

REAL ESTATE EXCISE TAX AFFIDAVIT

CHAPTER 82.45 RCW - CHAPTER 458-61A WAC

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.

This form is your receipt when stamped by cashier.

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.

SELLER GRANTOR	1 Name <u>PEOLA PROPERTIES, LLC,</u>	BUYER GRANTEE	2 Name <u>Sharee A. Kromrei - Cascade</u>
	a Washington limited liability company,		d/b/a Sycamore Glen AFH <u>Investing LLC</u>
	Mailing Address <u>518 Diagonal Street</u>		Mailing Address <u>1587 Sycamore Street</u>
	City/State/Zip <u>Clarkston, WA 99403</u>		City/State/Zip <u>Clarkston, WA 99403</u>
	Phone No. (including area code) <u>(509) 295-5175</u>		Phone No. (including area code) _____

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

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

List assessed value(s)

Name _____	1-001-07-004-0002-0000 <input type="checkbox"/>	<u>106,300</u>
Mailing Address _____	<input type="checkbox"/>	_____
City/State/Zip _____	<input type="checkbox"/>	_____
Phone No. (including area code) _____	<input type="checkbox"/>	_____

Street address of property: 920 7th Street, 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)

The S 1/2 of Lot 4 in Block 7 Clarkston, according to the official plat thereof filed in Book A of Plats at Page 19, records of Asotin Co.

Select Land Use Code(s):

17 - Institutional lodging (convalescent homes, nursing homes, etc)

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

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 1-14-20

Gross Selling Price \$ 575,000.00

*Personal Property (deduct) \$ _____

Exemption Claimed (deduct) \$ _____

Taxable Selling Price \$ 575,000.00

Excise Tax: State

Less than \$500,000.01 at 1.1% \$ 5,500.00

From \$500,000.01 to \$1,500,000 at 1.28% \$ 960.00

From \$1,500,000.01 to \$3,000,000 at 2.75% \$ 0.00

Above \$3,000,000 at 3.0% \$ 0.00

Agricultural and timberland at 1.28% \$ 0.00

Total Excise Tax: State \$ 6,460.00

0.0025 Local \$ 1,437.50

*Delinquent Interest: State \$ 0.00

Local \$ 0.00

*Delinquent Penalty \$ 0.00

Subtotal \$ 7,897.50

*State Technology Fee \$ 5.00

*Affidavit Processing Fee \$ 0.00

Total Due \$ 7,902.50

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 Timothy O. Lynch

Signature of Grantee or Grantee's Agent Sharee Kromrei

Name (print) Timothy O. Lynch, Manager

Name (print) Sharee Kromrei

Date & city of signing 14 Jan 2020 Clarkston, WA

Date & city of signing 14 Feb 20 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, or by both imprisonment and fine (RCW 9A.20.020(1C)).