



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.

Form sections 1 and 2: Seller/Grantor and Buyer/Grantee information including names, addresses, and phone numbers.

Form sections 3 and 4: Property tax correspondence and street address information.

Form section 5: Land Use Code(s) and exemption questions.

Form section 6: Continuation and compliance notices, owner signature, and deputy assessor information.

Form section 7: Personal property included in selling price, exemption details, and tax calculation table.

Form section 8: Certification of truth and correctness, signatures of grantor and grantee agents.

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)).

Handwritten: 10.00 cash HS

Stamp: NOV 29 2016 ASOTIN WA COUNTY TREASURER

Handwritten: 49870 49870 COUNTY TREASURER

WHEN RECORDED RETURN TO:

NAME

James Holbway

ADDRESS

1215 24th Ave

CITY, STATE, ZIP

Clarksston WA 99403

QUITCLAIM DEED

THE GRANTOR(S), Deborah Holbway (Single) for and in consideration of: One Dollar and Love and affection conveys and Quitclaims to the GRANTEE(S), James Holbway 50% the following described real estate, situated in the County of Asotin State of Washington, together with all after acquired title of the Grantor(s) therein (legal description):

The East 145.0 feet of the following described property: Part of Lot 1, Block "R" of Vineland, according to the official plat thereof, filed in Book B of Plats at page 45, Official Records of Asotin County, Washington; beginning at the Northwest corner of said Lot 1 in the center of the county road; thence Southerly along the centerline of the said county road a distance of 200.0 feet; thence Easterly 254.0 feet to a point 191.0 feet from the centerline of the road running along the North line of said Lot (now known as Post Lane); thence Northerly and parallel with Asotin Road 191.0 feet to the centerline of Post Lane; thence Westerly along the centerline of Post Lane a distance of 254.0 feet to the Point of Beginning.

Subject To:

Terms, provisions, covenants, conditions, definitions, options, obligations and restrictions, contained in a Warranty Deed.

Recorded: August 23, 1905.

Book P of Deeds, Page 106 of Official Records.

An easement for the purpose shown below and rights incidental thereto as reserved in a document.

Granted to: Lewiston Water and Power Company

Purpose: right of way for the canal, lateral ditches and pipes.

Recorded: August 23, 1905.

Book P of Deeds, Page 106 of Official Records.

Rights of the public in and to that portion falling within roads and right of way.

Quitclaim Deed - Page 1 of 2

REAL ESTATE EXCISE TAX
PAID \$ 0 DATE 11/29/14
RECEIPT No. 49870
ASOTIN COUNTY TREASURER
By H. S. [Signature]
SALE PRICE 0

49870

**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 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

- 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.
- 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

- There is no debt on the property; Grantor (seller) has not received any consideration towards equity. No tax is due.
- Grantor (seller) has made and will continue to make 100% of the payments on total debt of \$ _____ and has not received any consideration towards equity. No tax is due.
- Grantee (buyer) has made and will continue to make 100% of the payments on total debt of \$ 40,000 and has not paid grantor (seller) any consideration towards equity. No tax is due.
- 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 grantor (seller) was on title as co-signor only, please see WAC 458-61A-215 for exemption requirements.

The undersigned acknowledges this transaction may be subject to audit and have read the above information regarding record-keeping requirements and evasion penalties.

Grantor's Signature

Grantee's Signature

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

49870