

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 Paul W. Eldredge, a single person

Mailing address 552 NW Peppermint Lane

City/state/zip Prineville, OR 97754

Phone (including area code) _____

2 Buyer/Grantee

Name Leane R. Eldredge, a single person

Mailing address 30802 Snake River Road

City/state/zip Asotin, WA 99402

Phone (including area code) 509.243.7285

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)
10490008200000000	<input type="checkbox"/>	\$0.00 <u>59,000.00</u>
_____	<input type="checkbox"/>	\$ 0.00
_____	<input type="checkbox"/>	\$ 0.00

4 Street address of property 30802 Snake River Rd, Asotin, WA 99402

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 attached.

5 11 - Household, single family units

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

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 _____

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-203(2)

Reason for exemption _____

Transfer pursuant to final Final Divorce Order filed 6/14/2023 in Asotin County Superior Court no. 23-3-00016-02.

Type of document Quitclaim Deed

Date of document July 12, 2023

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
0.0025 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

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 Paul W. Eldredge
Name (print) Paul W. Eldredge
Date & city of signing Prineville OR 7-12-23

Signature of grantee or agent Leane R. Eldredge
Name (print) Leane R. Eldredge
Date & city of signing Asotin, WA 7-20-23

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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EXHIBIT A

A parcel of land located in the southeast quarter of the southeast quarter of Section 31 and in Government Lot 5 of Section 32, Township 8 North, Range 47 East of the Willamette Meridian, Asotin County, Washington, described as follows:

COMMENCING at the southwest corner of the southeast quarter of the southeast quarter of Section 31, thence along the west line thereof, N 02°38'24" W, 469.58 feet (Record N 00°06'04" W) to the southwest corner of a parcel of land described as "Eldredge Land" in Correction Deed Among Landowners, Inst. No. 375927, and the POINT OF BEGINNING;

Thence continuing along said west line, N 02°38'24" W, 232.29 feet (Record N 00°06'04" W) to the northwest corner of said parcel;

Thence along the north line thereof, N 87°51'35" E, 1214.33 feet (Record N 89°36'03" W);

Thence leaving said north line, S 82°55'26" E, 446.02 feet;

Thence N 83°22'44" E, 189.25 feet to the northeast corner of said parcel;

Thence S 00°48'23" E, 100.00 feet (Record S 01°43'59" W) to a point on the westerly right of way of the County Road (Snake River Road) ;

Thence along said right of way line, S 48°50'55" W, 144.12 feet (Record S 51°23'15" W, 144.09 feet);

Thence leaving said right of way, S 78°42'08" E, 189.67 feet (Record S 76°09'20" E, 189.62 feet) to a point on the ordinary high water line on the left bank of the Snake River;

Thence along said water line, S 46°22'38" W, 18.37 feet (Record N 46°22'38" E, 18.32 feet) to the southeast corner of said parcel;

Thence along the south line thereof, N 78°41'28" W, 641.18 feet (Record N 76°09'20" W) ;

Thence continuing along said south line , S 84°21'52" W, 1276.38 feet (Record S 86°54'14" W) to the POINT OF BEGINNING.

Containing 7.78 Acres, more or less.

SUBJECT TO: The right of way of the County Road (Snake River Road).

SUBJECT TO: a 25 foot easement for ingress and egress, located in Government Lot 5 of Section 32, Township 8 North , Range 47 East of the Willamette Meridian, Asotin County, Washington, described as follows:

COMMENCING at the southwest corner of Government Lot 5; from which the west quarter corner of Section 5 bears S 05°04'20" E, 2711.37 feet; Thence N 41°10'56" E, 618.97 feet; Thence N 41°09'05" W, 12.10 feet; Thence through a tangent curve to the right having an arc length of 17.13 feet, a radius of 28.86 feet, the long chord of which bears N 24°08'53" W, 16.88 feet to westerly right of way of the County Road (Snake River Road) and the POINT OF BEGINNING;

A strip of land lying 12.5 feet on both sides of the following described centerline:

Thence through a tangent curve to the right having an arc length of 5.27 feet, a radius of 28.86 feet, the long chord of which bears N 01°54'28" W, 5.26 feet;

Thence N 03°19'44" E, 174.17 feet to the termination of this easement.

The sidelines of this easement shall be lengthened or shortened to terminate on the westerly right of way of the County Road (Snake River Road) and the south line of the afore-described property.

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