

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)

Check box if partial sale of property

If multiple owners, list percentage of ownership next to name.

1 SELLER GRANTOR	Name <u>Federal National Mortgage Association AKA FANNIE MAE</u>	2 BUYER GRANTEE	Name <u>TODD F. JOHNSON, AN UNMARRIED MAN</u>
	Mailing Address <u>14221 Dallas Parkway #1000</u>		Mailing Address <u>4403 TUSAYAN COURT</u>
	City/State/Zip <u>Dallas, TX, 75254</u>		City/State/Zip <u>PASCO, WA 99301</u>
	Phone No. (including area code) <u>(972) 773-7408</u>		Phone No. (including area code)
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 _____		List assessed value(s)	
Mailing Address _____		1-049-00-100-0010-0000 <input checked="" type="checkbox"/> 110,000.00	
City/State/Zip _____		1-049-00-100-0000-0000 <input type="checkbox"/> 2,000.00	
Phone No. (including area code) _____		_____ <input type="checkbox"/>	
_____ <input type="checkbox"/>		_____ <input type="checkbox"/>	

4 Street address of property: 30794 Snake River Road, Asotin, WA 99402

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 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"/>

	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.

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.

None

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

WAC No. (Section/Subsection) WAC 458-61A-205-2

Reason for exemption Government Entity

Type of Document Bargain and Sale Deed

Date of Document 11/28/16

Gross Selling Price \$	110,000.00
*Personal Property (deduct) \$	
Exemption Claimed (deduct) \$	110,000.00
Taxable Selling Price \$	0.00
Excise Tax : State \$	0.00
<u>0.0025</u> Local \$	0.00
*Delinquent Interest: State \$	
Local \$	
*Delinquent Penalty \$	
Subtotal \$	0.00
*State Technology Fee \$	5.00
*Affidavit Processing Fee \$	0.00
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></u>	Signature of Grantee or Grantee's Agent <u></u>
Name (print) <u>NIKISHA DUNCAN</u>	Name (print) <u>NIKISHA DUNCAN</u>
Date & city of signing: <u>11/28/2016 Riverside, CA</u>	Date & city of signing: <u>11/28/2016 Riverside, CA</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)).

ATEC - 00054
AS
NOV 29 2016
ASOTIN COUNTY TREASURER
49866

Customer Reference No.
File No. 337000
Underwriter: Chicago Title Insurance Company

4. The Land referred to in this Commitment is described as follows:

PARCEL I:

That part of Government Lot 5 of Section 32 of Township 8 North, Range 47 East of the Willamette Meridian, Asotin County, Washington, more particularly described as follows: Commencing at the Southwest corner of the Southeast Quarter of the Southeast Quarter of said Section 31 of said Township and Range; thence North along the West line of said Southeast Quarter of the Southeast Quarter, 929.42 feet; thence North $89^{\circ}46'14''$ East, 1687.39 feet to the True Place of Beginning; thence South $12^{\circ}30'37''$ East, 263.50 feet to a point on the West right-of-way line of the County Road; thence North $37^{\circ}18'38''$ East along said right-of-way 189.18 feet to a point of curve; thence continue along said right-of-way line around a curve to the left with a radius of 223.39 feet for a distance of 117.79 feet; thence South $89^{\circ}46'14''$ West, 215.00 feet to the True Place of Beginning.

PARCEL II:

That part of the Southeast Quarter of the Southeast Quarter of Section 31 and of Government Lot 5 of Section 32 of Township 8 North, Range 47 East of the Willamette Meridian, Asotin County, Washington, more particularly described as follows: Commencing at the Southwest corner of said Southeast Quarter of the Southeast Quarter; thence North along the West line of said Southeast Quarter of the Southeast Quarter, 929.42 feet; thence North $89^{\circ}46'14''$ East, 1902.39 feet to a point on the East right-of-way line of the County Road, said point being the True Place of Beginning; thence continue North $89^{\circ}46'14''$ East, 127.95 feet to a point on the ordinary high water line of the left bank of the Snake River; thence South $33^{\circ}08'08''$ West along said high water line, 409.32 feet; thence South $34^{\circ}50'38''$ West along said high water line 36.68 feet; thence South $89^{\circ}46'14''$ West, 113.96 feet to a point on the East right-of-way line of the County Road; thence North $37^{\circ}18'38''$ East along said right-of-way line 287.15 feet to a point of curve; thence continuing along said right-of-way line around a curve to the left with a radius of 283.39 feet for a distance of 157.14 feet to the True Place of Beginning.

49866