

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 % _____ sold.

List percentage of ownership acquired next to each name.

1 Seller/Grantor

Name Columbia State Bank
Attn: MS-OP-2118
Mailing address PO Box 2156
City/state/zip Tacoma, WA 98401-2156
Phone (including area code) 253-471-4092

2 Buyer/Grantee

Name City of Clarkston
Mailing address 830 5th Street
City/state/zip Clarkston, WA 99403
Phone (including area code) 509-758-1662

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

Name Columbia State Bank
Attn MS-OP-2118
Mailing address PO Box 2156
City/state/zip Tacoma, WA 98401-2156

List all real and personal property tax parcel account numbers	Personal property?	Assessed value(s)
10013400600010000 Ptn	<input type="checkbox"/>	\$ 0.00 <u>112,300</u>
	<input type="checkbox"/>	<u>\$ 0.00</u>
	<input type="checkbox"/>	<u>\$ 0.00</u>

4 Street address of property 200 Diagonal Street, Clarkston, WA 99403

This property is located in Clarkston (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 Legal Description

5 61 - Finance, insurance, and real estate services

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-206(3)
Reason for exemption

Eminent Domain

Type of document Statutory Warranty Deed

Date of document 05/02/2022

Gross selling price	<u>440,800.00</u>	440,800.00
*Personal property (deduct)	<u>0.00</u>	0.00
Exemption claimed (deduct)	<u>440,800.00</u>	440,800.00
Taxable selling price	<u>0.00</u>	
Excise tax: state		
Less than \$500,000.01 at 1.1%	<u>0.00</u>	
From \$500,000.01 to \$1,500,000 at 1.28%	<u>0.00</u>	
From \$1,500,000.01 to \$3,000,000 at 2.75%	<u>0.00</u>	
Above \$3,000,000 at 3%	<u>0.00</u>	
Agricultural and timberland at 1.28%	<u>0.00</u>	
Total excise tax: state	<u>0.00</u>	
0.0025 Local	<u>0.00</u>	
*Delinquent interest: state	<u>0.00</u>	
Local	<u>0.00</u>	
*Delinquent penalty	<u>0.00</u>	
Subtotal	<u>0.00</u>	
*State technology fee	<u>5.00</u>	
Affidavit processing fee	<u>5.00</u>	
Total due	<u>10.00</u>	

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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 [Signature]
Name (print) Elizabeth Johnson
Date & city of signing 5-2-22 Spokane, WA

Signature of grantee or agent [Signature]
Name (print) Elizabeth Johnson
Date & city of signing 5-2-22 Spokane, 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 (TTY) users may use the WA Relay Service by calling 711.

ACQUISITION DESCRIPTION

DESCRIPTION OF A PORTION LAND LOCATED FOLLOWING DESCRIPTION ALL THAT PORTION OF BLOCK 34 OF THE ORIGINAL TOWNSITE OF THE CITY OF CLARKSTON, ASOTIN COUNTY, WASHINGTON, LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE SOUTHEASTERLY BOUNDARY LINE OF BLOCK 34, ORIGINAL TOWNSITE OF CLARKSTON, WHICH POINT IS 214.0 FEET NORTHEASTERLY FROM THE SOUTHWEST CORNER OF SAID BLOCK 34; THENCE EXTENDING NORTHWESTERLY A DISTANCE OF 131 FEET, MORE OR LESS, TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF STATE HIGHWAY RIGHT OF WAY, WHICH POINT IS 97.97 FEET NORTHEASTERLY FROM THE INTERSECTION OF THE WEST BOUNDARY LINE OF SAID BLOCK 34 AND THE SOUTHERLY BOUNDARY LINE OF STATE HIGHWAY RIGHT OF WAY, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHEASTERLY BOUNDARY LINE OF SAID BLOCK 34, 214.0 FEET NORTHEASTERLY FROM THE SOUTHWEST CORNER OF SAID BLOCK 34; THENCE IN A NORTHEASTERLY DIRECTION ALONG THE SOUTHEASTERLY BOUNDARY OF SAID BLOCK 34 A DISTANCE OF 165 FEET TO A POINT; THENCE TO THE LEFT ALONG THE LINE OF A 14 FOOT RADIUS CURVE TO A POINT WHERE THE RADIUS CURVE BEFORE MENTIONED MEETS SOUTHERLY BOUNDARY LINE OF STATE HIGHWAY RIGHT OF WAY; THENCE IN A WESTERLY DIRECTION A DISTANCE OF 165 FEET ALONG THE SOUTHERLY BOUNDARY LINE OF STATE HIGHWAY RIGHT OF WAY TO A POINT; THENCE IN A SOUTHEASTERLY DIRECTION 131 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, SAID PORTION OF LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT A 5/8" REBAR WITH A YELLOW PLASTIC CAP BEING, THE NORTHWEST CORNER OF SAID DESCRIPTION, THENCE EASTERLY ALONG THE SOUTHERLY RIGHT-OF-WAY (ROW) LINE OF BRIDGE STREET NORTH 79°15'43" EAST A DISTANCE OF 20.56 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING EASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY (ROW) LINE OF BRIDGE STREET FOR THE FOLLOWING 2 COURSES:

