

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

Only for sales in a single location code on or after July 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 % \_\_\_\_\_ sold.

List percentage of ownership acquired next to each name.

**1 Seller/Grantor**

Name Norman Lee Olson and Tiffany B. Olson 30%, David Selvig and Sandra Selvig 25%, Charles Gilnick and Cindy Gilnick 25%  
Mailing address 3683 SE GREENBRIAR PL  
City/state/zip PORT ORCHARD WA 98366-2852  
Phone (including area code) \_\_\_\_\_

**2 Buyer/Grantee**

Name Norman Lee Olson and Tiffany B. Olson 30%, Jerry G. Dobbs and Shirley J. Dobbs 20%, Charles Gilnick and Cindy Gilnick 25%, David Selvig  
Mailing address 3683 SE GREENBRIAR PL  
City/state/zip PORT ORCHARD WA 98366-2852  
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)
1056-00-096-0004	<input type="checkbox"/>	\$ 200,000.00
7-007-5-005-7031	<input type="checkbox"/>	\$ 0.00
7-007-45-005-7040, 1-056-00-096-0007	<input type="checkbox"/>	\$ 0.00
		125,340

**4** Street address of property 3695 West Mountain Rd, Anacortes, 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 ATTACHED\*

**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 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 Norman L. Olson, Tiffany B. Olson, Charles Gilnick, Cindy Gilnick  
Signature of grantee or agent Norman L. Olson, Tiffany B. Olson, Jerry G. Dobbs, Shirley J. Dobbs  
Name (print) Norman L. Olson, Tiffany B. Olson, Charles Gilnick, Cindy Gilnick Name (print) Norman L. Olson, Tiffany B. Olson, Jerry G. Do  
Date & city of signing 7-5-2022, Port Orchard Date & city of signing 7-6-2022, Port Orchard

**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) 45B-61A-304(B)(1)  
Reason for exemption Gift

Type of document	<u>QUIT CLAIM DEED</u>
Date of document	<u>7/6/2022</u>
Gross selling price	0.00
*Personal property (deduct)	0.00
Exemption claimed (deduct)	0.00
Taxable selling price	0.00
Excise tax: state	
Less than \$500,000.01 at 1.1%	0.00
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	0.00
0.0025 Local	0.00
*Delinquent interest: state	0.00
Local	0.00
*Delinquent penalty	0.00
Subtotal	0.00
*State technology fee	5.00
Affidavit processing fee	5.00
Total due	10.00

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

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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**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 \$ 200,000.00 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.

*(Handwritten signatures and dates)*  
 Grantor's Signature: Norman Lee Olson and Tiffany B. Olson Date: 7-6-2022  
 Grantor's Name (print): Norman Lee Olson, Tiffany B. Olson  
 Grantor's Name (print): David Selbig, Sandra Selbig, Charles Gilnick, Cindy Gilnick  
 Grantee's Signature: Shirley Dobbs Date: 7-6-2022  
 Grantee's Name (print): Shirley Dobbs  
 Grantee's Name (print): Jersey Dobbs & Shirley Dobbs

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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EXHIBIT "A"

PARCEL I:

That part of the NW 1/4 of Section 5, Township 7 North, Range 45 East of the Willamette Meridian, Asotin County, Washington, more particularly described as follows:

