



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

Only for sales in a single location code on or after March 1, 2023.
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 BEAU MAGNUSON, AN UNMARRIED PERSON AND ALEXANDRA WAGNER, AN UNMARRIED PERSON

Mailing address 105 MEADOR ST

City/state/zip ASOTIN, WA, 99402

Phone (including area code) (208) 816-8565

2 Buyer/Grantee

Name BEAU MAGNUSON AND ALEXANDRA MAGNUSON, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

Mailing address 105 MEADOR ST

City/state/zip ASOTIN, WA, 99402

Phone (including area code) (208) 816-8565

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

Name _____

Mailing address _____

City/state/zip _____

List all real and personal property parcel account numbers	Personal property?	Assessed value(s)
<u>1-044-00-032-0000-0000</u>	<input checked="" type="checkbox"/>	<u>\$ 140,150.00</u>
_____	<input type="checkbox"/>	<u>\$ 0.00</u>
_____	<input type="checkbox"/>	<u>\$ 0.00</u>

4 Street address of property 105 MEADOR ST

This property is located in Asotin (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).

ASSESSOR'S TAX PLAT #1 .39AC UNPLAT, PT LT 32 PT 31 & 31 A YB 1911 SQ 1100; SEE EXHIBIT A FOR FULL LEGAL

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 _____

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

Signature of grantor or agent _____

Name (print) BEAU MAGNUSON

Date & city of signing 4/28/2023 LEWISTON, ID

Signature of grantee or agent _____

Name (print) BEAU MAGNUSON

Date & city of signing 4/28/2023 LEWISTON, ID

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) 217(1)

Reason for exemption UPDATING MARITAL STATUS AND LAST NAME RERECORD TO CORRECT LEGAL DESCRIPTION

Type of document QUIT CLAIM DEED
Date of document 4/28/2023

Gross selling price	<u>0.00</u>
*Personal property (deduct)	<u>0.00</u>
Exemption claimed (deduct)	<u>0.00</u>
Taxable selling price	<u>0.00</u>
Excise tax: state	<u>0.00</u>
Less than \$525,000.01 at 1.1%	<u>0.00</u>
From \$525,000.01 to \$1,525,000 at 1.28%	<u>0.00</u>
From \$1,525,000.01 to \$3,025,000 at 2.75%	<u>0.00</u>
Above \$3,025,000 at 3%	<u>0.00</u>
Agricultural and timberland at 1.28%	<u>0.00</u>
Total excise tax: state	<u>0.00</u>
0.0075 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>

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)).

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.

EXHIBIT "A"

