

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, indicate % sold.

List percentage of ownership acquired next to each name.

1 SELLER GRANTOR	Name <u>Claassen Bros. L.L.C.</u>	2 BUYER GRANTEE	Name <u>Steve and Kathryn Claassen</u>
	Mailing Address <u>135 Kestrel Dr.</u>		Mailing Address <u>135 Kestrel Dr.</u>
	City/State/Zip <u>Clarkston WA 99403</u>		City/State/Zip <u>Clarkston WA 99403</u>
	Phone No. (including area code) <u>(509) 758-7895</u>		Phone No. (including area code) <u>(509) 758-7895</u>
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>2-010-45-003-1800</u> <input type="checkbox"/>	
Mailing Address _____		_____ <input type="checkbox"/>	
City/State/Zip _____		_____ <input type="checkbox"/>	
Phone No. (including area code) _____		_____ <input type="checkbox"/>	
		List assessed value(s) <u>302,230</u>	

Street address of property: 135 Kestrel Dr., Clarkston WA 99403

This property is located in Clarkston

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)

As per Exhibit A attached hereto

Select Land Use Code(s):

94 - Open space land classified under chapter 84.34 RCW

enter any additional codes: _____

(See back of last page for instructions)

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 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.
o. Paul Walsh 3/30/20
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
[Signature]
PRINT NAME
Steve Claassen

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-211(5)
Reason for exemption
Mere change in identity or form--Family corporations and partnerships

Type of Document Quitclaim Deed

Date of Document 3-24-20

Gross Selling Price \$	0.00
*Personal Property (deduct) \$	0.00
Exemption Claimed (deduct) \$	0.00
Taxable Selling Price \$	0.00
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 [Signature]
Name (print) Claassen Bros., L. L. C.
Date & city of signing: Lewiston ID 3/24/20

Signature of Grantee or Grantee's Agent [Signature]
Name (print) Steve and Kathryn Claassen
Date & city of signing: Lewiston ID 3/24/20

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)).

COX & WATNER
CL#68267

PAID

MAR 30 2020

ASOTIN COUNTY
TREASURER

053037

INSTRUCTIONS

Note: To report a transfer of a controlling interest in real property, please use the Real Estate Excise Tax Affidavit Controlling Interest Transfer Return, Revenue Form No. 84-0001B. This form is available online at <http://dor.wa.gov>.

Section 1:

Enter the name(s) of seller/grantor. This is the person(s) conveying interest in the property. If sale is less than 100%, check the box "Check if partial sale" and fill in the percentage sold.

Section 2:

Enter the name(s) of buyer/grantee. This is the person(s) receiving interest in the property. List the percentage acquired after each name.

Section 3:

- Enter the name and address where you would like all future property tax information sent.
- Enter the tax parcel number and current assessed value for real and personal property being conveyed. Check the box to indicate personal property.

Section 4:

- Enter the street address of the property.
- Enter the county if in unincorporated area. Enter city name if located within a municipality.
- Enter the legal description of the property.

Section 5:

- Enter the appropriate land use code for the property. Please list all codes that apply on the lines provided in section 5. See WAC 458-53-030 (5) for a complete list.

- | | | | |
|------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|
| ▪ 09 - Land with mobile home | ▪ 23 - Apparel and other finished products made from fabrics, leather, and similar materials | ▪ 33 - Primary metal industries | ▪ 74 - Recreational activities (golf courses, etc.) |
| ▪ 10 - Land with new building | ▪ 24 - Lumber and wood products (except furniture) | ▪ 34 - Fabricated metal products | ▪ 75 - Resorts and group camps |
| ▪ 11 - Household, single family units | ▪ 25 - Furniture and fixtures | ▪ 35 - Professional scientific and controlling instruments; photographic and optical goods; watches/clocks manufacturing | ▪ 80 - Water or mineral right |
| ▪ 12 - Multiple family residence (2-4 Units) | ▪ 26 - Paper and allied products | ▪ 39 - Miscellaneous manufacturing | ▪ 81 - Agriculture (not in current use) |
| ▪ 13 - Multiple family residence (5 + Units) | ▪ 27 - Printing and publishing | ▪ 50 - Condominiums-other than residential | ▪ 83 - Agriculture current use RCW 84.34 |
| ▪ 14 - Residential condominiums | ▪ 28 - Chemicals | ▪ 53 - Retail Trade - general merchandise | ▪ 86 - Marijuana grow operations |
| ▪ 15 - Mobile home parks or courts | ▪ 29 - Petroleum refining and related industries | ▪ 54 - Retail Trade - food | ▪ 87 - Sale of Standing Timber |
| ▪ 16 - Hotels/motels | ▪ 30 - Rubber and miscellaneous plastic products | ▪ 58 - Retail trade - eating & drinking (restaurants, bars) | ▪ 88 - Forest land designated RCW 84.33 |
| ▪ 17 - Institutional Lodging (convalescent homes, nursing homes, etc.) | ▪ 31 - Leather and leather products | ▪ 59 - Tenant occupied, commercial properties | ▪ 91 - Undeveloped Land (land only) |
| ▪ 18 - All other residential not coded | ▪ 32 - Stone, clay and glass products | ▪ 64 - Repair services | ▪ 94 - Open space land RCW 84.34 |
| ▪ 19 - Vacation and cabin | | ▪ 65 - Professional services (medical, dental, etc.) | ▪ 95 - Timberland classified RCW 84.34 |
| ▪ 21 - Food and kindred products | | ▪ 71 - Cultural activities/nature exhibitions | ▪ 96 - Improvements on leased land |
| ▪ 22 - Textile mill products | | | |

