

REAL ESTATE EXCISE TAX AFFIDAVIT
CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

This form is your receipt when stamped by cashier.

PLEASE TYPE OR PRINT

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 _____
	City/State/Zip <u>Asotin, WA 99402</u>		City/State/Zip _____
	Phone No. (including area code) <u>(509) 243-4717</u>		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 _____		1-056-00-013-0012-0000 <input type="checkbox"/>	
Mailing Address _____		_____ <input type="checkbox"/>	
City/State/Zip _____		_____ <input type="checkbox"/>	
Phone No. (including area code) _____		_____ <input type="checkbox"/>	
		List assessed value(s) <u>318,500</u>	

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-217(1)
Reason for exemption _____

Type of Document Sheniff Deed
Re Record Legal Description

Date of Document 5/16/19

Gross Selling Price \$	_____
*Personal Property (deduct) \$	_____
Exemption Claimed (deduct) \$	_____
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 \$	5.00
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 Hawkin</u>
Name (print) <u>Lori Leavitt</u>	Name (print) <u>Kate Hawkin</u>
Date & city of signing: <u>05-16-2019 Asotin, WA</u>	Date & city of signing: <u>5-21-2019 Lewiston, ID</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.20.021 (1)(C)).

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 8933'47" East a distance of 735.42 feet; thence North 2857' West, 143.98 feet; thence North 1829' West, 153.17 feet; thence North 856' West, 448.35 feet; thence North 2429' West, 562.07 feet; thence North 3217' West, 396.45 feet; thence North 2845' West, 388.09 feet; thence North 1703' West, 424.58 feet; thence North 3309' West, 502.20 feet; thence South 6526' West, 89.73 feet; thence North 2621' West, 421.94 feet; thence North 4604' West, 564.05 feet; thence North 5910' West, 141.66 feet; thence North 7634' West, 120.18 feet; thence North 3913' West, 87.37 feet; thence North 6731' West, 298.12 feet; thence North 6203' West, 110.15 feet; thence North 5950' West, 306.97 feet; thence North 7602' West, 121.49 feet; thence North 228' West, 686.20 feet; thence North 3627' East, 229.42 feet; thence North 551' West, 384.03 feet; thence North 2129' West, 230.58 feet; thence South 6758' West, 15.53 feet; thence North 2641' West, 658.47 feet to the True Place of Beginning; thence South 6032' West, 95.31 feet; thence North 8000' West, 14.53 feet; thence North 3824' West, 485.81 feet; thence South 5254' West, 83.28 feet; thence North 4033' West, 363.80 feet to a point on the East right of way line of S.R. 129; thence North 2941' 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 2423' East along said right of way line a distance of 222.77 feet; thence South 7044' East, 127.93 feet; thence North 1058' East, 138.07 feet; thence South 2855' East, 1173.03 feet; thence South 6534' 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 1058' West, 138.07 feet; thence North 7044' 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.

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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 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; the northeast quarter of Section 6 and the southeast quarter of Section 6, all in Township 8 North, Range 46 E.W.M.; also the following described part of the southwest quarter of Section 5, and the northwest quarter of the northwest quarter (NW1/4 NW1/4) of Section 8, Township 8 North, Range 46 E.W.M., particularly described as follows: Beginning at the quarter section corner between Sections 5 and 6, Township 8 North, Range 46 E.W.M., Asotin County, Washington, thence south along the section line between Sections 5 and 6 a distance of 2656.5 feet to the corner of Sections 5, 6, 7, and 8 of said Township and Range; thence south 0°19' east along the section line between Sections 7 and 8 a distance of 905.5 feet; thence north 65°02' east a distance of 181.3 feet; thence north 27°55' east a distance of 912.7 feet; thence north 41°57' east a distance of 582 feet; thence north 41°01' east a distance of 1242 feet; thence north 10°41' east a distance of 1330 feet to a point of the north boundary line of the southwest quarter (SW1/4) of the Section 5, said Township and Range; thence north 89°56' west along the north boundary line of said southwest quarter a distance of 2047.4 feet to the place of beginning, containing 98.25 acres, more or less, and being part of the northwest quarter of the northwest quarter (NW1/4 NW1/4) of Section 8 and the southwest quarter of Section 5, all in Township 8 North, Range 46 E.W.M

Assessor's Parcel No. 1-056-00-013-0012-0000

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