Legal Description

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN THE COUNTY OF ASOTIN, STATE OF WASHINGTON: A PART OF LOT 31 OF ASSESSOR'S TAX PLAT NO. 1 ACCORDING TO THE RECORDED PLAT THEREOF FILED IN BOOK C OF PLATS, PAGE 84 IN ASOTIN COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM A POINT ON THE SOUTH BOUNDARY LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 10 NORTH, RANGE 46 EAST OF THE WILLAMETTE MERIDIAN, ASOTIN COUNTY, WASHINGTON, 815.4 FEET EAST OF ITS SOUTHWEST CORNER, NORTH PARALLEL TO THE WEST BOUNDARY LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER A DISTANCE OF 664.3 FEET TO THE TRUE PLACE OF BEGINNING; THENCE CONTINUE ON LAST MENTIONED COURSE A DISTANCE OF 120 FEET TO POINT ON SOUTH BOUNDARY LINE OF MEADOR STREET; THENCE DEFLECT RIGHT 89 DEGREES 29 MINUTES ALONG SOUTH BOUNDARY LINE OF MEADOR STREET A DISTANCE OF 60.78 FEET; THENCE DEFLECT RIGHT 90 DEGREES 31 MINUTES A DISTANCE OF 120 FEET; THENCE DEFLECT RIGHT 89 DEGREES 29 MINUTES A DISTANCE OF 60.78 FEET TO THE PLACE OF BEGINNING. SUBJECT TO ROAD RIGHT OF WAY ACROSS SAID TRACT. AND THAT PART OF LOT 31 OF ASSESSOR'S TAX PLAT NO. 1 ACCORDING TO THE RECORDED PLAT THEREOF FILED IN BOOK C OF PLATS, PAGE 84 IN ASOTIN COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM A POINT ON THE SOUTH BOUNDARY LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 10 NORTH, RANGE 46 EAST OF THE WILLAMETTE MERIDIAN, ASOTIN COUNTY, WASHINGTON, 815.4 FEET EAST OF ITS SOUTHWEST CORNER, NORTH PARALLEL TO THE WEST BOUNDARY LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER A DISTANCE OF 294.9 FEET TO THE TRUE PLACE OF BEGINNING; THENCE CONTINUE ON THE LAST ABOVE MENTIONED COURSE A DISTANCE OF 489 FEET TO A POINT ON THE SOUTH BOUNDARY LINE OF MEADOR STREET; THENCE DEFLECT LEFT 90 DEGREES 31 MINUTES ALONG THE SOUTH BOUNDARY LINE OF MEADOR STREET A DISTANCE OF 9.28 FEET; THENCE DEFLECT LEFT 33 DEGREES 12 MINUTES A DISTANCE OF 132.17 FEET; THENCE LEFT 56 DEGREES 17 MINUTES A DISTANCE OF 416 FEET; THENCE DEFLECT LEFT 90 DEGREES 00 MINUTES A DISTANCE OF 119.22 FEET TO THE PLACE OF BEGINNING. EXCEPT THE SOUTH 275 FEET AS MEASURED AT RIGHT ANGLES FROM THE SOUTH BOUNDARY LINE. AND THAT PART OF LOT 31A OF ASSESSOR'S TAX PLAT NO. 1 ACCORDING TO THE RECORDED PLAT THEREOF FILED IN BOOK C OF PLATS, PAGE 84 IN ASOTIN COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE STONE MONUMENT AT INTERSECTION OF CENTERLINES OF 2ND AND CLEVELAND STREETS, ASOTIN COUNTY, WASHINGTON, SOUTHERLY ALONG CENTERLINE OF CLEVELAND STREET TO A POINT OF INTERSECTION OF CENTERLINES OF CLEVELAND AND MEADOR STREETS; THENCE CONTINUE ON LAST MENTIONED COURSE A DISTANCE OF 30.37 FEET A POINT ON THE SOUTHERLY BOUNDARY LINE OF MEADOR STREET; THENCE DEFLECT RIGHT 81 DEGREES 06 MINUTES ALONG SOUTHERLY BOUNDARY LINE OF MEADOR STREET A DISTANCE OF 72.32 FEET TO THE TRUE PLACE OF BEGINNING; THENCE CONTINUE ON THE LAST MENTIONED COURSE A DISTANCE OF 100 FEET; THENCE DEFLECT LEFT 88 DEGREES 59 MINUTES A DISTANCE OF 87.3 FEET; THENCE DEFLECT LEFT 124 DEGREES 38 MINUTES A DISTANCE OF 121.52 FEET; THENCE DEFLECT LEFT 55 DEGREES 22 MINUTES A DISTANCE OF 20 FEET TO THE PLACE OF BEGINNING. TOGETHER WITH A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 10 NORTH, RANGE 46 EAST OF THE WILLAMETTE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF