

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, indicate % sold. List percentage of ownership acquired next to each name.

SELLER GRANTOR	1 Name <u>John F. Urban and Rozena L. Urban</u>	BUYER GRANTEE	2 Name <u>John F. Urban and Rozena L. Urban, Co-Trustees of the John and Rozena Urban Revocable Trust</u>
	Mailing Address <u>2895 Grandview Drive</u>		Mailing Address <u>2895 Grandview Drive</u>
	City/State/Zip <u>Clarkston, WA 99403</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 _____		List assessed value(s)	
Mailing Address _____		<u>1 085 02 017 0000 0000</u> <input type="checkbox"/> \$268,400	
City/State/Zip _____		<u>1 132 00 119 0005 0000</u> <input type="checkbox"/> \$119,300	
Phone No. (including area code) _____		<u>1-132-00-232-0000-0000</u> <input type="checkbox"/>	

4 Street address of property: 2895 Grandview Drive and 1604 8th Avenue, Clarkston, WA
 This property is located in Clarkston
 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 Exhibit A attached hereto

5 Select Land Use Code(s):
11 - Household, single family units
 enter any additional codes: 18
 (See back of last page for instructions)

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

6 Is this property designated as forest land per chapter 84.33 RCW? YES NO
 Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW? YES NO
 Is this property receiving special valuation as historical property per chapter 84.26 RCW? YES NO

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.
 None

If claiming an exemption, list WAC number and reason for exemption:
 WAC No. (Section/Subsection) 458-61A-211(2)(a)
 Reason for exemption Transfer to Revocable Trust in which Grantors or Trustors
 Type of Document Limited Warranty Deed
 Date of Document 5/30/19

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 \$	_____
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 John F. Urban Signature of Grantee or Grantee's Agent John F. Urban
 Name (print) John F. Urban Name (print) John F. Urban, Trustee
 Date & city of signing: May 30, 2019 Lewiston, ID Date & city of signing: May 30, 2019 Lewiston, ID

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)).

EXHIBIT A

Real property located in the County of Asotin, State of Washington, to-wit:

Parcel 1 – 2895 Grandview Drive, Clarkston, Washington:

Lot Seventeen (17), Block Two (2), Highland Heights Third Addition, Asotin County, Washington, according to the recorded plat thereof.

SUBJECT to Protective Covenants of record.

Assessor's Parcel # 1 085 02 017 0000 0000

Parcel 2 – 1604 8th Avenue, Clarkston, Washington:

That part of Government Lot 2 of Section 5, Township 10 North, Range 46 East of the Willamette Meridian, Asotin County, Washington, more particularly described as follows:

Beginning at the Southwest corner of Lot 7 of Block 3 of Highland Heights Second Addition; thence South 86°49' West a distance of 3.50 feet to a point of curve; thence around a curve to the left with a radius of 467.03 feet for a distance of 103.40 feet; thence North 0°49' East a distance of 128.95 feet; thence South 89°11' East a distance of 105.0 feet to the Northwest corner of said Lot 7; thence South 0°49' West along the West lot line of said Lot 7 a distance of 110.18 feet to the place of beginning.

APN: 1-132-00-119-0005-0000

AND

That part of Government Lot 2 (NWNE) of Section 5, Township 10 North, Range 46 East of the Willamette Meridian, Asotin County, Washington, more particularly described as follows:

Commencing at the Southwest corner of Lot 7 of Block 3 of Highland Heights Second Addition; thence South 86°49' West a distance of 3.50

EXHIBIT A - 1

Creason, Moore, Dokken & Geidl, PLLC
P.O. Drawer 835, Lewiston ID 83501
(208)743-1516; Fax(208)746-2231

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feet to a point of curve; thence around a curve to the left with a radius of 467.03 feet for a distance of 103.40 feet (chord bears South 80°28'07" West for a distance of 103.19 feet) to the True Place of Beginning; thence North 89°11' West a distance of 25.00 feet; thence North 0°49' East a distance of 128.95 feet; thence South 89°11' East a distance of 25 feet; thence South 0°49' West 128.95 feet to the True Place of Beginning.

APN: 1-132-00-232-0000-0000.

TOGETHER with an easement for ingress and egress that shall be Thirty (30) feet in width.

The easement shall begin at the Southwest corner of Lot 7 of Block 3 of Highland Heights Second Addition; thence South 86°49' West a distance of 3.5 feet to a point of curve; thence around a curve to the left with a radius of 467.03 feet for a distance of 103.40 feet.

EXHIBIT A - 2

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