Department of Revenue Washington State

PLEASE TYPE OR PRINT

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

(See back of last page for instructions)

☐ Check box if partial sale of property

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

1 SELLER GRANTOR

Name: Wilson Banner Ranch, LLC

Mailing Address: 16397 Hwy 12

City/State/Zip: Clarkston WA 99403

Phone No. (including area code):

2 BUYER GRANTEE

Name: Eric Wilson

Kathryn Wilson

Mailing Address: ~~16183~~ 16071 US Hwy 12

City/State/Zip: Clarkston WA 99403

Phone No. (including area code):

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

Name: Eric Wilson Kathryn Wilson

Mailing Address: ~~16183~~ 16071 US Hwy 12

City/State/Zip: Clarkston WA 99403

Phone No. (including area code):

List all real and personal property tax parcel account numbers – check box if personal property: 20114503038000000 ☐ ☐ ☐ ☐

List assessed value(s): 56,416.00

4 Street address of property: 16183 US Hwy 12, 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): 83 Agriculture classified under current use

enter any additional codes: 11

(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)?	☒	☐

6

	YES	NO
Is this property designated as forest land per chapter 84.33 RCW?	☐	☒
Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW?	☒	☐
Is this property receiving special valuation as historical property per chapter 84.26 RCW?	☐	☒

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.

[redacted] 3/24/20

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

[redacted] Kathryn Wilson

PRINT NAME

Eric Wilson Kathryn Wilson

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 (SWD)

Date of Document: 03/~~04~~23/20

Gross Selling Price	$ 130,000.00	
*Personal Property (deduct)	$ 0.00	
Exemption Claimed (deduct)	$ 0.00	
Taxable Selling Price	$ 130,000.00	
Excise Tax : State	$ 1,664.00	
Local	$ 325.00	
*Delinquent Interest: State	$ 0.00	
Local	$ 0.00	
*Delinquent Penalty	$ 0.00	
Subtotal	$ 1,989.00	
*State Technology Fee	$ 5.00	5.00
*Affidavit Processing Fee	$ 0.00	
Total Due	$ 1,994.00	

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: Joseph L Wilson

Name (print): Wilson Banner Ranch, LLC

Date & city of signing: 3-24-2020, Clarkston, WA

Signature of Grantee or Grantee's Agent: [signature]

Name (print): Eric Wilson

Date & city of signing: 3-24-2020, 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)).

REV 84 0001a (6/26/14)

THIS SPACE - TREASURER'S USE ONLY

COUNTY TREASURER

ATEC CK# 31909 R

PAID

MAR 24 2020

ASOTIN COUNTY TREASURER

053025

EXHIBIT "A"

450082

TOWNSHIP 11 NORTH, RANGE 45 EAST OF THE WILLAMETTE MERIDIAN

Section 30:

Government Lot 2, that part lying Southeasterly of a line described as follows: Beginning at a point on the North line of Government Lot 3, said point being Westerly 660 feet of the Northeast corner of Government Lot 3; Thence Northeasterly to the Northwest corner of the Southwest Quarter of the Southwest Quarter of the Southeast Quarter of the Northwest Quarter of Section 30 and the point of Terminus.

Government Lot 3, that part lying in the North 990 feet of the East 330 feet of Government Lot 3.

Government Lot 3, that part lying Northeasterly of a line described as follows: Beginning at a point on the North line of Government Lot 3, said point being Westerly 660 feet of the Northeast corner of Government Lot 3; Thence Southeasterly to the Northwest corner of the Southwest Quarter of the Northeast Quarter of the Southwest Quarter of Section 30 and the point of Terminus;

Southwest Quarter of the Southwest Quarter of the Southeast Quarter of the Northwest Quarter; West half of the Northwest Quarter of the Northeast Quarter of the Southwest Quarter; the Northwest Quarter of the Southwest Quarter of the Northeast Quarter of the Southwest Quarter

KW
EW

53025