

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	Charles A. Miller (25.8%) & M. Dianne Miller (25.8%); Tamara A. Miller and Randall B. Whelchel, Co-Trustees (48.4%)	2 BUYER GRANTEE	Name	Jillian L. Townsend
	Mailing Address	P.O. Box 67		Mailing Address	P.O. Box 278
	City/State/Zip	Fairfield, WA 99012		City/State/Zip	Rockford, WA 99036
	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		List assessed value(s)
Name			104743010000	<input type="checkbox"/>	173,600.00
Mailing Address				<input type="checkbox"/>	0.00
City/State/Zip				<input type="checkbox"/>	0.00
Phone No. (including area code)				<input type="checkbox"/>	0.00

4 Street address of property: 403 First Street, Asotin, WA 99402
This property is located in Asotin
 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 attached Exhibit 'A'.

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

6 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) 458-61A-201 (B)(1)
Reason for exemption _____
Gift - no monetary consideration.
Type of Document Quitclaim Deed
Date of Document 7/9/20
Gross Selling Price \$ _____ 0.00
*Personal Property (deduct) \$ _____
Exemption Claimed (deduct) \$ _____ 0.00
Taxable Selling Price \$ _____ 0.00
Excise Tax: State
Less than \$500,000.01 at 1.1% \$ _____ 0.00
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 \$ _____ 0.00
0.0075 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 M. Dianne Miller Signature of Grantee or Grantee's Agent Jillian L. Townsend
Name (print) M. Dianne Miller Name (print) Jillian L. Townsend
Date & city of signing 7/9/20 Spokane Date & city of signing 7-10-20 Spokane

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'

LEGAL DESCRIPTION:

PARCEL 1:

LOTS 9 AND 10 OF BLOCK 43, SCHANK AND REED'S FIRST ADDITION TO THE TOWN OF ASOTIN, ACCORDING TO PLAT RECORDED THEREOF.

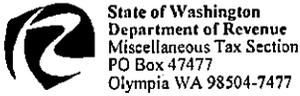
PARCEL 2:

TOGETHER WITH A TRACT OF LAND BEING THOSE PORTIONS OF THE UNPLATTED PARTS OF GOVERNMENT LOTS 3 AND 4 OF SECTION 16, TOWNSHIP 10 NORTH, RANGE 46 EAST OF THE WILLAMETTE MERIDIAN, ASOTIN COUNTY, STATE OF WASHINGTON, SAID TRACT OF LAND LYING NORTH OF THE NORTH LINE OF LOTS 9 AND 10 OF BLOCK 43, SCHANK AND REED'S FIRST ADDITION TO THE TOWN OF ASOTIN, ACCORDING TO THE RECORDED PLAT THEREOF, OF BLOCK 43 OF SCHANK AND REED'S FIRST ADDITION TO THE TOWN OF ASOTIN AND BLOCKS 1 AND 2 AND THAT PORTION OF LINCOLN STREET IN THE TOWN OF ASOTIN (ACCORDING TO THE DULY RECORDED PLAT THEREOF) AND SOUTHERLY OF A SURVEYED LINE DESCRIBED AS FOLLOWS:

(THAT PORTION OF GOVERNMENT LOTS 3 AND 4 ABOVE REFERRED TO)

COMMENCING AT LOWER GRANITE PROJECT BOUNDARY MONUMENT NO. 1532, THE COORDINATES OF WHICH ARE NORTH 386,637.92 AND EAST 2,871,318.34, SAID MONUMENT BEING LOCATED AT A POINT ON THE WESTERLY EXTENSION OF THE NORTH LINE OF BLOCK 34 OF SAID SCHANK AND REED'S FIRST ADDITION TO THE TOWN OF ASOTIN:

THENCE SOUTH 85°31'30.4" EAST, A DISTANCE OF 26.48 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 31°43'29.2" EAST, A DISTANCE OF 21.86 FEET; THENCE SOUTH 87°39'08.0" EAST, A DISTANCE OF 263.87 FEET; THENCE SOUTH 84°33.34.3" EAST, A DISTANCE OF 303.34 FEET; THENCE SOUTH 84°31'15.4" EAST, A DISTANCE OF 173.39 FEET; THENCE SOUTH 81°08'46.5" EAST A DISTANCE OF 139.61 FEET TO A POINT ON THE LOWER GRANITE PROJECT BOUNDARY AT MONUMENT NO. 1542-1543, THE COORDINATES OF WHICH ARE NORTH 386,576.874 AND EAST 2,872,232.10 AND THE POINT OF TERMINUS OF THE ABOVE DESCRIBED SURVEYED LINE. AS DESCRIBED IN QUITCLAIM DEED 157514 RECORDED DECEMBER 22, 1982.



