

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

Check box if partial sale, indicate % sold. List percentage of ownership acquired next to each name.

<p>1 Name <u>John F. Urban and Rozena L. Urban</u></p> <p>Mailing Address <u>2895 Grandview Drive</u></p> <p>City/State/Zip <u>Clarkston, WA 99403</u></p> <p>Phone No. (including area code) _____</p>	<p>2 Name <u>John F. Urban and Rozena L. Urban, Co-Trustees of the John and Rozena Urban Revocable Trust</u></p> <p>Mailing Address <u>2895 Grandview Drive</u></p> <p>City/State/Zip <u>Clarkston, WA 99403</u></p> <p>Phone No. (including area code) _____</p>									
<p>3 Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee</p> <p>Name _____</p> <p>Mailing Address _____</p> <p>City/State/Zip _____</p> <p>Phone No. (including area code) _____</p>	<p>List all real and personal property tax parcel account numbers - check box if personal property</p> <table style="width: 100%;"> <tr> <td><u>1 085 02 017 0000 0000</u></td> <td><input type="checkbox"/></td> <td>\$268,400 <u>264,600</u></td> </tr> <tr> <td><u>1 132 00 119 0005 0000</u></td> <td><input type="checkbox"/></td> <td>\$110,300 <u>128,500</u></td> </tr> <tr> <td>1 432 00 232 0000 0000</td> <td><input type="checkbox"/></td> <td>\$142,550</td> </tr> </table>	<u>1 085 02 017 0000 0000</u>	<input type="checkbox"/>	\$268,400 <u>264,600</u>	<u>1 132 00 119 0005 0000</u>	<input type="checkbox"/>	\$110,300 <u>128,500</u>	1 432 00 232 0000 0000	<input type="checkbox"/>	\$142,550
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1 432 00 232 0000 0000	<input type="checkbox"/>	\$142,550								

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) 217(1)

Reason for exemption RE-RECORD

Transfer to Revocable Trust in which Grantors or Trustees FOR REBT # 52235, WST # 361952

Type of Document Limited Warranty Deed (Corrected)

Date of Document 9-16-19

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 \$	_____
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.

<p>Signature of Grantor or Grantor's Agent <u>John F. Urban</u></p> <p>Name (print) <u>John F. Urban</u></p> <p>Date & city of signing: <u>September</u>, 2019</p>	<p>Signature of Grantee or Grantee's Agent <u>John F. Urban</u></p> <p>Name (print) <u>John F. Urban, Trustee</u></p> <p>Date & city of signing: <u>September</u>, 2019</p>
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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.

AND

Part of Lot 1, Section 5, Township 10 North, Range 45 E.W.M. as follows: Commencing at the Southeast corner of Lot 17 of Highland Heights Third Addition; thence N. 7°41' E. along the East lot line of said Lot 17 for a distance of 27.97 feet to the True Place of Beginning; thence continue N. 7°31' E. for a distance of 73.03 feet; thence S. 89°45' W. for a distance of 12.03 feet to the Northeast corner of said Lot 17; thence S. 1°58' E. along the East lot line of said Lot 17 for a distance of 72.39 feet to the True Place of Beginning.

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.

EXHIBIT A - 1

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

52561

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 $86^{\circ}49'$ 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 (chord bears South $80^{\circ}28'07''$ West for a distance of 103.19 feet) to the True Place of Beginning; thence North $89^{\circ}11'$ West a distance of 25.00 feet; thence North $0^{\circ}49'$ East a distance of 128.95 feet; thence South $89^{\circ}11'$ East a distance of 25 feet; thence South $0^{\circ}49'$ 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 $86^{\circ}49'$ 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

Creason, Moore, Dokken & Geidl, PLLC
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