

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.

Check box if partial sale, indicate % sold.

List percentage of ownership acquired next to each name.

PLEASE TYPE OR PRINT

SELLER GRANTOR	1 Name <u>Dixie L. Scharnhorst and Steve J. Curl, Co-</u>	BUYER GRANTEE	2 Name <u>Dixie L. Scharnhorst and Steve J. Curl, as</u>
	Personal Representatives of the Joe Curl Estate		tenants in common
	Mailing Address <u>c/o 611 22nd Avenue</u>		Mailing Address <u>c/o 611 22nd Avenue</u>
	City/State/Zip <u>Lewiston, ID 83501</u>		City/State/Zip <u>Lewiston, ID 83501</u>
	Phone No. (including area code) <u>(208) 791-9999</u>		Phone No. (including area code) <u>(208) 791-9999</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 _____		See attached Exhibit B <input type="checkbox"/>	
City/State/Zip _____		<input type="checkbox"/>	
Phone No. (including area code) _____		<input type="checkbox"/>	

4 Street address of property: 4800 and 4981 Asotin Creek Road
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)
Please see the attached Exhibit A.

5 Select Land Use Code(s):
11 - Household, single family units
enter any additional codes: 82
(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) WAC 458-61A-2020(6)(f)
Reason for exemption _____

Transfer through devise by Will _____

Type of Document Personal Representative's Deed
Date of Document 01/27/2020

Gross Selling Price \$	692,000.00
*Personal Property (deduct) \$	0.00
Exemption Claimed (deduct) \$	692,000.00
Taxable Selling Price \$	0.00
Excise Tax: State	
Less than \$500,000.01 at 1.1% \$	0.00
From \$500,000.01 to \$1,500,000 at 1.28% \$	0.00
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 \$	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 Dixie Scharnhorst Signature of Grantor or Grantee's Agent Steve J. Curl
Name (print) Dixie L. Scharnhorst Name (print) Steve J. Curl
Date & city of signing 01/30/2020 Clarkston Date & city of signing 01/30/2020 Clarkston

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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EXHIBIT A

Legal Description

Parcel I:

Lot 1 of Burnam Addition according to plat recorded in Book E of Plats, page 88, Instrument No. 205629, records of Asotin County, Washington, AND ALSO

That part of the West half of the Southeast Quarter of Section 24 of Township 10 North, Range 45 East, Willamette Meridian, Asotin County, Washington, more particularly described as follows: Commencing at the Northeast corner of Lot 1 of the Burnam Addition to Asotin County, Washington; thence South 80°39' West along the North line of said Lot 1 a distance of 211.00 feet; thence South 23°43' East, a distance of 236.11 feet to the true place of beginning; thence continue South 23°42' East a distance of 13.89 feet; thence West 30.07 feet; thence North 64°32' East, a distance of 27.10 feet to the true place of beginning.

Tax Parcel No. 1-291-00-001-0000

Parcel II:

Lot 2 of Burnam Addition according to plat recorded in Book E of Plats, page 88, Instrument No. 205629, records of Asotin County, Washington.

Tax Parcel No. 1-291-00-002-0000

Parcel III:

Lot 3 of Burnam Addition according to plat recorded in Book E of Plats, page 88, Instrument No. 205629, records of Asotin County, Washington.

Tax Parcel No. 1-291-00-003-0000

Parcel IV and V:

That part of the S1/2S1/2 of Section 24 and of the N1/2N1/2 of Section 25 of Township 10 North, Range 45 East, W.M., Asotin County, Washington, more particularly described as follows:

Beginning at the northwest corner of Lot 2 of Burnam Addition, said point being on the South right-of-way line and 30 feet distance from the existing centerline of the Asotin Creek Road and a point on a curve; thence deflect left and continue along said right-of-way line around a curve to the left with a radius of 1570.00 feet for a distance of 94.31 feet to a point of compound curve; thence continue

