

Real Estate Excise Tax Affidavit (RCW 82.45 WAC 458-61A)

Only for sales in a single location code on or after April 1, 2022.
This affidavit will not be accepted unless all areas on all pages are fully and accurately completed.
This form is your receipt when stamped by cashier. *Please type or print.*

Check box if partial sale, indicate % _____ sold.

List percentage of ownership acquired next to each name.

1 Seller/Grantor

Name Halsey Living Trust, dated November 5, 2004; Gerald R.

Halsey and Betty J. Halsey, Trustees and Iris Mallory

Mailing address 2060 Sargent Dr.

City/state/zip Clarkston, WA 99403

Phone (including area code) (509) 552-1331

2 Buyer/Grantee

Name Iris Mallory

c/o Elizabeth A. Sangster

Mailing address PO Box 154

City/state/zip Anatone, WA 99401

Phone (including area code) (509) 258-3385

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

Name _____

Mailing address _____

City/state/zip _____

List all real and personal property tax parcel account numbers	Personal property?	Assessed value(s)
<u>2-007-44-024-4400-0000</u>	<input type="checkbox"/>	<u>\$ 2,600.00</u>
<u>2-007-44-025-1500-0000</u>	<input type="checkbox"/>	<u>\$ 6,500.00</u>
_____	<input type="checkbox"/>	<u>\$ 0.00</u>

4 Street address of property None, Asotin County, Washington

This property is located in Asotin County (for unincorporated locations please select your 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 you need more space, attach a separate sheet to each page of the affidavit).

See Exhibit A.

5 83 - Agriculture classified under current use chapt

Enter any additional codes _____
(see back of last page for instructions)

Was the seller receiving a property tax exemption or deferral under RCW 84.36, 84.37, or 84.38 (nonprofit org., senior citizen or disabled person, homeowner with limited income)? Yes No

Is this property predominately used for timber (as classified under RCW 84.34 and 84.33) or agriculture (as classified under RCW 84.34.020) and will continue in its current use? If yes and the transfer involves multiple parcels with different classifications, complete the predominate use calculator (see instructions). Yes No

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

Is this property receiving special valuation as historical property per RCW 84.26? 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 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

continuation
Signature Dail Waller Date 11/1/22
Deputy assessor signature _____

(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)
NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) doesn't wish to continue, all additional tax calculated pursuant to RCW 84.26, shall be due and payable by the seller or transferor at the time of sale.

(3) NEW OWNER(S) SIGNATURE
Signature Elizabeth A. Sangster attorney-in-fact
Signature _____
Iris Mallory, by Elizabeth A. Sangster, attorney-in-fact
Print name _____ 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 number (section/subsection) WAC 458-61A-215(1)

Reason for exemption _____

Transfer to clear title in Grantee and to clarify the legal description. See attached narrative.

Type of document Quitclaim Deed

Date of document 10/21/2022

Gross selling price	_____
*Personal property (deduct)	<u>0.00</u>
Exemption claimed (deduct)	<u>0.00</u>
Taxable selling price	<u>0.00</u>
Excise tax: state	_____
Less than \$500,000.01 at 1.1%	<u>0.00</u>
From \$500,000.01 to \$1,500,000 at 1.28%	<u>0.00</u>
From \$1,500,000.01 to \$3,000,000 at 2.75%	<u>0.00</u>
Above \$3,000,000 at 3%	<u>0.00</u>
Agricultural and timberland at 1.28%	<u>0.00</u>
Total excise tax: state	<u>0.00</u>
0.0025 Local	<u>0.00</u>
*Delinquent Interest: state	<u>0.00</u>
Local	<u>0.00</u>
*Delinquent penalty	<u>0.00</u>
Subtotal	<u>0.00</u>
*State technology fee	<u>5.00</u>
Affidavit processing fee	<u>5.00</u>
Total due	<u>10.00</u>

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 agent _____
Name (print) Gerald R. Halsey, Trustee
Date & city of signing 1/22; Clarkston, WA

Signature of grantee or agent Elizabeth A. Sangster attorney-in-fact
Name (print) Iris Mallory, by Elizabeth A. Sangster, attorney-in-fact
Date & city of signing 1/22; Anatone, WA

Perjury in the second degree is a class C felony which is punishable by confinement in a state correctional institution for a maximum term of five years, or by a fine in an amount fixed by the court of not more than \$10,000, or by both such confinement and fine (RCW 9A.72.030 and RCW 9A.20.021(1)(c)).

To ask about the availability of this publication in an alternate format for the visually impaired, please call 360-705-6705. Teletype (TTY) users may use the WA Relay Service by calling 711.

STOKES LAWRENCE
VELIKANOV ROOME
& STOKES
C/K# 91474

NOV - 2 2022
ASOTIN COUNTY
TREASURER

055648A Print on legal size paper.
Page 1 of 6

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4 Street address of property None, Asotin County, Washington

This property is located in Asotin County (for unincorporated locations please select your county)

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Legal description of property (if you need more space, attach a separate sheet to each page of the affidavit).

See Exhibit A.

