

**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.

SELLER GRANTOR	1 Name <u>Joseph L. Wilson and Annetta Wilson</u>	BUYER GRANTEE	2 Name <u>Wilson Banner Ranch, L.L.C.</u>
	<u>husband and wife</u>		<u>a Washington limited liability company</u>
	Mailing Address <u>16047 Highway 12</u>		Mailing Address <u>16047 Highway 12</u>
	City/State/Zip <u>Clarkston, WA 99403</u>		City/State/Zip <u>Clarkston, WA 99403</u>
	Phone No. (including area code) <u>(509) 758-7950</u>		Phone No. (including area code) <u>(509) 758-7950</u>

3 Send all property tax correspondence to:  Same as Buyer/Grantee

Name \_\_\_\_\_  
Mailing Address \_\_\_\_\_  
City/State/Zip \_\_\_\_\_  
Phone No. (including area code) \_\_\_\_\_

List all real and personal property tax parcel account numbers - check box if personal property

<u>2-011-45-030-6500</u>	<input type="checkbox"/>	\$9,990
_____	<input type="checkbox"/>	_____
_____	<input type="checkbox"/>	_____
_____	<input type="checkbox"/>	_____

4 Street address of property: Unplatted Clarkston property along US Highway 12

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)

Please see attached Exhibit A.

5 Select Land Use Code(s):

83 - Agriculture classified under current use chapter 84.34 RCW

enter any additional codes: \_\_\_\_\_

(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.

Kesha Gilbert 10/24/19  
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

Joseph L Wilson  
PRINT NAME

Joseph L. Wilson, Member Annetta Wilson, Member

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) WAC 458-61A-211(2)(a)

Reason for exemption Transfer by individuals to limited liability company in same pro rata shares

Type of Document Quitclaim Deed

Date of Document 10/23/2019

Gross Selling Price	\$	0.00
*Personal Property (deduct)	\$	0.00
Exemption Claimed (deduct)	\$	0.00
Taxable Selling Price	\$	0.00
Excise Tax : State	\$	0.00
<u>0.0025</u> Local	\$	0.00
*Delinquent Interest: State	\$	0.00
Local	\$	0.00
*Delinquent Penalty	\$	0.00
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 Joseph L Wilson

Name (print) Joseph L. Wilson

Date & city of signing: 10/23/19 Clarkston

Signature of Grantee or Grantee's Agent Joseph L Wilson

Name (print) Joseph L. Wilson, Member

Date & city of signing: 10/23/19 Clarkston

Perjury: Perjury is a class C felony which is punishable by imprisonment in the state or federal 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

THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 11 NORTH, RANGE 45 EAST, W.M., ASOTIN COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 30;  
THENCE NORTH 52 DEGREES 36 MINUTES 00 SECONDS EAST A  
DISTANCE OF 2,217.06 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE NORTH 44 DEGREES 07 MINUTES 45 SECONDS WEST A  
DISTANCE OF 380.83 FEET TO A POINT; THENCE NORTH 45 DEGREES  
53 MINUTES 37 SECONDS EAST A DISTANCE OF 669.59 FEET TO A  
POINT; THENCE SOUTH 44 DEGREES 08 MINUTES 31 SECONDS EAST A  
DISTANCE OF 334.88 FEET TO A POINT; THENCE SOUTH 41 DEGREES  
57 MINUTES 09 SECONDS WEST A DISTANCE OF 671.23 FEET BACK TO  
THE TRUE POINT OF BEGINNING.

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