

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

Only for sales in a single localtion 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 1600 Chestnut Properties - \*\*See Exhibit A for Full Names\*\*  
Mailing address 1614 E. Verde Blvd  
City/state/zip Queen Creek, AZ 85140  
Phone (including area code) \_\_\_\_\_

**2 Buyer/Grantee**  
Name Sandman 4 Apartments LLC; a Washington limited liability company  
Mailing address PO Box 547  
City/state/zip Mount Vernon, WA 98273  
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)
1-004-35-017-0003-0000	<input type="checkbox"/>	\$ 199,300.00
1-004-35-017-0004-0000	<input type="checkbox"/>	\$ 658,400.00
1-004-35-017-0002-0000	<input type="checkbox"/>	\$ 743,600.00

**4** Street address of property 928 and 936-940 16th Street, Clarkston, WA 99403  
This property is located in Asotin County (for unincorporated localtions 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" ATTACHED HERETO AND MADE A PART HEREOF**

**5** Land use code 33 - Multiple family residence (5 or more units)  
Enter any additional codes 12  
(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 84.34.02b) 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

**7** List all personal property (tangible and intangible) included in selling price.  
Appliances and Supplies-see attached  
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 84.337  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	<u>08/18/2022</u>
Gross selling price	4,000,000.00
*Personal property (deduct)	3,000.00
Exemption claimed (deduct)	0.00
Taxable selling price	3,997,000.00
Excise tax: state	
Less than \$500,000.01 at 1.1%	5,500.00
From \$500,000.01 to \$1,500,000 at 1.28%	12,800.00
From \$1,500,000.01 to \$3,000,000 at 2.75%	41,250.00
Above \$3,000,000 at 3%	29,910.00
Agricultural and timberland at 1.28%	
Total excise tax: state	<b>89,460.00</b>
Local	<b>9992.50</b>
Delinquent interest: state	0.00
Local	0.00
Delinquent penalty	0.00
Subtotal	<b>\$99,452.50</b>
*State technology fee	5.00
Affidavit processing fee	0.00
Total due	<b>99,457.50</b>

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 \_\_\_\_\_

**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 Thomas Trimmer Signature of grantee or agent countersigned  
Name (print) Thomas Trimmer 1600 Chestnut Properties Name (print) Loren Ness, Sandman 4 Apartments LLC  
Date & city of signing 8-18-22 MADISON WI Date & city of signing \_\_\_\_\_

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.

*EST*



Form 84 0001a

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List percentage of ownership acquired next to each name.

1 Seller/Grantor

Name 1600 Chestnut Properties - \*\*See Exhibit A for Full Names

Mailing address 1614 E. Verde Blvd

City/state/zip Queen Creek, AZ 85140

Phone (including area code)

2 Buyer/Grantee

Name Sandman 4 Apartments LLC, a Washington limited liability company

Mailing address PO Box 547

City/state/zip Mount Vernon, WA 98273

Phone (including area code)

Send all property tax correspondence to: Same as Buyer/Grantee

Name

Mailing address

City/state/zip

Table with 3 columns: List all real and personal property tax parcel account numbers, Personal property?, Assessed value(s). Rows include parcel numbers 1-004-35-017-0003-0000, 1-004-35-017-0004-0000, 1-004-35-017-0002-0000 with assessed values of \$199,300.00, \$658,400.00, and \$743,600.00.

4 Street address of property 928 and 938-940 18th Street, Clarkston, WA 99403

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.

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SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

5 Land use code 13 - Multiple family residence (5 or more units)

Enter any additional codes 12 (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)?

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) 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).

6 Is this property designated as forest land per RCW 84.33? Is this property classified as current use (open space, farm and agricultural, or timber) land per RCW 84.34? Is this property receiving special valuation as historical property per RCW 84.26?

(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.

