Department of Revenue
Washington State

REAL ESTATE EXCISE TAX AFFIDAVIT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

PLEASE TYPE OR PRINT

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 EZRA W. VAN PATTEN

Mailing Address 1355 Peaslee Ave.

City/State/Zip Clarkston, Washington 99403

Phone No. (including area code) (509) 758-2754

2 BUYER GRANTEE

Name Ezra W. Van Patten, Anna Beth Van Patten and John William Van Patten, Trustees of the Van Patten Living Trust dated 6/10/1998

Mailing Address 1355 Peaslee Ave.

City/State/Zip Clarkston, Washington 99403

Phone No. (including area code) (509) 758-2754

3 Send all property tax correspondence to: ☑ Same as Buyer/Grantee

Name

Mailing Address

City/State/Zip

Phone No. (including area code)

List all real and personal property tax parcel account numbers – check box if personal property		List assessed value(s)
10043000400050000	☐	$184,060
	☐	
	☐	
	☐	

4 Street address of property: 1355 Peaslee Ave., Clarkston, Washington 99403

This property is located in Asotin County

☐ 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)

2/3 undivided interest in the following:

see attached

5 Select Land Use Code(s):

11 - Household, single family units

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)?	☐	☑

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	YES	NO
Is this property designated as forest land per chapter 84.33 RCW?	☐	☑
Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW?	☐	☑
Is this property receiving special valuation as historical property per chapter 84.26 RCW?	☐	☑

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-211(2g)

Reason for exemption Transfer to a Living Trust

Type of Document Warranty Deed

Date of Document 11/15/18

Gross Selling Price $	
*Personal Property (deduct) $	
Exemption Claimed (deduct) $	
Taxable Selling Price $	0.00
Excise Tax : State $	0.00
0.0025 Local $	0.00
*Delinquent Interest: State $	
Local $	
*Delinquent Penalty $	
Subtotal $	0.00
*State Technology Fee $	5.00
*Affidavit Processing Fee $	5.00
Total Due $	10.00

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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 Ezra W. Van Patten

Name (print) EZRA W. VAN PATTEN

Date & city of signing: Spokane, Washington NOV 15 2018

Signature of Grantee or Grantee's Agent Ezra W. Van Patten

Name (print) EZRA W. VAN PATTEN, Trustee

Date & city of signing: Spokane, Washington NOV 15 2018

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)).

REV 84 0001a (2/24/14)

THIS SPACE - TREASURER'S USE ONLY

PAID

NOV 29 2018

ASOTIN COUNTY TREASURER

COUNTY TREASURER

51771

MOULTON LAW OFFICE
CL#58043 KRM

2/3 undivided interest in the following:

That part of Lot 4 in Block "OO" of Vineland, according to the official plat thereof, filed in Book "B" of Plats at Page(s) 47 Official Records of Asotin County, Washington, more particularly described as follows:

Commencing at a monument located at the intersection of South 13th or Upper Asotin Road and Peaslee Lane; thence Westerly along the centerline of Peaslee Lane a distance of 645.0 feet to the TRUE PLACE OF BEGINNING; thence deflect 90°00 left and run Southerly a distance of 249 feet to a point; thence deflect 90° right and run Westerly a distance of 130 feet to a point; thence deflect right 90° and run in a Northerly direction a distance of 249 feet to the centerline of Peaslee Lane; thence Easterly along the Centerline of Peaslee Lane a distance of 130 feet to the Point of Beginning, Subject to an easement for ingress and egress over and across the West 15 feet thereof. EXCEPTING therefrom any portion lying within Peaslee Lane adjacent thereto. ALSO EXEPTING THEREFROM: From the Northwest corner of Lot 4, Block "OO" of Vineland; thence South 89°41' East a distance of 25 feet to the TRUE PALCE OF BEGINNING; thence South 89°41' East a distance of 130.0 feet; thence South 0°19' West a distance of 30 feet; thence North 89°41' West a distance of 67.51 feet; thence along the arc of a curve to the left having a radius of 970 feet a distance of 62.64 feet; thence North 0°19' East a distance of 32.12 feet to the Point of Beginning. **APN: 10043000400050000**

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