

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 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 <u>CAROLYN MCCABE</u>	2 BUYER GRANTEE	Name <u>BSMAKK LLC</u>
	Mailing Address <u>1330 10TH ST</u>		Mailing Address <u>1330 10TH ST</u>
	City/State/Zip <u>CLARKSTON WA 99403</u>		City/State/Zip <u>CLARKSTON WA 99403</u>
	Phone No. (including area code) <u>(509) 758-6281</u>		Phone No. (including area code) <u>(509) 758-6281</u>
3 Send all property tax correspondence to: <input type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers – check box if personal property	
Name _____		1-069-00-008-0000-0000 <input type="checkbox"/>	
Mailing Address _____		_____ <input type="checkbox"/>	
City/State/Zip _____		_____ <input type="checkbox"/>	
Phone No. (including area code) _____		_____ <input type="checkbox"/>	
		List assessed value(s)	
		\$150,500	

4 Street address of property: 1420 5TH ST CLARKSTON

This property is located in 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.

Legal description of property (if more space is needed, you may attach a separate sheet to each page of the affidavit)

SEE EXHIBIT A, ATTACHED

5 Select Land Use Code(s):

11 - Household, single family units

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)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

6

	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) 458-61A-211-2(a)

Reason for exemption TRANSFER TO LLC

Type of Document WARRANTY DEED

Date of Document 5-19-16

Gross Selling Price \$	_____
*Personal Property (deduct) \$	_____
Exemption Claimed (deduct) \$	_____
Taxable Selling Price \$	0.00
Excise Tax : State \$	0.00
<u>0.0025</u> Local \$	0.00
*Delinquent Interest: State \$	_____
Local \$	_____
*Delinquent Penalty \$	_____
Subtotal \$	0.00
*State Technology Fee \$	5.00
*Affidavit Processing Fee \$	_____
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>[Signature]</u>	Signature of Grantee or Grantee's Agent <u>[Signature]</u>
Name (print) <u>CAROLYN MCCABE TINA HART Agent</u>	Name (print) <u>CAROLYN MCCABE</u>
Date & city of signing: <u>6/26/16 - SPOKANE</u>	Date & city of signing: <u>Clarkston 5-19-16</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) or by both imprisonment and fine (RCW 9A.20.021 (1)(C)).

EXHIBIT A

1420 5th St, Clarkston

Lots 6 and 8 of Chamberlain's Addition, EXCEPT the West 22.0 feet of the North 83.0 feet and the West 5.0 feet of the South 10.45 feet of the West 22.0 feet of the North 93.45 feet of said Lot 6, ALSO all of Lot 4 EXCEPT the North 93.45 feet thereof. This being part of Chamberlain's Addition to Clarkston, according to plat recorded in Book C of Plats, at Page 37 in the Official Records of Asotin County, Washington.

EXCEPTING THEREFROM that part of Lots 4 and 6 of Chamberlain's Addition to Clarkston, according to plat recorded in Book C of Plats, at Page 37 in the Official Records of Asotin County, Washington, described as follows: Beginning at the Southwest corner of said Lot 4, said point being on the North right of way line of South 6th Avenue; thence South 56°14' East along said right of way line a distance of 34.35 feet; thence North a distance of 24.84 feet to a point of curve; thence deflect right 90°00' and continue around a curve to the left with a radius of 31.53 feet for a distance of 31.37 feet; thence North a distance of 0.84 feet; thence West a distance of 55.00 feet; thence South a distance of 20.95 feet to the Place of Beginning.

SUBJECT TO easements, reservations, restrictions, covenants and conditions of record, if any.

APN: 1-069-00-008-0000-0000