Department of Revenue
Washington State

REAL ESTATE EXCISE TAX AFFIDAVIT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

PLEASE TYPE OR PRINT

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, indicate % _____ sold.** **List percentage of ownership acquired next to each name.**

1 SELLER GRANTOR

Name Lynne Coleman

Mailing Address P. O. Box 1308

City/State/Zip Lewiston ID 83501

Phone No. (including area code) (208) 799-2000

2 BUYER GRANTEE

Name Craig W. Trygstad and Lynne Coleman Living Trust, Dated October 13, 2016 (one-half interest)

Mailing Address P. O. Box 1308

City/State/Zip Lewiston ID 83501

Phone No. (including area code) (208) 799-2000

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

Name

Mailing Address

City/State/Zip

Phone No. (including area code)

List all real and personal property tax parcel account numbers – check box if personal property		List assessed value(s)
1 132 00 091 0006 0000	☑	401,600
	☐	
	☐	
	☐	

4 Street address of property: 1283 Port Drive, Clarkston WA 99403

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 hereto

5 Select Land Use Code(s):

55 - Retail trade - automotive, marine craft, aircraft, and accessories

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.

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 (2a)

Reason for exemption

Mere change in identity or form

Type of Document Quitclaim Deed

Date of Document 10-26-16

Gross Selling Price	$	0.00
*Personal Property (deduct)	$	0.00
Exemption Claimed (deduct)	$	0.00
Taxable Selling Price	$	0.00
Excise Tax : State	$	0.00
0.0025 Local	$	0.00
*Delinquent Interest: State	$	0.00
Local	$	0.00
*Delinquent Penalty	$	0.00
Subtotal	$	0.00
*State Technology Fee	$	5.00
*Affidavit Processing Fee	$	5.00 ~~10.00~~
Total Due	$	10.00 15.00

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** Lynne Coleman

Name (print) Lynne Coleman

Date & city of signing: Lewiston ID October 26, 2016

Signature of **Grantee or Grantee's Agent** Lynne Coleman

Name (print) Lynne Coleman, Trustee

Date & city of signing: Lewiston, ID October 26 2016

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 (09/14/16)

THIS SPACE - TREASURER'S USE ONLY

PAID

OCT 28 2016

ASOTIN COUNTY TREASURER

COUNTY TREASURER

49767

Cox & Wagner 5046 AS

over 5.00

EXHIBIT A

SITUATE IN THE COUNTY OF ASOTIN, STATE OF WASHINGTON, to-wit:

Situate in the County of Asotin, State of Washington, to-wit:

That part of the Northeast Quarter of the Northeast Quarter (NE1/4 NE1/4) of Section 20 and of the Northwest Quarter of the Northwest Quarter (NW1/4 NW1/4) of Section 21 of Township 11 North, Range 46 East, W.M., Asotin County, Washington, more particularly described as follows:

Commencing at the monument at the intersection of centerlines of Fair Street and 13th Street; thence North along the centerline of 13th Street a distance of 550.50 feet; thence East a distance of 30.00 feet to a point on the East right-of-way line of 13th Street, said point being the TRUE PLACE OF BEGINNING; thence North along said right-of-way line a distance of 190.50 feet; thence North 45° 00'22" East (Grid bearing is North 42° 25'44" East) along said right-of-way line a distance of 70.70 feet to a point on the South right-of-way line of Port Drive; thence South 89° 59'16" East (Grid bearing is North 87° 26'06" East) along said right-of-way line a distance of 378.00 feet; thence South 240.40 feet; thence West 428.00 feet to the TRUE PLACE OF BEGINNING.

49767