and Grantee (buyer) must sign below.

Grantor (seller) gifts equity valued at $ _____ to grantee (buyer).

NOTE: Examples of different transfer types are provided on the back. This is to assist you with correctly completing this form and paying your tax.

"Consideration" means money or anything of value, either tangible (boats, motor homes, etc) or intangible, paid or delivered, or contracted to be paid or delivered, including performance of services, in return for the transfer of real property. The term includes the amount of any lien, mortgage, contract indebtedness, or other encumbrance, given to secure the purchase price, or any part thereof, or remaining unpaid on the property at the time of sale. **"Consideration"** includes the assumption of an underlying debt on the property by the buyer at the time of transfer.

A: Gifts with consideration

1. ☐ Grantor (seller) has made and will continue to make all payments after this transfer on the total debt of $ 0.00 and has received from the grantee (buyer) $ 0.00 (include in this figure the value of any items received in exchange for property). Any consideration received by grantor is taxable.
2. ☐ Grantee (buyer) will make payments on 0.00 % of total debt of $ 0.00 for which grantor (seller) is liable and pay grantor (seller) $ 0.00 (include in this figure the value of any items received in exchange for property). Any consideration received by grantor is taxable.

B: Gifts without consideration

1. ☐ There is no debt on the property; Grantor (seller) has not received any consideration towards equity. No tax is due.
2. ☐ Grantor (seller) has made and will continue to make 100% of the payments on total debt of $ 0.00 and has not received any consideration towards equity. No tax is due.
3. ☐ Grantee (buyer) has made and will continue to make 100% of the payments on total debt of $ 0.00 and has not paid grantor (seller) any consideration towards equity. No tax is due.
4. ☐ Grantor (seller) and grantee (buyer) have made and will continue to make payments from joint account on total debt before and after the transfer. Grantee (buyer) has not paid grantor (seller) any consideration towards equity. No tax is due.

Has there been or will there be a refinance of the debt? ☐ YES ☒ NO

If grantor (seller) was on title as co-signor only, please see WAC 458-61A-215 for exemption requirements.

The undersigned acknowledges this transaction may be subject to audit and have read the above information regarding record-keeping requirements and evasion penalties.

Grantor's Signature — Grantee's Signature

3. ☐ **IRS "TAX DEFERRED" EXCHANGE** (WAC 458-61A-213)

I, (print name) _____, certify that I am acting as an Exchange Facilitator in transferring real property to _____ pursuant to IRC Section 1031, and in accordance with WAC 458-61A-213. **NOTE:** Exchange Facilitator must sign below.

Exchange Facilitator's Signature

For tax assistance, contact your local County Treasurer/Recorder or visit http://dor.wa.gov or call (360) 570-3265. To inquire about the availability of this document in an alternate format for the visually impaired, please call (360) 705-6715. Teletype (TTY) users please call 1-800-451-7985.

REV 84 0002 (12/27/06)

COUNTY TREASURER

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