

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.

SELLER GRANTOR	Name <u>Steven L Landrus and Julia Amber Landrus</u>	BUYER GRANTEE	Name <u>Steven L Landrus</u>
	Mailing Address <u>2201 Appleside Blvd</u>		Mailing Address <u>2201 Appleside Blvd</u>
	City/State/Zip <u>Clerkston WA 99403</u>		City/State/Zip <u>Clerkston WA 99403</u>
	Phone No. (including area code) <u>208 791 0505</u>		Phone No. (including area code) <u>208 791 0505</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 _____		<u>1-041-16-002-0661</u> <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>107,600</u>	

Street address of property: 2201 APPLESIDE BLVD.

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

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

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) 458-61A-203(2)

Reason for exemption FULFILLMENT OF SETTLEMENT AGREEMENT - DIVORCE DECREE # 18-3-00049-02 (ASOTIN Co.)

Type of Document QUIT CLAIM DEED

Date of Document 10-11-18

Gross Selling Price	\$ _____
*Personal Property (deduct)	\$ _____
Exemption Claimed (deduct)	\$ _____
Taxable Selling Price	\$ _____
Excise Tax : State	\$ _____
Local	\$ _____
*Delinquent Interest: State	\$ _____
Local	\$ _____
*Delinquent Penalty	\$ _____
Subtotal	\$ _____
*State Technology Fee	\$ <u>5.00</u>
*Affidavit Processing Fee	\$ <u>5.00</u>
Total Due	\$ <u>10.00</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 Julia Amber Landrus
Name (print) Julia Amber Landrus
Date & city of signing: 10-11-18 ASOTIN

Signature of Grantee or Grantee's Agent SL Landrus
Name (print) Steven L. Landrus
Date & city of signing: 10-11-18 ASOTIN

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)).

Mail Tax Statements To:
Steven L. Landrus
2201 Appleside Blvd
Clarkston, Washington 99403

[SIGNATURE PAGE FOLLOWS]

21342

[REDACTED]

That portion of Lot 2 of Block "F-2" of Clarkston Heights according to plat recorded in Book B of Plats, page 107, records of Asotin County, Washington, more particularly described as follows:

From the Northwest corner of said Lot 2 of Block "F-2", said point being the intersection of the centerline of Appleside Boulevard and Second Avenue; thence Southerly along the centerline of Appleside Boulevard a distance of 140.0 feet; thence North 89°58' East a distance of 238 feet; thence North 0°28' East a distance of 131.82 feet to the centerline of Second Avenue; thence West along the centerline of Second Avenue to the point of beginning.

EXCEPTING THEREFROM any portion lying with Appleside Boulevard and 2nd Avenue.

ALSO EXCEPTING THEREFROM all that portion of the hereinafter described Parcel "A" lying Southwesterly of a line described as beginning at a point opposite Station 63+30.92 on the Appleside Boulevard line survey of the Appleside Boulevard Project and 53.54 feet Southeasterly therefrom, said point being on the North right of way of Jacobson Court; thence Northwesterly to a point opposite Station 63+46.45 on said Appleside Boulevard line survey and 30 feet Southeasterly therefrom, said point being on the Southeasterly right of Appleside Boulevard and the end of this line description.

AND

All that portion of the hereinafter described Parcel "A" lying Northwesterly of a line described as beginning at a point opposite Station 64+21.10 on the Appleside Boulevard line survey of the Appleside Boulevard Project and 30 feet Southeasterly therefrom, said point being on the Southeasterly right of way of Appleside Boulevard; thence Northeasterly to a point opposite Station 64+40.21 on said Appleside Boulevard line survey and 41.98 feet Southeasterly therefrom, said point being on the South right of way of 2nd Avenue and the end of this line description.

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