

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.

SELLER GRANTOR	1 Name <u>Clasassen Bros., LLC</u>	BUYER GRANTEE	2 Name <u>James Claude Luper, Jr.</u> <u>Catherine E. Luper</u>
	Mailing Address <u>135 Kestrel Drive</u>		Mailing Address <u>180 Kestrel Drive</u>
	City/State/Zip <u>Clarkston WA 99403</u>		City/State/Zip <u>Clarkston WA 99403</u>
	Phone No. (including area code)		Phone No. (including area code)
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 <u>James Claude Luper, Jr. Catherine E. Luper</u>		11320028600110000 <input type="checkbox"/>	
Mailing Address <u>180 Kestrel Drive</u>		<input type="checkbox"/>	
City/State/Zip <u>Clarkston WA 99403</u>		<input type="checkbox"/>	
Phone No. (including area code)		<input type="checkbox"/>	
		List assessed value(s) <u>75,000.00</u>	

4 Street address of property: 1100 Kestrel Drive, Clarkston, WA

This property is located in unincorporated Asotin County OR within city of Unincorp

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

5 Select Land Use Code(s):
91 Undeveloped land (land only)

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)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

6

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

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 10/17/18

Gross Selling Price	\$	80,000.00
*Personal Property (deduct)	\$	0.00
Exemption Claimed (deduct)	\$	0.00
Taxable Selling Price	\$	80,000.00
Excise Tax : State	\$	1,024.00
Local	\$	200.00
*Delinquent Interest: State	\$	0.00
Local	\$	0.00
*Delinquent Penalty	\$	0.00
Subtotal	\$	1,224.00
*State Technology Fee	\$	5.00
*Affidavit Processing Fee	\$	0.00
Total Due	\$	1,229.00

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 _____ Name (print) <u>Claassen Bros., LLC</u> Date & city of signing: <u>10-22-18, Clarkston, WA</u>	Signature of Grantee or Grantee's Agent _____ Name (print) <u>James Claude Luper, Jr.</u> Date & city of signing: <u>10-19-18, Clarkston, WA</u>
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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)).

EXHIBIT "A"

411438

That part of Government Lot 4 (NWNW) of Section 2 and Government Lot 1 (NENE) of Section 3 of Township 10 North, Range 45 East, W.M. and Southeast Quarter of the Southeast Quarter of Section 34 and Southwest Quarter of the Southwest Quarter of Section 35 of Township 11 North, Range 45 East, W.M., Asotin County, Washington, more particularly described as follows:

Commencing at the Southwest corner of the Southwest Quarter of the Southeast Quarter of said Section 34; thence North $1^{\circ}27'32''$ East along the West line of said Southwest Quarter of the Southeast Quarter a distance of 18.01 feet; thence South $88^{\circ}32'28''$ East, 60.00 feet; thence North $1^{\circ}27'32''$ East, 367.13 feet to a point of curve; thence around a curve to the right with a central angle of $88^{\circ}32'28''$ and a radius of 25.00 feet for a distance of 38.63 feet; thence East 2320.00 feet to the true place of beginning; thence continue East 399.99 feet; thence South 574.00 feet; thence West 399.99 feet; thence North 574.00 feet to the true place of beginning.

Also known as Lot 11 of Sparrow Hawk Estates as per Record of Survey recorded November 7, 2008 as Instrument No. 309289.