

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 WILLIAM J. STEWART and BEVERLY J. STEWART

Mailing address PO Box 1045

City/state/zip Asotin, WA 99402

Phone (including area code) (509)797-3089

2 Buyer/Grantee

Name WILLIAM J. STEWART and BEVERLY J. STEWART, Trustees of the WILLIAM LIVING TRUST, dated **NOV 07 2022**

Mailing address PO Box 1045

City/state/zip Asotin, WA 99402

Phone (including area code) (509)797-3089

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>10460005500030000</u>	<input type="checkbox"/>	<u>\$ 33,500.00</u>
<u>10460005500040000</u>	<input type="checkbox"/>	<u>\$ 306,900.00</u>
_____	<input type="checkbox"/>	<u>\$ 0.00</u>

4 Street address of property 1209 5th St, Asotin, WA 99402; 1211 5th St, Asotin, WA 99402

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 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 _____

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) 458-61A-211(2g)

Reason for exemption _____

Transfer to a Living Trust

Type of document Warranty Deed

Date of document NOV 07 2022

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

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

Signature of grantor or agent William J Stewart
Name (print) WILLIAM J. STEWART
Date & city of signing Clarkston, WA NOV 07 2022

Signature of grantee or agent Beverly J Stewart
Name (print) BEVERLY J. STEWART, Trustee
Date & city of signing Clarkston, WA NOV 07 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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Exhibit "A"

PARCEL I:

That part of Lots 55 and 56 of O'Keefe's Addition to the Town of Asotin, Asotin County, Washington, more particularly described as follows:

Commencing on the Southeast corner of Lot 54 of said O'Keefe's Addition; thence North 89°09' West along the South lines of said Lots 54 and 55 a distance of 280.00 feet; thence North 0°51' East a distance of 155.5 feet to the true place of beginning; thence continue North 0°51' East a distance of 105.0 feet; thence North 89°09' West a distance of 105.0 feet; thence South 0°51' West a distance of 105.0 feet; thence South 89°09' East a distance of 105.0 feet to the place of beginning.

PARCEL II:

Together with a non-exclusive easement for ingress and egress over and across the following described property:

Commencing at the Southwest corner of said Lot 56, said point being on the East right of way line of Harding Street; thence North 0°51' East along said right of way line a distance of 85.5 feet to a point of curve, said point being the true place of beginning; thence continue around a curve to the right with a radius of 20.0 feet for a distance of 31.42 feet; thence South 89°09' East a distance of 300.0 feet to a point of curve; thence around a curve to the right with a radius of 20.0 feet for a distance of 16.12 feet; thence North 89°09' West a distance of 300.0 feet to a point of curve, thence around a curve to the right with a radius of 20.0 feet for a distance of 31.42 feet to a point on the East right of way line of Harding Street; thence South 0°51' West along said right of way line a distance of 90.0 feet to the true place of beginning.

APN: 10460005500030000

The part of Lot 55 of O'KEEFE'S ADDITION to the Town of Asotin according to the recorded plat thereof, records of Asotin County, Washington, more particularly described as follows:

Commencing at the Southeast corner of Lot 54 of O'Keefe's Addition; thence North 89°09' West along the South lines of said Lots 54 and 55 a distance of 175.0 feet; thence North 0°51' East a distance of 155.5 feet to the TRUE PLACE OF BEGINNING; thence continue North 0°51' East a distance of 105.0 feet; thence North 89°09' West a distance of 105.0 feet; thence South 0°51' West a distance of

105.0 feet; thence South $89^{\circ}09'$ East a distance of 105.0 feet to the place of beginning.

Together with a non-exclusive easement for ingress and egress over and across the following described property:

Commencing at the Southwest corner of said Lot 56, said point being on the East right-of-way line of Harding Street; thence North $0^{\circ}51'$ East along said right-of-way line a distance of 85.5 feet to a point of curve, said point being the true place of beginning; thence continue around a curve to the right with a radius of 20.0 feet for a distance of 31.42 feet; thence South $89^{\circ}09'$ East a distance of 300.0 feet to a point of curve; thence around a curve to the right with a radius of 20.0 feet for a distance of 16.12 feet to a point of reverse curve; thence around a curve to the left with a radius of 45.0 feet for a distance of 213.92 feet to a point of reverse curve; thence around a curve to the right with a radius of 30.0 feet for a distance of 16.12 feet; thence North $89^{\circ}09'$ West a distance of 300.0 feet to a point of curve; thence around a curve to the right with a radius of 20.0 feet for a distance of 31.42 feet to a point on the East right of way line of Harding Street; thence South $0^{\circ}51'$ West along said right of way line a distance of 90.0 feet to the true place of beginning.

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