

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>Asotin County Sheriff</u>	2 BUYER GRANTEE	Name <u>Jenny L. Ruchert</u>
	Mailing Address <u>127 2nd Street</u>		Mailing Address <u>13204 E. 10th Ave</u>
	City/State/Zip <u>Asotin, WA 99402</u>		City/State/Zip <u>Spokane Valley WA 99216</u>
	Phone No. (including area code) <u>(509) 243-4717</u>		Phone No. (including area code)

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

1-056-00-013012-0000	<input type="checkbox"/>	List assessed value(s)
_____	<input type="checkbox"/>	<u>318,500</u>
_____	<input type="checkbox"/>	_____
_____	<input type="checkbox"/>	_____

4 Street address of property: 31547 State Route 129 Asotin, Wa 99402

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)

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)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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	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) WAC 458-61A-208(5)(a)

Reason for exemption FORECLOSURE - SHERIFF'S DEED

Type of Document Sheriff's Deed

Date of Document 1/3/19

Gross Selling Price \$	158,042.61
*Personal Property (deduct) \$	_____
Exemption Claimed (deduct) \$	158,042.61
Taxable Selling Price \$	0.00
Excise Tax : State \$	0.00
<u>0.0025</u> Local \$	0.00
*Delinquent Interest: State \$	_____
Local \$	_____
*Delinquent Penalty \$	_____
Subtotal \$	0.00
*State Technology Fee \$	5.00
*Affidavit Processing Fee \$	<u>5.00</u>
Total Due \$	10.00

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>Lori Leavitt</u>	Signature of Grantee or Grantee's Agent <u>Kate Hawkins</u>
Name (print) <u>Lori Leavitt</u>	Name (print) <u>Kate Hawkins</u>
Date & city of signing: <u>01-03-2019 Asotin, WA</u>	Date & city of signing: <u>2/4/19 Lewiston, Idaho</u>

Described Parcels of Real Property

PARCEL I:

That part of the S½ of Section 5, Township 8 North, Range 46, East of the Willamette Meridian, Asotin County, Washington, more particularly described as follows:

Commencing at the Southeast corner of said Section 8; thence North 89°33'47" East a distance of 735.42 feet; thence North 28°57' West, 143.98 feet; thence North 18°29' West, 153.17 feet; thence North 8°56' West, 448.35 feet; thence North 24°29' West, 562.07 feet; thence North 32°17' West, 396.45 feet; thence North 28°45' West, 388.09 feet; thence North 17°03' West, 424.58 feet; thence North 33°09' West, 502.20 feet; thence South 65°26' West, 89.73 feet; thence North 26°21' West, 421.94 feet; thence North 46°04' West, 564.05 feet; thence North 59°10' West, 141.66 feet; thence North 76°34' West, 120.18 feet; thence North 39°13' West, 87.37 feet; thence North 67°31' West, 298.12 feet; thence North 62°03' West, 110.15 feet; thence North 59°50' West, 306.97 feet; thence North 76°02' West, 121.49 feet; thence North 22°8' West, 686.20 feet; thence North 36°27' East, 229.42 feet; thence North 5°51' West, 384.03 feet; thence North 21°29' West, 230.58 feet; thence South 67°58' West, 15.53 feet; thence North 26°41' West, 658.47 feet to the True Place of Beginning; thence South 60°32' West, 95.31 feet; thence North 80°00' West, 14.53 feet; thence North 38°24' West, 485.81 feet; thence South 52°54' West, 83.28 feet; thence North 40°33' West, 363.80 feet to a point on the East right of way line of S.R. 129; thence North 29°41' East along said right of way line a distance of 7.71 feet to a point of curve; thence continue along said right of way line around a curve to the left with a radius of 3325.00 feet for a distance of 307.57 feet; thence North 24°23' East along said right of way line a distance of 222.77 feet; thence South 70°44' East, 127.93 feet; thence North 10°58' East, 138.07 feet; thence South 28°55' East, 1173.03 feet; thence South 65°34' West, 272.16 feet to the True Place of Beginning.

PARCEL II:

Together with a non-exclusive joint use easement with Grantor and one or more others as Grantor, or his heirs and assigns, have previously or may hereafter designate and convey, an easement for ingress, egress and utilities over and across a strip of land lying 40.00 feet North and West of the following described line: Beginning at the most Northerly corner of the above-described tract; thence South 10°58' West, 138.07 feet; thence North 70°44' West, 127.93 feet to a point on the East right of way line of S. R. 129, said point being the terminus of the above described line.

PARCEL III:

That portion of the following described parcel lying North and East of the North line of Onstot Road: The S½ of Section 5 and N½NW¼ of Section 8 of Township 8 North, Range 46, East of the Willamette Meridian, Asotin County, Washington, lying West of the West right of way line of SR 129, EXCEPTING THEREFROM that portion contained in Warranty Deed, recorded January 22, 1960 as Instrument No. 73775. ALSO EXCEPTING THEREFROM that portion of said S½ of Section 5, more particularly described as follows: Commencing at the Northeast corner of said S½ of Section 5; thence South 72°25' West, 2755.80 feet; thence

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South 4642' West, 1352.00 feet to the True Place of Beginning; thence North 43°18' West, 280 feet; thence South 4642' West, 500.00 feet; thence South 43°18' East, 280.00 feet; thence North 4642' East, 500.00 feet to the true place of beginning. ALSO EXCEPTING THEREFROM that part of the NW¼NW¼ of said Section 8, more particularly described as follows: Commencing at the Southeast corner of said NW¼NW¼; thence South 89°55' West along the South boundary line of said NW¼NW¼ a distance of 680.00 feet more or less to a point on the West right of way line of P. S. H. No. 3 (SR 129), said point being the True Place of Beginning; thence continue South 89°55' West along the South boundary line of said NW¼NW¼ a distance of 226.90 feet; thence North 28°05' East, 707.10 feet; thence South 61°55' East, 200.00 feet to a point on the West right of way line of P.S.H. No. 3 (SR 129); thence South 28°05' West along said right of way a distance of 600.00 feet to the true place of beginning. ALSO EXCEPTING THEREFROM that part of NW¼NW¼ of said Section 8, more particularly described as follows: Beginning at the Southwest corner of said NW¼NW¼; thence North 037°36" West along the West line of said NW¼NW¼ a distance of 52.56 feet; thence North 89°50' East, 468.01 feet; thence South 28°05' West, 61.11 feet to a point on the South line of said NW¼NW¼; thence West along said South line a distance of 438.66 feet to the place of beginning.

Assessor's Parcel No. 1-056-00-013-012-0000

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