

**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, indicate %

sold.

List percentage of ownership acquired next to each name.

1 SELLER GRANTOR	Name <u>DAN L. COMBS and CLAUDIA COMBS</u>	2 BUYER GRANTEE	Name <u>DAN L. COMBS and CLAUDIA COMBS, Trustees of the COMBS LIVING TRUST dated <b>JUL 10 2019</b></u>
	Mailing Address <u>2327 Valleyview Ct.</u>		Mailing Address <u>2327 Valleyview Ct.</u>
	City/State/Zip <u>Clarkston, Washington 99403</u>		City/State/Zip <u>Clarkston, Washington 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 _____		1126000140000 <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)	
		205,400.00	

4 Street address of property: 2327 Valleyview Ct., Clarkston, Washington 99403

This property is located in Spokane 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)

Lot 14 of Valleyview South Addition according to plat recorded in Book D of Plats, Page 20 in Asotin County, Washington. EXCEPT Commencing at the Southwest Corner of Lot 14 of said Valleyview South Addition being 25.00 feet left of Station 52 + 63.59 of Ben Johnson Road Reconstruction Project; thence North 11°47'30" West along the west line of said Lot 14, 42.27 feet to a point on the new right of way being 64.11 feet left of station 52 + 47.55 of Ben Johnson Road Reconstruction Project; thence South 80°01'14" East along said new right of way line, 199.97 feet to an angle point in the said new right of way line, being 65.92 feet left of Station 54 + 47.52 of Ben Johnson Road Reconstruction Project; thence South 60°30'90" East, 54.20 feet to a point on the existing right of way line of said Ben Johnson Road 48.15 feet left of Station 54 + 99.96 of Ben Johnson Road Reconstruction Project; thence South 79°20'02" West along said existing right of way line, 64.47 feet to angle point being 25.00 feet left of Station 54 + 38.65 of Ben Johnson Road Reconstruction Project; thence North 79°30'00" West, 175.06 feet to the point of beginning.

5 Select Land Use Code(s):

Select Land Use Codes \_\_\_\_\_

enter any additional codes: 11

(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"/>

6

	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) 458-61A-211(2g)

Reason for exemption Transfer to a Living Trust

Type of Document Warranty Deed

Date of Document JUL 10 2019

Gross Selling Price \$	_____
*Personal Property (deduct) \$	_____
Exemption Claimed (deduct) \$	_____
Taxable Selling Price \$	0.00
Excise Tax : State \$	0.00
<input type="text" value="0.0050"/> 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>Dan L. Combs</u>	Signature of Grantee or Grantee's Agent <u>Claudia Combs</u>
Name (print) <u>DAN L. COMBS</u>	Name (print) <u>CLAUDIA COMBS, Trustee</u>
Date & city of signing: <u>Spokane, Washington JUL 10 2019</u>	Date & city of signing: <u>Spokane, Washington JUL 10 2019</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)).

Moultonlaw 0981 BF

PAID  
JUL 25 2019  
ASOTIN COUNTY  
TREASURER  
052391