

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>Dr. Bahman Shafii</u>	BUYER GRANTEE	2. Name <u>Todd S. Johnson</u> <u>Keesha A. Johnson</u>
	Mailing Address <u>220 Lindeblad Lane</u>		Mailing Address <u>3403 Quailwood Court</u>
	City/State/Zip <u>Liberty Lake WA 99019</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>Todd S. Johnson Keesha A. Johnson</u>		<u>16190006200000000</u> <input type="checkbox"/>	
Mailing Address <u>3403 Quailwood Court</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>33,200.00</u>	

4. Street address of property: 2510 Ryegate Lane, 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

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	<u>Statutory Warranty Deed (SWD)</u>	
Date of Document	<u>02/21/19</u>	
Gross Selling Price	\$	<u>30,000.00</u>
*Personal Property (deduct)	\$	<u>0.00</u>
Exemption Claimed (deduct)	\$	<u>0.00</u>
Taxable Selling Price	\$	<u>30,000.00</u>
Excise Tax : State	\$	<u>384.00</u>
Local	\$	<u>75.00</u>
*Delinquent Interest: State	\$	<u>0.00</u>
Local	\$	<u>0.00</u>
*Delinquent Penalty	\$	<u>0.00</u>
Subtotal	\$	<u>459.00</u>
*State Technology Fee	\$	<u>5.00</u> <u>5.00</u>
*Affidavit Processing Fee	\$	<u>0.00</u>
Total Due	\$	<u>464.00</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 <u>Dr. Bahman Shafii</u>	Signature of Grantee or Grantee's Agent <u>Todd S. Johnson</u>
Name (print) <u>Dr. Bahman Shafii</u>	Name (print) <u>Todd S. Johnson</u>
Date & city of signing: <u>2.28.19, Clarkston, WA</u>	Date & city of signing: <u>2.27.19, 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)).

A-TEC CK# 26804
KRM

PAID
FEB 28 2019
ASOTIN COUNTY
TREASURER

51992
51992

EXHIBIT "A"

424101

Lot 62 of The Ridges at Dry Gulch Subdivision, according to the official plat thereof, recorded April 19, 2006 as Instrument No. 290614, records of Asotin, County, Washington

EXCEPT a parcel of land located in Lot 62, The Ridges at Dry Gulch, located in Section 30, Township 11 North, Range 46 East of the Willamette Meridian, Asotin, County, Washington, describes as follows:

Beginning at the Northeast corner of Lot 62; thence along the North line thereof, North $84^{\circ}55'13''$ West a distance of 41.20 feet; thence leaving said North line, South $7^{\circ}11'14''$ East a distance of 19.92 feet; thence South $50^{\circ}11'45''$ East a distance of 36.57 feet to a point on the East line of Lot 62; thence along said East line, North $14^{\circ}48'37''$ East a distance of 40.88 feet to the Point of Beginning.