

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.

SELLER GRANTOR	1 Name <u>Lynette Spencer</u>	BUYER GRANTEE	2 Name <u>Johnathan L. Price</u>
	Mailing Address <u>1325 Setlow Court</u>		<u>Wendy Price</u>
	City/State/Zip <u>Clarkston WA 99403</u>		Mailing Address <u>2523 Stafford Court</u>
	Phone No. (including area code)		City/State/Zip <u>Clarkston WA 99403</u>
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>Johnathan L. Price Wendy Price</u>		12610000100100000 <input type="checkbox"/>	
Mailing Address <u>2523 Stafford Court</u>		10490009200000000 <input type="checkbox"/>	
City/State/Zip <u>Clarkston WA 99403</u>		<input type="checkbox"/>	
Phone No. (including area code)		<input type="checkbox"/>	
		List assessed value(s)	
		44,700.00	
		95,000.00	

4 Street address of property: Land Only, Clarkston, WA

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

5 Select Land Use Code(s):
91 Undeveloped land (land only)
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)?

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

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 07/26/19

Gross Selling Price \$	305,000.00
*Personal Property (deduct) \$	0.00
Exemption Claimed (deduct) \$	0.00
Taxable Selling Price \$	305,000.00
Excise Tax : State \$	3,904.00
Local \$	762.50
*Delinquent Interest: State \$	0.00
Local \$	0.00
*Delinquent Penalty \$	0.00
Subtotal \$	4,666.50
*State Technology Fee \$	5.00 5.00
*Affidavit Processing Fee \$	0.00
Total Due \$	4,671.50

0200

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 Lynette Spencer Signature of Grantee or Grantee's Agent Johnathan L. Price

Name (print) Lynette Spencer Name (print) Johnathan L. Price

Date & city of signing: 7-30-19, Clarkston, WA Date & city of signing: 7-31-19, Clarkston, WA

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"

438255

PARCEL I

That part of Lot 1 of Block 1 of Parkview Acres and of the East half of the Northwest Quarter of Section 8 of Township 10 North, Range 46 East of the Willamette Meridian, Asotin County, Washington, more particularly described as follows: Commencing at the Northeast corner of the Southeast Quarter of the Northwest Quarter of said Section 8; thence South 0°45' West along the East line of said Southeast Quarter of the Northwest Quarter a distance of 73.14 feet; thence South 88°51' West, 118.54 feet; thence North 65°20' West, 131.60 feet; thence South 64°04' West, 236.61 feet; thence North 84°39' West, 60.76 feet to the true place of beginning; thence South 13°11' West, 240.54 feet; thence South 86°53'37" West, 301.80 feet; thence North 88°49' West, 27.52 feet to a point on the Easterly right-of-way line of Osborn Drive; thence North 55°17'36" West along said right-of-way line 230.98 feet to a point of curve; thence continue along said right-of-way line around a curve to the right with a radius of 137.46 feet for a distance of 88.06 feet to a point of compound curve; thence continue along said right-of-way line around a curve to the right with a radius of 600.00 feet for a distance of 7.67 feet to the Southwest corner of Lot 33 of Block 2 of Swallows Crest Addition; thence South 70°39'07" East along the South line of said Lot 33 a distance of 50.00 feet; thence North 60°46'32" East, 198.19 feet; thence South 84°39' East, 409.70 feet to the true place of beginning.

PARCEL II

That part of the East half of the Northwest Quarter of Section 8 of Township 10 North, Range 46 East of the Willamette Meridian, Asotin County, Washington, more particularly described as follows: Commencing at the Northeast corner of the Southeast Quarter of the Northwest Quarter of said Section 8; thence South 0°45' West along the East line of said Southeast Quarter of the Northwest Quarter a distance of 73.14 feet; thence South 88°51' West, 118.54 feet; thence North 65°20' West, 131.60 feet; thence South 64°04' West, 236.61 feet; thence North 84°39' West 43.25 feet to the True Place of Beginning; thence continue North 84°39' West, 427.21 feet; thence South 60°46'32" West, 123.18 feet; thence North 0°48'22" East, 310.61 feet; (record bears North 0°45' East, 310.53 feet); thence South 86°59' East, 75.00 feet; thence North 81°02' East, 232.09 feet; thence North 64°29'30" East, 153.66 feet; thence South 63°42' East, 66.01 feet; thence North 74°16' East, 30.81 feet; thence South 0°30' West, 367.81 feet to the True Place of Beginning.

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