

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

Only for sales in a single location code on or after April 1, 2022.
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 % 69.71 sold.

List percentage of ownership acquired next to each name.

1 Seller/Grantor

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

2 Buyer/Grantee

Name Jeffrey A. Eller and Lori L. Eller, Trustees of the Jeffrey A. Eller & Lori L. Eller Trust under Declaration of Trust dated February 27, 2020

Mailing address 3340 Clemans Road

City/state/zip Clarkston, WA 99403

Phone (including area code) (509) 780-1341

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)
Please see attached Exhibit B.	<input type="checkbox"/>	\$ 66,800.00
_____	<input type="checkbox"/>	\$ 0.00
_____	<input type="checkbox"/>	\$ 0.00

4 Street address of property Unplatted Asotin, Washington

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).

Please see attached Exhibit A.

5 11 - Household, single family units 91

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 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

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 _____

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

Signature of grantor or agent Cynthia Carpenter

Name (print) Cynthia Carpenter

Date & city of signing WINTERS, CA 6/6/22

Signature of grantee or agent Jeffrey A. Eller & Lori L. Eller

Name (print) Jeffrey A. Eller & Lori L. Eller

Date & city of signing 6/3/22, Clarkston, WA

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 users may use the WA Relay Service by calling 711)

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

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

Type of document Statutory Warranty Deed
Date of document 6/6/2022

Gross selling price	90,000.00
*Personal property (deduct)	0.00
Exemption claimed (deduct)	0.00
Taxable selling price	90,000.00
Excise tax: state	
Less than \$500,000.01 at 1.1%	990.00
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	990.00
0.0075 Local	<u>225.00</u> 675.00
*Delinquent interest: state	0.00
Local	0.00
*Delinquent penalty	0.00
Subtotal	<u>1215.00</u> 1665.00
*State technology fee	5.00
Affidavit processing fee	0.00
Total due	<u>1215.00</u> 1665.00

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

PAID

JUN 07 2022

ASOTIN COUNTY
TREASURER

055271

ATEC
CL# 43118
AH

EXHIBIT A

Legal Description

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

COMMENCING at the Northeast corner of said NE1/4NW1/4, said point being on the centerline of Cloverland Road; thence S.89°40'00"W. along said centerline 661.08 feet; thence S.00°09'14"E. 336.645 feet to the TRUE PLACE OF BEGINNING; thence continue S.00°09'14"E. 336.645 feet; thence S.89°44'38"E. 661.18 feet; thence N.0°09'39"W. 340.045 feet; thence S.89°57'41"W. 661.12 feet to the TRUE PLACE OF BEGINNING.

(Also known as the South half of Tract 3 and the South half of Tract 4 of Cloverland Estates as shown on Record of Survey Recorded as Instrument No. 251284, Records of Asotin County, Washington.)

EXCEPTING THEREFROM that part of said real property more particularly described as follows:

COMMENCING at the Northeast corner of said NE1/4NW1/4, said point being on the centerline of Cloverland Road; thence S.89°40'00"W. along said centerline 661.08 feet; thence S.00°09'14"E. 336.645 feet; thence continue S.00°09'14"E. 131.645 feet to the TRUE PLACE OF BEGINNING; thence continue S.00°09'14"E. 205.00 feet; thence S.89°44'38"E. 330.59 feet; thence N.00°09'27"W. 205.00 feet; thence N.89°44'38"W. 330.575 feet to the TRUE PLACE OF BEGINNING.

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

COMMENCING at the Northeast corner of said NE1/4NW1/4, said point being on the centerline of Cloverland Road; thence S.89°40'00"W. along said centerline 661.08 feet; thence S.00°09'14"E. 336.645 feet; thence N.89°57'41"E. 661.12 feet; thence N.00°09'39"W. 340.045 feet to the place of beginning.

(Also known as the North half of Tract 3 and the North half of Tract 4 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.

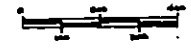
SUBJECT TO the easement as drawn on the record of survey recorded as Auditor's Instrument No. 251284 (Exhibit 1).

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).

