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: Sharen M. Peters & Marvin E. Peters, Trustees
Laurel E Cassell Curtiss 2006 Revocable Trust
Mailing Address: 1850 4th Avenue
City/State/Zip: Clarkston WA 99403
Phone No. (including area code):

2 BUYER GRANTEE

Name: Ronald Sydenham
Sharon Sydenham
Mailing Address: 1934 Golfview Drive
City/State/Zip: Clarkston WA 99403
Phone No. (including area code):

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

Name: Ronald Sydenham Sharon Sydenham
Mailing Address: 1934 Golfview Drive
City/State/Zip: Clarkston WA 99403
Phone No. (including area code):

List all real and personal property tax parcel account numbers – check box if personal property		List assessed value(s)
11320031100000000	☐	20,000.00
	☐	
	☐	
	☐	

4 Street address of property: Land Only, Clarkston, WA

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):

91 Undeveloped land (land only)

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)?	☐	☒

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	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)

Reason for exemption

Type of Document: Statutory Warranty Deed (SWD)

Date of Document: 02/10/16

Gross Selling Price	$ 25,000.00	
*Personal Property (deduct)	$ 0.00	
Exemption Claimed (deduct)	$ 0.00	
Taxable Selling Price	$ 25,000.00	
Excise Tax : State	$ 320.00	
Local	$ 62.50	
*Delinquent Interest: State	$ 0.00	
Local	$ 0.00	
*Delinquent Penalty	$ 0.00	
Subtotal	$ 382.50	
*State Technology Fee	$ 5.00	5.00
*Affidavit Processing Fee	$ 0.00	
Total Due	$ 387.50	

5200

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**: Marvin E. Peters
Name (print): Sharen M. Peters & Marvin E. Peters, Trustees
Date & city of signing: 2-10-16, Clarkston, WA

Signature of **Grantee or Grantee's Agent**: Ronald Sydenham
Name (print): Ronald Sydenham
Date & city of signing: 2-11-16, 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 14363

PAID
FEB 1 7 2016
ASOTIN COUNTY TREASURER

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AS

EXHIBIT "A"

299978

That part of Lot 8 of Block "BBB" of Vineland and of Government Lot 6 of Section 19, Township 11 North, Range 46 East of the Willamette Meridian, Asotin County, Washington, described as follows: Beginning at the most Northerly Northwest corner of Lot 5, Plat of Block Three of Golfview Addition as Recorded in Book "E" of Plats, page 58, records of Asotin County, Washington; thence South 84°13'30" East, along the North line of said Lot 5, a distance of 172.88 feet; thence South 87°52' East, along the Northerly line of said Plat of Block Three of Golfview Addition, 194.70 feet: thence continuing along said Northerly line North 58°12' East 121.20 feet: thence continuing along said Northerly line 158.22 feet more or less to the Northeast corner of Lot 1, said Plat of Block 3 of Golfview Addition; thence South 12°58' West 3.00 feet more or less to the Northwesterly corner of that parcel deeded to Donald R. Welter by deed recorded on June 28, 1996, under Instrument No. 222417, records of Asotin County, Washington; thence North 80°08' East along the Northerly line of said parcel 80.10 feet; thence South 76°10' East along said Northerly line 54.39 feet more to less to the West right of way line of Golfview Drive; thence North 10°30' East along said West right of way line to the Northeasterly corner of that parcel deeded to The Charles and Laurel Cassell Family Trust by deed recorded on June 28, 1995, under Instrument No. 215463, records of Asotin County, Washington; thence North 86°49'11" West along the Northerly line of said parcel 32.40 feet more or less to the East corner of that parcel deeded to Jack D. Walker by Deed recorded on June 28, 1995 under Instrument No. 215464, records of Asotin County, Washington; thence continuing North 86°49'11" West along the Southerly line of said parcel, 61.40 feet more or less to the Southwesterly corner of said parcel; thence North 47°16'02" West, along the Southwesterly line of said parcel; 23.49 feet more or less to the Northwesterly corner of said parcel; thence North 55°43' West, along Southwesterly line of that parcel deeded to Jack D. Walker by deed recorded on December 9, 1988, under Instrument No. 180713, records of Asotin County, Washington, 82.00 feet more or less to the Southwesterly corner of said parcel; thence South 71°03' West, along the Southerly line of that parcel deeded to Richard H. Bohlin by deed recorded on April 22, 1996, under Instrument No. 220964, records of Asotin County, Washington, 135.72 feet more or less to the Southwesterly corner of said parcel: thence North 24°08' West, along the Westerly line of said parcel, 105.01 feet more or less to (the Lower Granite Dam Boundary Take Line) the Southerly line of that parcel deeded to the United States of America (U.S. Department of the Army, Corps of Engineers) by deed recorded on October 5, 1970, under Instrument No. 10759, records of Asotin County, Washington: thence Southwesterly along said Southerly line to the point of Beginning.

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