Department of Revenue
Washington State

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: Jerry W. Cox
Donna K. Cox
Mailing Address: 3965 W. Harbor Point Dr.
City/State/Zip: Meridian ID 83646
Phone No. (including area code):

2 BUYER GRANTEE

Name: Shauna Mosgrove
Moss Creek, LLC
Mailing Address: 1644 Plaza Way #414
City/State/Zip: Walla Walla WA 99362
Phone No. (including area code):

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

Name: Shauna Mosgrove Moss Creek, LLC
Mailing Address: 1644 Plaza Way #414
City/State/Zip: Walla Walla WA 99362
Phone No. (including area code):

List all real and personal property tax parcel account numbers – check box if personal property		List assessed value(s)
11320006000000000	☐	1,304,200.00
11320006100000000	☐	818,300.00
	☐	
	☐	

4 Street address of property: 200 and 180 Fair 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):
59 Other Retail Trade-Tenant Occupied, Comm

enter any additional codes: 69

(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)?	☐	☒

6

	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

(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: 09/01/16

Gross Selling Price	$ 2,975,000.00	
*Personal Property (deduct)	$ 0.00	
Exemption Claimed (deduct)	$ 0.00	
Taxable Selling Price	$ 2,975,000.00	
Excise Tax : State	$ 38,080.00	
Local	$ 7,437.50	
*Delinquent Interest: State	$ 0.00	
Local	$ 0.00	
*Delinquent Penalty	$ 0.00	
Subtotal	$ 45,517.50	
*State Technology Fee	$ 5.00	5.00
*Affidavit Processing Fee	$ 0.00	
Total Due	$ 45,522.50	

0202

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): Jerry W. Cox
Date & city of signing: 9/1/2016 - Clarkston, WA

Signature of **Grantee or Grantee's Agent**
Name (print): Shauna Mosgrove
Date & city of signing: * 9-8-2016 - Clarkston, WA

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

ATEC CK#16509

PAID
SEP 08 2016
ASOTIN COUNTY TREASURER

49636

EXHIBIT "A"

326560

PARCEL I:

A tract of land located in the Northeast Quarter of Section 21, Township 11 North, Range 46 East Willamette Meridian, Asotin County, Washington, more particularly described as follows: Commencing at the intersection of Third Street and Fair Street; thence North 87°25'07" East a distance of 49.69 feet along the centerline of Fair Street; thence North 02°34'53" West a distance of 30.00 feet to a point on the North right of way line of Fair Street and the TRUE POINT OF BEGINNING; thence North 02°34'53" West a distance of 302.71 feet; thence North 87°25'07" East a distance of 68.24 feet; thence South 29°35'17" East distance of 339.83 feet to the North right of way line of Fair Street; thence South 87°25'07" West a distance of 222.52 feet along the North right way line of Fair Street to the TRUE POINT OF BEGINNING, said land being a portion of Record of Survey recorded March 18, 2003 as Instrument No. 266371

PARCEL II:

A tract of land located in the Northeast Quarter of Section 21, Township 11 North, Range 46 East Willamette Meridian, Asotin County, Washington, more particularly described as follows: Commencing at the intersection of Third Street and Fair Street; thence North 87°25'07" East a distance of 49.69 feet along the centerline of Fair Street; thence North 02°34'53" West a distance of 332.71 feet to the TRUE POINT OF BEGINNING; thence North 02°34'53" West a distance of 318.74 feet; thence South 38°22'56" East distance of 255.67 feet; thence South 38°21'38" East a distance of 437.05 feet; thence South 02°35'42" East a distance of 59.52 feet to the North right of way line of Fair Street; thence South 87°25'07" West a distance of 182.58 feet along the North right of way line of Fair Street; thence North 29°35'17" West a distance of 339.83 feet; thence South 87°25'07" West a distance of 68.24 feet to the TRUE POINT OF BEGINNING, said land being a portion of Record of Survey recorded March 18, 2003 as Instrument No. 266371

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