

PLEASE TYPE OR PRINT

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>Renee Larrabee, Trustee, under the RENEE LARRABEE TRUST, dated</u>	BUYER GRANTEE	Name <u>Meghan R. Hampson, a single woman</u>
	December 14, 2018		
	Mailing Address <u>P.O. Box 97</u>		Mailing Address <u>2020 Valleyview Drive</u>
	City/State/Zip <u>Clarkston, WA 99403</u>		City/State/Zip <u>Clarkston, WA 99403</u>
	Phone No.(including area code) <u>(509) 758-5925</u>		Phone No.(including area code) <u>(509) 780-7133</u>
Send all property tax correspondence to: <input type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers - check box if personal property	
Name _____		List Assessed value(s)	
Mailing Address _____		1-784-00-002-0000-0000 <input type="checkbox"/>	
City/State/Zip _____		184800.00	
Phone No.(including area code) _____		_____ <input type="checkbox"/>	
_____ <input type="checkbox"/>		_____ <input type="checkbox"/>	

Street address of property: 2309 3rd Avenue, Clarkston

This property is located in Asotin County Required (For Unincorporated locations please select your 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)

Lot 2 of the Short Plat Larrabee Addition, Asotin County, Washington, according to the recorded plat thereof.

<p>Select Land Use Code(s): <u>11 - Household, single family units</u></p> <p>enter any additional codes: _____ (See back of last page for instructions)</p> <table border="0"> <tr> <td>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)?</td> <td>YES <input type="checkbox"/></td> <td>NO <input type="checkbox"/></td> </tr> <tr> <td>Is this property designated as forest land per chapter 84.33 RCW?</td> <td>YES <input type="checkbox"/></td> <td>NO <input type="checkbox"/></td> </tr> <tr> <td>Is this property classified as current use (open space, farm, and agricultural, or timber) land per chapter 84.34?</td> <td>YES <input type="checkbox"/></td> <td>NO <input type="checkbox"/></td> </tr> <tr> <td>Is this property receiving special valuation as historical property per chapter 84.26 RCW?</td> <td>YES <input type="checkbox"/></td> <td>NO <input type="checkbox"/></td> </tr> </table> <p>If any answers are yes, complete as instructed below.</p> <p>(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE)</p> <p>NEW OWNERS(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 <input type="checkbox"/> # does <input checked="" type="checkbox"/> does not qualify for continuance.</p> <p>_____ DEPUTY ASSESSOR</p> <p>_____ DATE</p> <p>(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)</p> <p>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.</p> <p>(3) OWNER(S) SIGNATURE</p> <p>_____ PRINT NAME</p>	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)?	YES <input type="checkbox"/>	NO <input type="checkbox"/>	Is this property designated as forest land per chapter 84.33 RCW?	YES <input type="checkbox"/>	NO <input type="checkbox"/>	Is this property classified as current use (open space, farm, and agricultural, or timber) land per chapter 84.34?	YES <input type="checkbox"/>	NO <input type="checkbox"/>	Is this property receiving special valuation as historical property per chapter 84.26 RCW?	YES <input type="checkbox"/>	NO <input type="checkbox"/>	<p>List all personal property (tangible and intangible) included in selling price. <u>None</u></p> <p>_____ _____ _____</p> <p>If claiming an exemption, list WAC number and reason for exemption:</p> <p>WAC No. (Section/Subsection) <u>WAC 458-61A-210 (1)</u></p> <p>Reason for Exemption <u>Distribution from irrevocable trust without consideration</u> (see attached certification)</p> <p>Type of Document <u>Trustee Deed of Distribution</u></p> <p>Date of Document <u>12/18/2018</u></p> <p>Gross Selling Price \$ _____</p> <p>*Personal Property (deduct) \$ _____</p> <p>Exemption Claimed (deduct) \$ _____</p> <p>Taxable Selling Price \$ <u>0.00</u></p> <p>Excise Tax : State \$ <u>0.00</u></p> <p><u>0.0025</u> Local \$ <u>0.00</u></p> <p>*Delinquent Interest \$ _____</p> <p>Local \$ _____</p> <p>*Delinquent Penalty \$ _____</p> <p>Subtotal \$ <u>0.00</u></p> <p>*State Technology Fee \$ <u>5.00</u></p> <p>*Affidavit Processing Fee \$ <u>5.00</u></p> <p>Total Due \$ <u>10.00</u></p> <p>A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS</p>
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Is this property receiving special valuation as historical property per chapter 84.26 RCW?	YES <input type="checkbox"/>	NO <input type="checkbox"/>											

I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT

Signature of Grantor or Grantor's Agent: <u>Renee Larrabee</u>	Signature of Grantee or Grantee's Agent: <u>Meghan R. Hampson</u>
Name (Print): <u>Renee Larrabee</u>	Name (Print): <u>Meghan R. Hampson</u>
Date & city of signing: <u>December 18, 2018, Clarkston, Washington</u>	Date & city of signing: <u>December 18, 2018, Clarkston, Washington</u>

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 (09/22/15) THIS SPACE - TREASURER'S USE ONLY COUNTY TREASURER

MC KARCHER LAW
CL# 1123
KRM

PAID
DEC 18 2018
ASOTIN COUNTY
TREASURER

51825

CERTIFIED STATEMENT OF TRUSTEE

The undersigned being a trustee of The Renee Larrabee Trust (the "Trust") hereby certifies:

1. The Trust is an irrevocable intervivos trust.
2. The undersigned is a Trustee of the Trust.
3. The name, address and phone number of the person authorized to represent the Trust before the Washington State Department of Revenue ("DOR") is Joshua D. McKarcher, McKarcher Law PLLC, 537 6th Street, Clarkston, WA 99403 and phone number (509)758-3345.
4. The distribution, transfer and conveyance (the "Transfer") of real property described as Lot 2 of the Short Plat Larrabee Addition, Asotin County, Washington, according to the recorded plat thereof (the "Real Property") from the Trust was by distribution from the Trust to a beneficiary other than the grantor.
5. The Real Property is not encumbered by any indebtedness at the time of or in connection with the Transfer.
6. No consideration was paid to the Trust for or in connection with the Transfer.
7. By and as authorized by the grantor's execution of her power of appointment retained and executed as provided in Subparagraph 7(E)(4) of the instrument evidencing the Trust, the Trust is authorized to distribute the Real Property to the beneficiary who is identified on the trustee's deed. The trust is additionally authorized to distribute income to beneficiaries other than the grantor.

The undersigned executes this certified statement under the authority granted thereto by Subparagraph 10(I)(11) of the indenture evidencing the Trust and RCW 11.98.075 to be attached to and made part of the affidavit (the "Affidavit") issued in connection with the Transfer and may be relied on by the DOR and the Asotin County Recorder of Deeds in support of the exemption from real estate excise tax claimed under WAC 458-61A-201 and WAC 458-61A-210.

Dated: December 18, 2018


Renee Larrabee, Trustee

51825