

REAL ESTATE EXCISE TAX AFFIDAVIT

PLEASE TYPE OR PRINT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

This form is your receipt when stamped by cashier.

THIS AFFIDAVIT WILL NOT BE ACCEPTED UNLESS ALL AREAS ON THIS FORM ARE FULLY COMPLETED

(See back of last page for instructions)

Check box if partial sale of property

Kenneth David Verley, as Trustee of the

1 SELLER GRANTOR	Name <u>City of Asotin</u>	2 BUYER GRANTEE	Name <u>Kenneth David Verley, as Trustee of the KENNETH DAVID VERLEY REVOCABLE LIVING TRUST and Kathryn F. Verley, as Trustee of the KATHRYN F. VERLEY REVOCABLE LIVING TRUST</u>
	Mailing Address <u>PO Box 517</u>		Mailing Address <u>PO Box 399</u>
	City/State/Zip <u>Asotin WA 99402</u>		City/State/Zip <u>Superior MT 59872</u>
	Phone No. (including area code) <u>(509) 243-4411</u>		Phone No. (including area code) <u>(406) 822-2255</u>

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

Name _____
Mailing Address _____
City/State/Zip _____
Phone No. (including area code) _____

List all real and personal property tax parcel account numbers – check box if personal property

<u>1-044-00-018-000</u>	<input type="checkbox"/>	List assessed value(s) <u>45,200</u>
_____	<input type="checkbox"/>	_____
_____	<input type="checkbox"/>	_____
_____	<input type="checkbox"/>	_____

4 Street address of property: 418 Cleveland Street, Asotin WA 99402

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

5 Select Land Use Code(s):
Select Land Use Codes 67
enter any additional codes: _____
(See back of last page for instructions)

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)?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
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6

Is this property designated as forest land per chapter 84.33 RCW?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
Is this property receiving special valuation as historical property per chapter 84.26 RCW?	YES <input type="checkbox"/>	NO <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-205(2)
Reason for exemption _____
City of Asotin Government does not pay REET.

Type of Document Statutory Warranty Deed
Date of Document 2/24/16

Gross Selling Price \$	46,000.00
*Personal Property (deduct) \$	_____
Exemption Claimed (deduct) \$	46,000.00
Taxable Selling Price \$	0.00
Excise Tax : State \$	0.00
<u>0.0075</u> Local \$	0.00
*Delinquent Interest: State \$	_____
Local \$	_____
*Delinquent Penalty \$	_____
Subtotal \$	0.00
*State Technology Fee \$	5.00
*Affidavit Processing Fee \$	5.00
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>Tiffany Rogers</u>	Signature of Grantee or Grantee's Agent <u>Kenneth David Verley, as Trustee of the KENNETH DAVID VERLEY REVOCABLE LIVING TRUST</u>
Name (print) <u>Tiffany Rogers, City of Asotin Clerk/Treasurer</u>	Name (print) <u>Kenneth David Verley as Trustee of the KENNETH DAVID VERLEY REVOCABLE LIVING TRUST</u>
Date & city of signing: <u>City of Asotin 2/24/2016</u>	Date & city of signing: <u>2/24/16, Superior, MT 59872</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 hundred dollars (\$5,000.00), or by both imprisonment and fine (RCW 9A.20.020 (1C)).

After Recording Mail To:

Name: City of Asotin
Address: PO Box 517
City, State Zip: Asotin WA 99402

Statutory Warranty Deed

THE GRANTOR: The City of Asotin
for and in consideration of \$46,000.00
in hand paid, conveys, and warrants to Kenneth David Verley, as Trustee of the KENNETH DAVID VERLEY REVOCABLE LIVING TRUST; and Kathryn F. Verley, as Trustee of the KATHRYN F. VERLEY REVOCABLE LIVING TRUST.

the following described real estate, situated in the City of Asotin, County of Asotin, State of Washington together with all after acquired title of the grantees therein:

City of Asotin:

That part of Lot 18 of Assessors Tax Plat No. 1 to the City of Asotin, Asotin County, Washington, more particularly described as follows: Beginning at the Northeast corner of said Lot 18, said point being on the West right-of-way line of Cleveland Street; thence S.6°59'W. along said right-of-way line a distance of 148.93 feet; thence N.86°48'W., 119.09 feet to a point on the West line of said Lot 18; thence N.6°38'E. along said West line a distance of 156.79 feet to the Northwest corner of said Lot 18; thence S.83°01'E. along the North line of said Lot 18 a distance of 119.80 feet to the place of beginning.

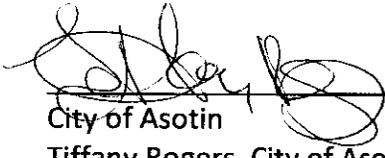
SUBJECT to an utility easement over and across that part of the above described tract more particularly described as follows: Commencing at the Northeast corner of said Lot 18, said point being on the West right-of-way line of Cleveland Street; thence S.6°59'W. along said right-of-way line a distance of 76.51 feet to the true place of beginning; thence continue S.6°59'W. along said right-of-way line a distance of 72.42 feet; thence N.86°48'W., 119.09 feet to a point on the West line of said Lot 18; thence N.6°38'E. along said West line a distance of 42.92 feet to a point of curve; thence deflect right and continue around a curve to the right with a radius of 100.00 feet for a distance of 134.80 feet (chord bears N.79°34'14"E., 124.82 feet) to the true place of beginning.

