

**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) Name: Ronald D. McGuire and Teresa L. McGuire, Trustees, or any

Check box if partial sale of property

SELLER GRANTOR	1 Name <u>Ronald D. McGuire and Teresa L. McGuire</u>	BUYER GRANTEE	2 Revocable Living Trust dated July 27, 2016 and any amendments thereto.
	Husband and Wife		
	Mailing Address <u>901 22nd Ave.</u>		Mailing Address: <u>901 22nd Ave., Clarkston, WA 99403</u>
	City/State/Zip <u>Clarkston, WA 99403</u>		Phone Number: <u>509-751-9823</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	
Name _____		1-004-05-007-0009-0000 <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)	
		<del>47,000</del> <u>35,290.00</u>	

4 Street address of property: 901 22nd Ave., Clarkston, WA 99403

This property is located in Asotin County

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):  
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"/>

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	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.

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-G  
Reason for exemption Transfer into a Revocable Living Trust

Type of Document Warranty Deed

Date of Document 7/27/16

Gross Selling Price \$	_____
*Personal Property (deduct) \$	_____
Exemption Claimed (deduct) \$	_____
Taxable Selling Price \$	<u>0.00</u>
Excise Tax : State \$	<u>0.00</u>
<input type="text" value="0.0025"/> Local \$	<u>0.00</u>
*Delinquent Interest: State \$	_____
Local \$	_____
*Delinquent Penalty \$	_____
Subtotal \$	<u>0.00</u>
*State Technology Fee \$	<u>5.00</u>
*Affidavit Processing Fee \$	<u>5.00</u>
Total Due \$	<u>10.00</u>

**(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

\_\_\_\_\_  
DATE

DEPUTY ASSESSOR

**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 Ronald D. McGuire Signature of Grantee or Grantee's Agent Teresa L. McGuire

Name (print) Ronald D. McGuire Name (print) Teresa L. McGuire

Date & city of signing: \_\_\_\_\_ Date & city of signing: \_\_\_\_\_

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, or both imprisonment and fine (RCW 9A.20.020 (1C)).

**EXHIBIT A**

**Parcel I:** That part of Lots 6 and 7 in Block "L" of Vineland, according to the official plat thereof, filed in Book A of Plats at page 27, Official Records of Asotin County, Washington, more particularly described as follows: Beginning at the Northwest corner of said Lot 6, said point being on the centerline of 22<sup>nd</sup> Avenue; thence South 16°15' West along the West line of said Lot 6 a distance of 222.4 feet; thence South 74°10' East a distance of 541.28 feet; thence North 15°50' East a distance of 227.57 feet to a point on the centerline of 22<sup>nd</sup> Avenue; thence North 88°40' West along said centerline a distance of 386.0 feet; thence North 45°25' West along said centerline a distance of 189.3 feet to the True Place of Beginning.

**Parcel II:** TOGETHER WITH an easement for ingress, egress and utilities over and across an existing access road and an extension of said road to the Easterly property line of the above described tract. Said road exists along the Northerly boundary of the East 454 feet more or less of Lot 7 of Block "L" of Vineland.

**TAX PARCEL NUMBER: 1-004-05-007-0009-0000**

**SUBJECT TO** rights of the public in and to that portion falling within roads and rights of way.

**SUBJECT TO** terms, provisions, covenants, conditions, definitions, options, obligations and restrictions contained in a document for purposes of utilities, recorded January 14, 1907 in Book P of Deeds, page 149, of Official Records.

**SUBJECT TO** an easement granted to Lewiston Water and Power Company for public utilities, recorded January 14, 1907 in Book P of Deeds, page 149 of Official Records.

**SUBJECT TO** easements, reservations, notes and/or dedications as shown on the official plat of Block "L" of Vineland.

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