- 1) NORTH 79°15'43" EAST A DISTANCE OF 144.16 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;
- 2) ALONG SAID TANGENT CURVE TO THE RIGHT, WITH A RADIUS THAT BEARS SOUTH 10°44'17" EAST A DISTANCE OF 14.00 FEET, A CENTRAL ANGLE OF 143°12'00", THE CHORD OF WHICH BEARS SOUTH 29°08'17" EAST FOR A DISTANCE OF 26.57 FEET, AN ARC DISTANCE OF 34.99 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY (ROW) LINE OF DIAGONAL STREET;

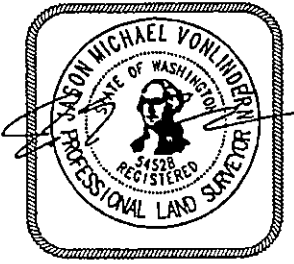
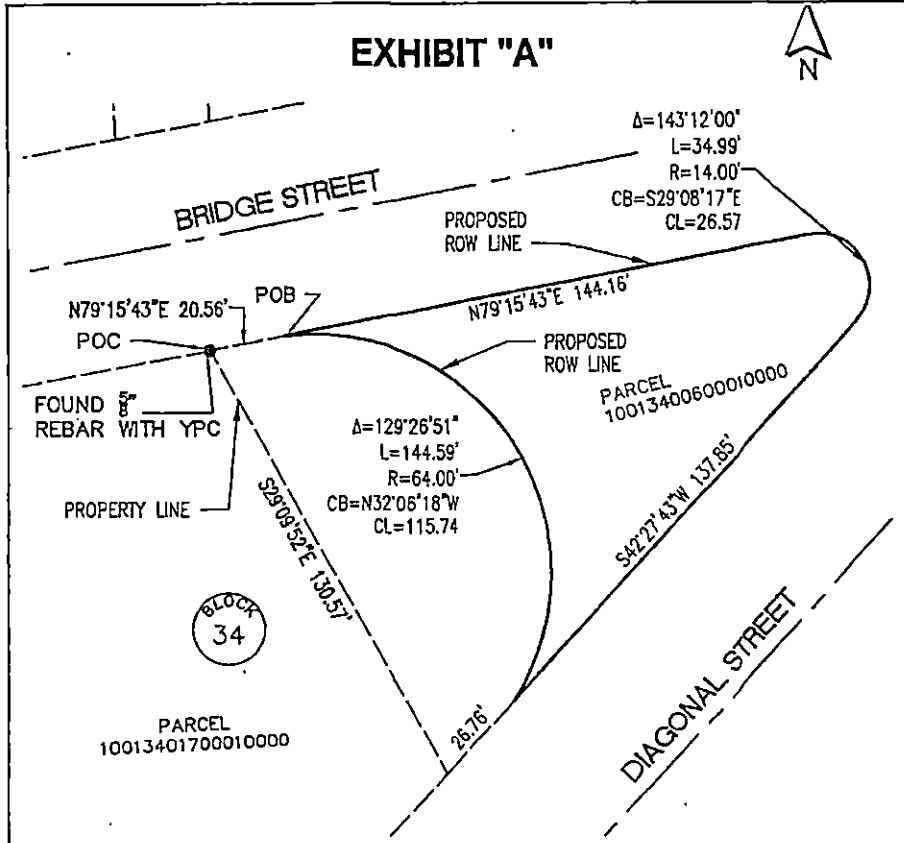
THENCE WESTERLY ALONG SAID NORTHWESTERLY RIGHT-OF-WAY (ROW) LINE OF DIAGONAL STREET SOUTH 42°27'43" WEST A DISTANCE OF 137.85 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE LEAVING SAID NORTHWESTERLY RIGHT-OF-WAY (ROW) LINE OF DIAGONAL STREET ALONG SAID NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS THAT BEARS NORTH 57°22'53" WEST A DISTANCE OF 64.00 FEET, A CENTRAL ANGLE OF 129°26'51", THE CHORD OF WHICH BEARS NORTH 32°06'18" WEST FOR A DISTANCE OF 115.74 FEET, AN ARC DISTANCE OF 144.59 FEET TO THE POINT OF BEGINNING.

CONTAINING: 6,648 SQUARE FEET OR 0.15 ACRES OF LAND, MORE OR LESS.

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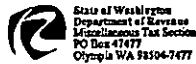
EXHIBIT "A"



THIS EXHIBIT DOES NOT CONSTITUTE A
 PROPERTY BOUNDARY SURVEY
 SHEET 1 OF 1

SYNTIER
 Engineering, Inc.
 405 SE BISHOP BLVD, SUITE 2
 PULLMAN, WA 99163
 WWW.SYNTIERENGR.COM 509.339.6187

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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.

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.

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)(e)).

The persons signing below do hereby declare under penalty of perjury that the following is true (check appropriate statement):

1. [X] DATE OF SALE: (WAC 458-61A-306(2))

I, (print name) Chad Laird certify that the Statutory Warranty Deed (type of instrument), dated 05/02/2022, was delivered to me in escrow by Columbia State Bank (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 City road project

Signature: [Handwritten Signature] Firm Name: Alliance Title

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 360-704-5905 to see if this transfer is taxable). If grantor (seller) was on title as co-signer 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 Date Grantee's Signature Date
Grantor's Name (print) Grantee's Name (print)

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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