

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	1 Name <u>Sheba R. Kanjalkheir</u>	2 BUYER GRANTEE	2 Name <u>Edward Lee Nelson</u>
	Mailing Address <u>1009 Wade Ave #419 Raleigh, NC 27605</u>		Mailing Address <u>2175 9th Avenue</u>
	City/State/Zip <u>Raleigh, NC 27605</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		List assessed value(s)	
Mailing Address		1-277-00-002-0000-0000 <input type="checkbox"/>	106,300.00
City/State/Zip		<input type="checkbox"/>	0.00
Phone No. (including area code)		<input type="checkbox"/>	0.00
		<input type="checkbox"/>	0.00

4 Street address of property: 2175 9th Avenue, 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 description

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 84.16, 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, 84.33, 84.32)? 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 84.34.105). 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 PAID 6200
PRINT NAME _____ DATE JAN 17 2020
ASOTIN COUNTY
TREASURER

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) 458-61A-230(4) 203(1)
Reason for exemption
Community Property Separation for financing purposes

Type of Document Quit Claim Deed
Date of Document 1/15/20

Gross Selling Price \$	<u>106,300.00</u>
*Personal Property (deduct) \$	
Exemption Claimed (deduct) \$	<u>106,300.00</u>
Taxable Selling Price \$	<u>0.00</u>
Excise Tax: State	
Less than \$500,000.01 at 1.1%	\$ <u>0.00</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>0.00</u>
<u>0.0025</u> Local \$	<u>0.00</u>
*Delinquent Interest: State \$	<u>0.00</u>
Local \$	<u>0.00</u>
*Delinquent Penalty \$	<u>0.00</u>
Subtotal \$	<u>0.00</u>
*State Technology Fee \$	<u>5.00</u>
*Affidavit Processing Fee \$	<u>5.00</u>
Total Due \$	<u>10.00</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 Sheba R. Kanjalkheir
Name (print) Sheba R. Kanjalkheir
Date & city of signing 01/16/2020 North Carolina
Signature of Grantee or Grantee's Agent Edward Lee Nelson
Name (print) Edward Lee Nelson
Date & city of signing 1/17/2020 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)).

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ARC CU# 31254

EXHIBIT "A"

464743

Lot 2 of Lucas Addition, according to the official plat thereof, filed in Book E of Plats at Page(s) 77,
Official Records of Asotin County, Washington.

✓
 A circular stamp with the words "INITIAL HERE" around the top edge. Inside the circle, the initials "A.I.F." are handwritten. To the right of the stamp, the text "A.I.F." is written again in a larger, cursive hand. A checkmark is drawn to the left of the stamp.

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