

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.

| | | | |
|------------------------|---|--|---|
| 1 SELLER GRANTOR | Name <u>Rivers Edge, LLC</u> | 2 BUYER GRANTEE | Name <u>Gerald Romine, an undivided 1/3 interest</u> <u>Roscoe Dowdy, an undivided 1/3 interest</u> <i>Chad McAlary</i> <u>1/3 interest</u> |
| | Mailing Address <u>1313 Bridge St.</u> | | Mailing Address <u>2650 Linda Vista</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 Name <u>Gerald Romine, an undivided 1/3 interest</u> <i>Roscoe Dowdy + Chad McAlary</i> <u>each 1/3 interest</u> Mailing Address <u>2650 Linda Vista</u> City/State/Zip <u>Clarkston WA 99403</u> Phone No. (including area code) | List all real and personal property tax parcel account numbers - check box if personal property <u>10042103100010000</u> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | List assessed value(s) <u>1,036,400.00</u> |

4 Street address of property: 1313 Bridge St. - Clarkston, WA 99403
 This property is located in unincorporated Asotin County OR within city of Clarkston
 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.

5 Select Land Use Code(s):
57 Retail Trade-Furniture, Home Furnishings
 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 | |

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(2)(b)
 Reason for exemption Transfer by an entity of its interest in real property to its partners, who will hold the real property as individuals in the same pro rata

Type of Document Quit Claim Deed (QCD)
 Date of Document 01/10/19

| | |
|--------------------------------|-------------------------|
| Gross Selling Price \$ | <u>0.00</u> |
| *Personal Property (deduct) \$ | <u>0.00</u> |
| Exemption Claimed (deduct) \$ | <u>0.00</u> |
| Taxable Selling Price \$ | <u>0.00</u> |
| Excise Tax : State \$ | <u>0.00</u> |
| Local \$ | <u>0.00</u> |
| *Delinquent Interest: State \$ | <u>0.00</u> |
| Local \$ | <u>0.00</u> |
| *Delinquent Penalty \$ | <u>0.00</u> |
| Subtotal \$ | <u>0.00</u> |
| *State Technology Fee \$ | <u>5.00</u> <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 <i>Willie Heagy</i> | Signature of Grantee or Grantee's Agent <i>Gerald Romine</i> |
| Name (print) <u>Rivers Edge, LLC</u> | Name (print) <u>Gerald Romine, an undivided 1/3 interest</u> |
| Date & city of signing: <u>1/22/2019 - Clarkston, WA</u> | Date & city of signing: <u>1/23/19 - 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

The following property, situated in the County of Asotin, State of Washington, and legally described as follows, to-wit:

The North 165 feet of the South 330 feet and the West 65 feet of the South 165 feet of Lot 31 in Block "FF" of Vineland, according to the official plat thereof, filed in Book B of Plats at Page(s) 61 Official Records of Asotin County, Washington.

And the North half of Lot 31 in Block "FF" of Vineland, according to the official plat thereto, filed in Book B of Plats at Page(s) 61 Official Records of Asotin County, Washington, EXCEPT the North 30 feet lying within Bridge Street.

And the South 50 feet of Lot 1 and all of Lots 2, 3, 4, 5 and 6 of Wolds Subdivision of North ½ of Lot 32 Block "FF" of Vineland Wash., Asotin County, Washington, according to the recorded plat thereof.

Subject To:

An easement for the purpose shown below and rights incidental thereto as set forth in document:

Granted to: The Washington Water Power Company

Purpose: Public Utilities

Recorded: August 6, 1979

Instrument No.: 144287 of Official Records

Affects: The West 5.0 feet of the North 18.0 feet of the South 165 feet of Lot 31 of Block "FF" of Vineland.

Subject to easements, restrictions, covenants and reservations of public record or in apparent use.