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along said right-of-way line around a curve to the left with a radius of 489.85 feet for a distance of 75.24 feet; thence S.27°48'W. along said right-of-way line 36.46 feet to a point of curve; thence continue along said right-of-way line around a curve to the left with a radius of 470.00 feet for a distance of 198.24 feet; thence S.3°38'W. along said right-of-way line 51.36 feet to a point of curve; thence continue along said right-of-way line around a curve to the right with a radius of 390.00 feet for a distance of 608.64 feet; thence N.86°57'W. along said right-of-way line 306.89 feet to a point of curve; thence continue along said right-of-way line around a curve to the left with a radius of 1770.00 feet for a distance of 285.75 feet; thence S.83°48'W. along said right-of-way line 56.47 feet to a point of curve; thence continue along said right-of-way line around a curve to the left with a radius of 1670.00 feet for a distance of 377.94 feet; thence S.70°50'W. along said right-of-way line 199.42 feet; thence S.32°24'E. 574.35 feet to a point on the North right-of-way line of the Cloverland Road; thence N.54°58'12"E. (record bears N.52°27'45"E.) along said right-of-way line 226.14 feet to a point of curve; thence continue along said right-of-way line around a curve to the right With a radius of 590.74 feet for a distance of 505.22 feet; thence S.76°01'43"E. (record bears S.78°32'10"E.) along said right-of-way line 272.34 feet to a point of curve; thence continue along said right-of-way line around a curve to the left with a radius of 79.18 feet for a distance of 48.96 feet; thence N.68°32'27"E. (record bears N.66°02'E.) along said right-of-way line 218.66 feet to a point of curve; thence continue along said right-of-way line around a curve to the left with a radius of 566.20 feet for a distance of 392.15 feet; thence N.28°51'27"E. (record bears N.26°21'E.) along said right-of-way line 101.61 feet to a point of curve; thence continue along said right-of-way line around a curve to the right with a radius of 866.20 feet for a distance of 218.90 feet; thence N.2°02'W., 190.70 feet (to the Northeast corner of what is known as the Frank Horack Tract); thence N.0°06'34"W., 115.21 feet to the Southwest corner of Lot 2 of Burnam Addition; thence N.25°25'W. along the West line of said Lot 2 a distance of 381.37 feet to the place of beginning, containing 21.98 acres.

Tax Parcel Nos. 1-051-00-017-0003, and 1-051-00-017-0004

Bearings are referred to the recorded plat of Burnam Addition.

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EXHIBIT B

Tax Parcel Numbers

Parcel Number	Land Use Code	Assessed Value
1-051-00-017-0003	11	\$ 1,380
1-051-00-017-0004	11	\$257,100
1-291-00-001-0000	11	\$192,700
1-291-00-002-0000	11	\$ 65
1-291-00-003-0000	82	\$ 2,865

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CERTIFIED

FILED

2019 DEC -4 AM 11:34

MCKENZIE A. KELLEY
COUNTY CLERK
ASOTIN COUNTY, WA

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SUPERIOR COURT OF WASHINGTON FOR ASOTIN COUNTY

In re the Estate of:)	No. 19 - 4 - 00088 - 02
)	
RALPH JOSEPH CURL,)	LETTERS TESTAMENTARY
)	WITH NONINTERVENTION
Deceased.)	POWERS

WHEREAS, the Last Will and Testament of R. Joseph Curl, deceased, was on the 4th day of December, 2019, duly exhibited, proven, and recorded in our said Superior Court;

WHEREAS, Dixie L. Scharnhorst and Steve J. Curl are the persons nominated as Personal Representatives in said Will;

WHEREAS, Dixie L. Scharnhorst and Steve J. Curl have petitioned this court to be appointed Personal Representatives thereof; and

WHEREAS, this court has entered an order granting nonintervention powers to the Personal Representatives,

NOW, THEREFORE, know all men by these presents, that we do hereby authorize the said Dixie L. Scharnhorst and Steve J. Curl to execute the terms of the Will with nonintervention powers according to law.

LETTERS TESTAMENTARY WITH
NONINTERVENTION POWERS

Gittins & Dukes, PLLC
843 Seventh Street
Clarkston, WA 99403
(509)758-2501
Facsimile: (509) 758-3576

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