

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 % 1/3 sold.
List percentage of ownership acquired next to each name.

1 Seller/Grantor

Name Dennis J. Moss and Kristi Moss, husband and wife
(1/3 interest)
Mailing address 587 Shumaker Grade
City/state/zip Anatone, WA 99401
Phone (including area code) _____

2 Buyer/Grantee

Name Justin J. Moss and Anne Moss, husband and wife, (1/3 interest)
Mailing address 14193 Montgomery Ridge
City/state/zip Anatone, WA 99401
Phone (including area code) _____

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>2-007-45-011-1100-0000</u>	<input type="checkbox"/>	\$ 289,680.00
<u>2-007-45-011-1100</u>	<input type="checkbox"/>	\$0.00 150
_____	<input type="checkbox"/>	\$ 0.00

4 Street address of property 1174 Montgomery Ridge Road, Anatone, WA 99401
This property is located in Asotin County (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).

See Exhibit A

5 11 - Household, single family units

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 84.34 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 Dan Waller Date 11/29/21

(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 Justin J. Moss Signature Anne Moss
Print name Justin J. Moss Print name Anne Moss

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

None
If claiming an exemption, list WAC number and reason for exemption.
WAC number (section/subsection) WAC 458-61A-201(1)
Reason for exemption _____

Type of document	Date of document	Gross selling price	*Personal property (deduct)	Exemption claimed (deduct)	Taxable selling price	Excise tax: state	Less than \$500,000.01 at 1.1%	From \$500,000.01 to \$1,500,000 at 1.28%	From \$1,500,000.01 to \$3,000,000 at 2.75%	Above \$3,000,000 at 3%	Agricultural and timberland at 1.28%	Total excise tax: state	0.0025 Local	*Delinquent interest: state	Local	*Delinquent penalty	Subtotal	*State technology fee	Affidavit processing fee	Total due	
<u>Limited Warranty Deed</u>	<u>8/19/21</u>	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____

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

8 I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT

Signature of grantor or agent Dennis J. Moss
Name (print) Dennis J. Moss
Date & city of signing August 30, 2021

Signature of grantee or agent Justin J. Moss
Name (print) Justin J. Moss
Date & city of signing August 30, 2021

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)).
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CREASON, MOORE,
DOLKIN & GENDL

NOV 30 2021

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ASOTIN COUNTY
TREASURER

CL#138964

EXHIBIT A

Real property commonly referred to as 1174 Montgomery Ridge Road, Anatone, County of Asotin, State of Washington, to-wit:

All that tract or parcel of land lying and being in Asotin County Washington, being a part of the North half of the Northeast Quarter and part of the Southwest Quarter of the Northeast Quarter of Section 11 of Township 7 North, Range 45 East of the Willamette Meridian, more particularly described as follows:

Commencing at the Northeast corner of said Section 11, said point being at the intersection of centerlines of Shumaker Grade and the Montgomery Ridge Road; thence North $89^{\circ}44'25''$ West along the North line of said Section 11 (and the centerline of Montgomery Ridge Road) a distance of 598.72 feet to the True Place of Beginning; thence South $4^{\circ}46'25''$ West 593.44 feet; thence South $71^{\circ}53'51''$ West 462.80 feet; thence North $88^{\circ}40'34''$ West 112.43 feet; thence South $58^{\circ}25'39''$ West 91.94 feet; thence South $34^{\circ}49'29''$ West 1052.88 feet; thence North $53^{\circ}30'31''$ West 542.78 feet; thence North $35^{\circ}58'05''$ East 1137.13 feet; thence North $16^{\circ}22'20''$ East 206.30 feet; thence North $38^{\circ}40'25''$ West 268.00 feet to a point on the North line of said Section 11; thence South $89^{\circ}44'25''$ East along said North line a distance of 1159.10 feet to the True Place of Beginning. Excepting therefrom that portion deeded to the County of Asotin for roadway purposes as recorded on January 3, 1922, in Book 37 of Deeds, page 157, and Also Excepting therefrom that portion deeded to the County of Asotin for roadway purposes as recorded April 29, 1958 in Deed under Instrument No. 68328, all records of Asotin County, Washington.

SUBJECT TO:

- Terms, Covenants and Conditions contained in Application for Current Use Classification, including liability for future taxes, rollbacks, penalties and interest upon breach of, or withdrawal from, said classification.
- Right of the public in and to that portion of the premises lying within the right-of-way of Montgomery Ridge Road.
- Taxes and assessments for the current year and thereafter.

EXHIBIT A - 1

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

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**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 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)).

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 \$ 95,560.00 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 \$ _____ 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 360-704-5905 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.

Grantor's Signature Date 10-9-21 _____
Grantor's Name (print) Deanis J Moss Grantee's Signature Date 10/31/21
Grantee's Name (print) Justin Moss

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)

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