

REAL ESTATE EXCISE TAX AFFIDAVIT

This form is your receipt when stamped by cashier.

PLEASE TYPE OR PRINT

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)

Check box if partial sale of property

If multiple owners, list percentage of ownership next to name.

SELLER GRANTOR	1 Name <u>Linda Lam</u>	BUYER GRANTEE	2 Name <u>Huong Thi Nguyen and Nao Quoc Vuong Nguyen</u>
	Mailing Address <u>P.O. Box 268</u>		Mailing Address <u>906 Winnifred Street</u>
	City/State/Zip <u>Clarkston, WA 99403</u>		City/State/Zip <u>Tacoma, WA 98465-2435</u>
	Phone No. (including area code) <u>(509) 330-6652</u>		Phone No. (including area code) _____

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>1-001-19-025-0001-0000</u> <input type="checkbox"/>	<u>\$165,500</u>
Mailing Address _____	<u>1-001-19-029-0000-0000</u> <input type="checkbox"/>	<u>\$52,100</u>
City/State/Zip _____	<u>4-000-00-000-1200-0000</u> <input type="checkbox"/>	<u>\$10,919</u>
Phone No. (including area code) _____	_____ <input type="checkbox"/>	_____

4 Street address of property: 701 6th Street

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)

Please see the attached Exhibit A.

5 Select Land Use Code(s):

58 - Retail trade - eating and drinking (restaurants, bars)

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 NO

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Is this property designated as forest land per chapter 84.33 RCW? YES NO

Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW? YES NO

Is this property receiving special valuation as historical property per chapter 84.26 RCW? YES NO

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

Date of Document _____

Gross Selling Price \$	450,000.00
*Personal Property (deduct) \$	6,000.00
Exemption Claimed (deduct) \$	0.00
Taxable Selling Price \$	444,000.00
Excise Tax : State \$	5,683.20
<u>0.0025</u> Local \$	1,110.00
*Delinquent Interest: State \$	_____
Local \$	_____
*Delinquent Penalty \$	_____
Subtotal \$	6,793.20
*State Technology Fee \$	5.00
*Affidavit Processing Fee \$	0.00
Total Due \$	6,798.20

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>Linda Lam</u>	Signature of Grantee or Grantee's Agent <u>Huong Thi Nguyen</u>
Name (print) <u>Linda Lam</u>	Name (print) <u>Huong Thi Nguyen</u>
Date & city of signing: <u>7/28/16 Clarkston</u>	Date & city of signing: <u>7-27-16 Clarkston</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:

All of Lots 23, 24 and 25 in Block 19 of Clarkston according to the official plat thereof, filed in Book B of Plats at Page(s) 3, records of Asotin County, Washington, EXCEPT the following described parcel: Beginning at the Northwest corner of Lot 23; thence East along the South bounds of Maple Street for a distance of 30 feet; thence South $18^{\circ}27'$ West for a distance of 79.06 feet; thence West along the South line of Lot 25 for a distance of 4.98 feet; thence North along the East bounds of 6th Street for a distance of 75 feet to the place of beginning. TOGETHER WITH the South half of that portion of Maple Street vacated by City Ordinance No. 777, recorded December 20, 1976 as Instrument No. 130772, which attached by operation of law.

PARCEL II:

All of Lots 26, 27, 28 and 29 in Block 19 of Clarkston according to the official plat thereof, filed in Book B of Plats at Page(s) 3, records of Asotin County, Washington, EXCEPT the following described parcel: Beginning at the Northwest corner of Lot 26; thence East along the North bounds of said Lot 26 for a distance of 4.98 feet; thence South $18^{\circ}27'$ West for a distance of 15.73 feet to the West bounds of said Lot 26; thence North along the East bounds of 6th Street for a distance of 14.92 feet to the place of beginning.

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