

REAL ESTATE EXCISE TAX AFFIDAVIT
CHAPTER 82.45 RCW - CHAPTER 458-61A WAC

This form is your receipt
when stamped by cashier.

THIS AFFIDAVIT WILL NOT BE ACCEPTED UNLESS ALL AREAS ON ALL PAGES ARE FULLY COMPLETED
Only for sales in a single location code on or after January 1, 2020.

Check box if the sale occurred
in more than one location code.

PLEASE TYPE OR PRINT

Check box if partial sale, indicate % sold.

List percentage of ownership acquired next to each name.

1 SELLER GRANTOR	Name <u>Thomas W. Hranac</u>	2 BUYER GRANTEE	Name <u>Robert J. Tinsley</u>
	Mailing Address <u>107 O'Neil Road</u>		Name <u>Mary E. Tinsley</u>
	City/State/Zip <u>Elma, WA 98541</u>		Mailing Address <u>2166 Appleside Blvd.</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 _____		List assessed value(s)	
Mailing Address _____		<u>1-780-00-001-0000-0000</u> <input type="checkbox"/> <u>167,400.00</u>	
City/State/Zip _____		_____ <input type="checkbox"/> <u>0.00</u>	
Phone No. (including area code) _____		_____ <input type="checkbox"/> <u>0.00</u>	
_____ <input type="checkbox"/> <u>0.00</u>		_____ <input type="checkbox"/> <u>0.00</u>	

4 Street address of property: 2166 Appleside Blvd., Clarkston, WA
 This property is located in Asotin 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)
see attached legal

5 Select Land Use Code(s):
11 - Household, single family units
 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)? YES NO
 Is this property predominantly used for timber (as classified under RCW 84.34 and 84.33) or agriculture (as classified under RCW 84.34.020)? See ETA 3215 YES NO

6 YES NO
 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) NEW 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
 Date of Document 1/7/20

Gross Selling Price \$	<u>207,500.00</u>
*Personal Property (deduct) \$	_____
Exemption Claimed (deduct) \$	_____
Taxable Selling Price \$	<u>207,500.00</u>
Excise Tax: State	
Less than \$500,000.01 at 1.1% \$	<u>2,282.50</u>
From \$500,000.01 to \$1,500,000 at 1.28% \$	<u>0.00</u>
From \$1,500,000.01 to \$3,000,000 at 2.75% \$	<u>0.00</u>
Above \$3,000,000 at 3.0% \$	<u>0.00</u>
Agricultural and timberland at 1.28% \$	<u>0.00</u>
Total Excise Tax: State \$	<u>2,282.50</u>
<u>0.0025</u> Local \$	<u>518.75</u>
*Delinquent Interest: State \$	<u>0.00</u>
Local \$	<u>0.00</u>
*Delinquent Penalty \$	<u>0.00</u>
Subtotal \$	<u>2,801.25</u>
*State Technology Fee \$	<u>5.00</u>
*Affidavit Processing Fee \$	<u>0.00</u>
Total Due \$	<u>2,806.25</u>

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>Thomas W. Hranac</u>	Signature of Grantee or Grantee's Agent <u>Robert J. Tinsley</u>
Name (print) <u>Thomas W. Hranac</u>	Name (print) <u>Robert J. Tinsley</u>
Date & city of signing <u>1/9/2020, Elma, WA</u>	Date & city of signing <u>1/13/2020, 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"

461282

Lot 1 of the Replat of Lot 2 of the Amended Short Plat Sperline Addition according to the official plat thereof, as recorded in the office of the County Recorder of Asotin County, Washington, under recorder's Instrument No. 355709

52861