

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.

PLEASE TYPE OR PRINT

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

Check box if partial sale, indicate % sold.

List percentage of ownership acquired next to each name.

SELLER GRANTOR	1 Name <u>Fuchs Flower and Garden Center, a Washington Corporation</u>	BUYER GRANTEE	2 Name <u>MRF, LLC, an Idaho Limited Liability Company</u>
	Mailing Address <u>1252 Chestnut Street</u>		Mailing Address <u>314 Silcott Road</u>
	City/State/Zip <u>Clarkston Washington 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 _____		1-004-17-008-0012-0000 <input type="checkbox"/>	39,000.00
Mailing Address <u>314 Silcott Road</u>		1-004-17-008-0014-0000 <input type="checkbox"/>	101,400.00
City/State/Zip <u>Clarkston Washington 99403</u>		1-004-17-007-0004-0000 <input type="checkbox"/>	39,000.00
Phone No. (including area code) _____		<input type="checkbox"/>	0.00

4 Street address of property: 1013 & 1017 13th Street, Clarkston WA 99403

This property is located in Asotin County

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" hereto attached

5 Select Land Use Code(s):  
91 - Undeveloped land (land only)  
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?  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.

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

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

Date of Document July 14, 2020

Gross Selling Price \$	199,000.00
Personal Property (deduct) \$	0.00
Exemption Claimed (deduct) \$	0.00
Taxable Selling Price \$	199,000.00
Excise Tax: State	
Less than \$500,000.01 at 1.1% \$	2,189.00
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 \$	2,189.00
<u>0.0025</u> Local \$	497.50
*Delinquent Interest: State \$	0.00
Local \$	0.00
*Delinquent Penalty \$	0.00
Subtotal \$	2,686.50
*State Technology Fee \$	5.00
Affidavit Processing Fee \$	0.00
Total Due \$	2,691.50

PAID

JUL 15 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 <u>Susan Culletto</u>	Signature of Grantee or Grantee's Agent <u>Matthew Chinchinian</u>
Name (print) <u>Susan Culletto, Governor</u>	Name (print) <u>Matthew Chinchinian, Manager</u>
Date & city of signing <u>July, 2020, Lewiston ID</u>	Date & city of signing <u>July 14, 2020, Lewiston ID</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)).

Exhibit 'A'

Parcel 1

That part of Lot 7 of Block "X" of Vineland, Asotin County, Washington, described as follows: Commencing at the monument at the intersection of centerlines of Chestnut Street and McCarroll Avenue; thence South along the centerline of McCarroll Avenue for a distance of 248.00 feet; thence West for a distance of 25.00 feet to a point on the West right-of-way line of McCarroll Avenue, said point being the True Point of Beginning; thence continue West 109.12 feet; thence North a distance of 82.00 feet; thence West a distance of 30.88 feet; thence South a distance 180.00 feet; thence East a distance 140.00 feet to a point on the West right-of-way line of McCarroll Avenue; thence North along said right-of-way line a distance of 98.00 feet to the Point of Beginning.

Parcel 2

The South 110 feet of the North 230 feet of the West 145 feet of Lot 8, Block X of Vineland according to the recorded plat thereof, in Asotin County, Washington, measurements being from the centerlines of adjacent streets and alleys. Excepting therefrom anything lying within 13th Street.

Parcel 3

That part of Lot 8 of Block "X" of Vineland, Asotin County, Washington, described as follows: Commencing at a point on the centerline of 13th Street a distance 264.00 feet North of the East and West centerline of Lot 8 of said Block X; thence North along the centerline of 13th Street a distance of 83.00 feet to a point; thence East a distance of 180.00 feet to a point; thence South 83.00 feet to a point; thence West 180.00 feet to the Point of Beginning. Excepting therefrom anything lying within 13th Street.

AND

That part of Lot 8 of Block "X" of Vineland, Asotin County, Washington, described as follows: Commencing at a point on the centerline of 13th Street a distance of 347.00 feet North of the East and West centerline of Lot 8, Block X of Vineland; thence East a distance of 180.00 feet to a point; thence South a distance of 83.00 feet to a point; thence East a distance of 150.00 feet to a point on the East line of said Lot 8, Block X; thence North on the East line of said lot 8 a distance of 260.00 feet, to a point which is 136.00 feet South of the North line of said Lot 8; thence West parallel to the North line of said Lot 8 a distance of 140.00 feet; thence North 136.00 feet to a point on the North line of said Lot 8; thence West on the North line of said Lot 8 a distance of 45.00 feet; thence South a distance of 230.00 feet; thence West a distance of 145.00 feet a point on the West line of said Lot 8 (which is the centerline of 13th Street); thence South on the West line of Lot 8 a distance of 83.00 feet to the Point of Beginning.

EXCEPTING THEREFROM the South 30.00 feet of the North 166.00 feet of the West 70.00 feet of the East 140.00 feet and the South 31.00 feet of the North 166.00 feet of the East 70.00 feet of Lot 8 of Block "X" of Vineland, Asotin County, Washington, measurements being from the centerlines of adjacent streets and alleys.

AND further excepting anything lying within 13th Street and Chestnut Street.

**RESOLUTION**

Name: FUCHS FLOWER AND GARDEN CENTER, A Washington Corporation

The following are the officers of the above-named corporation

**Susan Culletto, Governor**  
**Dona Fuchs, Governor**  
**Christopher Fuchs, Governor**

Address of Corporation: 1252 Chestnut Street, Clarkston WA 99403

The above named three officers have the full authority to sign on all documents necessary to sale, transfer, purchase and encumber on behalf of FUCHS FLOWER AND GARDEN CENTER, a Washington Idaho Corporation.

Dated this day 14 of July, 2020

**Fuchs Flower and Garden Center, a Washington Corporation**

By: Susan Culletto  
Susan Culletto, Governor

By: Dona Fuchs  
Dona Fuchs, Governor

By: Christopher Fuchs  
Christopher Fuchs, Governor

**LLC AFFIDAVIT**

RE: **MRF, LLC, an Idaho Limited Liability Company**  
File number 31606 (Land Title) and 497328 (Alliance Title and Escrow Corp)

The undersigned hereby certifies that **MRF, LLC, an Idaho Limited Liability Company** has not had any amendments to their operating agreement and is in full effect to this date. The MANAGER(S) OR MEMBER(S) still obtains full power to:

XX Purchase Real Estate  
XX Encumber Real Estate  
XX Convey Real Estate

under the terms of the original operating agreement.

Date: July 14, 2020

**MRF, LLC, an Idaho Limited Liability Company**

By: Matthew Chinchinian  
Matthew Chinchinian, Manager

State of Idaho }  
County of Nez Perce } s.s.

On this 14 day of July, 2020, before me the undersigned Notary Public for the State of IDAHO, personally appeared **Matthew Chinchinian** is/are the Member(s)/Manager(s), known to me of **MRF, LLC, an Idaho Limited Liability Company** and that HE/SHE/THEY executed the foregoing instrument on behalf of said LLC.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Official Seal the day and year in this certificate above written.



Lori E. Stone  
Notary Public for the State of Idaho  
Residing at Clarkston WA  
My Commission Expires 04/28/2024