

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.

PLEASE TYPE OR PRINT

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

Check box if partial sale, indicate % sold.

List percentage of ownership acquired next to each name.

1 SELLER GRANTOR	Name <u>Kerry E. Wate, Trustee</u>	2 BUYER GRANTEE	Name <u>Dennis E. Acey</u>
	<u>Amended & Restated Cihak Revocable Living Trust</u>		<u>Melody J. Acey</u>
	Mailing Address <u>601 108th Ave NE Ste 1800</u>		Mailing Address <u>1451 Masters Drive</u>
	City/State/Zip <u>Bellevue, WA 98004</u>		City/State/Zip <u>Clarkston, WA 99403</u>
	Phone No. (including area code) _____		Phone No. (including area code) _____
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>1-042-00-045-00001-0000</u> <input type="checkbox"/>	List assessed value(s) <u>655,700.00</u>
Mailing Address _____		_____ <input type="checkbox"/>	<u>0.00</u>
City/State/Zip _____		_____ <input type="checkbox"/>	<u>0.00</u>
Phone No. (including area code) _____		_____ <input type="checkbox"/>	<u>0.00</u>

4 Street address of property: 1451 Masters Drive, 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 Warranty Deed

Date of Document 1/8/20

Gross Selling Price \$	<u>530,000.00</u>
*Personal Property (deduct) \$	_____
Exemption Claimed (deduct) \$	_____
Taxable Selling Price \$	<u>530,000.00</u>
Excise Tax: State	
Less than \$500,000.01 at 1.1% \$	<u>5,500.00</u>
From \$500,000.01 to \$1,500,000 at 1.28% \$	<u>384.00</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>5,884.00</u>
<u>0.0025</u> Local \$	<u>1,325.00</u>
*Delinquent Interest: State \$	<u>0.00</u>
Local \$	<u>0.00</u>
*Delinquent Penalty \$	<u>0.00</u>
Subtotal \$	<u>7,209.00</u>
*State Technology Fee \$	<u>5.00</u>
*Affidavit Processing Fee \$	<u>0.00</u>
Total Due \$	<u>7,214.00</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 [Signature]
Name (print) Kerry E. Wate, Trustee
Date & city of signing 1-10-2020, Clarkston, WA

Signature of Grantee or Grantee's Agent [Signature]
Name (print) Dennis E. Acey
Date & city of signing 01/10/2020, 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)).

Acey CK 3111 BF

Addendum A

PARCEL A:

That part of Lots 44,45,46,47, and 62 of W. J. Clemans Addition to the Town of Asotin, (now City), Asotin County, Washington, more particularly described as follows:

Beginning at the Northeast corner of said Lot 46; thence South 20°44' West along the East line of said Lot 46 a distance of 199.53 feet to the Southeast corner of said Lot; thence South 38°33' West along the East line of said Lot 47 a distance of 140.14 feet; thence North 55°22' West a distance of 378.12 feet; thence North 13°36' East a distance of 144.15 feet; thence North 30°05 1/2' East a distance of 152.63 feet; thence North 32°43' East a distance of 82.98 feet; thence North 84°05 1/2' East a distance of 158.35 feet; thence North 83°14'16" East a distance of 436.18 feet; thence South 2°35' West a distance of 123.0 feet; thence South 52°52' West a distance of 340.30 feet to the place of beginning.

EXCEPTING therefrom that part lying 25 feet on each side of the following described centerline: Commencing at the Northeast corner of said Lot 46; thence North 52°52' East a distance of 313.10 feet to a point of curve, said point being the True Place of Beginning; thence deflect left 96°25'19" and continue along a curve to the right with a radius of 101.23 feet for a distance of 47.85 feet; thence North 30°01' West a distance of 13.67 feet to a point of curve; thence around a curve to the left with a radius of 200.0 feet for a distance of 110.35 feet to the terminus of the above described centerline.