REAL ESTATE EXCISE TAX SUPPLEMENTAL STATEMENT (WAC 458-61A-304)

This form must be submitted with the Real Estate Excise Tax Affidavit (FORM REV 84 0001A for deeded transfers and Form REV 84 0001B for controlling interest transfers) for claims of tax exemption as provided below.

AUDIT: Information you provide on this form is subject to audit by the Department of Revenue. In the event of an audit, it is the taxpayers' responsibility to provide documentation to support the selling price or any exemption claimed.

PERJURY: Perjury is a class C felony which is punishable by imprisonment in a 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)).

The persons signing below do hereby declare under penalty of perjury that the following is true (check appropriate statement):

1. DATE OF SALE: (WAC 458-61A-306(2))

I, (print name) certify that the (type of instrument), dated, was delivered to me in escrow by (seller's name). NOTE: Agent named here must sign below and indicate name of firm. The payment of the tax is considered current if it is not more than 90 days beyond the date shown on the instrument. If it is past 90 days, interest and penalties apply to the date of the instrument. Reasons held in escrow

Signature

Firm Name

2. GIFTS: (WAC 458-61A-201) The gift of equity is non-taxable; however, any consideration received is not a gift and is taxable. The value exchanged or paid for equity plus the amount of debt equals the taxable amount. One of the boxes below must be checked. Both Grantor (seller) and Grantee (buyer) must sign below.

Grantor (seller) gifts equity valued at \$ 173,600.00 to grantee (buyer).

NOTE: Examples of different transfer types are provided on the back. This is to assist you with correctly completing this form and paying your tax.

"Consideration" means money or anything of value, either tangible (boats, motor homes, etc) or intangible, paid or delivered, or contracted to be paid or delivered, including performance of services, in return for the transfer of real property. The term includes the amount of any lien, mortgage, contract indebtedness, or other encumbrance, given to secure the purchase price, or any part thereof, or remaining unpaid on the property at the time of sale. "Consideration" includes the assumption of an underlying debt on the property by the buyer at the time of transfer.

A. Gifts with consideration

- 1. Grantor (seller) has made and will continue to make all payments after this transfer on the total debt of \$ and has received from the grantee (buyer) \$ (include in this figure the value of any items received in exchange for property). Any consideration received by grantor is taxable.
2. Grantee (buyer) will make payments on % of total debt of \$ for which grantor (seller) is liable and pay grantor (seller) \$ (include in this figure the value of any items received in exchange for property). Any consideration received by grantor is taxable.

B. Gifts without consideration

- 1. There is no debt on the property; Grantor (seller) has not received any consideration towards equity. No tax is due.
2. Grantor (seller) has made and will continue to make 100% of the payments on the total debt of \$ and has not received any consideration towards equity. No tax is due.
3. Grantee (buyer) has made and will continue to make 100% of the payments on total debt of \$ and has not paid grantor (seller) any consideration towards equity. No tax is due.
4. Grantor (seller) and grantee (buyer) have made and will continue to make payments from joint account on total debt before and after the transfer. Grantee (buyer) has not paid grantor (seller) any consideration towards equity. No tax is due.

Has there been or will there be a refinance of the debt? YES NO (If yes, please call (360) 534-1503 to see if this transfer is taxable). If grantor (seller) was on title as co-signor only, please see WAC 458-61A-215 for exemption requirements.

The undersigned acknowledge this transaction may be subject to audit and have read the above information regarding record-keeping requirements and evasion penalties.

M. Dianne Miller Grantor's Signature

7/9/20 Date

Jillian L. Townsend Grantee's Signature

7-10-20 Date

M. Dianne Miller Grantor's Name (print)

Jillian L. Townsend Grantee's Name (print)

3. IRS "TAX DEFERRED" EXCHANGE (WAC 458-61A-213)

I, (print name) certify that I am acting as an Exchange Facilitator in transferring real property to pursuant to IRC Section 1031, and in accordance with WAC 458-61A-213. NOTE: Exchange Facilitator must sign below.

Exchange Facilitator's Signature

Date

Exchange Facilitator's Name (print)

For tax assistance, contact your local County Treasurer/Recorder or visit http://dor.wa.gov or call (360) 534-1503. To inquire about the availability of this document in an alternate format, please call 1-800-647-7706. Teletype (TTY) users may use the Washington Relay Service by calling 711.