Department of Revenue Washington State

PLEASE TYPE OR PRINT

REAL ESTATE EXCISE TAX AFFIDAVIT

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 Terry L. Larsen, a single person

Mailing Address P. O. Box 38

City/State/Zip Anatone, WA 99401

Phone No. (including area code)

2 BUYER GRANTEE

Name Betty L. Larsen, Trustee of The Larsen 1999 Revocable Trust

Mailing Address P. O. Box 96

City/State/Zip Anatone, WA 99401

Phone No. (including area code)

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

Name Terry L. Larsen

Mailing Address P. O. Box 38

City/State/Zip Anatone, WA 99401

Phone No. (including area code)

List all real and personal property tax parcel account numbers – check box if personal property		List assessed value(s)
1-056-00-016-0000	☐	171000
	☐	
	☐	
	☐	

4 Street address of property: unknown

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 Exhibit A attached hereto

5 Select Land Use Code(s):

Select Land Use Codes

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)?	☐	☒

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.

Gail Dillard 9/13/16

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

Betty L. Larsen

PRINT NAME

Betty L. Larsen, Trustee

7 List all personal property (tangible and intangible) included in selling price.

None

If claiming an exemption, list WAC number and reason for exemption:

WAC No. (Section/Subsection) 458-61A-201(1)

Reason for exemption

Gift to Mother

Type of Document Limited Warranty Deed

Date of Document 7/29/16

Gross Selling Price $	0.00
*Personal Property (deduct) $	
Exemption Claimed (deduct) $	
Taxable Selling Price $	0.00
Excise Tax : State $	0.00
0.0025 Local $	0.00
*Delinquent Interest: State $	
Local $	
*Delinquent Penalty $	
Subtotal $	0.00
*State Technology Fee $	5.00
*Affidavit Processing Fee $	
Total Due $	10.00

D200

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** Terry L Larsen

Name (print) Terry L. Larsen

Date & city of signing: 7-29-2016

Signature of **Grantee or Grantee's Agent** Betty L Larsen

Name (print) Betty L. Larsen, Trustee

Date & city of signing: 7/29/16 Lewiston ID

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 (01/04/16)

THIS SPACE - TREASURER'S USE ONLY

COUNTY TREASURER

PAID

SEP 13 2016

ASOTIN COUNTY TREASURER

Creason, Moore, Dokken & Geidl

Ck #11319 (Va)

49651

49651

EXHIBIT A

Real property located in the County of Asotin, State of Washington, to-wit:

That part of the Southwest Quarter of the Southeast Quarter (SW¼SE¼) and the Northwest Quarter of the Southeast Quarter (NE¼SE¼) of Section 10, Township 7 North, Range 45, East of the Willamette Meridian, Asotin County, Washington, more particularly described as follows:

Commencing at the Southeast corner of said SW¼SE¼; thence North along the East boundary line of said SW¼SE¼ 990.0 feet to the true place of beginning; thence West, 581.40 feet; then North 7°05'37" East, 332.11 feet to a point of curve; thence around a curve to the left with a radius of 200.0 feet, 66.32 feet; thence North 11°54'23" West, 239.80 feet to a point of curve; thence around a curve to the left with a radius of 200.00 feet, 66.38 feet; thence North 30°55'23" West, 154.34 feet to a point on the centerline of Primary State Highway No. 3; thence Northeasterly along said centerline, 1045 feet more or less to its intersection with the East boundary line of the W½SE¼ of said Section 10; thence South along said boundary line to the true place of beginning.

EXCEPTING THEREFROM all that portion lying within the right-of-way of the State Highway and RESERVING therefrom the Westerly 25 feet for road purposes.

SUBJECT TO:

- Retained Life Estate in Terry L. Larsen.

ASSESSOR'S PARCEL # 1-056-00-016-0000

Creason, Moore, Dokken & Geidl, PLLC
P.O. Drawer 835, Lewiston ID 83501
(208)743-1516; Fax(208)746-2231

49651

State of Washington
Department of Revenue
Miscellaneous Tax Section
PO Box 47477
Olympia WA 98504-7477

REAL ESTATE EXCISE TAX SUPPLEMENTAL STATEMENT

(WAC 458-61A-304)

This form must be submitted with the Real Estate Excise Tax Affidavit (FORM REV 84 0001A for deeded transfers and Form REV 84 0001B for controlling interest transfers) for claims of tax exemption as provided below. Completion of this form is required for the types of real property transfers listed in numbers 1-3 below. Only the first page of this form needs original signatures.

