

**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

Check box if partial sale, indicate % sold. (See back of last page for instructions) List percentage of ownership acquired next to each name.

SELLER GRANTOR	1 Name <u>Emily Potter aka Emily J. Potter, a single person</u>	BUYER GRANTEE	2 Name <u>Daniel A. Potter and Karen L. Smith, as their sole and separate property</u>
	Mailing Address <u>1251 20th Avenue</u>		Mailing Address <u>1234 Francis #33</u>
	City/State/Zip <u>Clarkston, WA 99403</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 type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers – check box if personal property	
Name <u>Emily Potter</u>		150-20-0004-0000-0000 <input type="checkbox"/>	
Mailing Address <u>1251 20th Avenue</u>		_____ <input type="checkbox"/>	
City/State/Zip <u>Clarkston, WA 99403</u>		_____ <input type="checkbox"/>	
Phone No. (including area code) _____		_____ <input type="checkbox"/>	
		List assessed value(s)	
		<u>\$114,100.00</u>	

4 Street address of property: 1251 20th Avenue, 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)

See Exhibit A attached hereto

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 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	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.

None

If claiming an exemption, list WAC number and reason for exemption:

WAC No. (Section/Subsection) 458-61A-20111-202 (b)(c)

Reason for exemption LIFE ESTATE

Gift

Type of Document Limited Warranty Deed

Date of Document 4/1/20

Gross Selling Price \$	0.00
*Personal Property (deduct) \$	_____
Exemption Claimed (deduct) \$	_____
Taxable Selling Price \$	0.00
Excise Tax : State \$	0.00
<u>0.0025</u> Local \$	0.00
*Delinquent Interest: State \$	_____
Local \$	_____
*Delinquent Penalty \$	_____
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 <u>Emily J. Potter</u>	Signature of Grantee or Grantee's Agent <u>Karen L. Smith</u>
Name (print) <u>Emily J. Potter</u>	Name (print) <u>Karen L. Smith</u>
Date & city of signing: <u>April 1, 2020 Lewiston, ID</u>	Date & city of signing: <u>April 1, 2020</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)).

*CREASON, BROOKE, DOKKEN + GIDL*  
*CA# 13180*

APR - 7 2020  
ASOTIN COUNTY

053055

## EXHIBIT A

Real property commonly referred to as 1251 20<sup>th</sup> Avenue, Clarkston, County of Asotin, State of Washington, and more particularly described as follows:

West Side Lot 4:

That part of Lot 4 of Rousseau Addition to Asotin County, Washington, more particularly described as follows: Commencing at the Northeast corner of said Lot 4, said point being on the South right-of-way line of 20<sup>th</sup> Avenue; thence N.71°05'11" W. along said right-of-way line 59.78 feet to the true place of beginning; thence continue N. 71°05'11" W., 83.16 feet to a point of curve; thence around a curve to the left with a radius of 20.00 feet for a distance of 43.56 feet to a point on the East right-of-way line of 13th Street; thence S.15°53'11" E. along said right-of-way line 173.48 feet; thence N. 19°06' E., 173.87 feet to the true place of beginning.

SUBJECT TO:

- Retained life estate in Emily Potter aka Emily J. Potter.
- Agreement, including its terms, covenants and provisions, between Darin Laughery and Carol A. Laughery, husband and wife, and Mark Meyer, a single person, recorded October 2, 1995, as Recording No. 217237, for Sanitary Sewer System.
- Restrictions contained on plat recorded September 11, 1995, as Instrument No. 216825.

EXHIBIT A - 1

Creason, Moore, Dokken & Geidl, PLLC  
P.O. Drawer 835, Lewiston ID 83501  
(208)743-1516; Fax(208)746-2231

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