

Real Estate Excise Tax Affidavit (RCW 82.45 WAC 45B-81A)

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 and accurately completed.
This form is your receipt when stamped by cashier. Please type or print.

Check box if partial sale, indicate % _____ sold.

1 Seller/Grantor
Name Jeffrey A. Eller and Lori L. Eller, Trustees of the Jeffrey A. Eller and Lori L. Eller Trust under Declaration of Trust dtd February 27, 2020
Mailing address 3340 Clemans Road
City/state/zip Clarkston, WA 99403
Phone (including area code) (509) 780-1341

List percentage of ownership acquired next to each name.

2 Buyer/Grantee
Name Cynthia Carpenter, an unmarried woman
Mailing address 1964 Quail Knoll Lane
City/state/zip Lewiston, ID 83501
Phone (including area code) (530) 787-3824

3 Send all property tax correspondence to: Same as Buyer/Grantee
Name _____
Mailing address _____
City/state/zip _____

List all real and personal property tax parcel account numbers	Personal property?	Assessed value(s)
<u>1-049-00-101-1186-0000</u>	<input type="checkbox"/>	<u>\$ 19,700.00</u>
<u>7-049-00-101-1186-0000</u>	<input type="checkbox"/>	<u>\$ 0.00</u>
	<input type="checkbox"/>	<u>\$ 0.00</u>

4 Street address of property Unplatted Asotin, Washington
This property is located in Asotin (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).

Please see the attached Exhibit A.

5 11 - Household, single family units - 11 - Household
Enter any additional codes _____
(see back of last page for instructions)

List all personal property (tangible and intangible) included in selling price.

Was the seller receiving a property tax exemption or deferral under RCW 84.35, 84.37, or 84.38 (nonprofit org., senior citizen or disabled person, homeowner with limited income)? Yes No
Is this property predominately used for timber (as classified under RCW 84.34 and 84.33) or agriculture (as classified under RCW 84.34.020) and will continue in it's current use? If yes and the transfer involves multiple parcels with different classifications, complete the predominate use calculator (see instructions). Yes No

If claiming an exemption, list WAC number and reason for exemption.
WAC number (section/subsection) _____
Reason for exemption _____

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

Type of document Statutory Warranty Deed
Date of document 11/15/21 [Signature]

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.

Gross selling price	19,700.00
*Personal property (deduct)	0.00
Exemption claimed (deduct)	0.00
Taxable selling price	19,700.00
Excise tax: state	
Less than \$500,000.01 at 1.1%	216.70
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	216.70
0.0075 Local	147.75
*Delinquent Interest: state	0.00
Local	0.00
*Delinquent penalty	0.00
Subtotal	364.45
*State technology fee	5.00
Affidavit processing fee	0.00
Total due	369.45

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 _____

8 I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT
Signature of grantor or agent [Signature] Signature of grantee or agent [Signature]
Name (print) Lori Lynn Eller Name (print) Cynthia Carpenter
Date & city of signing 11.15.2021 Lewiston, ID Date & city of signing 11.11.2021 CA

Perjury in the second degree is a class C felony which is punishable by confinement in a state correctional institution for a maximum term of five years, or by a fine in an amount fixed by the court of not more than \$10,000, or by both such confinement and fine (RCW 9A.72.030 and RCW 9A.20.021(1)(c)).
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.

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EXHIBIT A

Legal Description

All that part of the NE1/4 of the NW1/4 of Section 21, Township 8 North, Range 44 East, W.M., Asotin County, Washington, and being more particularly described as follows:

COMMENCING at the SW corner of said NE1/4 of the NW1/4 of said Section 21; thence South 89°44'39" East, along the South line of said NE1/4 of the NW1/4, a distance of 330.65 feet to the POINT OF BEGINNING; thence North 0°08'54" West, a distance of 660.00 feet; thence South 89°44'38" East, a distance of 330.60 feet; thence South 0°09'06" East, a distance of 660.00 feet to the South line of said NE 1/4 of the NW1/4; thence North 89°44'39" West, along said South line, a distance of 330.64 feet to the POINT OF BEGINNING.

(Also known as Tract 6 of Cloverland Estates as shown on Record of Survey Recorded as Instrument No. 251284, Records of Asotin County, Washington.)

TOGETHER with and SUBJECT to the rights of others over, under, across and through all roads and utility easements as shown on the recorded plat as Instrument No. 251284.

SUBJECT TO: Record of survey of the subject property, including a fifty (50) foot access and utility easement as delineated on the survey, which survey was recorded February 5, 2001 as Instrument No. 251284. Reference to the record is made for full particulars.

SUBJECT TO: Declaration of Covenants and Restrictions, effective March 1, 2004, including the terms, conditions, covenants, restrictions, easements, provisions and any amendments thereof, recorded September 30, 2004 under Instrument No. 279222, records of Asotin County, Washington.

SUBJECT TO an easement for utilities crossing over Tracts 3 and 4 approximately along the boundary line between Tracts 3 and 4, the boundary being as set forth in the record of survey recorded as Auditor's Instrument No. 251284 (Exhibit 1).

