

REAL ESTATE EXCISE TAX AFFIDAVIT
CHAPTER 82.45 RCW - CHAPTER 458-61A WAC

This form is your receipt when stamped by cashier.

PLEASE TYPE OR PRINT

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>Chance L. Paxton</u>	BUYER GRANTEE	2 Name <u>Debby L. Flynn</u>
	Mailing Address <u>1230 13th St</u>		<u>Carl T. Flynn</u>
	City/State/Zip <u>Clarkston, WA 99403</u>		Mailing Address <u>1230 13th St Po Box 633</u>
	Phone No. (including area code)		City/State/Zip <u>Clarkston WA 99403 Asotin, WA 99402</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	List assessed value(s)
Name <u>Debby L. Flynn Carl T. Flynn</u>	10042500100100000 <input type="checkbox"/>	73,100.00
Mailing Address <u>1230 13th St PO BOX 633</u>	10042500100020000 <input type="checkbox"/>	16,900.00
City/State/Zip <u>Clarkston WA 99403 Asotin, WA 99402</u>	1004250010000000800 <input type="checkbox"/>	5,000.00
Phone No. (including area code)	10042500100220000 <input type="checkbox"/>	5,000.00

4 Street address of property: 1230 13th St - Clarkston, WA 99403

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

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)?	<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	<u>Warranty Deed (WD)</u>	
Date of Document	<u>04/07/16</u>	
Gross Selling Price \$	<u>126,616.44</u>	
*Personal Property (deduct) \$	<u>0.00</u>	
Exemption Claimed (deduct) \$	<u>0.00</u>	
Taxable Selling Price \$	<u>126,616.44</u>	
Excise Tax : State \$	<u>1,620.69</u>	
Local \$	<u>316.54</u>	
*Delinquent Interest: State \$	<u>0.00</u>	
Local \$	<u>0.00</u>	
*Delinquent Penalty \$	<u>0.00</u>	
Subtotal \$	<u>1,937.23</u>	
*State Technology Fee \$	<u>5.00</u>	<u>5.00</u>
*Affidavit Processing Fee \$	<u>0.00</u>	
Total Due \$	<u>1,942.23</u>	

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>Chance L. Paxton</u>	Signature of Grantee or Grantee's Agent <u>Debby L. Flynn</u>
Name (print) <u>Chance L. Paxton</u>	Name (print) <u>Debby L. Flynn</u>
Date & city of signing: <u>4/7/2016 - Clarkston, WA</u>	Date & city of signing: <u>4/7/2016 - 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)).

EXHIBIT "A"

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Parcel I:

A part of Lot 1 of Block "JJ" of Vineland, according to the recorded plat thereof, filed in Book A of Plats at Page 14, Asotin County, Washington, more particularly described as follows: Beginning at the Southeast corner of the North one acre of the South half of the North half (S1/2N1/2) of said Lot 1 of Block "JJ" of Vineland, being the point on the West line of 13th Street; thence North 55 feet along the West line of 13th Street; thence West 140 feet; thence South 55 feet; thence East 140 feet to the place of beginning.

Parcel II:

That part of the North 1 acre of the South half of the North half of Lot 1, Block "JJ" of Vineland, according to the recorded plat thereof, filed Book A of Plats at Page 14, Asotin County, Washington, described as follows:

Commencing at the intersection of the center lines of Libby and 13th Streets in Vineland; thence South along the center line of 13th Street a distance of 330 feet to a point, which is on the East boundary line of Lot 1 of Block "JJ" of Vineland; thence deflect right 90° a distance of 330 feet to the West line of said Lot 1; thence deflect left 90° a distance of 77 feet along said West line of Lot 1 to the true point of beginning; thence deflect left 90° a distance of 160 feet to a point; thence deflect right 90° a distance of 55 feet to a point; thence deflect right 90° a distance of 160 feet to a point on the West line of said Lot 1; thence deflect right 90° a distance of 55 feet to the true point of beginning.

Parcel III:

That part of Lot 1 of Block "JJ" of Vineland, according to the recorded plat thereof, filed in Book A of Plats at Page 14, Asotin County, Washington, more particularly described as follows: Commencing at the intersection of the centerlines of Libby and 13th Streets, said point being the Northeast corner of said Lot 1; thence South along the centerline of 13th Street a distance of 330.00 feet; thence West 180.00 to the true place of beginning; thence continue West 150.00 feet to a point on the West line of said Lot 1; thence South along said West line a distance of 77.00 feet; thence East 106.00 feet; thence North 44.50 feet; thence East 26.00 feet; thence North 32.50 feet; thence East 18.00 feet to the true place of beginning.

Parcel IV:

That part of Lot 1 of Block "JJ" of Vineland, according to the recorded plat thereof, filed in Book A of Plats at Page 14, Asotin County, Washington, more particularly described as follows: Commencing at the intersection of the centerlines of Libby and 13th Streets, said point being the Northeast corner of said Lot 1; thence South along the centerline of 13th Street a distance of 330.00 feet; thence West 180.00 feet to the true place of beginning; thence continue West 150.00 feet to a point on the West line of said Lot 1; thence North along said West line a distance of 75.00 feet; thence East 150.00 feet; thence South 75.00 feet to the true place of beginning.

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