Excludes the Well House, the ground the Well House sits on and any access road to the Well House also included is egress, ingress and regress to enter, leave and return to city owned property. There are no gas, electric, water or sewer connections to this property. Conditions of Sale, the City of Asotin is required by the Department of Ecology and Department of Health to reserve a 100 foot setback from the well head to any buildings. This setback does not include property lines and minor structures (i.e. fences, portable sheds, etc)

Subject to: Current Year Taxes, conditions, restrictions, reservations, easements, rights and rights of way, apparent or of record.

Tax Parcel Number: 1-044-00-018-0001
Address: 418 Cleveland Street, Asotin WA 99402

49125


City of Asotin
Tiffany Rogers, City of Asotin Clerk/Treasurer

Dated Feb 24, 2016

STATE OF WASHINGTON
COUNTY OF ASOTIN

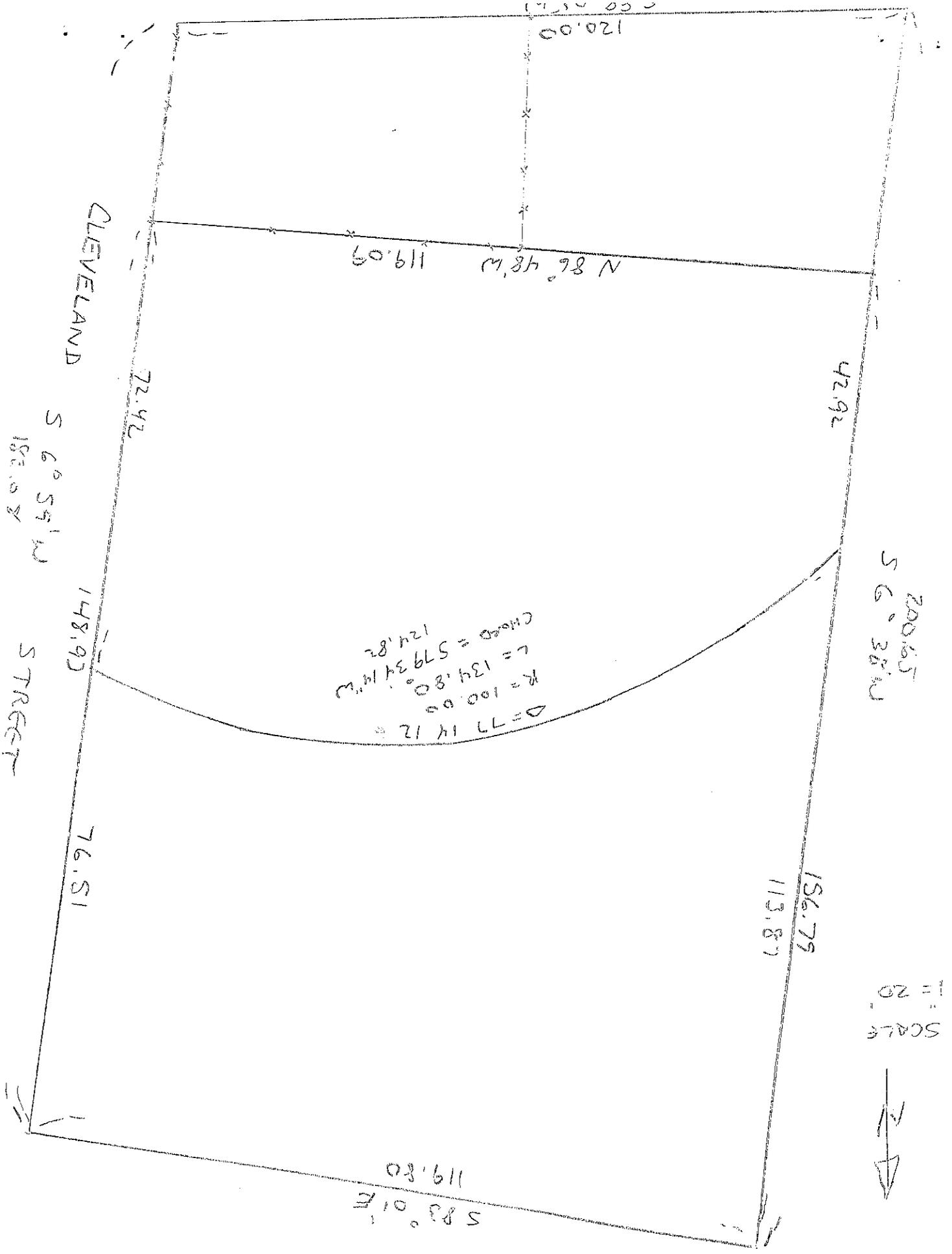
ss.

I certify that I know or have satisfactory evidence that **The City of Asotin, Tiffany Rogers, City of Asotin Clerk/Treasurer** is the person who appeared before me, and said person acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Given under my hand and official seal this 24th day of Feb., 2016



Notary Public in and for the State of Washington
Residing at 977 Clarkston, WA 99403
My appointment expires 10/10/18



52167

LOT 18 ASSESSORS
TRK PLAT NO 1

SCALE
1" = 20'



$\Delta = 77.14$
 $R = 100.00$
 $L = 134.18$
 CHORD = 579.34
 124.82

200.65
 $S 6^{\circ} 30' W$

CLEVELAND

$S 6^{\circ} 54' W$
 182.08

STREET

$N 86^{\circ} 48' W$
 119.09

72.42

148.92

76.51

156.79
 113.87

120.00