

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.

SELLER GRANTOR	1 Name <u>Francis Andrew Phelps</u>	BUYER GRANTEE	2 Name <u>Lanetta Phelps</u>
	Mailing Address <u>10456 SE Sunburst Way</u>		Mailing Address <u>1050 N. 25th Street</u>
	City/State/Zip <u>Happy Valley, OR 97086</u>		City/State/Zip <u>Coeur d'Alene, ID 83814</u>
	Phone No. (including area code) _____		Phone No. (including area code) <u>(509) 552-6247</u>
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 _____	<u>1-732-00-001-0000-0000</u> <input type="checkbox"/>	<u>272,900</u>	<u>0.00</u>
Mailing Address _____	<input type="checkbox"/>	_____	<u>0.00</u>
City/State/Zip _____	<input type="checkbox"/>	_____	<u>0.00</u>
Phone No. (including area code) _____	<input type="checkbox"/>	_____	<u>0.00</u>

4 Street address of property: 1851 6th Avenue, Clarkston, WA 99403
This property is located in Clarkston
 Check box if any of the listed parcels are being aggregated 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"

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)?
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

6 YES NO
Is this property designated as forest land per chapter 84.33 RCW?
Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW?
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.

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.
Real Property and real estate land
If claiming an exemption, list WAC number and reason for exemption:
WAC No. (Section/Subsection) WAC 458-61A-203 (2)
Reason for exemption Asotin County Cause # 18-30014-2
Dissolution of Marriage
Type of Document Quit/Claim Deed
Date of Document 8/20/20

Gross Selling Price \$	0.00
Personal Property (deduct) \$	0.00
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 1.25%	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
<u>0.0025</u> 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

PAID SEP 01 2020 ASOTIN COUNTY TREASURER
A MINIMUM OF \$18.00 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 F. Andrew Phelps Signature of Grantee or Grantee's Agent Lanetta Phelps
Name (print) F. ANDREW PHELPS Name (print) Lanetta Phelps
Date & city of signing Clackamas OR Date & city of signing Clarkston WA 8/29/2020

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)).
REV 84 0001a (12/6/19) THIS SPACE - TREASURER'S USE ONLY COUNTY TREASURER

053442

Bisten Law Office c.k.# 10370

Residence and real property situated in the County of Asotin, State of Washington together with all after acquired title of the Grantor herein and legally described as follows:

Parcel 1: Lot 1 of Dimke Addition, according to the official plat thereof, recorded on January 12, 2011, as Instrument No. 322717, Official Records of Asotin County, Washington.

TOGETHER with an easement for roadway purposes over and across the following:

Beginning at the Northwest corner of Lot 6, Block "J-2" of Clarkston Heights, said point being on the centerline of the County road; thence East a distance of 71 feet along said centerline to the True Place of Beginning; thence continue along said centerline for a distance of 25 feet; thence deflect right 90° a distance of 1025.0 feet; thence deflect right 90° a distance of 25 feet; thence deflect right a distance of 1025.0 feet to the Place of Beginning.

Tax Parcel Number(s): 1-732-00-001-0000-0000

EXHIBIT "A"

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