

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 completed.
This form is your receipt when stamped by cashier. *Please type or print.*

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

Check box if partial sale, indicate % _____ sold.
List percentage of ownership acquired next to each name.

1 Seller/Grantor

Name Ralph Montague and Linda Montague, husband and wife

Mailing address 2141 5th Avenue

City/state/zip Clarkston, WA 99403

Phone (including area code) (509) 780-7004

2 Buyer/Grantee

Name Ralph Montague and Linda Montague, husband and wife

Mailing address 2141 5th Avenue

City/state/zip Clarkston, WA 99403

Phone (including area code) (509) 780-7004

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>1-041-31-003-0001</u>	<input type="checkbox"/>	<u>\$ 207,000.00</u>
<u>1-041-31-003-0006</u>	<input type="checkbox"/>	<u>\$ 70,900.00</u>
_____	<input type="checkbox"/>	<u>\$ 0.00</u>

4 Street address of property 2144 Reservoir Road, 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).

Please see attached 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 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

If yes, complete the predominate use calculator (see instructions for section 5).

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 [Signature] Date 9/23/21

(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] Signature [Signature]
Print name Ralph Montague Print name Linda Montague

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

Signature of grantor or agent [Signature]
Name (print) Ralph Montague
Date & city of signing 9.22.21, Clarkston, WA

Signature of grantee or agent [Signature]
Name (print) Ralph Montague
Date & city of signing 9.22.21, Clarkston, WA

PAID
SEP 23 2021
ASOTIN COUNTY
TREASURER

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) WAC 458-61A-217(1)
Reason for exemption _____

Rerecording to correct a legal description. Please see Affidavit attached as Exhibit B.

Type of document Correction Quitclaim Deed

Date of document 9.22.21

Gross selling price	<u>277,900.00</u>
*Personal property (deduct)	<u>0.00</u>
Exemption claimed (deduct)	<u>0 277,900.00</u>
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>

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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ATEC UC#397707

054566

EXHIBIT A

Legal Description – Ralph Montague's Property

Lot Three (3) of Block I-3-3 of Clarkston Heights, Asotin County, Washington, according to the official plat thereof.

EXCEPTING therefrom the North Two (2) acres of said Lot Three (3), more particularly described as follows: Beginning at a point on the Northeast corner of Lot Three (3) of Block I-3-3; thence West across the North line of Lot Three (3) of Block I-3-3 aforesaid, 260.5 feet to the Northwest corner of said Lot Three (3); thence South a distance of 334.43 feet to a point; thence East 260.5 feet to a point; thence North 334.43 feet to the place of beginning.

AND ALSO EXCEPTING therefrom that part of Lot 3 in Block I-3-3 of Clarkston Heights, according to the official plat thereof, filed in Book B of Plats at Page(s) 99 Official Records of Asotin County, Washington, more particularly described as follows: Beginning at the Southwest corner of said Lot 3, said point being on the original platted centerline of Reservoir Road; thence North $46^{\circ}10'$ East along said centerline a distance of 218.66 feet; thence North $6^{\circ}18'$ West 99.91 feet; thence West 146.77 feet to a point on the West line of said Lot 3; thence South along said West line a distance of 250.71 feet to the place of beginning. EXCEPTING THEREFROM all of said land lying within the right-of-way of Reservoir Road.

AND ALSO EXCEPTING therefrom that part of Lot 3 in Block I-3-3 of Clarkston Heights according to the official plat thereof, filed in Book B of Plats at Page(s) 99, records of Asotin County, Washington, more particularly described as follows: Commencing at the Southwest corner of said Lot 3, said point being on the original platted centerline of Reservoir Road; thence North $46^{\circ}10'$ East along said centerline a distance of 218.66 feet to the true place of beginning; thence continue North $46^{\circ}10'$ East along said centerline 28.61 feet; thence North 408.46 feet; thence West 178.37 feet to a point on the West line of said Lot 3; thence South along said West line a distance of 329.00 feet; thence East 146.77 feet; thence South $6^{\circ}18'$ East, 99.91 feet to the true place of beginning.

Property Tax Parcel Nos. 1-041-31-003-0001 and 1-041-31-003-0006.