AUDIT: Information you provide on this form is subject to audit by the Department of Revenue. **In the event of an audit, it is the taxpayers' responsibility to provide documentation to support the selling price or any exemption claimed.** This documentation must be maintained for a minimum of four years from date of sale. (RCW 82.45.100) Failure to provide supporting documentation when requested may result in the assessment of tax, penalties, and interest. Any filing that is determined to be fraudulent will carry a 50% evasion penalty in addition to any other accrued penalties or interest when the tax is assessed.

PERJURY: Perjury is a class C felony which is punishable by imprisonment in a 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)).

The persons signing below do hereby declare under penalty of perjury that the following is true (check appropriate statement):

1. ☐ **DATE OF SALE**: (WAC 458-61A-306(2))

I, (print name)_____certify that the_____ (type of instrument), dated _____, was delivered to me in escrow by_____ (seller's name). **NOTE:** Agent named here must sign below and indicate name of firm. The payment of the tax is considered current if it is not more than 90 days beyond the date shown on the instrument. If it is past 90 days, interest and penalties apply to the date of the instrument.
Reasons held in escrow_____

_____
Signature Firm Name

2. **GIFTS**: (WAC 458-61A-201) The gift of equity is non-taxable; however, any consideration received is not a gift and is taxable. The value exchanged or paid for equity plus the amount of debt equals the taxable amount. One of the boxes below must be checked. Both Grantor (seller) and Grantee (buyer) must sign below.
Grantor (seller) gifts equity valued at $ _____ to grantee (buyer).
NOTE: Examples of different transfer types are provided on the back. This is to assist you with correctly completing this form and paying your tax.
"Consideration" means money or anything of value, either tangible (boats, motor homes, etc) or intangible, paid or delivered, or contracted to be paid or delivered, including performance of services, in return for the transfer of real property. The term includes the amount of any lien, mortgage, contract indebtedness, or other encumbrance, given to secure the purchase price, or any part thereof, or remaining unpaid on the property at the time of sale. **"Consideration"** includes the assumption of an underlying debt on the property by the buyer at the time of transfer.

A. **Gifts with consideration**
   1. ☐ Grantor (seller) has made and will continue to make all payments after this transfer on the total debt of $_____ and has received from the grantee (buyer) $ _____ (include in this figure the value of any items received in exchange for property). Any consideration received by grantor is taxable.
   2. ☐ Grantee (buyer) will make payments on _____% of total debt of $_____ for which grantor (seller) is liable and pay grantor (seller) $_____ (include in this figure the value of any items received in exchange for property). Any consideration received by grantor is taxable.

B. **Gifts without consideration**
   1. ☒ There is no debt on the property; Grantor (seller) has not received any consideration towards equity. No tax is due.
   2. ☐ Grantor (seller) has made and will continue to make 100% of the payments on the total debt of $_____ and has not received any consideration towards equity. No tax is due.
   3. ☐ Grantee (buyer) has made and will continue to make 100% of the payments on total debt of $_____ and has not paid grantor (seller) any consideration towards equity. No tax is due.
   4. ☐ Grantor (seller) and grantee (buyer) have made and will continue to make payments from joint account on total debt before and after the transfer. Grantee (buyer) has not paid grantor (seller) any consideration towards equity. No tax is due.

Has there been or will there be a refinance of the debt? ☐ YES ☐ NO (If yes, please call (360) 534-1503 to see if this transfer is taxable). If grantor (seller) was on title as co-signor only, please see WAC 458-61A-215 for exemption requirements.
The undersigned acknowledge this transaction may be subject to audit and have read the above information regarding record-keeping requirements and evasion penalties.

Terry L Larsen	8-15-2016	Betty L. Larsen	Aug 15 2016
Grantor's Signature	Date	Grantee's Signature	Date
Terry L. Larsen		Betty L. Larsen Trustee	
Grantor's Name (print)		Grantee's Name (print)	

3. ☐ **IRS "TAX DEFERRED" EXCHANGE** (WAC 458-61A-213)

I, (print name) _____, certify that I am acting as an Exchange Facilitator in transferring real property to _____pursuant to IRC Section 1031, and in accordance with WAC 458-61A-213. **NOTE:** Exchange Facilitator must sign below.

_____
Exchange Facilitator's Signature

For tax assistance, contact your local County Treasurer/Recorder or visit http://dor.wa.gov or call (360) 534-1503. To inquire about the availability of this document in an alternate format, please call 1-800-647-7706. Teletype (TTY) users may use the Washington Relay Service by calling 711.

REV 84 0002ea (6/26/14)

COUNTY ASSESSOR

49651