Section 6:

Indicate whether the property is designated as forest land per chapter 84.33 RCW, classified as current use (open space, farm, agricultural, or timber) per chapter 84.34 RCW, or receiving special valuation as historic property per chapter 84.26 RCW.

Section 7:

- List personal property included in the selling price of the real property. For example, include tangible (furniture, equipment, etc) and intangible (goodwill, agreement not to compete, etc).
- Use Tax is due on personal property purchased without payment of the sales tax. Use Tax may be reported on your Combined Excise Tax Return or a Consumer Use Tax Return, both available at <http://dor.wa.gov>.
- If you are claiming a tax exemption, cite the specific Washington Administrative Code (WAC) number, section and subsection and provide a brief explanation. Most tax exemptions require specific documentation. Refer to the appropriate WAC to determine documentation requirements. Chapter 458-61A WAC is available online at <http://dor.wa.gov>.
- Enter the type of document (quit claim deed, statutory warranty deed, etc.), and date of document (MM/DD/YYYY)
- Enter the selling price of the property.
- Selling price: For tax purposes, the selling price is the true and fair value of the property conveyed. When property is conveyed in an arm's length transaction between unrelated persons for valuable consideration, there is a presumption that the selling price is equal to the total consideration paid or contracted to be paid, including any indebtedness. Refer to RCW 82.45.030 for more information about selling price.
- Deduct the amount of personal property included in the selling price.
- Deduct the amount of tax exemption claimed per chapter 458-61A WAC.
- Due Date, Interest and Penalties: Tax is due at the time of sale/transfer. If tax is not paid within one month of the date of sale/transfer, interest and penalties will apply. The interest rate is variable and determined per RCW 82.32.050. Delinquent penalties are 5% one month after the due date; 10% two months after the due date; and 20% three months after the due date. (RCW 82.45.100)
- State Technology Fee: A \$5.00 Electronic Technology Fee that is due on all transactions. (82.45.180)
- Affidavit Processing Fee: A minimum of \$5.00 shall be collected in the form of tax and processing fee. A processing fee is due on all transactions where no tax is due and on all taxable transactions where the tax due is less than \$5.00. (RCW 82.45.180)

Section 8:

Both grantor (seller) and grantee (buyer), or the agent of each, must sign this form, certifying that all the information provided is correct. Note: Original signatures required on the "County Treasurer" copy. Signatures may be required on the "Assessors" copy. Check with your county.

Audit:

Information you provide on this form is subject to audit by the Department of Revenue. Underpayments of tax will result in the issuance of a tax assessment with interest and penalties. Note: in the event of an audit, it is the taxpayers' responsibility to provide documentation to support the selling price or any exemption claimed. This documentation must be maintained for a minimum of four years from date of sale. (RCW 82.45.100)

Ruling requests:

You may request a ruling on the taxability of the property transfer. Go to our website at dor.wa.gov/rulings or fax your request to (360) 705-6655.

Where to send completed forms:

Completed forms must be submitted to the County Treasurer's or Recorder's Office where the property is located.

EXHIBIT "A"

SITUATE IN THE COUNTY OF ASOTIN, STATE OF WASHINGTON, to-wit:

Note: the following described parcel is known as "Tract 1" as shown on Record of Survey Recorded as Instrument Number 309289, Records of Asotin County, Washington.

That portion of Government Lot 1 of Section 3, Township 10 North, Range 45 East, W.M., Asotin County, Washington, described as follows:

COMMENCING at the North 1/4 Corner of Section 3, Township 10 North, Range 45 East, W.M., (from which the northwest corner of said Section 3 bears North 89°21'26" West, a distance of 2,727.39 feet); thence South 00°24'01" West along the west line of Government Lot 2 of said Section 3, a distance of 1,302.32 feet, more or less, to the southwest corner of said Government Lot 2;

thence South 89°40'39" East, a distance of 2,455.76 feet, more or less, to the southeasterly-most corner of said Tract 1 as shown on said Record of Survey, said point being the POINT OF BEGINNING;

thence North 89°40'39" West along the south line of said Government Lot 1, a distance of 731.23 feet, more or less, to the northerly right-of-way line of Peola Road as shown on said Record of Survey;

thence along said northerly right-of-way line 129.52 feet along the arc of a non-tangent curve to the left, having a radius of 230.00 feet, through a central angle of 32°15'58", said curve having a long chord that bears North 73°32'13" West a chord distance of 127.83 feet;

thence continuing along said northerly right-of-way line, North 89°40'15" West a distance of 24.17 feet;

thence North 57°37'00" West, a distance of 149.75 feet, more or less, to the westerly-most corner of said Tract 1, as shown on said Record of Survey;

thence North 22°10'00" East along northwesterly boundary of said Tract 1, a distance of 383.28 feet, more or less, to the northerly-most corner of said Tract 1, said point being on the southerly right-of-way line of said Sparrow Hawk Drive;

