



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. Used for sales on or after Jan. 1, 2020.

FOR USE WHEN TRANSFERRING TITLE TO MOBILE HOME ONLY

PLEASE TYPE OR PRINT INCOMPLETE AFFIDAVITS WILL NOT BE ACCEPTED

REGISTERED OWNER (Seller) Name: Winthrop Properties LLC, Lindsay Winthrop - Manager; Street: 10812 Sun City Blvd; City: Sun City Az; Zip code: 85351; Phone number: 208-553-5526

NEW REGISTERED OWNER (Buyer) Name: Richard W. McCawley, Tera L. McCawley; Street: 1149 Beplate Ln; City: Patlatch Id; Zip code: 83855; Phone number: 208-596-7072

LOCATION OF MOBILE HOME Name: Richard W. McCawley, Tera L. McCawley; Street: 1347 Maple St; City: Clarkston WA; Zip code: 99403

LEGAL OWNER Name: Lindsay Winthrop Same as above; Street: 10812 Sun City Blvd; City: Sun City Az; Zip code: 85351

PERSONAL PROPERTY PARCEL or ACCOUNT NO. 5-004-22-004-0001-0010 LIST ASSESSED VALUE(S): \$ 500

PERSONAL PROPERTY PARCEL or ACCOUNT NO. LIST ASSESSED VALUE(S): \$

Table with columns: MAKE (Sunvalley), YEAR (1977), MODEL (not listed), SIZE (HS 12x48), SERIAL NO. or LD. (10A57307SB), REVENUE TAX CODE NO.

Affidavit questions: Is this property predominantly used for timber...? Date of Sale: 1-20-21; Taxable Sale Price: \$ -0- Gift; Excise Tax: \$ 0.00; Delinquent Interest: \$ 0.00; Delinquent Penalty: \$ 0.00; Subtotal: \$ 0.00; State Technology Fee: \$ 5.00; Affidavit Processing Fee: \$ 5.00; Total Due: \$ 10.00

AFFIDAVIT I certify under penalty of perjury... Signature of Seller/Agent: Lindsey Winthrop; Name (print): Lindsey Winthrop Mgr.; Date and Place of Signing: 1-20-21 Sun City Az; Signature of Buyer/Agent: [Signature]; Name (print): Richard McCawley; Date & Place of Signing: 2-2-21

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. Date: 2-2-21. County Treasurer or Deputy: [Signature]

PAID 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 (RCW 9A.45.060, RCW 9A.56.010 (4d), and RCW 9A.56.020).

THIS SPACE - TREASURER'S USE ONLY

053927

Richard McCawley ck #19B

53927

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

QCF

UBI Number: 604-070-828

Date: 12/20/2016

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

WINTROP 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 }so

This instrument was acknowledged before me this 27 day of January, 2021 by Lindsey J. Winthrop  
in witness whereof, I 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.

STATE OF WASHINGTON  
**VEHICLE CERTIFICATE OF OWNERSHIP (TITLE)**

CERTIFICATE NUMBER  
**062000281-1**

LICENSE NUMBER <b>8110742</b>	VEHICLE IDENTIFICATION NUMBER (VIN) <b>10AS7307SB</b>	YEAR <b>1977</b>	MAKE <b>SUNN</b>	MODEL	STYLE	SERIES BODY <b>HS 12X48</b>
DATE ISSUED <b>07/19/2006</b>	ODOMETER MILES <b>000000</b>	ODOMETER STATUS <b>EXEMPT</b>	FLEET NUMBER	EQUIP NUMBER	FUEL TYPE <b>UNPOWERED</b>	
USE CLASS <b>MOB</b>	SCALE WEIGHT <b>00000</b>	GROSS WEIGHT <b>000000</b>	VEHICLE COLOR <b>WHI</b>	PRIOR-TITLE STATE <b>WA</b>	PRIOR-TITLE NUMBER <b>0124002310</b>	
COMMENTS <b>12000-2008</b>	BRANDS					

SALE PRICE \$

DATE OF SALE

LEGAL OWNER: When lien is satisfied, release interest by signing below and transmit this document to County Auditor or Agent with proper fee. Failure to properly release and transmit the document within 10 days after lien is satisfied may result in monetary penalty to the debtor, pursuant to RCW 46.12.170. **TRANSFEREE/BUYER MUST APPLY FOR TRANSFER OF OWNERSHIP WITHIN 15 DAYS FROM DATE OF DELIVERY TO AVOID PENALTY.**

