

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

Only for sales in a single location code on or after January 1, 2020.
This affidavit will not be accepted unless all areas on all pages are fully completed.
This form is your receipt when stamped by cashier. Please type or print.

Check box if the sale occurred in more than one location code. Check box if partial sale, indicate % sold. List percentage of ownership acquired next to each name.

1 Seller/Grantor
Name Lindsey Winthrop
Winthrop Properties LLC
Mailing address 10812 Sun City Blvd
City/state/zip Sun City AZ 85351
Phone (including area code) 208-565-5526

2 Buyer/Grantee
Name Richard W. McCauley
Tera L. McCauley
Mailing address 1149 Beplate Ln
City/state/zip Potlatch Id 83855
Phone (including area code) 208-596-7072

3 Send all property tax correspondence to: Same as Buyer/Grantee
Name Richard McCauley
Mailing address 1149 Beplate Ln
City/state/zip Potlatch Id 83855

List all real and personal property tax parcel account numbers
1-004-22-004-0004
Personal property? 40400 \$0.00
 \$0.00
 \$0.00

4 Street address of property 1347 Maple Clarkston WA, 99403
This property is located in Select Location (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).

VINELAND W100' N150' Lot 4 BLK 66

5 Select land use code(s) 9
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 predominantly used for timber (as classified under RCW 84.84 and 84.33) or agriculture (as classified under RCW 84.34.020)? See ETA 3215. Yes No
If yes, complete the predominate use calculator (see instructions for section 5).

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 _____

7 List all personal property (tangible and intangible) included in selling price.
Sun Valley Mobile Home

VIN# 10A573075B

If claiming an exemption, list WAC number and reason for exemption.
WAC number (section/subsection) 458-61A-201(B)(1)

Reason for exemption
Gift to son, w/o consideration

Type of document QUIT CLAIM DEED
Date of document 1-27-21

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 \$500,000.01 at 1.1%	0.00
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%	0.00
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
FEB 10 2021

ASOTIN COUNTY
TREASURER

A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX
*SEE INSTRUCTIONS

8 CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT
Signature of grantor or agent Lindsey Winthrop
Name (print) Lindsey Winthrop
Date & city of signing 1-20-21 Sun City AZ
Signature of grantee or agent Richard McCauley
Name (print) Richard McCauley
Date & city of signing 2-2-21

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 \$5000, or by both imprisonment and fine (RCW 9A.20.020(1c)).
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.

Richard McCauley CLA1983

539220

Date Issued: 12/30/2016



Kim Wyman, Secretary of State

Given under my hand and the Seal of the State of Washington at Olympia, the State Capital

00 FF

UBI Number: 604-070-828

Date: 12/20/2016

a/an WA Limited Liability Company. Charter documents are effective on the date indicated below.

WINTHROP PROPERTIES, LLC

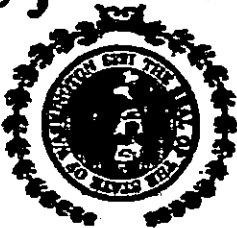
to

CERTIFICATE OF FORMATION

I, KIM WYMAN, Secretary of State of the State of Washington and custodian of its seal, hereby issue this

Secretary of State

The State of Washington



UNITED STATES OF AMERICA

January 20, 2021

I, Lindsey J Winthrop am the sole member of Winthrop Properties LLC.

I have full authority to sign, sell, or anything else to do with this LLC

Lindsey J. Winthrop

Lindsey J. Winthrop

STATE OF ARIZONA
COUNTY OF MARICOPA }se

This instrument was acknowledged before me this 27 day of January, 2021 by Lindsey Winthrop
in witness whereof (herewith set my hand and official seal.


A Rodriguez
May 1, 2024 NOTARY PUBLIC
Expires



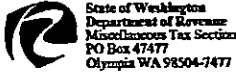
April 30, 2020

I Richard W. McCauley give full authority to Lindsey J Winthrop to sign any and all documents for the Winthrop Properties LLC.

I hereby give my portion (1%) to Lindsey Winthrop and will no longer be involved in any way with Winthrop Properties LLC.



Richard W. McCauley dated... April 30, 2020.



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 deeded transfers and Form REV 84 0001B for controlling interest transfers) for claims of tax exemption as provided below.

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.

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) _____ certify that the _____ (type of instrument), dated _____, was delivered to me in escrow by _____ (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.

Signature _____ 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 \$ _____ 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.

A. Gifts with consideration

- 1. Grantor (seller) has made and will continue to make all payments after this transfer on the total debt of \$ _____ and has received from the grantee (buyer) \$ _____.
2. Grantee (buyer) will make payments on _____% of total debt of \$ _____ for which grantor (seller) is liable and pay grantor (seller) \$ _____.

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 the total debt of \$ _____.
3. Grantee (buyer) has made and will continue to make 100% of the payments on total debt of \$ _____.
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.

Has there been or will there be a refinance of the debt? YES NO (If yes, please call 360-704-5905 to see if this transfer is taxable). If grantor (seller) was on title as co-signer only, please see WAC 458-61A-215 for exemption requirements. The undersigned acknowledge this transaction may be subject to audit and have read the above information regarding record-keeping requirements and evasion penalties.

Handwritten signature: Lindsey Winthrop, Grantor's Signature, Date: 1-20-21, Grantor's Name (print): Lindsey Winthrop

Handwritten signature: Richard McCauley, Grantee's Signature, Date: 2-2-21, Grantee's Name (print): Richard McCauley

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 _____ Date _____ Exchange Facilitator's Name (print) _____

Handwritten number: 53924