

**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>CHARLES WILLIAM LANGFORD and COLLEEN DYLAN LANGFORD</u>	BUYER GRANTEE	2 Name <u>Charles William Langford and Michael Dale Langford, Trustees of the CHARLES WILLIAM LANGFORD LIVING TRUST dtd 10-10-16</u>
	Mailing Address <u>808 Frost Ln.</u>		Mailing Address <u>808 Frost Ln.</u>
	City/State/Zip <u>Clarkston, Washington 99403</u>		City/State/Zip <u>Clarkston, Washington 99403</u>
	Phone No. (including area code) <u>(509) 758-6574</u>		Phone No. (including area code) <u>(509) 758-6574</u>

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)
<u>1262000010000</u> <input type="checkbox"/>	<u>26500</u>
<u>1262000020000</u> <input type="checkbox"/>	<u>26500</u>
_____ <input type="checkbox"/>	_____
_____ <input type="checkbox"/>	_____

4 Street address of property: \_\_\_\_\_  
This property is located in Asotin  
 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)  
That part of Lot Four (4), Block "I" of VINELAND, Asotin County, Washington, according to the recorded plat thereof, more particularly described in the attached Exhibit "A"  
Lot Five (5) of Block "I" of VINELAND, Asotin County, Washington, according to the recorded plat thereof, more particularly described in the attached Exhibit "A"

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"/>
6 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.

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-210  
Reason for exemption Transfer to an Irrevocable Living Trust

Type of Document Warranty Deed  
Date of Document 10-10-16

Gross Selling Price	\$ _____
*Personal Property (deduct)	\$ _____
Exemption Claimed (deduct)	\$ _____
Taxable Selling Price	\$ _____ 0.00
Excise Tax : State	\$ _____ 0.00
<u>0.0075</u> Local	\$ _____ 0.00
*Delinquent Interest: State	\$ _____
Local	\$ _____
*Delinquent Penalty	\$ _____
Subtotal	\$ _____ 0.00
*State Technology Fee	\$ _____ 5.00
*Affidavit Processing Fee	\$ _____
Total Due	\$ _____ 10.00

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>Colleen Dylan Langford</u>	Signature of Grantee or Grantee's Agent <u>Charles Langford</u>
Name (print) <u>COLLEEN DYLAN LANGFORD</u>	Name (print) <u>CHARLES WILLIAM LANGFORD, Trustee</u>
Date & city of signing: <u>Clarkston, Washington 10-10-16</u>	Date & city of signing: <u>Clarkston, Washington 10-10-16</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"

## Parcel 1:

That part of Lot Four (4), Block "I" of Vineland, Asotin County, Washington, according to the recorded plat thereof, more particularly described as follows: Commencing at the Northeast corner of said Lot 4, said point being on the centerline of the County Road; thence Southerly along the Easterly line of said Lot 4 a distance of 160 feet to the True Place of Beginning; thence continue along the Easterly line of said Lot 4 a distance of 198.14 feet to the Southeast corner thereof; thence Southwesterly along the southerly line of said Lot 4 a distance of 60 feet; thence deflect right  $87^{\circ}48'$  a distance of 195.83 feet; thence Easterly to the True Place of Beginning.

## Parcel 2:

Lot Five (5), Block "I" of Vineland, Asotin County, Washington, according to the recorded plat thereof, EXCEPTING THEREFROM that part of Lot Five (5), Block "I" of Vineland, Asotin County, Washington, according to the recorded plat in Book "A" of Plats, page 43, in Asotin County, Washington, more particularly described as follows: Beginning at the Northwest corner of said Lot 5, being a point on the platted centerline of Ashley Drive, thence South  $62^{\circ}16'$  East along the North line of said Lot 5 a distance of 600.00 feet to the Northeast corner of said Lot 5; thence South  $20^{\circ}46'$  West along the East line of said Lot 5 a distance of 59.34 feet; thence North  $60^{\circ}43'$  West a distance of 82.83 feet to a point of curve; thence around a curve to the left with a radius of 2779.79 feet a distance of 371.96 feet to a point of tangent; thence North  $68^{\circ}23'$  West a distance of 37.84 feet; thence South  $75^{\circ}17'$  West a distance of 34.15 feet to a point on the centerline of said Ashley Drive; thence North  $14^{\circ}43'$  West along said centerline a distance of 133.68 feet to the Point of Beginning.

RESERVING AND EXCEPTING THEREFROM, however, unto the Grantor, ANNA C. HAYNES, and her son, CLARENCE DALE HAYNES, a life estate in the above described premises whereby ANNA C. HAYNES and CLARENCE DALE HAYNES shall have the right, during the remainder of their lives, to live thereon without the obligation to pay taxes or insurance premiums, this obligation being assumed by the grantees. Further, grantees shall maintain the residence located on the above described premises in a liveable condition. Other than reserving the right to live in the residence, it is the intention of the grantor that grantees shall have the right to share possession of the above described property with the life tenants.