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 Print name

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

Appliances and Supplies-see attached

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

Table with 2 columns: Description, Amount. Rows include: Type of document: Statutory Warranty Deed; Date of document: 08/18/2022; Gross selling price: 4,000,000.00; Personal property (deduct): 3,000.00; Exemption claimed (deduct): 0.00; Taxable selling price: 3,997,000.00; Excise tax: state; Less than \$500,000.01 at 1.1%: 5,500.00; From \$500,000.01 to \$1,500,000 at 1.28%: 12,800.00; From \$1,500,000.01 to \$3,000,000 at 2.75%: 41,250.00; Above \$3,000,000 at 3%: 29,910.00; Agricultural and timberland at 1.28%: 89,460.00; Total excise tax: state: 99,452.50; Local: 9992.50; Delinquent interest: state: 0.00; Local: 0.00; Delinquent penalty: 0.00; Subtotal: 99,452.50; State technology fee: 5.00; Affidavit processing fee: 0.00; Total due: 99,457.50

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 countersigned Name (print) Thomas Trimberger, 1600 Chestnut Properties Date & city of signing

Signature of grantee or agent Name (print) Loren Neas, Sandman 4 Apartments LLC Date & city of signing Mount Vernon 8-24-2022

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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REV 84 0001a (8/1/22)

THIS SPACE TREASURER'S USE ONLY

Escrow No.: 223257-NCS-CJ

55468

EXHIBIT "A"

Seller/Grantor Full Name: 1600 Chestnut Properties LLC, a Washington limited liability company, who acquired title as  
1600 Chestnut Properties, LLC, a Washington limited liability company

928 and 938-940 16th Street, Clarkston, WA 99403

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF CLARKSTON, COUNTY OF ASOTIN,  
STATE OF WASHINGTON AND IS DESCRIBED AS FOLLOWS:

That part of Lots 16 and 17 in Block V V of Vineland, according to the official plat thereof, filed in Book  
A of Plats at Page(s) 38 Official Records of Asotin County, Washington, more particularly described as  
follows:

Commencing at the Southeast corner of said Lot 17, said point being the intersection of the centerlines of  
16th and Chestnut Streets; thence North 30°00' West along the centerline of 16th Street for a distance of  
129.0 feet to the True Place of Beginning; thence continue North 30°00' West along said centerline a  
distance of 154.0 feet; thence South 60°00' West a distance of 120 feet; thence North 50°06' West a  
distance of 76.0 feet; thence North 60°00' East a distance of 145 feet more or less to a point on the  
centerline of 16th Street; thence North 30°00' West along said centerline a distance of 200.33 feet; thence  
South 60°00' West a distance of 162.12 feet to a point on a curve; thence deflect left and continue around  
a curve to the right with a radius of 140.0 feet for a distance of 146.26 feet; thence South 44°35' West a  
distance of 75.0 feet to a point of curve; thence around a curve to the left with a radius of 25.0 feet for a  
distance of 39.27 feet; thence South 44°35' West a distance of 30.0 feet to a point on the centerline of  
Chestnut Street; thence South 45°25' East along said centerline a distance of 35.0 feet; thence South  
66°00' East along said centerline a distance of 200.0 feet; thence South 76°00' East along said centerline a  
distance of 200.0 feet; thence East along said centerline a distance of 9.53 feet; thence North 30°00' West  
a distance of 71.27 feet; thence North 60°00' East a distance of 100.0 feet to the True Place of Beginning.

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1600 Chestnut LLC - Personal Property List

Item	# of Items	Value
Office Desk and chair	1	\$ 100
printer and scanner	1	\$ 50
Key Storage	1	\$ 25
Paint Supplies	10	\$ 25
Heat treat equipment incl propane tanks	1	\$ 50
Lawnmower	1	\$ 200
Stihl Trimmer/edger	1	\$ 200
Gardening Materials	3	\$ 25
Stoves - in each residential unit	54	\$ 1,000
Refrigerator - in each residential unit	54	\$ 1,000
paper shredder	1	\$ 15
desktop computer	1	\$ 25
file cabinet	1	\$ 5
industrial fans for heat equipment	4	\$ 50
Miter saw	1	\$ 25
Hand tools and power tools		\$ 100
Roof drain Snake (Large)	1	\$ 100
Various cleaning supplies		\$ 5
<b>Total Value</b>		<b>\$ 3,000</b>

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