

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>Brian A. Hoffman</u>	BUYER GRANTEE	2 Name <u>Jonathan A. Bancroft</u>
	<u>Sue L. Hoffman</u>		<u>Krista Belle Bancroft</u>
	Mailing Address <u>1315 Mocking Bird Dr.</u>		Mailing Address <u>2035 W. Mclean Ave.</u>
	City/State/Zip <u>Blacksburg, VA 24060</u>		City/State/Zip <u>Chicago, IL 60657</u>
Phone No. (including area code)		Phone No. (including area code)	
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	
Name		10490004200020000	<input type="checkbox"/>
Mailing Address		10490004200030000	<input type="checkbox"/>
City/State/Zip			<input type="checkbox"/>
Phone No. (including area code)			<input type="checkbox"/>
			List assessed value(s)
			<u>334,800.00</u>
			<u>20,200.00</u>
			<u>0.00</u>
			<u>0.00</u>

4 Street address of property: 10846 SR 129 - Asotin, WA 99402
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 legal description.

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)? YES NO

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 5215 YES NO

6 YES NO

Is this property designated as forest land per chapter 84.33 RCW? YES NO

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

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

If claiming an exemption, list WAC number and reason for exemption:
WAC No. (Section/Subsection) _____
Reason for exemption _____

Type of Document Statutory Warranty Deed
Date of Document 1/29/20

Gross Selling Price \$	440,000.00
*Personal Property (deduct) \$	
Exemption Claimed (deduct) \$	
Taxable Selling Price \$	440,000.00
Excise Tax: State	
Less than \$500,000.01 at 1.1%	4,840.00
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 \$	4,840.00
0.0025 Local \$	1,100.00
*Delinquent Interest: State \$	0.00
Local \$	0.00
*Delinquent Penalty \$	0.00
Subtotal \$	5,940.00
*State Technology Fee \$	5.00
*Affidavit Processing Fee \$	0.00
Total Due \$	5,945.00

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 Grantor's Agent Brian A. Hoffman Signature of Grantee or Grantee's Agent Krista Belle Bancroft

Name (print) Brian A. Hoffman Name (print) Krista Belle Bancroft

Date & city of signing 1/29/2020 - Charleston, WA Date & city of signing January 28, 2020, Chicago

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) for both imprisonment and fine (RCW 9A.20.020(1C)).

APCC CG# 31268 JAN 29 2020 052904
ASOTIN COUNTY TREASURER

EXHIBIT "A"

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PARCEL 1:

A tract of land in part of the Southwest quarter of the Northwest Quarter of Section 21, Township 10 North, Range 46 East of the Willamette Meridian, Asotin County, Washington, described as follows:

Commencing at the 5/8" iron bar marking the Southeast corner of Tax Lot 34-A of Assessor's Tax Plat No. 1, according to the plat thereof, recorded in Volume C of Plats, page 84, in Asotin County, Washington, being a point on the North line of the Southwest Quarter of the Northwest Quarter of said Section 21; thence South 89°58' East 165.73 feet along the North line of said Southwest Quarter of the Northwest Quarter of Section 21 to the Point of Beginning; thence South 24°47'30" East 133.48 feet to a point on the Southerly line of an access easement; thence South 82°13'39" East 157.33 feet, and North 67°07'32" East 338.97 feet along the Southerly line of said access easement to a point of intersection of the Northwesterly right of way line of the Asotin-Anatone County road; thence North 49°15'19" East 15.8 feet, more or less, along said Northwesterly right of way line to a point of intersection with the North line of said Southwest Quarter of the Northwest Quarter of Section 21; thence North 89°58' West 56.9 feet, more or less, along the North line of said Southwest Quarter of the Northwest Quarter of Section 21; thence South 66°23'00" West 237.75 feet; thence North 77°28'00" West 100.0 feet; thence North 42°28'00" West 100 feet to a point on the North line of said Southwest Quarter of the Northwest Quarter of Section 21; thence North 89°58' West 96.27 feet along said North line to the Point of Beginning.

PARCEL II:

A tract of land in part of the Southwest Quarter of the Northwest Quarter of Section 21, Township 10 North, Range 46 East of the Willamette Meridian, Asotin County, Washington, described as follows:

Commencing at the 5/8" iron bar marking the Southeast corner of Tax Lot 34-A of Assessor's Tax Plat No. 1, according to the plat thereof, recorded in Volume C of Plats, page 84, in Asotin County, Washington, being a point on the North line of the Southwest Quarter of the Northwest Quarter of Section 21; Township 10 North, Range 46 East of the Willamette Meridian; thence North 89°58' West 100.0 feet along said North line of the Southwest Quarter of the Northwest Quarter; thence South 0°02' West 801.8 feet; thence South 89°58' East 109.027 feet to a point on the Northerly right of way line of the Asotin-Anatone Highway; thence along said Northerly right of way line the following course; 129.34 feet along a curve to the right with a radius of 1512.5 feet on a central angle of 4°53'59" and a chord bearing North 4°43'20" East a distance of 129.304 feet; thence North 7°10'19" East 191.3 feet; thence 339.16 feet along a curve to the right with a radius of 259.1 feet on a central angle of 75°00'00" and a chord bearing of North 44°40'19" East for a distance of 315.46 feet; thence North 82°10'19" East 117.7 feet; thence 91.23 feet along a curve to the left with a radius of 158.8 feet on a central angle of 32°55'00" and a chord bearing North 65°42'49" East for a distance of 89.982 feet; thence North 49°15'19" East 298.86 feet to its point of intersection with the Southerly line of an access easement 20 feet in width; thence South 67°07'32" West 338.97 feet and North 82°15'39" West 157.33 feet along said Southerly line; thence North 24°47'30" West 133.48 feet to a point on said North line of the Southwest Quarter of the Northwest Quarter of Section 21; thence North 89°58' West 165.73 feet along said North line to the Point of Beginning.

EXCEPTING THEREFROM the following described parcel: That part of the Southwest Quarter of the Northwest Quarter of Section 21, Township 10 North, Range 46 East of the Willamette Meridian, Asotin County, Washington, more particularly described as follows:

Beginning at the 5/8" iron bar marking the Southeast corner of Tax Lot 34-A of Assessor's Tax Plat No. 1, according to the plat thereof, recorded in Volume C of Plats, page 84, in Asotin County, Washington, being a point on the North line of the Southwest Quarter of the Northwest Quarter of said Section 21; thence North 89°58' West 100.0 feet along said North line of the Southwest Quarter of the Northwest Quarter; thence South 0°02' West 801.8 feet; thence South 89°58' East 109.027 feet to a point on the Northerly right of way line of the Asotin-Anatone Highway; thence along said Northerly right of way line the following courses; 129.34 feet along a curve to the right with a radius of 1512.5 feet on a central angle of 4°53'59" and the chord bearing North 4°48'20" East for a distance of 129.304 feet; thence North 7°10'19" East 191.3 feet; thence continue along the Northerly right of way line of the Asotin-Anatone Highway along a curve to the right to a point which is South 12°32'23" East 383.04 feet from the place of beginning; thence North 12°32'23" West for a distance of 383.04 feet to the Place of Beginning

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