

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>Diane I. Magden</u>	BUYER GRANTEE	Name <u>Tracy Pipkin</u>
	Mailing Address <u>49377 Joseph Creek Road</u>		<u>Denise Pipkin</u>
	City/State/Zip <u>Clarkston WA 99403</u>		Mailing Address <u>39610 Snake River Road</u>
	Phone No. (including area code)		City/State/Zip <u>Asotin WA 99402</u>
			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	List assessed value(s)
Name <u>Tracy Pipkin and Denise Pipkin</u>	<u>10490004900060000</u> <input type="checkbox"/>	<u>60,000.00</u>
Mailing Address <u>39610 Snake River Road</u>	<u>10490004900070000</u> <input type="checkbox"/>	<u>60,000.00</u>
City/State/Zip <u>Asotin WA 99402</u>	<u>10490004900090000</u> <input type="checkbox"/>	<u>60,000.00</u>
Phone No. (including area code)	<u>10490005000010000</u> <input type="checkbox"/>	<u>45,000.00</u>
	<u>10490005000090000</u> <input type="checkbox"/>	<u>65,000</u>

Street address of property: 38252 Snake River Rd

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 with new parcel numbers

Select Land Use Code(s): 10 Land with New Building 91

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"/>

	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 _____

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>03/29/19</u>	
Gross Selling Price	\$	<u>200,000.00</u>
*Personal Property (deduct)	\$	<u>0.00</u>
Exemption Claimed (deduct)	\$	<u>0.00</u>
Taxable Selling Price	\$	<u>200,000.00</u>
Excise Tax : State	\$	<u>2,560.00</u>
Local	\$	<u>500.00</u>
*Delinquent Interest: State	\$	<u>0.00</u>
Local	\$	<u>0.00</u>
*Delinquent Penalty	\$	<u>0.00</u>
Subtotal	\$	<u>3,060.00</u>
*State Technology Fee	\$	<u>5.00</u> <u>5.00</u>
*Affidavit Processing Fee	\$	<u>0.00</u>
Total Due	\$	<u>3,065.00</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		Signature of Grantee or Grantee's Agent	
Name (print)	<u>Diane I. Magden</u>	Name (print)	<u>Tracy Pipkin</u>
Date & city of signing:	<u>Clarkston 3-29-19</u>	Date & city of signing:	<u>4-1-19 Clarkston</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)).

Parcel 1 Parcel number 1-049-00-049-9002-0000

That portion of Section 24, Township 7 North, Range 46 East of the Willamette Meridian, Asotin County, Washington, more particularly described as follows:

Commencing at the West Quarter Corner of said Section 24; thence along the East West Quarter line of said Section South 89°33'51" East a distance of 658.75 feet to the True Point of Beginning; thence North 00°00'00" East a distance of 59.70 feet; thence North 51°25'47" East a distance of 1733.17 feet; thence South 36°45'51" East a distance of 173.93 feet; thence South 52°13'01" West a distance of 1635.80 feet to a point in said East West Quarter line; thence along said East West Quarter line North 89°33'51" West a distance of 166.35 feet to the Point of Beginning.

(Also known as Parcel 2 Record of Survey 294183)

Parcel 2 Parcel number 1-049-00-049-9003-0000

That portion of Section 24, Township 7 North, Range 46 East of the Willamette Meridian, Asotin County, Washington, more particularly described as follows:

Commencing at the West Quarter Corner of said Section 24; thence along the East West Quarter line of said Section South 89°33'51" East a distance of 825.10 feet to the True Point of Beginning; thence North 52°13'01" East a distance of 1635.80 feet; thence South 36°45'51" East a distance of 174.61 feet; South 53°53'38" West a distance of 1466.09 feet to a point on the said East West Quarter line; thence along said East West Quarter line North 89°33'51" West a distance of 212.86 feet to the Point of Beginning.

(Also known as Parcel 3 Record of Survey 294183)

Parcel 3 Parcel number 1-049-00-049-9004-0000

That portion of Section 24, Township 7 North, Range 46 East of the Willamette Meridian, Asotin County, Washington, more particularly described as follows:

Commencing at the West Quarter Corner of said Section 24; thence along the East West Quarter line of said Section South 89°33'51" East a distance of 1037.96 feet to the True Point of Beginning; thence North 53°53'38" East a distance of 1466.09 feet; thence South 36°45'51" East a distance of 174.61 feet; thence South 51°05'18" West a distance of 937.37 feet; thence South 76°24'43" West a distance of 575.74 feet to the Point of Beginning.

(Also known as Parcel 4 Record of Survey 294183)

Parcel 4 Parcel number 1-049-00-049-9005-0000

That portion of Section 24, Township 7 North, Range 46 East of the Willamette Meridian, Asotin County, Washington, more particularly described as follows:

Commencing at the West Quarter Corner of said Section 24; thence along the East West Quarter line of said Section South 89°33'51" East a distance of 1037.96 feet to the True Point of Beginning; thence North 76°24'43" East a distance of 575.74 feet; thence North 74°05'18" East a distance of 903.72 feet; thence South 09°19'18" West a distance of 320.53 feet; thence South 85°47'11" West a distance of 952.39 feet to a point in said East-West Quarter line; thence along said Quarter line, North 89°33'51" West 427.00 feet to the Point of Beginning.

