

REAL ESTATE EXCISE TAX AFFIDAVIT

This form is your receipt when stamped by cashier.

PLEASE TYPE OR PRINT

CHAPTER 82.45 RCW - CHAPTER 458-61A WAC

THIS AFFIDAVIT WILL NOT BE ACCEPTED UNLESS ALL AREAS ON ALL PAGES ARE FULLY COMPLETED

(See back of last page for instructions)

Check box if partial sale of property

If multiple owners, list percentage of ownership next to name.

SELLER GRANTOR	1 Name <u>Trent Fortney</u>	BUYER GRANTEE	2 Name <u>Dale E. Wernicke</u> <u>Susan L. Wernicke</u>
	Mailing Address <u>2324 19th Street</u>		Mailing Address <u>2617 3rd Avenue</u>
	City/State/Zip <u>Clarkston Washington 99403</u>		City/State/Zip <u>Clarkston Washington 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>Dale E. Wernicke Susan L. Wernicke</u>		<u>16190003250030000</u> <input type="checkbox"/>	
Mailing Address <u>2617 3rd Avenue</u>		<input type="checkbox"/>	
City/State/Zip <u>Clarkston Washington 99403</u>		<input type="checkbox"/>	
Phone No. (including area code)		<input type="checkbox"/>	
List assessed value(s) <u>95,000.00</u>			

4 Street address of property: 2620 3rd Avenue, Clarkston, WA

This property is located in unincorporated Asotin County OR within city of Unincorp

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.

see attached legal

5 Select Land Use Code(s):
91 Undeveloped land (land only)

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)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

6

	YES	NO
Is this property designated as forest land per chapter 84.33 RCW?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is this property receiving special valuation as historical property per chapter 84.26 RCW?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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) 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	<u>Statutory Warranty Deed (SWD)</u>	
Date of Document	<u>03/19/20</u>	
Gross Selling Price	\$	<u>62,500.00</u>
*Personal Property (deduct)	\$	<u>0.00</u>
Exemption Claimed (deduct)	\$	<u>0.00</u>
Taxable Selling Price	\$	<u>62,500.00</u>
Excise Tax : State	\$	<u>687.50</u>
Local	\$	<u>156.25</u>
*Delinquent Interest: State	\$	<u>0.00</u>
Local	\$	<u>0.00</u>
*Delinquent Penalty	\$	<u>0.00</u>
Subtotal	\$	<u>843.75</u>
*State Technology Fee	\$	<u>5.00</u> <u>5.00</u>
*Affidavit Processing Fee	\$	<u>0.00</u>
Total Due	\$	<u>848.75</u>

0200

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>Trent Fortney</u>	Signature of Grantee or Grantee's Agent <u>Dale E. Wernicke</u>
Name (print) <u>Trent Fortney</u>	Name (print) <u>Dale E. Wernicke</u>
Date & city of signing: <u>3.23.2020, Clarkston, WA</u>	Date & city of signing: <u>3.23.2020, 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)).

ATEC CLK 31892

PAID

MAR 23 2020

ASOTIN COUNTY TREASURER

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05085

EXHIBIT "A"

473309

A parcel of land located in part of Lots 31 & 32 of The Ridges at Dry Gulch Subdivision. located in the Southwest Quarter of the Southwest Quarter of Section 30, Township 11 North, Range 46 East of the Willamette Meridian, Asotin County, Washington, described as follows:

BEGINNING at the Northeast corner of Lot 32 of said Subdivision;
Thence North $72^{\circ}30'18''$ West, 284.12 feet;
Thence South $14^{\circ}17'31''$ West, 118.82 feet;
Thence South $14^{\circ}16'36''$ West, 230.65 feet to a point on the South line of Lot 31 of said Subdivision;
Thence along the South line thereof, South $70^{\circ}14'00''$ East, 70.04 feet;
Thence North $71^{\circ}57'03''$ East, 128.00 feet to a point on the Northerly right of way line of 3rd Avenue;
Thence along said right of way line through a non-tangent curve to the right having an arc length of 56.72 feet, a radius of 45.00 feet, the long chord of which bears
North $39^{\circ}20'47''$ East, 53.04 feet to the Southwest corner of Lot 32;
Thence along the South line of said Lot through a compound curve to the right having an arc length of 29.97 feet, a radius of 45.00 feet, the long chord of which bears South $85^{\circ}28'04''$ East, 29.42 feet to the Southeast corner of Lot 32;
Thence along the East line thereof, North $28^{\circ}13'49''$ East, 225.45 feet to the POINT OF BEGINNING.

Also known as Parcel 3 as shown on the Record of Survey recorded on April 19, 2019, as Instrument No. 361411.

53023