Department of Revenue
Washington State

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: John M Rusche, Trustee of The John M Rusche and Kay M Rusche Revocable Living Trust

Mailing Address: 638A 16th Street

City/State/Zip: Clarkston, WA 99403

Phone No. (including area code): (208) 750-6048

2 BUYER GRANTEE

Name: John M Rusche, Trustee of Survivors Trust created under John M and Kay M Rusche Revocable Living Trust

Mailing Address: 638A 16th Street

City/State/Zip: Clarkston, WA 99403

Phone No. (including area code): (208) 750-6048

3 Send all property tax correspondence to: ☑ Same as Buyer/Grantee

Name

Mailing Address

City/State/Zip

Phone No. (including area code)

List all real and personal property tax parcel account numbers - check box if personal property		List assessed value(s)
1-165-00-004-001-0000	☐	271,000.00
1-165-00-004-001-0001	☐	30,000.00
	☐	0.00
	☐	0.00

4 Street address of property: 638A 16th 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 Attached Statement

5 Select Land Use Code(s):

14 - Residential condominiums

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	☐	☑

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	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.

None

If claiming an exemption, list WAC number and reason for exemption:

WAC No. (Section/Subsection): 458-61A-211(2)(g)

Reason for exemption: Transfer of real property to a revocable trust.

Type of Document: Bargain and Sale Deed

Date of Document: 9/22/2020

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 1.28% $	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
0.0025 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

0200

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: John M Rusche

Name (print): John M. Rusche, Trustee

Date & city of signing: 9/22/20; Clarkston, WA

Signature of Grantee or Grantee's Agent: John M Rusche

Name (print): John M. Rusche, Trustee

Date & city of signing: 9/22/20; Clarkston, 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)).

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

DATE 09/23/2020 RECEIPT No. 62542 McKarcher Law PLLC

Attachment to
Real Estate Excise Tax Affidavit

Grantor:	John M. Rusche, Trustee of The John M. Rusche and Kay M. Rusche Revocable Living Trust dated July 27, 2016
Grantee:	John M. Rusche, Trustee of the Survivor's Trust created under The John M. Rusche and Kay M. Rusche Revocable Living Trust Agreement dated July 27, 2016
Assessor's Tax Parcel ID(s):	1-165-00-004-0001-0001 and 1-165-00-004-0001-0000
Part 4 - Legal Description:	Unit 638A in Lot 4 of Jameson Addition, originally filed in Book D of Plats, at page 50 and dedicated for condominium use upon that replat of Jameson Addition recorded April 29, 1980 under Instrument Number 147526 in the Auditor's Office of Asotin County, Washington. TOGETHER WITH an undivided 50% interest in the common areas and facilities appertaining to said unit and together with those limited common areas and facilities as disclosed in Condominium Declaration recorded under Instrument No. 147527 and amended June 30, 1993 under Instrument No. 202655.

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