LEGAL OWNER  
**WINTHROP, LINDSEY J.  
 1125 E. BEPLATE  
 POTLATCH ID: 83855-9763**

REGISTERED OWNER  
**SAME AS LEGAL OWNER**

SIGNATURE OF LEGAL OWNER HEREBY RELEASES ALL INTEREST IN VEHICLE AS DESCRIBED ABOVE

DATE

SIGNATURE OF REGISTERED OWNER HEREBY RELEASES ALL INTEREST IN VEHICLE DESCRIBED ABOVE

DATE

SIGNATURE OF LEGAL OWNER HEREBY RELEASES ALL INTEREST IN VEHICLE AS DESCRIBED ABOVE

DATE

SIGNATURE OF REGISTERED OWNER HEREBY RELEASES ALL INTEREST IN VEHICLE DESCRIBED ABOVE

DATE

CERTIFY THAT THE RECORDS OF THE DEPARTMENT OF LICENSING SHOW PERSONS NAMED HEREON AS REGISTERED OWNERS AND LEGAL OWNERS OF THE VEHICLE DESCRIBED.

*Elizabeth A. Lewis*  
 DIRECTOR DEPARTMENT OF LICENSING 01/06

0039427.01 AT  
 0039427.01 AT

I certify, to the best of my knowledge, that the ODOMETER READING, as shown below, (CHECK ONE)

**NO TENTHS**  1. is the ACTUAL MILEAGE of the vehicle  
 2. is in EXCESS OF ITS MECHANICAL LIMITS.  
 3. is NOT THE ACTUAL MILEAGE.

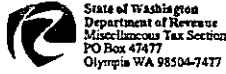
ODOMETER READING (in miles)

TRANSFEREE / BUYER: unless licensed dealer, must transfer title within 15 days of sale.  
 I/we warrant this title and certify that the vehicle described herein has been sold to the following:

SIGNATURE OF TRANSFEREE / BUYER	SIGNATURE OF TRANSFEROR / SELLER <i>Lindsey Winthrop</i>
HANDPRINTED NAME OF TRANSFEREE / BUYER	HANDPRINTED NAME OF TRANSFEROR / SELLER <i>Lindsey Winthrop</i>
ADDRESS OF TRANSFEREE / BUYER	ADDRESS OF TRANSFEROR / SELLER <i>1812 Sun City Blvd Sun City AZ</i>

FEDERAL REGULATION AND STATE LAW REQUIRE THAT YOU STATE THE MILEAGE IN CONNECTION WITH THE TRANSFER OF OWNERSHIP. FAILURE TO COMPLETE ODOMETER STATEMENT OR PROVIDING A FALSE STATEMENT MAY RESULT IN FINES AND/OR IMPRISONMENT.

**KEEP IN A SAFE PLACE** **ANY ALTERATION OR ERASURE VOIDS THIS TITLE**



**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. 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) Lindsey Winthrop certify that the Sun Valley Mobile Home  
(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. If it is past 90 days, interest and penalties apply to the date of the instrument.  
Reasons held in escrow not in escrow - Gift to Son

\_\_\_\_\_  
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. 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 \$ \_\_\_\_\_ and has received from the grantee (buyer) \$ \_\_\_\_\_ (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 \_\_\_\_\_ % of total debt of \$ \_\_\_\_\_ for which grantor (seller) is liable and pay grantor (seller) \$ \_\_\_\_\_ (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 the total debt of \$ \_\_\_\_\_ 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 \$ \_\_\_\_\_ 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 yes, please call (360) 534-1503 to see if this transfer is taxable). If grantor (seller) was on title as co-signor 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.

Lindsey Winthrop Feb 21 2011 \_\_\_\_\_ 10 Feb 21  
Grantor's Signature Date Grantee's Signature Date  
\_\_\_\_\_  
Grantor's Name (print) 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)

For tax assistance, contact your local County Treasurer/Recorder or visit <http://dor.wa.gov> or call 360-534-1503. To inquire about the availability of this document in an alternate format, please call 360-705-6705. Teletype (TTY) users may use the Washington Relay Service by calling 711.