

REAL ESTATE EXCISE TAX AFFIDAVIT

This form is your receipt when stamped by cashier.

PLEASE TYPE OR PRINT

CHAPTER 82.45 RCW - CHAPTER 458-01A 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>First States Investors 5200, LLC c/o KBS Capital Advisors, LLC</u>	BUYER GRANTEE	Name <u>LARRY LANGSTON</u>
	Mailing Address <u>800 Newport Center Drive, Suite 700</u>		Mailing Address <u>4039 NE Everett Court</u>
	City/State/Zip <u>Newport Beach, Ca 92660</u>		City/State/Zip <u>Camas, WA 98607</u>
	Phone No. (including area code) <u>(949) 417-6556</u>		Phone No. (including area code) <u>(509) 670-6900</u>
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 _____		1-001-20-039-0000-0000 <input type="checkbox"/>	
Mailing Address _____		_____ <input type="checkbox"/>	
City/State/Zip _____		_____ <input type="checkbox"/>	
Phone No. (including area code) _____		_____ <input type="checkbox"/>	
		List assessed value(s) <u>751400</u>	

4 Street address of property: 748 6th Street, Clarkston

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)

See attached.

5 Select Land Use Code(s):
59 - Tenant occupied, commercial properties

enter any additional codes: _____

(See back of last page for instructions)

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)?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
Is this property designated as forest land per chapter 84.33 RCW?	YES <input type="checkbox"/>	NO <input type="checkbox"/>
Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW?	YES <input type="checkbox"/>	NO <input type="checkbox"/>
Is this property receiving special valuation as historical property per chapter 84.26 RCW?	YES <input type="checkbox"/>	NO <input 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

6 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 Special Warranty Deed

Date of Document 11/30/16

Gross Selling Price \$	400,000.00
*Personal Property (deduct) \$	_____
Exemption Claimed (deduct) \$	_____
Taxable Selling Price \$	400,000.00 0.00
Excise Tax : State \$	5120.00 0.00
<u>0.0075</u> Local \$	1000.000.00
*Delinquent Interest: State \$	_____
Local \$	_____
*Delinquent Penalty \$	_____
Subtotal \$	6120.00 0.00
*State Technology Fee \$	5.00
*Affidavit Processing Fee \$	_____
Total Due \$	<u>\$6125.00.00</u>

A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX
*SEE INSTRUCTIONS

I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.

Signature of Grantor or Grantor's Agent _____
Name (print) _____
Date & city of signing: _____

Signature of Grantee or Grantee's Agent Larry W. Langston
Name (print) Larry W. Langston
Date & city of signing: 11/28/2016

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.20.021 (1)(c)).

REV 84 0001a (01/05/16)

THIS SPACE - TREASURER'S USE ONLY

COUNTY TREASURER

First American title
ck# 2314141044 \$P

DEC 13 2016

49908

ASOTIN COUNTY
TREASURER

REAL ESTATE EXCISE TAX AFFIDAVIT

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CHAPTER 82.45 RCW - CHAPTER 458-61A WAC

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1-001-20-039-0000-0000

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See attached.

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59 - Tenant occupied, commercial properties

enter any additional codes: _____

(See back of last page for instructions)

YES NO

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PRINT NAME _____

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<u>0.0075</u> Local \$	<u>1000.000.00</u>
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Local \$	_____
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*State Technology Fee \$	<u>5.00</u>
*Affidavit Processing Fee \$	_____
Total Due \$	<u>\$6125.00.00</u>

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 [Signature]

Name (print) JEFF WALDVOGEL

Date & city of signing: _____

Signature of Grantee or Grantee's Agent _____

Name (print) _____

Date & city of signing: _____

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.20.021 (1)(C)).

49908

SCHEDULE A

LEGAL DESCRIPTION

LOTS 1, 2, 3, 4, 5, 6, 7, 8, 32, 33, 34, 35, 36, 37, 38 AND 39 IN BLOCK 20 OF CLARKSTON, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED IN BOOK B OF PLATS AT PAGE(S) 25 OFFICIAL RECORDS OF ASOTIN COUNTY, WASHINGTON.

TOGETHER WITH THAT PORTION OF THE VACATED ALLEY LYING ADJACENT TO LOTS 1 TO 6 INCLUSIVE, AND LOTS 34 TO 39 INCLUSIVE IN BLOCK 20 OF CLARKSTON, ASOTIN COUNTY, WASHINGTON, AS VACATED BY ORDINANCE NO. 658, RECORDED JULY 1, 2004 AS INSTRUMENT NO. 277340, WHICH ATTACHES BY OPERATION OF LAW.

AND TOGETHER WITH THAT PORTION OF THE VACATED ALLEY LYING ADJACENT TO LOTS 7, 8, 33 AND A PORTION OF LOT 32, ALL IN BLOCK 20 OF CLARKSTON, ASOTIN COUNTY, WASHINGTON, AS VACATED BY ORDINANCE NO. 743, RECORDED JULY 1, 2004 AS INSTRUMENT NO. 277339, WHICH ATTACHES BY OPERATION OF LAW.

EXCEPTING THEREFROM THAT PART OF LOT 32 IN BLOCK 20 OF CLARKSTON MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 32 OF BLOCK 20, CLARKSTON, ASOTIN COUNTY, WASHINGTON, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE NORTH ALONG THE EAST LINE OF LOT 32 A DISTANCE OF 5 FEET TO THE TRUE PLACE OF BEGINNING; THENCE NORTH ALONG THE EAST LINE OF LOT 32 A DISTANCE OF 20 FEET TO THE NORTHEASTERLY CORNER THEREOF; THENCE WEST ALONG THE NORTH LINE OF LOT 32 A DISTANCE OF 6.77 FEET; THENCE SOUTHWESTERLY AND AROUND A CURVE TO THE RIGHT WITH A RADIUS OF 20 FEET A DISTANCE OF 14.46 FEET; THENCE WEST PARALLEL TO THE NORTH LINE OF LOT 32 AND DISTANT 5 FEET THEREFROM A DISTANCE OF 107.5 FEET MORE OR LESS TO THE WEST LINE OF SAID LOT 32; THENCE SOUTH ALONG THE WEST LINE OF LOT 32 A DISTANCE OF 15 FEET; THENCE EAST AND PARALLEL TO THE SOUTH LINE OF SAID LOT 32 AND DISTANT 5 FEET THEREFROM A DISTANCE OF 127.5 FEET TO THE TRUE PLACE OF BEGINNING.

FURTHER EXCEPTING THEREFROM THE NORTH 5 FEET OF LOT 32, BLOCK 20 OF CLARKSTON, ASOTIN COUNTY, WASHINGTON, ACCORDING TO THE RECORDED PLAT THEREOF.

APN: 1-001-20-039-0000-0000

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