EXHIBIT "A" (continued)

thence South $67^{\circ}50'00''$ East, along said southerly right-of-way line a distance of 894.99 feet;

thence 30.87 feet along the arc of a curve to the right, having a radius of 25.00 feet, through a central angle of $70^{\circ}44'29''$, said curve having a long chord that bears South $32^{\circ}27'46''$ East a chord distance of 28.94 feet to a point on the westerly right-of-way line of Peola Road;

thence along said westerly right-of-way line 79.53 feet along the arc of a reverse curve to the left, having a radius of 280.00 feet, through a central angle of $16^{\circ}16'29''$, said curve having a long chord that bears South $05^{\circ}13'45''$ East a chord distance of 79.27 feet;

thence South $13^{\circ}22'00''$ East continuing along said westerly right-of-way line a distance of 35.56 feet, more or less, to the POINT OF BEGINNING.

Containing 6.51 acres, more or less.

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EXHIBIT "A" (continued)

AND

Note: the following described parcel is known as 'Tract 29' as shown on Record of Survey Recorded as Instrument Number 309289, Records of Asotin County, Washington.

That portion of Government Lot 1 of Section 3, Township 10 North, Range 45 East, W.M., Asotin County, Washington, described as follows:

COMMENCING at the North 1/4 Corner of Section 3, Township 10 North, Range 45 East, W.M., (from which the northwest corner of said Section 3 bears North 89°21'26" West, a distance of 2,727.39 feet); thence North 01°27'32" East along the west line of the SE1/4 of Section 34, Township 11 North, Range 45 East, W.M., a distance of 18.01 feet, more or less, to the westerly right-of-way line of Sparrow Hawk Road;

thence South 88°32'28" East, a distance of 30.00 feet, more or less, to the centerline of said Sparrow Hawk Road;

thence 331.37 feet along the arc of a non-tangent curve to the left, having a radius of 274.00 feet, through a central angle of 69°17'32", said curve having a long chord that bears South 33°11'14" East a chord distance of 311.54 feet;

thence South 67°50'00" East along said centerline, a distance of 1,806.85 feet, more or less, to the centerline intersection of said Sparrow Hawk Drive and Kestrel Drive;

thence North 22°10'00" East along the centerline of said Kestrel Drive, a distance of 30.00 feet;

thence 205.63 feet along the arc of a curve to the right, having a radius of 274.00 feet, through a central angle of 43°00'00", said curve having a long chord that bears North 43°40'00" East a chord distance of 200.84 feet;

thence South 24°50'00" East, a distance of 30.00 feet, more or less, to a point on the northwesterly boundary of said Tract 29;

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EXHIBIT "A" (continued)

thence North $65^{\circ}10'00''$ East along said northwesterly boundary a distance of 500.00 feet, more or less, to the northerly-most corner of said Tract 29, said point being the TRUE POINT OF BEGINNING; thence South $24^{\circ}50'00''$ East, a distance of 399.99 feet, more or less, to the northerly right-of-way line of Peola Road, as shown on said Record of Survey;

thence South $65^{\circ}10'00''$ West along said northerly right-of-way line, a distance of 72.08 feet;

thence 201.51 feet along the arc of a curve to the left, having a radius of 280.00 feet, through a central angle of $41^{\circ}14'03''$, said curve having a long chord that bears South $44^{\circ}32'58''$ West a chord distance of 197.19 feet;

thence 38.50 feet along the arc of a reverse curve to the right, having a radius of 25.00 feet, through a central angle of $88^{\circ}14'03''$, said curve having a long chord that bears South $68^{\circ}02'59''$ West a chord distance of 34.81 feet, to a point on the northerly right-of-way line of said Sparrow Hawk Drive;

thence North $67^{\circ}50'00''$ West, along said northerly right-of-way line, 523.42 feet;

thence 42.13 feet along the arc of a curve to the right, having a radius of 25.00 feet, through a central angle of $96^{\circ}33'26''$, said curve having a long chord that bears North $19^{\circ}33'17''$ West a chord distance of 37.32 feet, to a point on the southeasterly right-of-way line of said Kestrel Drive;

thence along said southeasterly right-of-way line, 155.20 feet along the arc of a compound curve to the right, having a radius of 244.00 feet, through a central angle of $36^{\circ}26'34''$, said curve having a long chord that bears North $46^{\circ}56'43''$ East a chord distance of 152.59 feet;

thence North $65^{\circ}10'00''$ East along said southeasterly right-of-way line a distance of 500.00 feet, more or less, to the POINT OF BEGINNING.

Containing 5.04 acres, more or less.

AND ALSO

that part of Government Lot 1 of Section 3, Township 10 North, Range 45 East, W. M., Asotin County, Washington lying Southeast of Peola Road

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