

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>Marian Tunnicliff</u>	BUYER GRANTEE	2 Name <u>Brandon Janzen</u>
	Mailing Address <u>2141 20th St.</u>		Mailing Address <u>1971 2nd Ave</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 checked="" type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers – check box if personal property	
Name <u>Brandon Janzen</u>		10411500200010000 <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>89,300.00</u>	

4 Street address of property: 1971 2nd 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 description

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 type="checkbox"/>	<input checked="" 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.

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 05/27/20

Gross Selling Price \$	<u>145,000.00</u>	
*Personal Property (deduct) \$	<u>0.00</u>	
Exemption Claimed (deduct) \$	<u>0.00</u>	
Taxable Selling Price \$	<u>145,000.00</u>	
Excise Tax : State \$	<u>1,595.00</u>	
Local \$	<u>362.50</u>	
*Delinquent Interest: State \$	<u>0.00</u>	
Local \$	<u>0.00</u>	
*Delinquent Penalty \$	<u>0.00</u>	
Subtotal \$	<u>1,957.50</u>	
*State Technology Fee \$	<u>5.00</u>	<u>5.00</u>
*Affidavit Processing Fee \$	<u>0.00</u>	
Total Due \$	<u>1,962.50</u>	

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>Marian Tunnicliff</u>	Signature of Grantee or Grantee's Agent <u>Brandon Janzen</u>
Name (print) <u>Marian Tunnicliff</u>	Name (print) <u>Brandon Janzen</u>
Date & city of signing: <u>5.28.2020, Clarkston, WA</u>	Date & city of signing: <u>6.11.2020, 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# 330717

PAID

JUN 11 2020

ASOTIN COUNTY TREASURER

053197

EXHIBIT "A"

486281

All that part of Lot 2 in Block F-1-1 of Clarkston Heights, according to the official plat thereof, filed in Book B of Plats at Page(s) 107 Official Records of Asotin County, Washington, described as follows: From the concrete monument at the Northwest corner of Lot 2 in Block F-1-1 of Clarkston Heights, Asotin County, Washington, said point being at the intersection of the centerlines of the County roads; thence East for a distance of 53.23 feet along the centerline of the County road to the True Place Beginning; thence continue on the last above mentioned course for a distance of 101.51 feet; thence South for a distance of 132.84 feet; thence West for a distance of 101.50 feet; thence North for a distance of 132.84 feet to the True Place of Beginning

AFFIDAVIT (LACK OF PROBATE)

Marian Tunnichff, being first duly sworn, deposes and says:

The undersigned affiant is the rightful heir to the real property described below, and is Spouse

(relationship to decedent) of William A. Tunnichff (decedent), who died on (date)

01-06-2016, at

Clarrston
City

Asotin
County

Washington
State

*** A CERTIFIED COPY OF THE DEATH CERTIFICATE MUST BE PRESENTED. PLEASE NOTE: A copy may be used for recording at the discretion of the county.

REGARDING DISPOSITION OF REAL PROPERTY:

Attach the full legal description of the property with county and parcel number being transferred which is located at a commonly recognized address of: _____

Street

City

State

Zip Code

Decedent left no Last Will and Testament and/or Community Property Agreement; OR Decedent left a Community Property Agreement in favor of surviving spouse (A COPY OF WHICH IS ATTACHED for review), or has been recorded under _____ County recording number _____; OR

Decedent left a Last Will and Testament which HAS NOT been Probated or Revoked (A COPY OF WHICH IS ATTACHED for review)

“Heirs at law” includes surviving spouse, children, adopted children, issue of predeceased child or adopted child, parents, brothers and sisters of the decedent. Affiant hereby identifies all heirs at law of the decedent: (use additional pages if necessary)

Marian S. Tunnichff, spouse

Full name, age, relationship, address

(Continued on next page)

Full name, age, relationship, address

Dated: MAY 28, 2020
Marian S. Tunnichiff
Affiant's full name

Telephone number _____
2141 20th St.
Clarkston WA
City State Zip Code

99403
Zip Code

Marian Tunnichiff
Signature

MAY 28, 2020
Date

State of Washington County of Asotin
I know or have satisfactory evidence that Marian Tunnichiff
(name of person)

is the person who appeared before me, and said person acknowledged that (he/she) signed this affidavit and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in this affidavit.

Dated: 05, 28, 2020

(SEAL OR STAMP)



[Signature]
Signature of Notary Public
Residing at: Kenilston, ID
Notary Public in and for the State of WA
My appointment expires: 12/20/2021