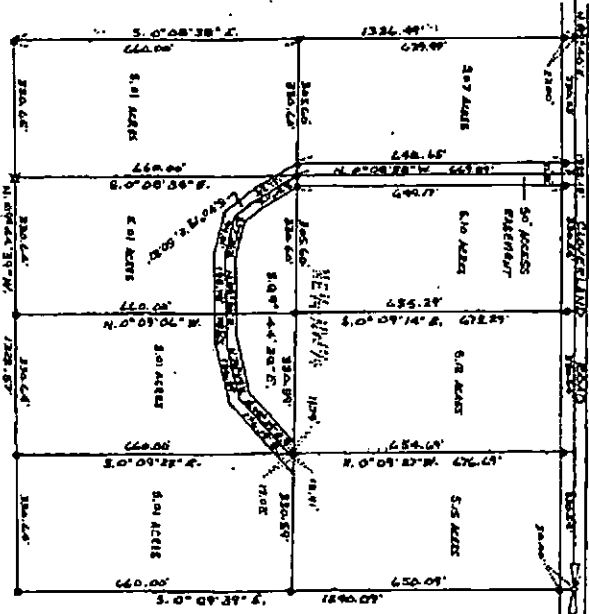
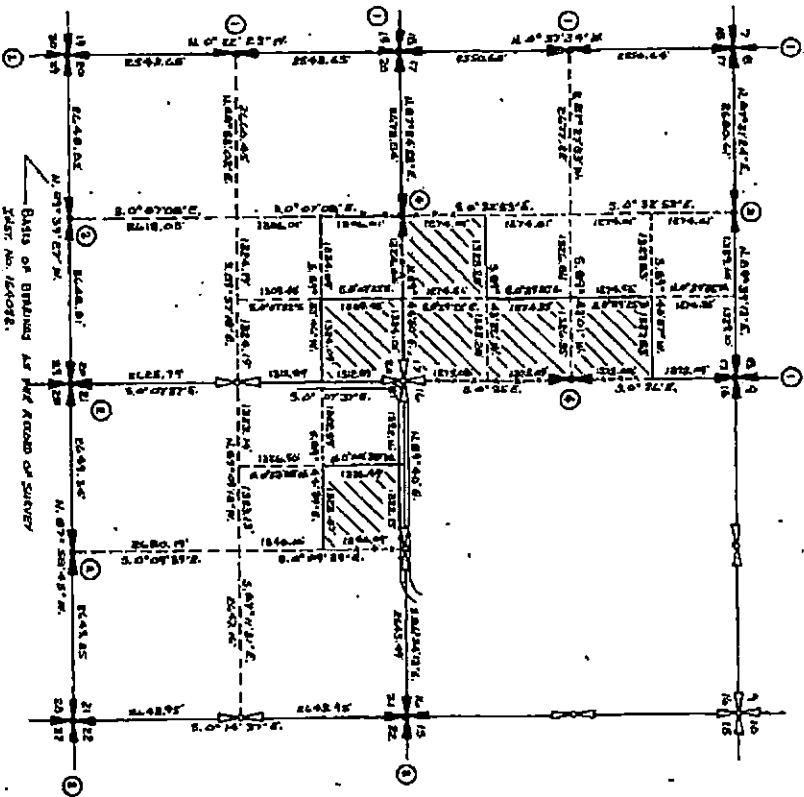
Parcel Nos. 1-049-00-101-1186-0000, 7-049-00-101-1186-0000

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BEING THE S.W. 1/4, THE N.W. 1/4 AND THE S.W. 1/4 OF SECTION 17, T. 6 N., R. 44 E., S. 11 M., ADAMS COUNTY, WASHINGTON.

RECORD OF SURVEY

Section Backdown Sketch
N.T.S.



SURVEYOR'S NOTES:

1. SURVEY WAS DONE WITH A TOTAL STATION, CORRECTED WITH A RANDOM POINT AND DOUBLE TIED FROM A DIVERGENT RANDOM POINT.
2. THE CENTER LINE OF THE COUNTY ROAD WAS ACCEPTED AS THE NORTH LINE OF THE TRACT AND A FENCE LINE AS THE EAST LINE AS SHOWN BY.
3. A TOWER WAS PLACED AT THE INTERSECTION OF THE CENTER LINE OF THE COUNTY ROAD AND THE CENTER LINE OF THE TRACT.
4. ALL EXISTING FENCE LINES WERE ACCEPTED AS THE EAST LINE OF SEC. 17.
5. WE USED A SHIRT ON THE MAIN/SHIRT CORNERS TO ESTABLISH THE CORNER OF SECTION 17, NO. 191.

AUDITOR'S CERTIFICATE

I HAVE FOR RECORDED THIS RECORD OF SURVEY AT THE PLACE AT THE RESIDENCE OF SAID SURVEYOR.

251984
Julie Spence
COUNTY AUDITOR

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION IN COMPLIANCE WITH THE REQUIREMENTS OF THE SURVEY ACT.



LEGEND

- ① 1\"/>

SURVEYORS WEST

DRANBY BY:	DATE:	JOB NO.:
LAKE	MARCH 5, 1999	00-00-4
CHECKED BY:	SCALE:	SHEET OF 1
M.A.P.	1\"/>	

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