

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	Name <u>Loretta Anderson</u>	BUYER GRANTEE	Name <u>Wendy K. Koppang</u>
	Mailing Address <u>1417 4th St.</u>		Mailing Address <u>1021 Lambert Ct.</u>
	City/State/Zip <u>Asotin WA 99402</u>		City/State/Zip <u>Clarkston WA 99403</u>
	Phone No. (including area code) _____		Phone No. (including area code) _____
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 <u>Wendy K. Koppang</u>		<u>10490004400020000</u> <input type="checkbox"/>	
Mailing Address <u>1530 Cherry St.</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>65,800.00</u>	

Street address of property: 1530 Cherry St. - Clarkston, WA 99403

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 description.

Select Land Use Code(s):
11 Household, single family units
enter any additional codes: _____
(See back of last page for instructions)

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 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 RCW? 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 _____

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 01/16/19

Gross Selling Price	\$	<u>114,000.00</u>
*Personal Property (deduct)	\$	<u>0.00</u>
Exemption Claimed (deduct)	\$	<u>0.00</u>
Taxable Selling Price	\$	<u>114,000.00</u>
Excise Tax : State	\$	<u>1,459.20</u>
Local	\$	<u>285.00</u>
*Delinquent Interest: State	\$	<u>0.00</u>
Local	\$	<u>0.00</u>
*Delinquent Penalty	\$	<u>0.00</u>
Subtotal	\$	<u>1,744.20</u>
*State Technology Fee	\$	<u>5.00</u> <u>5.00</u>
*Affidavit Processing Fee	\$	<u>0.00</u>
Total Due	\$	<u>1,749.20</u>

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

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

Signature of Grantor or Grantor's Agent <u>Loretta Anderson</u>	Signature of Grantee or Grantee's Agent <u>Wendy K. Koppang</u>
Name (print) <u>Loretta Anderson</u>	Name (print) <u>Wendy K. Koppang</u>
Date & city of signing: <u>1/18/2019 - Clarkston, WA</u>	Date & city of signing: <u>1/18/2019 - Clarkston, WA</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)).

EXHIBIT "A"

419672

That part of Lots 26 and 26A of W.J. Clemans Addition to the Town of Asotin according to the recorded plat thereof, more particularly described as follows:

Commencing at the Northwest corner of said Lot 26; thence South 7°56' West along the West line of said Lot 26 a distance of 125 feet to the True Point of Beginning; thence continue South 7°56' West 121.33 feet to a point on the North right of way line of Cherry Street (as per Deed No. 103145) said point being a point on a curve; thence deflect left and continue along said right of way line around a curve to the right with a radius of 925.00 for a distance of 48.70 feet; thence South 80°34' East along said right of way line a distance of 9.22 feet; thence North 0°07' West 121.10 feet; thence North 79°48' West 41.00 feet to the True Point of Beginning.

AND that part of Government Lots 2 and 3 of Section 8, Township 10 North, Range 46 East of the Willamette Meridian, Asotin County, Washington, more particularly described as follows:

Commencing at the Northwest corner of Lot 26 of W. J. Clemans Addition; thence South 7°56' West along the West line of said Lot 26 a distance of 125.00 feet to the True Point of Beginning; thence continue South 7°56' West 121.33 to a point on the North right of way line of Cherry Street (as per Deed No. 103145), said point being a point on a curve; thence deflect right and continue along said right of way line around a curve to the left with a radius of 925.00 for a distance of 52.09 feet; thence North 7°56' East 126.27 feet; thence South 79°48' East 52.00 feet to the True Point of Beginning.

A handwritten signature in black ink, appearing to be the initials 'JFA' or similar, written in a cursive style.