Department of Revenue Washington State

PLEASE TYPE OR PRINT

REAL ESTATE EXCISE TAX AFFIDAVIT

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)

This form is your receipt when stamped by cashier.

☐ Check box if partial sale of property

If multiple owners, list percentage of ownership next to name

1 SELLER GRANTOR

Name James Moss

Dana Moss

Mailing Address P.O. Box 223

City/State/Zip Adna WA 98532

Phone No. (including area code)

2 BUYER GRANTEE

Name Michael Warwick

Ivy Lou Warwick

Mailing Address 2234 Deer Pointe Dr.

City/State/Zip Clarkston WA 99403

Phone No. (including area code)

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

Name Michael Warwick Ivy Lou Warwick

Mailing Address 2234 Deer Pointe Dr.

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)
10560007100000000	☐	34,700.00
10560007900000000	☐	22,500.00
	☐	
	☐	

4 Street address of property: Bare land - Anatone, WA 99401

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):

83 Agriculture classified under current use

enter any additional codes: 11

(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 5/19/16

(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 05/17/16

Gross Selling Price	$ 115,000.00	
*Personal Property (deduct)	$ 0.00	
Exemption Claimed (deduct)	$ 0.00	
Taxable Selling Price	$ 115,000.00	
Excise Tax : State	$ 1,472.00	
Local	$ 287.50	
*Delinquent Interest: State	$ 0.00	
Local	$ 0.00	
*Delinquent Penalty	$ 0.00	
Subtotal	$ 1,759.50	
*State Technology Fee	$ 5.00	5.00
*Affidavit Processing Fee	$ 0.00	
Total Due	$ 1,764.50	

0200

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**

Name (print) James Moss

Date & city of signing: 5/17/2016 - Clarkston, WA

Signature of **Grantee or Grantee's Agent**

Name (print) Michael Warwick

Date & city of signing: 5/18/2016 - Clarkston

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

PAID

MAY 19 2016

ASOTIN COUNTY TREASURER

49324

ATEC CK# 15486

EXHIBIT "A"

313605

PARCEL I

That part of the South half of the Northwest quarter of Section 22 of Township 8 North, Range 45 East of the Willamette Meridian, Asotin County, Washington, more particularly described as follows:

Commencing at the Northwest corner of said South half of the Northwest quarter; thence South along the West line of said South half of the Northwest quarter a distance of 600.0 feet; thence East a distance of 915.0 feet to the True Place of Beginning; thence South a distance of 712.77 feet to a point on the North right of way line of the County Road; thence North 89°28'30" East along said right of way line a distance of 243.03 feet to a point of curve; thence continue along said right of way line around a curve to the left with a radius of 2870.0 feet for a distance of 186.7 feet to a point on the centerline of Pintler Creek; thence North 0°28'20" East along said centerline a distance of 117.11 feet; thence North 24°37'42" West along said centerline a distance of 58.36 feet; thence North 46°39'38" East along said centerline a distance of 62.96 feet; thence North 22°05'20" West along said centerline a distance of 63.67 feet; thence North 2°56'50" West along said centerline a distance of 170.38 feet; thence North 27°49'30" East along said centerline a distance of 59.09 feet; thence North 5°24'45" East along said centerline a distance of 60.27 feet; thence North 58°31'15" West along said centerline a distance of 235.66 feet; thence South 33°24'45" West along said centerline a distance of 59.04 feet; thence North 37°36'15" West along said centerline a distance of 93.67 feet; thence West a distance of 161.89 feet to the True Place of Beginning. EXCEPTING THEREFROM that part of the South Half of the Northwest Quarter and the Southwest Quarter of the Northeast Quarter of Section 22, Township 8 North, Range 45 East of the Willamette Meridian, Asotin County, Washington, described as follows: Beginning at the Northeast corner of said South Half of the Northwest Quarter; thence South along the East line of said Northwest Quarter a distance of 418.43 feet; thence South 49°02'30" East 493.13 feet; thence South 82°04'32" West 1179.39 feet; thence South 7°55'30" East 331.66 feet to the North right of way line of the County Road; thence South 82°04'30" West along said North right of way, 366.08 feet; thence along a curve to the right, having a radius of 2,870.00 feet and a delta of 3°40'22", a distance of 183.97 feet; thence North 0°28'20" East 117.11 feet; thence North 24°37'42" West 58.36 feet; thence North 46°39'38" East 62.96 feet; thence North 22°05'20" West 63.67 feet; thence North 2°56'50" West 170.37 feet; thence North 27°49'30" East 59.09 feet; thence North 5°24'45" East 60.27 feet; thence North 72°27'47" West 244.87 feet; thence North 38°08'25" East 175.00 feet, more or less to a point which bears South 69°00'00"West from the Point of Beginning; thence North 69°00'00" East 1497.32 feet more or less to the point of beginning.

PARCEL II

That part of the Southwest quarter of the Northwest quarter of Section 22 of Township 8 North, Range 45 East of the Willamette Meridian, Asotin County, Washington more particularly described as follows: Commencing at the Northwest corner of said Southwest quarter of the Northwest quarter, thence East along the North line of said Southwest quarter of the Northwest quarter a distance of 726.0 feet to the true place of beginning; thence continue East a distance of 377.0 feet, thence South 2°29'30" West a distance of 600.57 feet, thence West a distance of 350.89 feet, thence North a distance of 600.0 feet to the true place of beginning.

49324