

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

Check box if partial sale, indicate % 50 sold.

List percentage of ownership acquired next to each name.

1 Seller/Grantor FAY
Name Edward H. Nagle and Elaine Nagle 50%

2 Buyer/Grantee
Name Alfie Nagle 50%

Mailing address PO Box 398
City/state/zip Asotin, WA 99402
Phone (including area code) (509) 243-4139

Mailing address 1103 University Street
City/state/zip Clarkston, WA 99403
Phone (including area code) (208) 791-6085

3 Send all property tax correspondence to: Same as Buyer/Grantee
Name Edward H. Nagle and Elaine Nagle

List all real and personal property tax parcel account numbers	Personal property?	Assessed value(s)
<u>2-008-45-034-33 80</u>	<input type="checkbox"/>	<u>\$0.00 168,250</u>
	<input type="checkbox"/>	<u>\$ 0.00</u>
	<input type="checkbox"/>	<u>\$ 0.00</u>

Mailing address PO Box 398
City/state/zip Asotin, WA 99402

4 Street address of property 583 COTTAGE ROAD, ANATONE
This property is located in Select Location (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 Select land use code(s) 83

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

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

If claiming an exemption, list WAC number and reason for exemption
WAC number (section/subsection) 458-61A-201(B)(1)

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

Reason for exemption
GIFT W/O CONSIDERATION

6 Is this property designated as forest land per RCW 84.33? Yes No

Type of document QUIT CLAIM DEED

Is this property classified as current use (open space, farm and agricultural, or timber) land per RCW 84.34? Yes No

Date of document 6-28-22

Is this property receiving special valuation as historical property per RCW 84.26? Yes No

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
0.0000 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

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.
Garl Waller 8/25/22
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 Alfie Nagle Signature _____
Print name _____ Print name _____

8 I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT
Signature of grantor or agent Elaine Nagle Signature of grantee or agent [Signature]
Name (print) Elaine Nagle Name (print) Alfie Nagle
Date & city of signing June 30, '22 Asotin, WA Date & city of signing 6-28-22 Clarkston

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 deceded 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: Perjury is a class C felony which is punishable by imprisonment in a state correctional institution for a maximum term of not more than five years, or by a fine in an amount fixed by the court of not more than five thousand dollars (\$5,000.00), or by both imprisonment and fine (RCW 9A.20.020 (1C)).

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 \$ _____ 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) 534-1503 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: Elaine Nagle Date: 8-25-22
Grantor's Name (print): Elaine Nagle
Grantee's Signature: [Signature] Date: 8-25-22
Grantee's Name (print): Elise Nagle

4. **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) _____

55470

Situated in the County of Asotin, State of Washington to-wit:

That part of the SE1/4 SW1/4 of Section 34 of Township 8 North, Range 45 East of Willamette Meridian, Asotin County, Washington, more particularly described as follows:

Commencing at the Northwest corner of said SE1/4 SW1/4; thence South 89°57'30" East along the North line of said SE1/4 SW1/4 a distance of 100.0 feet to the TRUE PLACE OF BEGINNING; thence continue South 89°57'30" East a distance of 385.86 feet; thence South 28°02'37" West a distance of 119.88 feet; thence deflect right and continue around a curve to the left with a radius of 590.0 feet for a distance of 81.12 feet; thence South 0°25'14" East a distance of 594.06 feet; thence West a distance of 355.0 feet to a point on the West line of said SE1/4 SW1/4; thence North 0°25'14" West along said West line a distance of 400.0 feet; thence East a distance of 100.0 feet; thence North 0°25'14" West a distance of 267.03 feet to the true place of beginning.

RESERVING from the above described tract for a road easement that portion more particularly described as follows: Commencing at the Northwest corner of said SE1/4 SW1/4; thence South 89°57'30" East along the North line of said SE1/4 SW1/4 a distance of 100.0 feet; thence South 0°25'14" East a distance of 15.67 feet to the TRUE PLACE OF BEGINNING; thence continue South 0°25'14" East a distance of 20.18 feet; thence South 82°53'23" East a distance of 124.59 feet to a point of curve; thence around a curve to the right with a radius of 580.0 feet for a distance of 135.93 feet; thence North 0°25'14" West a distance of 10.69 feet; thence deflect right and continue around a curve to the right with a radius of 590.0 feet for a distance of 81.12 feet; thence North 28°02'37" East a distance of 10.0 feet; thence deflect left 90° and continue around a curve to the left with a radius of 600.0 feet for a distance of 219.21 feet; thence North 82°53'23" West a distance of 127.23 feet to the true place of beginning.

The North half of the Southwest Quarter of the Southwest Quarter and that part of the Southeast Quarter of the Southwest Quarter of Section 34 of Township 8 North, Range 45 East of the Willamette Meridian, Asotin County, Washington, more particularly described as follows:

Beginning at the Northwest corner of said Southeast Quarter of the Southwest Quarter; thence South 89°57'30" East along the North line of said Southeast Quarter of the Southwest Quarter a distance of 100.0 feet; thence South 0°25'14" East a distance of 267.03 feet; thence West a distance of 100.0 feet to a point on the West line of said Southeast Quarter of the Southwest Quarter; thence North 0°25'14" West along said West line a distance of 267.10 feet to the place of beginning. Together with easement for ingress and egress as it now exists over and across adjacent property.

That part of the Southeast Quarter of the Southwest Quarter of Section 34 of Township 8 North, Range 45 East of the Willamette Meridian, Asotin County, Washington, more particularly described as follow:

Beginning at the Northeast corner of the Southeast Quarter of the Southwest Quarter; thence North 89°57'30" West along the North line of said Southeast Quarter of the Southwest Quarter for a distance of 881.55 feet; thence South 28°02'37" West for a distance of 119.88 feet; thence South 61°57'23" East for a distance of 518.95 feet; thence North 53°57'45" East for a distance of 593.46 feet to the True Place of Beginning.

Parcel No. 2-008-45-034-3380

55470