

**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>James B. and Judith K. Higgins, Trustees</u>	BUYER GRANTEE	Name <u>Ryan James Higgins</u>
	<u>James B. &amp; Judith K. Higgins Revoc Living Trt</u>		<u>Robyn Ann Higgins</u>
	Mailing Address <u>4018 Fairway Drive</u>		Mailing Address <u>1744 Valleyview Drive</u>
	City/State/Zip <u>Lewiston ID 83501</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 checked="" type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers – check box if personal property	
Name <u>Ryan James Higgins Robyn Ann Higgins</u>		<u>10410800600040000</u> <input type="checkbox"/>	
Mailing Address <u>1744 Valleyview Drive</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>276,800.00</u>	

Street address of property: 1744 Valleyview Drive, 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

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)?

YES NO  
Is this property designated as forest land per chapter 84.33 RCW?

Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW?

Is this property receiving special valuation as historical property per chapter 84.26 RCW?

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 03/15/19

Gross Selling Price \$	<u>289,900.00</u>
*Personal Property (deduct) \$	<u>0.00</u>
Exemption Claimed (deduct) \$	<u>0.00</u>
Taxable Selling Price \$	<u>289,900.00</u>
Excise Tax : State \$	<u>3,710.72</u>
Local \$	<u>724.75</u>
*Delinquent Interest: State \$	<u>0.00</u>
Local \$	<u>0.00</u>
*Delinquent Penalty \$	<u>0.00</u>
Subtotal \$	<u>4,435.47</u>
*State Technology Fee \$	<u>5.00</u> <u>5.00</u>
*Affidavit Processing Fee \$	<u>0.00</u>
Total Due \$	<u>4,440.47</u>

0200

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>[Signature]</u>	Signature of Grantee or Grantee's Agent <u>[Signature]</u>
Name (print) <u>James B. and Judith K. Higgins, Trustees</u>	Name (print) <u>Ryan James Higgins</u>
Date & city of signing: <u>3/18/2019 - Clarkston, WA</u>	Date & city of signing: <u>3/18/2019 - 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)).

REV 84 0001a (6/26/14) THIS SPACE - TREASURER'S USE ONLY COUNTY TREASURER

ATEC CC #26966\*

**PAID**  
MAR 18 2019  
ASOTIN COUNTY  
TREASURER  
**052031**

**EXHIBIT "A"**

423837

That part of Lot 6 in Block "E-1" of Clarkston Heights, according to the official plat thereof, filed in Book C of Plats at Page(s) 5, Official Records of Asotin County, Washington, more particularly described as follows: Beginning at the Southwest corner of Lot 6 of Block "E-1" of Clarkston Heights, said point being on the centerline of the County road; thence Easterly along said centerline a distance of 77.0 feet; thence deflect left 90°00' a distance of 128.0 feet; thence deflect right 5°22' a distance of 122.6 feet; thence deflect left 90°00' a distance of 64.7 feet to a point on the Westerly boundary line of said Lot 6; thence deflect left 90°00' along said boundary line a distance of 257.2 feet to the Place of Beginning. EXCEPTING THEREFROM any portion lying within Valleyview Drive adjacent thereto.