



MOBILE HOME REAL ESTATE EXCISE TAX AFFIDAVIT

Submit to County Treasurer of the county in which property is located.

Chapter 82.45 RCW Chapter 458-61A WAC

This form is your receipt when stamped by cashier.

FOR USE WHEN TRANSFERRING TITLE TO MOBILE HOME ONLY

PLEASE TYPE OR PRINT INCOMPLETE AFFIDAVITS WILL NOT BE ACCEPTED

REGISTERED OWNER: Renaissance Property Holdings, LLC, 908 Port Dr., Clarkston WA 99403

NEW REGISTERED OWNER: Maiorana, LLC, 704 24th Ave., Clarkston WA 99403

LOCATION OF MOBILE HOME: 1061 16th Ave., Clarkston WA 99403

LEGAL OWNER: Washington Trust Bank

PERSONAL PROPERTY PARCEL or ACCOUNT NO. 5-004-14-005-0003-0010 LIST ASSESSED VALUE(S): \$72,900.00

REAL PROPERTY PARCEL or ACCOUNT NO. 6-781-00-002-0000-0000 LIST ASSESSED VALUE(S): \$1,192,400.00

Table with columns: MAKE, YEAR, MODEL, SIZE, SERIAL NO. or I.D., REVENUE TAX CODE NO. (BLAZER, 2002, 24X64, etc.)

Excise tax calculation table: Date of Sale 08/12/2019, Taxable Sale Price \$2,500.00, Excise Tax \$27.50, Total Due \$38.75

AFFIDAVIT: I certify under penalty of perjury... Signature of Byron Bolton, President of RMG Holdings Co. Date and Place of Signing: Vernon, British Columbia, Canada July 27, 2020

TREASURER'S CERTIFICATE: I hereby certify that property taxes due ASOTIN County on the mobile home described hereon have been paid to and including the year 2020

If, in selling (or otherwise transferring ownership of) a mobile home which possesses a tax lien, the seller does not inform the buyer (new owner) of such a lien, the seller is guilty of deliberate deception as it applies to Fraud and/or Theft as defined in Title 9 and 9A RCW

THIS SPACE - TREASURER'S USE ONLY

REV 84 0003e (4/9/08) COUNTY TREASURER ATEC CWA 331127

PAID OCT 21 2020 ASOTIN COUNTY TREASURER

053609



**REAL ESTATE EXCISE TAX  
SUPPLEMENTAL STATEMENT**  
(WAC 458-61A-304)

This form must be submitted with the Real Estate Excise Tax Affidavit (FORM REV 84 0001A) for claims of tax exemption as provided below. Completion of this form is required for the types of real property transfers listed in numbers 1-3 below. Only the first page of this form needs original signatures.

**AUDIT:** Information you provide on this form is subject to audit by the Department of Revenue. In the event of an audit, it is the taxpayers' responsibility to provide documentation to support the selling price or any exemption claimed. This documentation must be maintained for a minimum of four years from date of sale. (RCW 82.45.100) Failure to provide supporting documentation when requested may result in the assessment of tax, penalties, and interest. Any filing that is determined to be fraudulent will carry a 50% evasion penalty in addition to any other accrued penalties or interest when the tax is assessed.

**PERJURY:** Perjury is a class C felony which is punishable by imprisonment in a 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)).

The persons signing below do hereby declare under penalty of perjury that the following is true (check appropriate statement):

1.  **DATE OF SALE:** (WAC 458-61A-306(2))

I, (print name) Debbie Heagy certify that the Vehicle Title Application (type of instrument), dated 10/08/20, was delivered to me in escrow by Maiorana, LLC (seller's name). **NOTE:** Agent named here must sign below and indicate name of firm. The payment of the tax is considered current if it is not more than 90 days beyond the date shown on the instrument. If it is past 90 days, interest and penalties apply to the date of the instrument.

Reasons held in escrow: Delays waiting for documents to arrive back from Canada during COVID-19.

Debbie Heagy Signature Alliance Title & Escrow, LLC Firm Name

2. **GIFTS:** (WAC 458-61A-201) The gift of equity is non-taxable; however, any consideration received is not a gift and is taxable. The value exchanged or paid for equity plus the amount of debt equals the taxable amount. One of the boxes below must be checked. Both Grantor (seller) and Grantee (buyer) must sign below.

Grantor (seller) gifts equity valued at \$ 65,832.00 to grantee (buyer).

**NOTE:** Examples of different transfer types are provided on the back. This is to assist you with correctly completing this form and paying your tax.

"Consideration" means money or anything of value, either tangible (boats, motor homes, etc) or intangible, paid or delivered, or contracted to be paid or delivered, including performance of services, in return for the transfer of real property. The term includes the amount of any lien, mortgage, contract indebtedness, or other encumbrance, given to secure the purchase price, or any part thereof, or remaining unpaid on the property at the time of sale. "Consideration" includes the assumption of an underlying debt on the property by the buyer at the time of transfer.

**A: Gifts with consideration**

1.  Grantor (seller) has made and will continue to make all payments after this transfer on the total debt of \$ 0.00 and has received from the grantee (buyer) \$ 0.00 (include in this figure the value of any items received in exchange for property). Any consideration received by grantor is taxable.
2.  Grantee (buyer) will make payments on 0.00 % of total debt of \$ 0.00 for which grantor (seller) is liable and pay grantor (seller) \$ 0.00 (include in this figure the value of any items received in exchange for property). Any consideration received by grantor is taxable.

