



REAL ESTATE EXCISE TAX AFFIDAVIT

This form is your receipt when stamped by cashier.

PLEASE TYPE OR PRINT

CHAPTER 82.45 RCW - CHAPTER 458-61A 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.

Form sections 1-3: Seller/Grantor (Lawrence Garges) and Buyer/Grantee (Daren Ells) information, including addresses and tax correspondence details.

Section 4: Property address (2740 Laurel Drive, Clarkston, WA) and location details (Asotin County, OR).

Section 5: Land Use Code (91 - Undeveloped land) and exemption questions.

Section 6: Property classification questions (forest land, current use, historical property).

Continuance notice text: (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...

Compliance notice text: (2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S): To continue special valuation as historic property, sign (3) below.

Section 7: Owner signature line and print name.

Section 7: Personal property included in selling price.

Section 7: Exemption details (WAC No., Reason for exemption).

Table with 2 columns: Description and Amount. Includes Gross Selling Price (\$94,750.00), Taxable Selling Price (\$94,750.00), Excise Tax (State: \$1,212.80, Local: \$236.88), and Total Due (\$1,454.68).

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

Section 8: Signatures of Grantor's Agent (Lawrence Garges) and Grantee's Agent (Daren Ells) with dates and cities.

Perjury notice: 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 CR#24370P

PAID JUL 27 2018 ASOTIN COUNTY TREASURER 51432

EXHIBIT "A"

367794

That part of the Southwest Quarter of the Southeast Quarter of Section 32 of Township 11 North, Range 46 East and Government Lot 2 of Section 5 of Township 10 North, Range 46, East, W. M., Asotin County, Washington, more particularly described as follows: Beginning at the Southwest corner of Lot 6 of Highland Heights 2nd Addition; thence North $0^{\circ}49'$ East, along the West line of said addition a distance of 450.00 feet; thence North $89^{\circ}11'$ West, 120.00 feet, thence North $0^{\circ}49'$ East, 130.00 feet to a point of curve; thence around a curve to the right with a radius of 20.00 feet for a distance of 31.42 feet to a point on the South right-of-way line of Laurel Drive; thence North $89^{\circ}11'$ West, along said right-of-way line a distance of 94.35 feet; thence South $0^{\circ}49'$ West, 500.00 feet; thence South $89^{\circ}11'$ East, 49.35 feet to a point of curve; thence defect right 90° and continue around a curve to the left with a radius of 170.42 feet for a distance of 50.74 feet to a point of reverse curve; thence around a curve to the right with a radius of 170.42 feet for a distance of 50.74 feet; thence South $89^{\circ}11'$ East, 130.00 feet to the place of beginning.

**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) CELINA P. REYNOLDS certify that the STATUTORY WARRANTY DEED (type of instrument), dated 06/12/18, was delivered to me in escrow by Lawrence Garges (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: HELD WAITING FOR Final Recording date; Seller was out OF THE COUNTRY Alliance Title Escrow Corp
 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 \$ 94,750.00 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

- 1. Grantor (seller) has made and will continue to make all payments after this transfer on the total debt of \$ 0.00 and has received from the grantee (buyer) \$ 0.00 (include in this figure the value of any items received in exchange for property): Any consideration received by grantor is taxable.
- 2. Grantee (buyer) will make payments on 0.00 % of total debt of \$ 0.00 for which grantor (seller) is liable and pay grantor (seller) \$ 0.00 (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

- 1. There is no debt on the property; Grantor (seller) has not received any consideration towards equity. No tax is due.
- 2. Grantor (seller) has made and will continue to make 100% of the payments on total debt of \$ 0.00 and has not received any consideration towards equity. No tax is due.
- 3. Grantee (buyer) has made and will continue to make 100% of the payments on total debt of \$ 0.00 and has not paid grantor (seller) any consideration towards equity. No tax is due.
- 4. 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

For tax assistance, contact your local County Treasurer/Recorder or visit <http://dor.wa.gov> or call (360) 570-3265. To inquire about the availability of this document in an alternate format for the visually impaired, please call (360) 705-6715. Teletype (TTY) users please call 1-800-451-7985.