CLEVELAND AND MEADOR STREETS IN THE CITY OF ASOTIN, WASHINGTON; THENCE SOUTH 88 DEGREES 03 MINUTES WEST ALONG THE CENTERLINE OF MEADOR STREET A DISTANCE OF 30.37 FEET; THENCE SOUTH 6 DEGREES 57 MINUTES WEST A DISTANCE OF 30.37 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SAID MEADOR STREET, SAID POINT BEING THE TRUE PLACE OF BEGINNING; THENCE CONTINUE SOUTH 6 DEGREES 57 MINUTES WEST A DISTANCE OF 45.66 FEET TO A POINT OF CURVE; THENCE AROUND A CURVE TO THE RIGHT WITH A RADIUS OF 100.00 FEET A DISTANCE OF 83.95 FEET TO A POINT OF TANGENT; THENCE SOUTH 55 DEGREES 03 MINUTES WEST A DISTANCE OF 186.26 FEET TO A POINT ON THE EAST LINE OF LOT 32 OF ASSESSOR'S TAX PLAT NO. 1, ACCORDING TO THE RECORDED PLAT THEREOF FILED IN BOOK C OF PLATS, PAGE 84 IN ASOTIN COUNTY, WASHINGTON; THENCE NORTH 0 DEGREES 56 MINUTES WEST ALONG SAID EAST LINE A DISTANCE OF 95.01 FEET TO THE SOUTHWEST CORNER OF LOT 31 OF SAID PLAT; THENCE NORTH 88 DEGREES 03 MINUTES EAST A DISTANCE OF 60.78 FEET TO THE SOUTHEAST CORNER OF SAID LOT 31; THENCE NORTH 0 DEGREES 56 MINUTES WEST A DISTANCE OF 32.70 FEET TO THE SOUTHWEST CORNER OF LOT 31A OF SAID PLAT; THENCE NORTH 54 DEGREES 26 MINUTES EAST A DISTANCE OF 121.52 FEET TO THE SOUTHEAST CORNER OF SAID LOT 31A; THENCE NORTH 0 DEGREES 56 MINUTES WEST ALONG THE EAST LINE OF SAID LOT 31A A DISTANCE OF 20.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF MEADOR STREET; THENCE NORTH 88 DEGREES 03 MINUTES EAST ALONG SAID LINE A DISTANCE OF 42.95 FEET TO THE TRUE POINT OF BEGINNING. EXCEPTING THEREFROM THAT PART OF SAID LOTS 31 AND 32 OF ASSESSOR'S TAX PLAT NO. 1 AND AN UNPLATTED SECTION OF GROUND IN ASOTIN COUNTY, WASHINGTON SITUATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 10 NORTH, RANGE 46 EAST OF THE WILLAMETTE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE CASED CONCRETE MONUMENT WITH DRILLHOLE IN THE INTERSECTION OF MEADOR AND CLEVELAND STREETS AND RUNNING SOUTH 88 DEGREES 05 MINUTES 00 SECONDS WEST A DISTANCE OF 218.31 FEET TO A POINT IN THE CENTERLINE OF MEADOR STREET; THENCE SOUTH 1 DEGREE 55 MINUTES 00 SECONDS EAST A DISTANCE OF 30.00 FEET TO A SET 5/8 INCH REBAR AND CAP ON THE SOUTH RIGHT OF WAY LINE OF MEADOR STREET, AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 1 DEGREE 54 MINUTES 11 SECONDS WEST A DISTANCE OF 14.26 FEET TO A SET 5/8 INCH REBAR AND CAP; THENCE SOUTH 3 DEGREES 56 MINUTES 59 SECONDS EAST A DISTANCE OF 74.51 FEET TO A SET 5/8 INCH REBAR AND CAP; THENCE SOUTH 75 DEGREES 00 MINUTES 55 SECONDS EAST A DISTANCE OF 22.35 FEET TO A SET 5/8 INCH

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POINT, SAID CURVE HAVING A RADIUS OF 100.00 FEET AND A LONG CHORD BEARING OF SOUTH 35 DEGREES 55 MINUTES 18 SECONDS WEST; THENCE SOUTH 55 DEGREES 05 MINUTES 00 SECONDS WEST A DISTANCE OF 186.25 FEET TO A POINT; THENCE SOUTH 89 DEGREES 05 MINUTES 28 SECONDS WEST A DISTANCE OF 118.98 FEET TO A POINT; THENCE NORTH 0 DEGREES 54 MINUTES 32 SECONDS WEST A DISTANCE OF 141.16 FEET TO A POINT; THENCE NORTH 55 DEGREES 11 MINUTES 32 SECONDS EAST A DISTANCE OF 134.11 FEET TO A POINT; THENCE NORTH 88 DEGREES 05 MINUTES 00 SECONDS EAST A DISTANCE OF 27.64 FEET BACK TO THE TRUE POINT OF BEGINNING.

100.00
186.25
118.98
141.16
134.11
27.64

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