And Also:

That part of Lot 45 of W. J. Cleman's Addition to the Town of Asotin (now City), Asotin County, Washington, more particularly described as follows: Commencing at the Southeast corner of said Lot 45; thence North 52°52' East a distance of 323.78 feet; thence North 47°33' West a distance of 54.16 feet to a point of curve; thence around a curve to the left with a radius of 275.0 feet for a distance of 172.07 feet; thence North 83°24' West a distance of 3.57 feet to the true place of beginning; thence continue North 83°24' West a distance of 73.04 feet to a point of curve; thence around a curve to the right with a radius of 345.0 feet for a distance of 147.12 feet; thence North 58°58' West a distance of 395.96 feet; thence South 26°52' East a distance of 185.32 feet; thence South 33°58' East a distance of 164.38 feet; thence North 84°05'30" East a distance of 158.35 feet; thence North 83°14'16" East a distance of 218.46 feet to the true place of beginning.

EXCEPTING THEREFROM:

That part of Lots 44, 45 and 62 of W. J. Cleman's Addition to the Town of Asotin (now City), Asotin County, Washington, more particularly described as follows: Commencing at the Southwest corner of said Lot 44; thence North 52°52' East a distance of 323.78 feet to the true place of beginning; thence North 47°33' West a distance of 54.16 feet to a point of curve; thence around a curve to the left with a radius of 275.0 feet for a distance of 172.07 feet; thence North 83°24' West a distance of 3.57 feet; thence North 83°14'16" East for a distance of 217.72 feet; thence South 2°35' West a distance of 123.0 feet; thence South 52°52' West a distance of 16.52 feet to the true place of beginning.

PARCEL B:

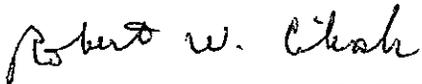
The South half of Lot 9 in Block 21 of West Clarkston, according to the official plat thereof, filed in Book B of Plats at Page(s) 23 Official Records of Asotin County, Washington.

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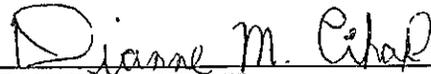
**RESIGNATION OF TRUSTEES OF
CIHAK REVOCABLE LIVING TRUST AGREEMENT
AND APPOINTMENT OF SUCCESSOR TRUSTEES**

We, **ROBERT W. CIHAK** and **DIANNE M. CIHAK**, being the Trustees of the Cihak Revocable Living Trust Agreement, do hereby resign as such Trustees effective as of the date of this document. Our resignation is made pursuant to Article IX of the aforementioned Trust Agreement and we further appoint our son-in-law, **KERRY E. WATE**, to act as Trustee of the Cihak Revocable Living Trust Agreement and in the event he shall be unable or unwilling to act for any reason, then we further appoint our daughter, **CHERYL L. WATE**, to act as successor Trustee and in the event she shall be unable or unwilling to act for any reason, we further appoint **DAVIDSON TRUST CO.**, to act as successor Trustee. Provided further that **KERRY E. WATE** and/or **CHERYL L. WATE** shall have the power to appoint **DAVIDSON TRUST CO.**, to act as a successor Trustee with them.

DATED this 30th day of September, 2019.



ROBERT W. CIHAK



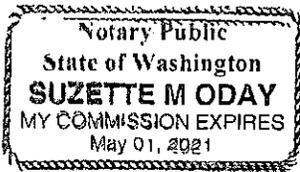
DIANNE M. CIHAK

ACKNOWLEDGEMENT FOR TRUSTEES

State of Washington)
County of Ken : ss

On this 30 day of September, 2019, before me, the undersigned, a Notary Public in and for said state, personally appeared **ROBERT W. CIHAK and DIANNE M. CIHAK**, known or identified to me to be the persons whose names are subscribed to the within instrument as Trustee of the Cihak Revocable Living Trust Agreement, and acknowledged to me that they executed the same as such Trustees.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year hereinabove first written.



[Handwritten Signature]
Notary Public in and for the State of
Washington residing at Burien
My Commission Expires: 05-01-2021

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