

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

Only for sales in a single location code on or after March 1, 2023.
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 Joyce Uptmor
Carole McDowell
Mailing address 5301-8 N Argonne LN
City/state/zip Spokane WA 99212
Phone (including area code) 509-710-0284

2 Buyer/Grantee

Name Grand View Ridge LLC
Mailing address 5301-8 N Argonne LN
City/state/zip Spokane WA 99212
Phone (including area code) 509-710-0284

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>1049001010050000</u>	<input type="checkbox"/>	<u>\$0.00 12,100</u>
<u>1049001000501000</u>	<input type="checkbox"/>	<u>\$0.00 85,900</u>
	<input type="checkbox"/>	<u>\$ 0.00</u>

4 Street address of property off Grandview

This property is located in Select Location 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 Attached

5 Select land use code(s)

Enter any additional codes 11
(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

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 continuance.

Deputy assessor signature _____ 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) 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 _____
Print name _____ Print name 1200

7 List all personal property (tangible and intangible) included in selling price.

If claiming an exemption, list WAC number and reason for exemption, WAC number (section/subsection) 458-61A-211(5)
Reason for exemption Merger - LLC

Type of document Quitclaim Deed
Date of document 4-22-23

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 \$525,000.01 at 1.1%	0.00
From \$525,000.01 to \$1,525,000 at 1.28%	0.00
From \$1,525,000.01 to \$3,025,000 at 2.75%	0.00
Above \$3,025,000 at 3%	0.00
Agricultural and timberland at 1.28%	0.00
Total excise tax: state	0.00
0.0000 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

MAY 01 2023

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 agent Joyce Uptmor
Name (print) Joyce Uptmor
Date & city of signing 4-30-23 Asotin

Signature of grantee or agent Carole McDowell
Name (print) Carole McDowell
Date & city of signing 4-30-23 Asotin

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.

C. McDowell \$10.00 Cash
AH

off record
in Clatsop Wash

Exhibit A

Situate in the County of Asotin, State of Washington, to-wit:

The NW 1/4 SE 1/4 of Section 5 of Township 10 North, Range 46, East of the Willamette Meridian, Asotin County, Washington, EXCEPTING therefrom that portion contained in Warranty Deed to Asotin County, recorded March 24, 1960 as Instrument Number 74336.

All that part of Government Lot 6 of Section 5, Township 10 North, Range 46, East of the Willamette Meridian, Asotin County, Washington, lying West of the following described line:

Commencing at the North Quarter corner of said Section 5; thence South 0°50' West (record bears South 0°52' West) along the centerline of said Section 5 a distance of 2453.40 feet to the center of Section; thence South 89°48' East along the North lines of the NW 1/4 SE 1/4 and of Government Lot 6 a distance of 2037.71 feet to the TRUE PLACE OF BEGINNING; thence South 9°35' East, 292.50 feet thence South 11°10' West, 93.70 feet; thence East 127.74 feet; thence South 35°00' West, 1224 feet more or less to a point on the South line of said Government Lot 6, said point being the terminus of the above described line.

That part of the South half of the NE 1/4 of Section 5, Township 10 North, Range 46, East of the Willamette Meridian, Asotin County, Washington, more particularly described as follows:

Commencing at the North Quarter corner of said Section 5; thence South 0°50' West (record bears South 0°52' West) along the centerline of said Section 5 a distance of 1909.10 feet to the TRUE PLACE OF BEGINNING; thence continue South 0°50' West 544.30 feet to the center of Section; thence South 89°48' East along the South line of the NE 1/4 a distance of 2037.71 feet; thence North 9°35' West, 568.85 feet; thence South 89°43' West, 1935.10 feet to the true place of beginning.

TOGETHER with easements for ingress, egress and utilities over and across a strip of land 50 feet in width lying 25 feet on each side of the following described centerlines; Commencing at the Northeast corner of the above described tract; thence South 89°43' West, 360.52 feet to the True Place of Beginning, said point being a point on a curve; thence deflect right and continue around a curve to the right with a radius of 5000.00 feet for a distance of 137.64 feet; thence North 13°08' East, 447.80 feet to a point on the centerline of Grandview Drive, said point being the terminus of the above described centerline. ALSO, commencing at the Northeast corner of the above described tract; thence South 89°43' West, 942.90 feet to the True Place of Beginning; thence North 12°13' West a distance of 142.50 feet to a point of curve thence around a curve to the right with a radius of 175.00 feet for a distance of 127.42 feet; thence North 28°30' East a distance of 329.11 feet to a point of curve; thence around a curve to the left with a radius of 45.43 feet for a distance of 22.77 feet to a point on the centerlines of Grandview Drive, said point being of the above described centerline.

LEGAL DESCRIPTION

56032