Department of Revenue Washington State

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: Cathlin J. Stewart

Avril J. Stewart

Mailing Address: ~~TBD~~ 2499 19th st

City/State/Zip: Clarkston WA 99403

Phone No. (including area code):

2 BUYER GRANTEE

Name: Tuyet Thi Ai Nguyen

Hieu Van Huynh

Mailing Address: ~~2601 Dove Rd.~~ 628 4th St.

City/State/Zip: Clarkston WA 99403

Phone No. (including area code):

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

Name: Tuyet Thi Ai Nguyen Hieu Van Huynh

Mailing Address: ~~TBD~~

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)
10012802800000000 ☐	114,300.00
☐	
☐	
☐	

4 Street address of property: 628 4th St. - Clarkston, WA 99403

This property is located in ☐ unincorporated Asotin County **OR** within ☒ city of 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.

See attached legal description.

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)?	☐	☒

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)

Reason for exemption

Type of Document: Statutory Warranty Deed (SWD)

Date of Document: 11/30/16

Gross Selling Price	$ 147,000.00	
*Personal Property (deduct)	$ 0.00	
Exemption Claimed (deduct)	$ 0.00	
Taxable Selling Price	$ 147,000.00	
Excise Tax : State	$ 1,881.60	
Local	$ 367.50	
*Delinquent Interest: State	$ 0.00	
Local	$ 0.00	
*Delinquent Penalty	$ 0.00	
Subtotal	$ 2,249.10	
*State Technology Fee	$ 5.00	5.00
*Affidavit Processing Fee	$ 0.00	
Total Due	$ 2,254.10	

D2C2

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**: Cathlin J. Stewart

Name (print): Cathlin J. Stewart

Date & city of signing: 11.30.2016 Clarkston

Signature of **Grantee or Grantee's Agent**:

Name (print): Tuyet Thi Ai Nguyen

Date & city of signing: 12/1/16 Clarkston

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 (6/26/14)

THIS SPACE - TREASURER'S USE ONLY

COUNTY TREASURER

ATEC CK#17919

PAID

DEC 01 2016

ASOTIN COUNTY TREASURER

49385

EXHIBIT "A"

337504

Lot 28 in Block 28 of Clarkston, according to the official plat thereof, filed in Book B of Plat(s) at Page(s) 11 of Official Records of Asotin County, Washington, AND that part of Lot 27 in Block 28 of Clarkston, according to the official plat thereof, more particularly described as follows: Beginning at the Northeast corner of said Lot 28 in Block 28 of Clarkston; thence North along the East boundary line of Lot 27 of said Block 28 a distance of 21 feet; thence West parallel to the North boundary line of said Lot 28 a distance of 78.94 feet; thence deflect left 45°00' a distance of 29.7 feet to the Northwest corner of said Lot 28; thence East along the North boundary line of said Lot 28 a distance of 99.94 feet to the Place of Beginning.

EXCEPT

That part of Lots 27 and 28 of Block 28 of Clarkston, Asotin County, Washington, more particularly described as follows: Commencing at the Southeast corner of said Lot 27, said point being on the West right-of-way line of 4th Street; thence North along said right-of-way line a distance of 21.00 feet; thence West 21.94 feet to the true place of beginning, said point being a point of curve; thence around a curve to the left with a radius of 130.00 feet for a distance of 102.10 feet; thence South 45°00' W., 9.00 feet to a point of curve; thence around a curve to the left with a radius of 30.00 feet for a distance of 13.99 feet to a point on the East right-of-way line platted alley; thence North 7.69 feet along said right-of-way line; thence N. 45°00' E., 68.67 feet along said right-of-way line; thence East 57.00 feet to the true place of beginning.

49885