



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: Robert Rathbun
Street: 1540 Elm St
City: Clarkston WA 99403

NEW REGISTERED OWNER (Buyer)
Name: Rains Rental, LLC
Street: 1213 Bryden Ave Ste C328
City: Lewiston ID 83501
Phone number: 509-554-2404

LOCATION OF MOBILE HOME
Name:
Street: 1544 Elm St
City: Clarkston WA 99403

LEGAL OWNER
Name: Rains Rental, LLC
Street: AS ABOVE
City: State Zip code

PERSONAL PROPERTY PARCEL or ACCOUNT NO. 0909231808 5004360040
LIST ASSESSED VALUE(S): \$ 1500 - 500

REAL PROPERTY PARCEL or ACCOUNT NO. 0030020
LIST ASSESSED VALUE(S): \$

Table with 6 columns: MAKE, YEAR, MODEL, SIZE, SERIAL NO. or I.D., REVENUE TAX CODE NO.
Row 1: Vanta, 1974, 14x16, 12012

Is this property predominantly used for timber...?
Date of Sale: 11-19-2020
Taxable Sale Price: \$10,000.00
Excise Tax: State \$, Local \$
Delinquent Interest: State \$, Local \$
Delinquent Penalty \$
Subtotal \$
State Technology Fee \$ 5.00
Affidavit Processing Fee \$
Total Due \$ 10.00
WAC No. (Sec/Sub): 458-61A-201(B)(1)
WAC Title: RAIN

AFFIDAVIT

I certify under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

Signature of Seller/Agent: see attached docs

Name (print):

Date and Place of Signing:

Signature of Buyer/Agent: Amy Rains

Name (print): Amy Rains

Date & Place of Signing:

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

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 2021
3/29/21 Holly Steiner
Date County Treasurer or Deputy

THIS SPACE - TREASURER'S USE ONLY

MAR 29 2021

056037

Report Date: 03/23/2021
 ID: 5 004 36 004 0003 0020

Asotin County Assessor
 PrintParcelInfo

Report Time: 3:00 PM Page 1

Subd: 9500 TCd: 23P St: Typ: 11 SC: E R: 3 Z: D: ID NO: 545500

Property Name: RATHBUN, ROBERT
 Address: 1544 ELM ST
 CLARKSTON WA 99403

Mailing Name: RATHBUN, ROBERT
 Address: C/O CARON, CORALYN
 2115 6TH AVE SP 96
 CLARKSTON WA 99403

Legal: Sec/Blk:	Twm/Lot:	Rg/Blk:	WW	L/I:	Mortgage#:	T/S:
				Bank:		
Desc 1:	VINELAND WW	Desc 2:				
Desc 3:	VIN#8012	Desc 4:	14X66 VANTAGE 1974			
Acres:	0.00 Impr:	0.00 Unimpr:	0.00		Impr:	Unimpr:
Acre Values:	Market ->Impr:	0 Unimpr:	0	Open/Sp->Impr:	0	0
Curr Value:	Market ->Land:	0 Impr:	500	500	Tax Information:	
	Open/Sp->Land:	0 Impr:	0	0	Tax Levied:	0.00
	Sen/Cit ->Land:	0 Impr:	0	0	Exempt:	0.00
Prev Value:	Market ->Land:	0 Impr:	500	500	Weed:	0.00
	Open/Sp->Land:	0 Impr:	0	0		
	Sen/Cit ->Land:	0 Impr:	0	0		

SUMMARY TOTAL

YR	Tax Amnt	Paid	Balance	Half 1	Half 2	Penalty	Interest	mmddy 03/23/21	Total
16	93.73	93.73-	0.00	0.00	0.00	0.00	0.00		0.00
17	93.33	93.33-	0.00	0.00	0.00	0.00	0.00		0.00
18	102.02	102.02-	0.00	0.00	0.00	0.00	0.00		0.00

MH

**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) _____ 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. If it is past 90 days, interest and penalties apply to the date of the instrument.
Reasons held in escrow _____

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-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.

see attached
Grantor's Signature _____ Date _____

Amy Bains
Grantee's Signature _____ Date 3-29-2021

Grantor's Name (print) _____

Amy Bains
Grantee's Name (print) _____

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.

BILL OF SALE AND ASSIGNMENT

This indenture is hereby made effective the 6th day of November, 2020, by and between Robert Rathbun, hereinafter referred to as the "Party of the First Part" and ~~Rains Investments, Inc.~~ ^{Rains Rental, L}, an Idaho corporation, whose address is 613 Bryden Ave, Ste C #328, Lewiston, Idaho 83501, hereinafter referred to as the "Party of the Second Part."