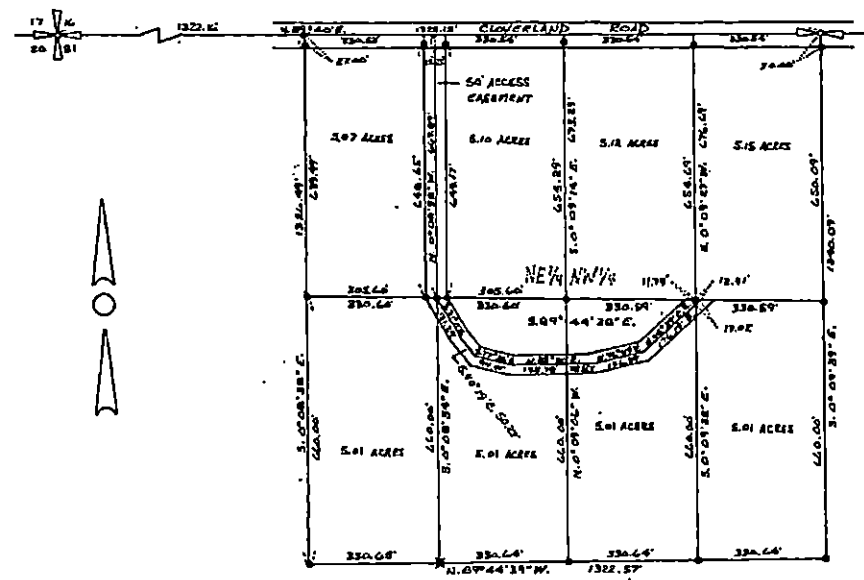
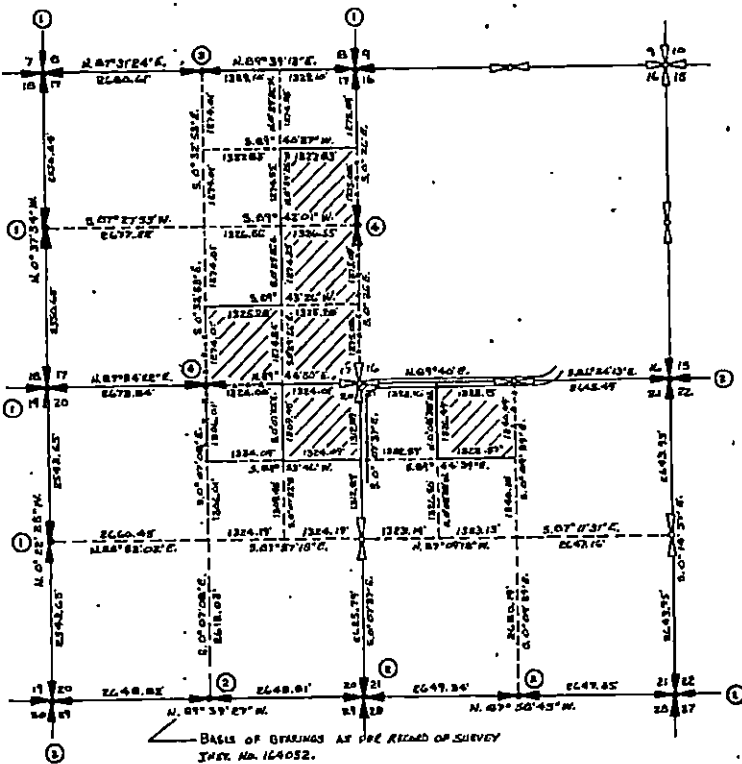
Tax Parcel Nos. 1-049-00-101-1184-0000 (to be eliminated),
1-049-00-101-1183-0000 (to be combined with)

RECORD OF SURVEY

BEING THE SE 1/4 NE 1/4, THE NE 1/4 SE 1/4 AND THE SW 1/4 NE 1/4 OF SECTION 17, THE NE 1/4 NW 1/4 SECTION 20 AND THE NE 1/4 NW 1/4 OF SECTION 21, T. 2 N., R. 44 E., N.M., ASOTON COUNTY, WASHINGTON.



SECTION BREAKDOWN SKETCH
N.T.S.



SURVEYOR'S NOTES:

1. SURVEY WAS DONE WITH A TOPCON GTS 3D. CHANGES WERE SET DIRECT FROM A RANDOM POINT AND DOUBLE TIED FROM A DIFFERENT RANDOM POINT.
2. THE CENTER LINE OF THE COUNTY ROAD WAS ACCEPTED AS THE NORTH LINE OF THE NW 1/4 AND A FENCE LINE AS THE EAST LINE OF THE NW 1/4 OF SECTION 21.
3. A THREE WAY FENCE INTERSECT WAS ACCEPTED AS THE SOUTH 1/4 CORNER OF SEC. 17.
4. AN EXISTING FENCE LINE WAS ACCEPTED AS THE EAST LINE OF SEC. 17.
5. WE USED A SPLIT OF THE NORTH/SOUTH DISTANCES TO ESTABLISH THE CENTER OF SECTIONS 17, 20 & 21.

EXHIBIT 1

55221

<p>AUDITOR'S CERTIFICATE</p> <p>FILED FOR RECORD THIS 21ST DAY OF Feb, 01, at 10:50 AM BOOK OF _____ AT PAGE _____ AT THE REQUEST OF MARK SHEPHERD</p> <p>251284</p> <p>Jule [Signature]</p> <p>COUNTY AUDITOR</p>	<p>SURVEYOR'S CERTIFICATE</p> <p>THIS MAP CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORRING ACT IN MARCH, 1999.</p> <p>MARCO [Signature]</p> <p>P.L.C. No. _____ SURVEYOR</p>	<p>LEGEND</p> <p>① = EXIST. 2 1/2" ALUMINUM CAP</p> <p>② = EXIST. 2 1/2" BRASS CAP</p> <p>③ = EXIST. 1 1/2" ALUMINUM FLAG IN PIPE</p> <p>④ = SET 84" x 30" REBAR</p> <p>⑤ = SET 50" x 30" REBAR</p> <p>X = SET RAILROAD SPIKE</p>	<p>SURVEYORS WEST</p> <p>714 4TH STREET CLARKSTON, WASHINGTON</p> <table border="1"> <tr> <td>DRAWN BY: J.A.H.</td> <td>DATE: MARCH 2, 1999</td> <td>JOB No. 00-4</td> </tr> <tr> <td>CHECKED BY: K.L.P.</td> <td>SCALE: 1" = 200'</td> <td>SHEET 1 OF 2</td> </tr> </table>	DRAWN BY: J.A.H.	DATE: MARCH 2, 1999	JOB No. 00-4	CHECKED BY: K.L.P.	SCALE: 1" = 200'	SHEET 1 OF 2
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CHECKED BY: K.L.P.	SCALE: 1" = 200'	SHEET 1 OF 2							

EXHIBIT B

Property Tax Parcel Nos.

Parcel No.	Assessed Value	Percent Involved
1-049-00-101-1184-0000 (to be eliminated)	\$33,500.00	69.71%
1-049-00-101-1183-0000 (to be combined with)	\$33,300.00	100%
Total:	\$66,800.00	

55271