Commencing at the Southeast corner of said NW 1/4; thence North 0°59'53" East along the East line of said NW 1/4 a distance of 1342.04 feet; thence continue North 0°59'53" East a distance of 1398.75 feet to a point 30 feet South of the North line of said NW 1/4; thence North 89°29'38" West 30 feet from and parallel to said North line a distance of 224.74 feet to a point on the East right of way line of the County road; thence South 12°25' West along said right of way line a distance of 86.49 feet to a point of curve; thence around a curve to the right with a radius of 260.0 feet for a distance of 61.11 feet; thence South 25°53' West a distance of 67.82 feet to a point of curve; thence around a curve to the left with a radius of 540.00 feet for a distance of 100.77 feet; thence South 15°11'30" West a distance of 43.62 feet to a point of curve; thence around a curve to the right with a radius of 330.0 feet for a distance of 83.66 feet; thence South 29°43' West a distance of 19.62 feet to a point of curve; thence around a curve to the left with a radius of 120.0 feet for a distance of 39.62 feet; thence South 10°48' West a distance of 78.88 feet to a point of curve; thence around a curve to the right with a radius of 230.0 feet for a distance of 78.55 feet; thence South 30°22'30" West a distance of 155.92 feet to a point of curve; thence around a curve to the right with a radius of 360.0 feet for a distance of 145.72 feet; thence South 53°34' West a distance of 242.85 feet to a point of curve; thence around a curve to the right with a radius of 270.0 feet for a distance of 146.16 feet; thence South 84°35' West a distance of 45.27 feet to the True Place of Beginning; thence around a curve to the left with a radius of 160.0 feet for a distance of 86.75 feet; thence South 53°31' West a distance of 54.48 feet to a point of curve; thence around a curve to the left with a radius of 170.0 feet for a distance of 52.02 feet; thence South 35°59' West a distance of 231.00 feet; thence South 47°57' East and leaving said County road right of way line a distance of 633.71 feet; thence North 42°03' East a distance of 187.45 feet; thence North 49°28' East a distance of 64.33 feet; thence North 33°20'30" West for a distance of 634.74 feet to the Place of Beginning.

PARCEL II:

That part of the NW 1/4 of Section 5 of Township 7 North, Range 45 East of the Willamette Meridian, Asotin County, Washington, more particularly described as follows, Commencing at the Southeast corner of said NW 1/4; thence North 0°59'53" East along the East line of said NW 1/4 a distance of 1342.04 feet; thence continue North 0°59'53" East a distance of 1398.75 feet to a point 30 feet South of the North line of said NW 1/4; thence North 89°29'38" West 30 feet from and parallel to said North line a distance of 224.74 feet to a point on the East right of way line of the County road; thence South 12°25' West along said right of way line a distance of 86.49 feet to a point of curve; thence around a curve to the right with a radius of 260.0 feet for a distance of 61.11 feet; thence South 25°53' West a distance of 67.82 feet to a point of curve; thence around a curve to the left with a radius of 540.0 feet for a distance of 100.77 feet; thence South 15°11'30" West a distance of 43.62 feet to a point of curve; thence around a curve to the right with a radius of 330.0 feet for a distance of 83.66 feet; thence South 29°43' West a distance of 19.62 feet to a point of curve; thence around a curve to the left with a radius of 120.0 feet for a distance of 39.62 feet; thence South 10°48' West a distance of 78.88 feet to a point of curve; thence around a curve to the right with a radius of 230.0 feet for a distance of 78.55 feet; thence South 30°22'30" West a distance of 155.92 feet to a point of curve; thence around a curve to the right

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with a radius of 360.0 feet for a distance of 145.72 feet; thence South 53°34' West a distance of 54.0 feet to the True Place of Beginning; thence continue South 53°34' West a distance of 188.85 feet to a point of curve; thence around a curve to the right with a radius of 270.0 feet for a distance of 146.16 feet; thence South 84°35' West a distance of 45.27 feet; thence South 33°20'30" East and leaving said County road right of way line a distance of 634.74 feet; thence North 49°28' East a distance of 184.33 feet; thence North 18°10'30" East a distance of 214.51 feet; thence North 49°13'30" East a distance of 106.80 feet; thence North 45°00' West a distance of 431.21 feet to the Place of Beginning.

EXCEPTING THEREFROM that part of the NW 1/4 of Section 5 of Township 7 North, Range 45 East of the Willamette Meridian, Asotin County, Washington, more particularly described as follows:

Commencing at the Southeast corner of said NW 1/4; thence North 0° 59' 53" East along the East line of said NW 1/4 a distance of 1868.74 feet; thence South 48°22'30" West a distance of 224.88 feet; thence south 38° 38' 30" West a distance of 132.30 feet; thence south 49°13'30" West a distance of 112.82 feet to the True Place of Beginning; thence continue south 49°13'30" West a distance of 106.80 feet; thence South 18°10'30" West a distance of 206.52 feet; thence North 34°11' West a distance of 554.52 feet to a point on the East right of way line of the County road; thence North 53°34' East along said right of way line a distance of 188.85 feet; thence South 45° 00' East a distance of 431.21 feet to the True Place of Beginning.

SUBJECT to a right of way easement as shown of record under Auditor's File No. 206177.

SUBJECT to all rights of way for public utilities and public roads as the same now exist over and across the herein described property.

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