

PLEASE TYPE OR PRINT

REAL ESTATE EXCISE TAX AFFIDAVIT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

This form is your receipt when stamped by cashier.

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>PENNY KEGEL</u>	2 BUYER GRANTEE	Name <u>KIMBERLY MILLAN</u>
	Mailing Address <u>PO Box 81</u>		Mailing Address <u>1931 GOLFVIEW DR</u>
	City/State/Zip <u>CLARKSTON WA 99403</u>		City/State/Zip <u>CLARKSTON WA 99403</u>
	Phone No. (including area code) <u>509 254 3613</u>		Phone No. (including area code) <u>509 780 1802</u>
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 _____		1-132-00-021-0000 <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>\$157,100</u>	

Street address of property: 1931 GOLFVIEW DR CLARKSTON WA 99403

This property is located in unincorporated _____ County OR within city of CLARKSTON

Check box if any of the listed parcels are being segregated from a larger parcel.

Legal description of property (if more space is needed, you may attach a separate sheet to each page of the affidavit)

SEE ATTACHED

Select Land Use Code(s): 11
enter any additional codes: _____
(See back of last page for instructions)

Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)? YES NO

Is this property designated as forest land per chapter 84.33 RCW? YES NO

Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34? YES NO

Is this property receiving special valuation as historical property per chapter 84.26 RCW? YES NO

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

Penny Keigel
PRINT NAME
Penny Keigel

7 List all personal property (tangible and intangible) included in selling price.

~~House & lot~~ NONE

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

WAC No. (Section/Subsection) 458-61A-201(3)(b)

Reason for exemption _____

Type of Document QUIT CLAIM DEED

Date of Document 7/25/17

Gross Selling Price \$ ~~117,000~~

*Personal Property (deduct) \$ _____

Exemption Claimed (deduct) \$ _____

Taxable Selling Price \$ _____

Excise Tax : State \$ _____

Local \$ _____

*Delinquent Interest: State \$ _____

Local \$ _____

*Delinquent Penalty \$ _____

Subtotal \$ _____

*State Technology Fee \$ 5.00

*Affidavit Processing Fee \$ 5.00

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 *Penny Keigel*
Name (print) PENNY KEGEL
Date & city of signing: 7/25/17 CLARKSTON

Signature of Grantee or Grantee's Agent *Kimberly Millan*
Name (print) KIMBERLY MILLAN
Date & city of signing: 7/25/17 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)).

PAID
JUL 26 2017

50429

Millian C# 1726 DP

ASOTIN COUNTY
TREASURER

COUNTY TREASURER

That part of Government Lot 6 in Section 19, Township 11 North, Range 46 East of the Willamette Meridian, Asotin County, Washington, more particularly described as follows:

From the concrete monument at the Northeast corner of Lot 7 in Block "BBB" of Vineland, Asotin County, Washington, said point being on the centerline of the County road according to the recorded plat thereof; thence South 33°46' West for a distance of 24.92 feet along the centerline of the County road; thence North 79°30' West for a distance of 562.31 feet to the True Place of Beginning; thence continue on the last above mentioned course for a distance of 165.6 feet; thence South 4°11' West for a distance of 45.0 feet; thence South 55°43' East for a distance of 82.0 feet; thence South 76°10' East for a distance of 113.1 feet; thence North 10°30' East for a distance of 31.4 feet to a point of curve; thence around a curve to the left with a radius of 20.0 feet for a distance of 19.0 feet to a point of reverse curve; thence around a curve to the right with a radius of 45.0 feet for a distance of 42.9 feet to the true place of beginning.

AND ALSO: That part of Government Lot 6 in Section 19, Township 11 North, Range 46 East of the Willamette Meridian, Asotin County, Washington, more particularly described as follows:

From the concrete monument at the Northeast corner of Lot 7 in Block "BBB" of Vineland, Asotin County, Washington, said point being on the centerline of the County road according to the recorded plat thereof; thence South 33°46' West, 24.92

feet along the centerline of the County road; thence North 79°30' West, 562.31 feet; thence continuing North 79°30' West 165.6 feet; thence South 4°11' West, 45.0 feet; thence South 55°43' East, 82.0 feet to the Point of Beginning; thence South 76°10' East, 80.91 feet; thence North 86°49'11" West, 61.40 feet, more or less, to a point which bears South 47°16'02" East from the point of beginning; thence North 47°16'02" West, 23.49 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM that part of Government Lot 6 in Section 19, Township 11 North, Range 46, East of the Willamette Meridian, Asotin County, Washington, more particularly described as follows: From the concrete monument at the Northeast corner of Lot 7 in Block "BBB" of Vineland, Asotin County, Washington, said point being on the centerline of the County road according to the recorded plat thereof; thence South 33°46' West, 24.92 feet along the centerline of the County road; thence North 79°30' West, 562.31 feet; thence continuing North 79°30' West, 165.6 feet; thence South 4°11' West, 45.0 feet; thence South 55°43' East, 82.0 feet; thence South 76°10' East, 80.91 feet, to the Point of Beginning; thence continuing South 76°10' East, 32.19 feet; thence North 10°30' East, 6.0 feet, more or less, to a point which bears South 86°49'11" East, from the point of beginning; thence North 86°49'11" West, 32.40 feet, more or less, to the point of beginning.

Treasurer's Tax Parcel: 1-132-00-021-0000

50429

RETURN ADDRESS

Kimberly Millan

1931 Golfview Drive

Clarkston, WA 99403

Please print neatly or type information

Document Title(s)

Washington Quit Claim Deed

Reference Number(s) of related documents:

Grantor(s) (Last name, First name and Middle Initial)

Additional Reference #'s on page Asotin

Kegel, Penny L

Grantee(s) (Last name, First name and Middle Initial)

Additional grantors on page ____

Millan, Kimberly D

Additional grantees on page ____

Legal Description: (abbreviated form: i.e. lot, block, plat or section township, range, quarter/quarter)

Government Lot 6 in Section 19, Township 11 North, Range 46

Additional legal is on page ____

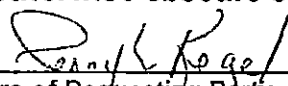
Assessor's Property Tax Parcel/Account Number

1-132-00-021-0000

Additional parcel #'s on page ____

The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

I am requesting an emergency nonstandard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording process may cover up or otherwise obscure some part of the text of the original document.


Signature of Requesting Party

50429

Prepared By

Name: Penny Kegel
Address: PO Box 81
Clarkston
State: WA Zip Code: 99403

After Recording Return To

Name: Kimberly Millan
Address: 1931 Golfview Drive
Clarkston
State: WA Zip Code: 99403

Space Above This Line for Recorder's Use

WASHINGTON QUIT CLAIM DEED

STATE OF WASHINGTON

Asotin COUNTY

THIS DEED is made this 25 day of July, in the year 2017, between
Penny L. Kegel, as Grantor(s); and
Kimberly D. Millan, as Grantee(s).

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of
zero (\$0) in hand paid to
Penny Kegel, a Grantor, residing at 1931 Golfview Drive, County of
Asotin, City of Clarkston, State of Washington (hereinafter known as the
"Grantor(s)") hereby conveys and quitclaims to Kimberly Millan, a Grantee,
residing at 1931 Golfview Drive, County of Asotin, City of Clarkston, State of
Washington (hereinafter known as the "Grantee(s)") all the rights, title, interest, and claim in or to
the following described real estate, situated in Asotin County, Washington, to-wit:

[INSERT LEGAL DESCRIPTION HERE OR ATTACH AND INSERT]

50429

To have and to hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

Penny L. Kegel
Grantor's Signature
Penny L. Kegel
Grantor's Name
1931 Golfview Drive
Address
Clarkston, WA 99403
City, State & Zip

Grantor's Signature

Grantor's Name

Address

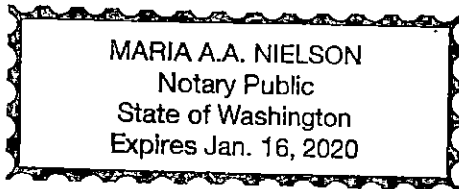
City, State & Zip

STATE OF WASHINGTON)
COUNTY OF Asotin)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Penny Kegel whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 25 day of July, 2017.

Maria A.A. Nielson
Notary Public



My Commission Expires: 16 Jan. 2020

**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 \$ 61,200 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 \$ 115,732 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.

Dennis L. Keigel
Grantor's Signature

[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

50429