

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

Only for sales in a single location code on or after November 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 JOZEF H.M. UBACHS AND LISA UBACHS

2 Buyer/Grantee

Name UBACHS PROPERTIES, LLC

Mailing address 2530 6TH AVE

City/state/zip CLARKSTON, WA 99403

Phone (including area code) (509) 758-5913

Mailing address 2530 6TH AVE

City/state/zip CLARKSTON, WA 99403

Phone (including area code) (509) 758-5913

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>1-004-26-008-0014-0000</u>	<input type="checkbox"/>	<u>\$0.00 304,500</u>
<u>1-004-26-008-0015-0000</u>	<input type="checkbox"/>	<u>\$0.00 79,000</u>
_____	<input type="checkbox"/>	<u>\$ 0.00</u>

4 Street address of property 1427 15th Street, Clarkston, Washington 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.

Legal description of property (if you need more space, attach a separate sheet to each page of the affidavit).

SEE ATTACHED FOR LEGAL DESCRIPTION

5 Select land use code(s) U1

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 N. Jensen

Name (print) Nori Jensen, authorized agent

Date & city of signing 12/22/22 South Jordan, Utah

Signature of grantee or agent N. Jensen

Name (print) Nori Jensen, authorized agent

Date & city of signing 12/22/22 South Jordan, Utah

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(2)(a)
Reason for exemption Transferring Property to a Limited Liability Company with the same beneficial interests

Type of document Statutory Warranty Deed
Date of document November 9, 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

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 AFFIDAVIT
Legal Description

Tax Parcel Numbers: 1-004-26-008-0014-0000 and 1-004-26-008-015-0000

Commonly Known As: 1427 15th Street, Clarkston, Washington 99403

PARCEL I:

The North 125 feet of the South 260 feet of the North 624 feet of the West half of Lot 8, Block "KK" of Vineland, according to plat recorded in Book A of Plats, page 15, in Asotin County, Washington.

And

The West 50 feet of the South 135 feet of the North 484 feet of the East half of Lot 8, Block "KK" of Vineland, according to the plat recorded in Book A of Plats, page 15, in Asotin County, Washington.

PARCEL II:

The South 135 feet of the North 624 feet of the West half of Lot 8, Block "KK" of Vineland, according to plat recorded in Book A of Plats, page 15, in Asotin County, Washington.

And

The South 140 feet of the North 624 feet of the East 24 feet of the West 189 feet of Lot 8, Block "KK" of Vineland according to plat recorded in Book A of Plats, page 15, in Asotin County, Washington, measurements being from the centerlines of adjacent streets and alleys.

SUBJECT TO an easement for the purpose of public utilities, and rights incidental thereto, as reserved in a document granted to Lewiston Water and Power Company, recorded September 30, 1901 in Book H of Deeds, page 164, records of Asotin County, Washington. Said easement assigned to Clarkston General Water Supply, Inc. by Assignment recorded February 28, 1983 as Instrument No. 158115, records of Asotin County, Washington, and Decree of Appropriation to Public Utilities District #1 of Asotin County, Washington, a municipal corporation, recorded April 1, 1987 as Instrument Number 173734, records of Asotin County, Washington.

SUBJECT TO terms, provisions, covenants, conditions, definitions, options, obligations and restrictions contained in a document recorded September 30, 1901 in Book H of Deeds, page 164, records of Asotin County, Washington.

SUBJECT TO an easement for the purpose of public utilities, and rights incidental thereto, as reserved in a document granted to Lewiston Water and Power Company, recorded May 31, 1902 in Book H of Deeds, page 259, records of Asotin County, Idaho. Said easement assigned to Clarkston General Water Supply, Inc. by Assignment recorded February 28, 1983 as Instrument No. 158115, records of Asotin County, Washington, and Decree of Appropriation to Public Utilities District #1 of Asotin County, Washington, a municipal corporation, recorded April 1, 1987 as Instrument Number 173734, records of Asotin County, Washington.

SUBJECT TO terms, provisions, covenants, conditions, definitions, options, obligations and restrictions contained in a document recorded May 31, 1902 in Book H of Deeds, page 259, records of Asotin County, Washington.

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SUBJECT TO an easement for the purpose of public utilities, and rights incidental thereto, as reserved in a document granted to Lewiston Water and Power Company, recorded August 21, 1928 in Book V of Deeds, page 28, records of Asotin County, Washington. Said easement assigned to Clarkston General Water Supply, Inc. by Assignment recorded February 28, 1983 as Instrument No. 158115, records of Asotin County, Washington, and Decree of Appropriation to Public Utilities District #1 of Asotin County, Washington, a municipal corporation, recorded April 1, 1987 as Instrument Number 173724, records of Asotin County, Washington.

SUBJECT TO terms, provisions, covenants, conditions, definitions, options, obligations and restrictions contained in a document recorded May 31, 1902 in Book V of Deeds, page 28, records of Asotin County, Washington.

SUBJECT TO an easement for the purpose of public utilities, and rights incidental thereto, as set forth in document granted to US West Communications, Inc., recorded May 10, 1993 as Instrument No. 201701, records of Asotin County, Washington.

SUBJECT TO easement for the purpose of public utilities, and rights incidental thereto, as set forth in document granted to US West Communications, Inc., recorded July 20, 1993 as Instrument No. 202925, records of Asotin County, Washington.

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