The Party of the First Part, in exchange for valuable consideration included as part of the sale of real property at 1540 Elm St., Clarkston, Washington, does hereby assign and transfer unto the Party of the Second Part, its successors and assigns forever his interest in the following:

1974 Vanta Mobile Home VIN: 6012
Located at 1540 Elm Street, Clarkston, Washington 99403

("Property").

The Party of the First Part covenants that he is one of the lawful owners of the Property as identified on the State of Washington Vehicle Certificate of Title, title number: 0909231808, and that he will warrant and defend his title thereto.

The Party of the Second Part by acceptance of this Bill of Sale and Assignment, acknowledges that it has made an independent investigation of the property, and has relied solely upon its own investigation, and has placed no reliance nor has acted upon any representations or warranties of the Party of the First Part not specifically set forth herein.

IN WITNESS WHEREOF, the Party of the First Part has set his hand to be effective the date and year hereinabove written.



Robert Rathbun

AFTER RECORDING MAIL TO:

ASSIGNMENT OF JUDGMENT

THIS INDENTURE is hereby made effective the 16th day of November, 2020, by and between Robert Rathbun, a married person, dealing with his sole and separate property, whose address is 2839 Olympia Ct., Clarkston, Washington 99403, Assignor, and ~~Rains Investments, Inc.~~, Assignee, whose address is 613 Bryden Ave, Ste C #328, Lewiston, Idaho 83501. *Rains Rental, LLC*

For value received, Assignor does hereby assign and transfer to Assignee, all of his rights and interest, whether at law or in equity, which Assignor holds in and to that certain Default Judgment Against Defendant Charles Scott Rathbun dated November 6, 2019, in Asotin County Case No. 19-2-00244-02, Robert Rathbun v. Charles Scott Rathbun, a copy of which is attached hereto as Exhibit A, to have and to hold to its successors and assigns forever.

IN WITNESS WHEREOF, Assignor set his hand to be effective the 16th day of November, 2020.



Robert Rathbun

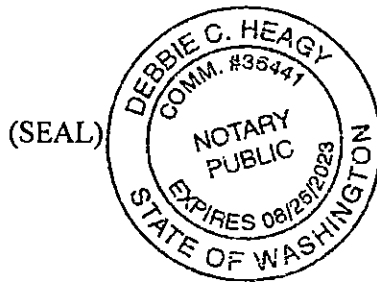
ASSIGNMENT OF JUDGMENT- 1

Creason, Moore, Dokken & Geidl, PLLC
P.O. Drawer 835, Lewiston ID 83501
(208)743-1516; Fax(208)746-2231

STATE OF Washington
County of Asotin) : ss.

On this 6th day of November, 2020, before me the undersigned, a notary public in and for said State, personally appeared Robert Rathbun, known or identified to me to be the person whose name is subscribed to the within and foregoing instrument and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



Debbie C. Heagy
Notary Public in and for the State of WA
Residing at or employed in Clarkston, WA
My Commission Expires: 8/26/2023

ASSIGNMENT OF JUDGMENT- 2

Creason, Moore, Dokken & Geidl, PLLC
P.O. Drawer 835, Lewiston ID 83501
(208)743-1516; Fax(208)746-2231

54037

Model Year 1974	Make VANTA	Model 70X14	Body Style	Vehicle identification number (VIN) 6012	Scale Weight 0
Plate/Tag no N/A	Tab/Decal no N/A	Primary vehicle use type Mobile Home	Issue date	Exp date	
Plate/Tag no	Tab/Decal No	Vehicle use type	Issue date	Exp date	
Gross Weight	Gr wt start date	Gross weight exp date	Fleet no	Equip no	
Purchase Date 29-Mar-2021	Purchase Price 0.00				

Registered Owner
RAINS RENTAL LLC
 613 BYRDEN AVE
 STE C328
 LEWISTON ID 83501

Legal Owner
 Same as Registered Owner

Brands/Comments: 8000/2009, This document serves as the 3-year registration certificate for the purpose of ownership in doubt as prescribed in RCW 46.12.680., BEIGE, Ownership in doubt

Anyone who knowingly makes a false statement may be guilty of a felony under state law and upon conviction shall be punished by a fine, imprisonment, or both.

L0131175967

Vehicle Information:	6012	1974	VANTA	70X14
Filing	Title Filing			\$5.50
Service	Title Service Fee			\$15.00
Title	Manuf Home Title Transfer			\$15.00
	Vehicle Title Application			\$15.00

Fee Total: \$50.50

You can get a copy of this cash/fee receipt detail at www.dol.wa.gov.

Skip a trip – go online www.dol.wa.gov

54037