**B: Gifts without consideration**

1.  There is no debt on the property; Grantor (seller) has not received any consideration towards equity. No tax is due.
2.  Grantor (seller) has made and will continue to make 100% of the payments on total debt of \$ 0.00 and has not received any consideration towards equity. No tax is due.
3.  Grantee (buyer) has made and will continue to make 100% of the payments on total debt of \$ 0.00 and has not paid grantor (seller) any consideration towards equity. No tax is due.
4.  Grantor (seller) and grantee (buyer) have made and will continue to make payments from joint account on total debt before and after the transfer. Grantee (buyer) has not paid grantor (seller) any consideration towards equity. No tax is due.

Has there been or will there be a refinance of the debt?  YES  NO

If grantor (seller) was on title as co-signor only, please see WAC 458-61A-215 for exemption requirements.

The undersigned acknowledges this transaction may be subject to audit and have read the above information regarding record-keeping requirements and evasion penalties.

\_\_\_\_\_  
Grantor's Signature

\_\_\_\_\_  
Grantee's Signature

3.  **IRS "TAX DEFERRED" EXCHANGE** (WAC 458-61A-213)

I, (print name) \_\_\_\_\_, certify that I am acting as an Exchange Facilitator in transferring real property to \_\_\_\_\_ pursuant to IRC Section 1031, and in accordance with WAC 458-61A-213.

**NOTE:** Exchange Facilitator must sign below.

\_\_\_\_\_  
Exchange Facilitator's Signature

For tax assistance, contact your local County Treasurer/Recorder or visit <http://dor.wa.gov> or call (360) 570-3265. To inquire about the availability of this document in an alternate format for the visually impaired, please call (360) 705-6715. Teletype (TTY) users please call 1-800-451-7985.

### Vehicle Report of Sale

The seller must release interest in the vehicle by signing the Vehicle Certificate of Title below and giving it to the buyer. The seller must complete this Report of Sale and file it with the Department of Licensing within 5 business days of the sale. Filing may protect the seller from civil liability if the buyer does not transfer ownership. File free at [dol.wa.gov](http://dol.wa.gov) or at a vehicle licensing office for a fee.

License number <b>8242499</b>	Vehicle identification number (VIN) <b>OCR12602WS0211391</b>	Year <b>2002</b>	Make <b>BLAZE</b>	Model	Title number <b>1231407602</b>
Name of seller/transferrer (current registered owner)			Name of buyer/transferee		
Complete address of seller/transferrer			Complete address of buyer/transferee		
City, State, ZIP code			City, State, ZIP code		
Date vehicle sold	Today's date	Sale price	Buyer/transferee driver license number (if available)		

**STATE OF WASHINGTON**  
**Vehicle Certificate of Title**  
Title Number  
**1231407602**

License Number <b>8242499</b>	Vehicle Identification Number (VIN) <b>OCR12602WS0211391</b>	Year <b>2002</b>	Make <b>BLAZE</b>	Model	Style	Series/Body <b>OFFICE</b>
Date of Application <b>11/09/2012</b>	Odometer Miles <b>000000</b>	Odometer Status <b>E</b>	Fuel Type			
Scale Weight <b>00000</b>	Gross Vehicle Weight Rating Code	Vehicle Color	Prior Title State <b>WA</b>	Prior Title Number <b>1225726202</b>		

Comments  
**33250-2012**

Brands

Sale price \$ \_\_\_\_\_  
Date of sale \_\_\_\_\_

**Legal Owner:** To release interest, sign below and give this title to the registered owner/transferee or to a vehicle licensing office with the proper fee within 10 days of satisfaction of the security interest, or you may be liable to the owner/transferee for penalties.  
**Buyer:** You must apply for title within 15 calendar days of acquiring the vehicle to avoid a penalty. Take this signed title to a vehicle/vessel licensing office with the appropriate fees.

<p><b>Legal Owner</b> <b>BUSINESS DEVELOP BANK CANADA</b> <b>313 BERNARD AVE</b> <b>KELOWNA, BC V1Y6N6</b> <b>CANADA, XX</b></p>	<p><b>Registered Owner</b> <b>RENAISSANCE PROP HOLDINGS LLC</b> <b>1061 16TH AVE</b> <b>CLARKSTON, WA 99403</b></p>
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<p><b>X</b> _____ Date _____ Signature of first legal owner releases all interest in the vehicle described above. If signing for a business, include business name, signature, and title.</p>	<p><b>X</b> _____ Date _____ Signature of registered owner releases all interest in the vehicle described above. If signing for a business, include business name, signature and title.</p>
<p><b>X</b> _____ Date _____ Signature of second legal owner releases all interest in the vehicle described above. If signing for a business, include business name, signature, and title.</p>	<p><b>X</b> _____ Date _____ Signature of registered owner releases all interest in the vehicle described above. If signing for a business, include business name, signature, and title.</p>

I certify that the records of the Department of Licensing show the persons named herein as registered owners and legal owners of the vehicle described.

\_\_\_\_\_  
Director, Department of Licensing

Federal regulation and state law require you to state the mileage when transferring ownership if the vehicle is less than 10 years old, unless exempt. Failure to complete this statement or providing a false statement may result in fines and/or imprisonment.

I certify, to the best of my knowledge, the odometer reading is:  \_\_\_\_\_ (no tenths) Transfer date \_\_\_\_/\_\_\_\_/\_\_\_\_  
Odometer reading in miles

This reading is (check one):  the actual mileage of the vehicle  in excess of its mechanic limits  not the actual mileage.

<p>Signature of transferee/buyer <b>X</b></p> <p>PRINTED name of transferee/buyer</p> <p>Address of transferee/buyer</p>	<p>Signature of transferor/seller <b>X</b></p> <p>PRINTED name of transferor/seller</p> <p>Address of transferor/seller</p>
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Assignment by registered owner

Keep in a safe place. Any alteration or erasure voids this title.

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