(Also known as Parcel 5 Record of Survey 294183)

Parcel 5 Parcel number 1-049-00-049-9006-0000

That portion of Section 24, Township 7 North, Range 46 East of the Willamette Meridian, Asotin County, Washington, more particularly described as follows:

Commencing at the West Quarter Corner of said Section 24; thence along the East West Quarter line of said Section South 89°33'51" East a distance of 1464.96 feet to the True Point of Beginning; thence North 85°47'11" East a distance of 952.39 feet; thence South 09°19'18" West a distance of 476.96 feet; thence North 65°20'06" West a distance of 960.16 feet to the Point of Beginning.

(Also known as Parcel 6 Record of Survey 294183)

Parcel 6 Parcel number 1-049-00-049-9007-0000

That portion of Section 24, Township 7 North, Range 46 East of the Willamette Meridian, Asotin County, Washington, more particularly described as follows:

Commencing at the West Quarter Corner of said Section 24; thence along the East West Quarter line of said Section South 89°33'51" East a distance of 1464.96 feet to the True Point of Beginning; thence South 65°20'06" East a distance of 960.16 feet; thence South 28°46'09" West a distance of 388.20 feet; thence North 46°51'13" West a distance of 904.62 feet; thence North 11°52'10" West a distance of 125.00 feet to the Point of Beginning.

(Also known as Parcel 7 Record of Survey 294183)

Parcel 7 Parcel number 1-049-00-049-9008-0000

All that portion of Section 24, Township 7 North, Range 46 East, Willamette Meridian, Asotin County, State of Washington, described as follows:

Commencing at the West Quarter Corner of said Section 24; thence along the East West Quarter line of said Section South 89°33'51" East a distance of 1464.96 feet; thence South 65°20'06" East a distance of 960.16 feet to the True Point of Beginning;

Thence North 09°19'18" East a distance of 146.50 feet;

Thence South 82°20'06" East a distance of 313.35 feet to a point in the west right-of-way (R/W) of Grande Ronde Road (60 feet in width);

Thence along said R/W the following four (4) courses:

(1) South 1°45'31" West a distance of 57.21 feet;

(2) 322.55 feet along the arc of a tangent 881.43 foot radius curve to the right, through a central angle of 20°58'00", with a chord of South 12°14'31" West a distance of 320.75 feet;

(3) South 22°43'31" West a distance of 29.00 feet;

(4) 345.16 feet along the arc of a tangent 1520 foot radius curve to the right, through a central angle of 13°00'38", with a chord of South 29°13'50" West a distance of 344.42 feet;

Thence leaving said right-of-way (R/W), North 46°51'13" West a distance of 372.73 feet;

Thence North 28°46'09" East a distance of 388.20 feet to the True Point of Beginning.

(Also known as Parcel 8 Record of Survey 294183)

Parcel 8 Tax Parcel 1-049-00-050-0009-0000 (new #1-049-00-049-9009-0000)

All that portion of Section 24, Township 7 North, Range 46 East, Willamette Meridian, Asotin County, State of Washington, described as follows:

Commencing at the West Quarter Corner of said Section 24; thence along the East-West Quarter line of said Section South 89°33'51" East a distance of 1464.96 feet; thence North 85°47'11" East a distance of 952.39 feet to the True Point of Beginning;

Thence North 09°19'18" East a distance of 320.53 feet;

Thence North 74°05'18" East a distance of 346.68 feet to a point in the westerly right-of-way (R/W) of Grande Ronde Road (60 feet in width);

Thence along said R/W, the following 8 courses:

(1) 62.63 feet along the arc of a non-tangent 2040 foot radius curve to the left, through a central angle of 01°45'32", with a chord of South 00°44'17" West a distance of 62.62 feet;

(2) South 00°08'29" East a distance of 49.64 feet;

(3) 217.14 feet along the arc of a tangent 390 foot radius curve to the right, through a central angle of 31°54'00", with a chord of South 15°48'31" West a distance of 214.34 feet;

(4) South 31°45'31" West a distance of 4.16 feet;

(5) 246.09 feet along the arc of a tangent 470 foot radius curve to the left, through a central angle of 30°00'00" with a chord of South 16°45'31" West a distance of 243.29 feet;

(6) South 01°45'31" West a distance of 63.47 feet;

(7) South 88°14'29" East a distance of 10.00 feet;

(8) South 01°45'31" West, 160.57 feet; Thence leaving said right-of-way (R/W), North 82°20'06" West a distance of 313.35 feet; Thence North 09°19'18" East a distance of 330.46 feet to the True Point of Beginning.

(also known as Parcel 9 Record of Survey 294183)