

REAL ESTATE EXCISE TAX AFFIDAVIT
CHAPTER 82.45 RCW - CHAPTER 458-61A WAC

This form is your receipt
when stamped by cashier.

THIS AFFIDAVIT WILL NOT BE ACCEPTED UNLESS ALL AREAS ON ALL PAGES ARE FULLY COMPLETED
Only for sales in a single location code on or after January 1, 2020.

Check box if the sale occurred
in more than one location code.

PLEASE TYPE OR PRINT

Check box if partial sale, indicate % sold.

List percentage of ownership acquired next to each name.

1 SELLER GRANTOR	Name <u>Upper Columbia Corporation of Seventh-day Adventists, Trustee of Revocable Trust #53179</u>	2 BUYER GRANTEE	Name <u>John D. Sinclair and Judy A. Sinclair,</u> <u>husband and wife</u>
	Mailing Address <u>3715 S. Grove Rd.</u>		Mailing Address <u>10856 Snake River Rd</u>
	City/State/Zip <u>Spokane, WA 99224-6090</u>		City/State/Zip <u>Asotin, WA 99402</u>
	Phone No. (including area code) <u>(509) 838-2761</u>		Phone No. (including area code) <u>(509) 243-4672</u>
3	Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee.	List all real and personal property tax parcel account numbers - check box if personal property	
Name _____		List assessed value(s)	
Mailing Address _____		<u>1-049-00-073-0008</u> <input type="checkbox"/>	<u>120,000</u> <u>-0.00-</u>
City/State/Zip _____		<input type="checkbox"/>	<u>0.00</u>
Phone No. (including area code) _____		<input type="checkbox"/>	<u>0.00</u>
		<input type="checkbox"/>	<u>0.00</u>

Street address of property: 10856 Snake River Rd, Asotin, WA 99402 **BARE LAND**

This property is located in Asotin

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 more space is needed, you may attach a separate sheet to each page of the affidavit)

See attached sheet.

5 Select Land Use Code(s): 91

~~11 - Household, single family units~~ **BARE LAND**

enter any additional codes: _____

(See back of last page for instructions) YES NO

Was the seller receiving a property tax exemption or deferral under chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)? YES NO

Is this property predominantly used for timber (as classified under RCW 84.34 and 84.33) or agriculture (as classified under RCW 84.34.020)? See ETA 3215 YES NO

6 YES NO

Is this property designated as forest land per chapter 84.33 RCW? YES NO

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

Is this property receiving special valuation as historical property per chapter 84.26 RCW? 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 RCW 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 _____ 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) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale.

(3) NEW OWNER(S) SIGNATURE _____

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 No. (Section/Subsection) 458-61A-211(2h)

Reason for exemption _____

Transfer from Revocable Trust back to original grantor

Type of Document Quit Claim Deed

Date of Document: 11/11/2020

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% \$	0.00
Agricultural and timberland at 1.28% \$	0.00
Total Excise Tax: State \$	0.00
<u>0.0075</u> 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 Grantor's Agent R. Andrew McCrary

Name (print) R. Andrew McCrary

Date & city of signing 11/11/2020, Spokane, WA

Signature of Grantee or Grantee's Agent John Sinclair

Name (print) JOHN SINCLAIR

Date & city of signing 11/17/2020 ASOTIN, WA

Perjury: Perjury is a class C felony which is punishable by imprisonment in the 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)).

Legal Description for 10858 Snake River Rd, Asotin, WA,
Assessor's Property Tax Parcel #1-049-00-073-0008:

Lot 8 of Ackermans Bar, more particularly described as that part of Lot 4 and the Southeast Quarter of the Southwest Quarter of Section 12 of Township 9 North, Range 46 E.W.M., Asotin County, Washington, described as follows:

Commencing at the Southwest corner of said Section 12; thence East along the South line of said Section 12 a distance of 3753.52 feet; thence North 52° 39' 51" West a distance of 958.29 feet; thence South 62° 39' 46" West a distance of 376.75 feet; thence North 50° 14' 18" West a distance of 305.0 feet to the True Place of Beginning; thence continue North 50° 14' 18" West a distance of 328.0 feet; thence North 43° 16' 57" East a distance of 777.99 feet to a point on the westerly right of way line of the county road, said point being a point on curve; thence deflect right and continue along said right to way line around a curve to the left with a radius of 2050.0 feet for a distance of 237.95 feet; thence South 36° 37' 55" West a distance of 776.86 feet to the True Place of beginning.

Upper Columbia Corporation
of Seventh-day Adventists

Estate Planning Services

www.uccsda.org/trust

November 11, 2020

John & Judy Sinclair
10856 Snake River Rd
Asotin, WA 99402

RE: QUIT CLAIM DEED & ASSET WITHDRAWAL LETTER

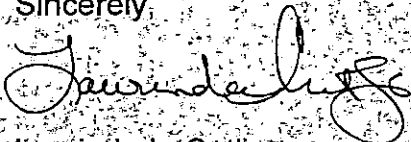
Dear John & Judy:

As you requested, enclosed is a signed/notarized *Quit Claim Deed*, dated November 11, 2020, returning your property at 10858 Snake River Rd, Asotin, WA to you. The Deed needs to be recorded at the Asotin County Courthouse in order for the property to be titled back into your names. Also enclosed is a *Real Estate Excise Tax Affidavit* that is needed in order to record the Deed. You'll visit the Treasurer's office first to file the Affidavit, and then go to the Auditor's office to record the Deed. There are fees with each department that should run roughly \$10 (Treasurer's) and \$104.50 (Auditor's).

Also included with this packet is an *Asset Withdrawal Letter* for your signatures. Please sign and return this form to our office. We'll process the form and then your property will be removed from your Trust records.

If you have any questions, please let us know.

Sincerely,



Laurinda L. Cutlip
Administrative Assistant to
R. Andrew McCrary
UCC Trust Director

llc
enclosures

Spokane Office

3715 S Grove Rd Phone: (509) 838-2761
Spokane, WA 99224 Fax: (509) 242-1476

College Place Office

505 S College Ave, Suite 1 Phone: (509) 529-6291
College Place, WA 99324 Fax: (509) 242-1479

53697