

**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	1. Name <u>Thomas L. Ledgerwood</u>	BUYER GRANTEE	2. Name <u>LBLG Investments, LLC, and Idaho LLC</u>
	<u>Carlyn L. Ledgerwood</u>		
	Mailing Address <u>2540 Valleyview Drive</u>		Mailing Address <u>PO Box 608</u>
	City/State/Zip <u>Clarkston WA 99403</u>		City/State/Zip <u>Liberty Lake WA 99019</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 <u>LBLG Investments, LLC, and Idaho LLC</u>		<u>100106012000200000</u> <input type="checkbox"/>	
Mailing Address <u>PO Box 608</u>		<input type="checkbox"/>	
City/State/Zip <u>Liberty Lake WA 99019</u>		<input type="checkbox"/>	
Phone No. (including area code) _____		<input type="checkbox"/>	
		List assessed value(s) <u>140,400.00</u>	

4. Street address of property: 922 6th Street, Clarkston, WA

This property is located in  unincorporated Asotin County OR within  city of 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.

see attached legal

5. Select Land Use Code(s):  
65 Professional Services (Medical, Dental,  
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
6. 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) \_\_\_\_\_  
Reason for exemption \_\_\_\_\_

Type of Document Statutory Warranty Deed (SWD)  
Date of Document 06/28/19

Gross Selling Price	\$	<u>225,000.00</u>
*Personal Property (deduct)	\$	<u>0.00</u>
Exemption Claimed (deduct)	\$	<u>0.00</u>
Taxable Selling Price	\$	<u>225,000.00</u>
Excise Tax : State	\$	<u>2,880.00</u>
Local	\$	<u>562.50</u>
*Delinquent Interest: State	\$	<u>0.00</u>
Local	\$	<u>0.00</u>
*Delinquent Penalty	\$	<u>0.00</u>
Subtotal	\$	<u>3,442.50</u>
*State Technology Fee	\$	<u>5.00</u> <u>5.00</u>
*Affidavit Processing Fee	\$	<u>0.00</u>
Total Due	\$	<u>3,447.50</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 <u>Thomas L. Ledgerwood</u>	Signature of Grantee or Grantee's Agent <u>[Signature]</u>
Name (print) <u>Thomas L. Ledgerwood</u>	Name (print) <u>LBLG Investments, LLC, and Idaho LLC</u>
Date & city of signing: <u>6/28/19 Clarkston, WA</u>	Date & city of signing: <u>7.1.19, 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)).

**EXHIBIT "A"**

435676

All that part of Lot 11 and that part of the South 37.5 feet of Lot 12 of Block 6 of Clarkston , according to the plat recorded in Book A of Plats, Page(s) 18 Official Records of Asotin County, Washington.  
EXCEPTING therefrom the following:

Commencing at the Northeast corner of said Lot 11; thence South along the East line of said Lot 11 for a distance of 8 feet 7 inches to The True Place of Beginning; thence continue South for a distance of 33 feet 11 inches to the Southeast corner of said Lot 11; thence West for a distance of 127.5 feet to the Southwest corner of said Lot 11; thence along the West line of said Lot for a distance of 39.5 feet; thence East for a distance of 96.5 feet; thence South for a distance of 5 feet 7 inches; thence East for a distance of 31 feet to The True Place of Beginning.

AND ALSO EXCEPTING therefrom:

Commencing at the Northeast corner of said Lot 11; thence South along the East line of said Lot 11 for a distance of 8 feet 7 inches; thence West for a distance of 31 feet; thence North for a distance of 5 feet 7 inches; thence East for a distance of 16 feet; thence North to the South line of Lot 12; thence East along the South line of Lot 12 to the Southeast corner of said Lot 12; thence South to The True Place of Beginning.

TOGETHER WITH that portion of the vacated alley lying adjacent to said lots as vacated September 27, 1943 under Ordinance No. 422 which attaches by operation of law.