

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  
Only for sales in a single location code on or after January 1, 2020.

Check box if the sale occurred in more than one location code.

PLEASE TYPE OR PRINT

Check box if partial sale, indicate % sold.

List percentage of ownership acquired next to each name.

1 SELLER GRANTOR	Name <u>American Advisors Group</u>	2 BUYER GRANTEE	Name <u>Randall W Harper and Elizabeth A Harper</u>
	Mailing Address <u>3800 West Chapman Ave., 3rd Floor</u>		Mailing Address <u>538 6th Street</u>
	City/State/Zip <u>Orange, CA 92868</u>		City/State/Zip <u>Clarkston, WA 99403</u>
	Phone No. (including area code) <u>(800) 732-6643</u>		Phone No. (including area code) <u>(208) 791-7777</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 _____		<input type="checkbox"/>	List assessed value(s) 0.00
Mailing Address _____		<input checked="" type="checkbox"/> 1-001-40-006-0000-0000	<u>83,200</u> 0.00
City/State/Zip _____		<input type="checkbox"/>	0.00
Phone No. (including area code) _____		<input type="checkbox"/>	0.00

Street address of property: 538 6th Street, 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)

Abbreviated Legal: PTN Lots 5 and 6 in Block 40 of Clarkston

**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)?

YES NO  
Is this property predominantly used for timber (as classified under RCW 84.34 and 84.33) or agriculture (as classified under RCW 84.34.020)? See ETA 3215

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?

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.

**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 Special Warranty Deed  
Date of Document 6-17-20

Gross Selling Price \$	60,000.00
*Personal Property (deduct) \$	
Exemption Claimed (deduct) \$	
Taxable Selling Price \$	60,000.00
Excise Tax: State	
Less than \$500,000.01 at 1.1% \$	660.00
From \$500,000.01 to \$1,500,000 at 1.28% \$	0.00
From \$1,500,000.01 to \$3,000,000 at 2.75% \$	0.00
Above \$3,000,000 at 3.0% \$	0.00
Agricultural and timberland at 1.28% \$	0.00
Total Excise Tax: State \$	660.00
<u>0.0025</u> Local \$	150.00
*Delinquent Interest: State \$	0.00
Local \$	0.00
*Delinquent Penalty \$	0.00
Subtotal \$	810.00
*State Technology Fee \$	5.00
*Affidavit Processing Fee \$	0.00
Total Due \$	815.00

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) NEW OWNER(S) SIGNATURE** \_\_\_\_\_  
PRINT NAME \_\_\_\_\_

PAID

JUL 10 2020

ASOTIN COUNTY TREASURER  
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) PNWLE/ Crystal Park  
Date & city of signing 6-17-2020, Kirkland, WA

Signature of Grantee or Grantee's Agent [Signature]  
Name (print) PNWLE / Shelley Roberts  
Date & city of signing 6-17-2020, Kirkland, 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)).

PNWlegal  
ASOTIN # 7228392

053278

LEGAL DESCRIPTION

LOTS 5 AND 6 IN BLOCK 40 OF CLARKSTON ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED IN BOOK B OF PLATS AT PAGE(S) 16, RECORDS OF ASOTIN COUNTY, WASHINGTON. EXCEPTING THEREFROM THAT PART OF LOT 5 OF BLOCK 40 OF THE CITY OF CLARKSTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 5; THENCE NORTH A DISTANCE OF 18 FEET; THENCE EAST A DISTANCE OF 35 FEET; THENCE SOUTH A DISTANCE OF 18 FEET; THENCE WEST A DISTANCE OF 35 FEET OF SAID LOT 5 TO ORIGINAL PLACE OF BEGINNING.

SITUATE IN THE COUNTY OF ASOTIN, STATE OF WASHINGTON.