5 83 - Agriculture classified under current use chapter

Enter any additional codes _____
(see back of last page for instructions)

Was the seller receiving a property tax exemption or deferral under RCW 84.36, 84.37, or 84.38 (nonprofit org., senior citizen or disabled person, homeowner with limited income)? Yes No

Is this property predominately used for timber (as classified under RCW 84.34 and 84.33) or agriculture (as classified under RCW 84.34.020) and will continue in it's current use? If yes and the transfer involves multiple parcels with different classifications, complete the predominate use calculator (see instructions) Yes No

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This land: does does not qualify for continuance.

Deputy assessor signature Karl Waller Date 11/1/22

(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)

NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) doesn't wish to continue, all additional tax calculated pursuant to RCW 84.26, shall be due and payable by the seller or transferor at the time of sale.

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Signature _____
Iris Mallory, by Elizabeth A. Sangster, attorney-in-fact
Print name _____

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Name (print) Gerald R. Halsey, Trustee
Date & city of signing 10/1/22; Clarkston, WA

Signature of grantee or agent Elizabeth A. Sangster, attorney-in-fact
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This land: does does not qualify for continuance.
Dan Walker Deputy assessor signature Date 11/1/22

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NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) doesn't wish to continue, all additional tax calculated pursuant to RCW 84.26, shall be due and payable by the seller or transferor at the time of sale.

(3) NEW OWNER(S) SIGNATURE

Signature _____ Signature _____
Iris Mallory, by Elizabeth A. Sangster, attorney-in-fact
Print name _____ Print name _____

8 I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT

Signature of grantor or agent: Gerald R. Halsey
Name (print) Gerald R. Halsey, Trustee
Date & city of signing 10/2/22; Clarkston, WA

Signature of grantee or agent _____
Name (print) Iris Mallory, by Elizabeth A. Sangster, attorney-in-fact
Date & city of signing 10/2/22; Anatone, WA

Perjury in the second degree is a class C felony which is punishable by confinement in a state correctional institution for a maximum term of five years, or by a fine in an amount fixed by the court of not more than \$10,000, or by both such confinement and fine (RCW 9A.72.030 and RCW 9A.20.021(1)(c)).
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55648c

EXHIBIT A

Corrected Legal Descriptions

Assessor's Parcel No. 2-007-44-024-4400-0000:

The Southeast 1/4 of the Southeast 1/4 of Section 24, Township 7 North, Range 44, E.W.M.;
AND that part of the Southwest 1/4 of the Southeast 1/4 of Section 24 lying East of the main fork of Rattlesnake Creek and South of the following described line:
Beginning at a point 200 feet North of the confluence of the West fork and the main fork of Rattlesnake Creek ;
Thence East to the West line of the Southeast 1/4 of the Southeast 1/4 of said Section 24 and the terminus of said line.

Assessor's Parcel No. 2-007-44-025-1500-0000:

The East 1/2 of the Northeast 1/4 and that portion of the West 1/2 of the Northeast 1/4 of Section 25, Township 7 North, Range 44 E.W.M., Asotin County, Washington, lying East of the most Easterly line of Primary State Highway No. 3;

EXCEPT

That portion of the Northwest 1/4 of the Northeast 1/4 of said Section 25 lying West of the main fork of Rattlesnake Creek and North of the hairpin turn of Primary State Highway No. 3.

Situated in Asotin County, Washington.

55648

To: Asotin County Treasurer
Re: Assessor's Tax Parcel No. 2-007-44-024-4400-0000 & 2-007-44-025-1500-0000

**NARRATIVE EXPLANATION OF PURPOSE OF
QUITCLAIM DEED CLEARING TITLE
PURSUANT TO WAC 458-61A-215**

Grantors: (1) **HALSEY, GERALD R.**
(2) **HALSEY, BETTY J.**
(3) **HALSEY LIVING TRUST**
(4) **MALLORY, IRIS**

Grantee: (1) **MALLORY, IRIS**

SUBJECT REAL PROPERTY:

Corrected Legal Descriptions

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Assessor's Parcel No. 2-007-44-025-1500-0000:

The East 1/2 of the Northeast 1/4 and that portion of the West 1/2 of the Northeast 1/4 of Section 25, Township 7 North, Range 44 E.W.M., Asotin County, Washington, lying East of the most Easterly line of Primary State Highway No. 3;

EXCEPT

That portion of the Northwest 1/4 of the Northeast 1/4 of said Section 25 lying West of the main fork of Rattlesnake Creek and North of the hairpin turn of Primary State Highway No. 3.

All situated in Asotin County, Washington.

BACKGROUND AND PURPOSE. The purpose of recording this Quitclaim Deed is for the purpose of clearing title in Grantee and to clarify the legal description. There is no consideration.

Grantor(s):

Grantee(s):

HALSEY LIVING TRUST, dated November 5, 2004

By: Gerald R. Halsey
Gerald R. Halsey, Trustee

By: Betty J. Halsey
Betty J. Halsey, Trustee

IRIS MALLORY
By Elizabeth A. Sangster, attorney-in-fact

IRIS MALLORY
By Elizabeth A. Sangster, attorney-in-fact

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By Elizabeth A. Sangster, attorney-in-fact

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