

REAL ESTATE EXCISE TAX AFFIDAVIT

This form is your receipt when stamped by cashier.

PLEASE TYPE OR PRINT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

THIS AFFIDAVIT WILL NOT BE ACCEPTED UNLESS ALL AREAS ON ALL PAGES ARE FULLY COMPLETED

(See back of last page for instructions)

Check box if partial sale, indicate % sold.

List percentage of ownership acquired next to each name.

1 SELLER GRANTOR	Name <u>Terry L. Cunningham</u>	2 BUYER GRANTEE	Name <u>John McGovern</u>
	Mailing Address <u>1172 18th Avenue</u>		Mailing Address <u>1133 Francisco East, Suite J</u>
	City/State/Zip <u>Clarkston, WA 99403</u>		City/State/Zip <u>San Rafael, CA 94901</u>
	Phone No. (including area code)		Phone No. (including area code) <u>(415) 699-4505</u>
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 _____		1-004-14-015-0001 <input type="checkbox"/>	
Mailing Address _____		_____ <input type="checkbox"/>	
City/State/Zip _____		_____ <input type="checkbox"/>	
Phone No. (including area code) _____		_____ <input type="checkbox"/>	
		List assessed value(s)	
		\$239,600.00	
		<u>109,400</u>	

Street address of property: 1172 18th Avenue, Clarkston, WA 99403

This property is located in Clarkston

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)

1172 18th Avenue; Lot 15 of Block "U" of VINELAND according to the recorded plat thereof, records of Asotin County, Washington.
Except the North 495.00 feet there of.
AND EXCEPT that portion described as follows: (SEE EXHIBIT "A" attached for complete legal description.

Select Land Use Code(s): 11

Select Land Use Codes

enter any additional codes: _____

(See back of last page for instructions)

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 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) 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) _____

Reason for exemption _____

Type of Document Quitclaim Deed

Date of Document 9/20/21

Gross Selling Price \$ 50,000.00

*Personal Property (deduct) \$ _____

Exemption Claimed (deduct) \$ _____

Taxable Selling Price \$ 50,000.00

Excise Tax : State \$ 550.00 ~~-640.00~~

0.0025 Local \$ 125.00

*Delinquent Interest: State \$ _____

Local \$ _____

*Delinquent Penalty \$ _____

Subtotal \$ 675.00 ~~-765.00~~

*State Technology Fee \$ 5.00

*Affidavit Processing Fee \$ 0.00

Total Due \$ 680.00 ~~-770.00~~

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 Terry Cunningham
Name (print) Terry L. Cunningham
Date & city of signing: 9/20/01

Signature of Grantee or Grantee's Agent [Signature]
Name (print) John C. McGovern
Date & city of signing: 09/16/2021 Lewiston, ID 83501

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)).

EXHIBIT "A"

Lot 15 of Block "U" of VINELAND according to the recorded plat thereof, records of Asotin County, Washington.

Except the North 495.00 feet there of.

AND EXCEPT that portion described as follows:

Beginning at the Southeast corner of said Lot 15, said point being on the centerline of a county road; thence Northwesterly along said centerline a distance of 103.46 feet; thence deflect right 75°08' parallel to the East boundary line of said Lot 15 a distance of 144.0 feet; thence deflect right 90°00' a distance of 100.0 feet to a point on the East boundary line of said Lot 15; thence Southerly along said boundary line a distance of 170.54 feet to the **Place of Beginning**.

AND ALSO EXCEPTING that portion described as follows: **Commencing** at the Southeast corner of said Lot 15, said point being on the centerline of county road; thence Northwesterly along said centerline a distance of 103.46 feet to the **Place of Beginning**; thence deflect right 75°08' parallel to the East boundary line of said Lot 15 distance of 144.0 feet; thence deflect left 90°00' a distance of 25 feet to a point; thence deflect left 90°00' for a distance of 138 feet, more or less, parallel to the East boundary line of said Lot 15 to the centerline of the said county road; thence Southerly along the centerline of the county road twenty-five feet, more or less, to the **Place of Beginning**.

AND ALSO EXCEPTING that part of said Lot 15 described as follows: **Commencing** at the Southeast corner of said Lot 15, said point being on the centerline of a county road, thence North on the East line of said Lot 15 a distance of 170.54 feet to a point; thence deflect left 90° a distance of 125.0 feet to the **Place of Beginning**; thence continue on the same course 100 feet, more or less, to a point 25 East at right angles from the West line of said Lot 15; thence deflect left 90° on a course 25 feet distant from and parallel to the West line of said Lot 15 a distance of 110 feet, more or less, to a point on the centerline of a county road; thence deflect left 75°08' along the centerline of the county road a distance of 101 feet, more or less, to a point due South of the point of beginning; thence deflect left 104°52' on a course parallel to the east line of Lot 15 a distance of 138 feet, more or less to the **Place of Beginning**.

AND ALSO EXCEPTING that part of said Lot 15 described as follows: **Commencing** the Southeast corner of said lot 15; thence North on the East line of said Lot 15 a distance of 170.54 feet to the **Place of Beginning**; thence North 157.75 feet to a point; thence West 125 feet; thence South 157.75 feet; thence East 125 feet to the **Place of Beginning**.

ALSO EXCEPTING that portion lying within 18th Avenue adjacent thereto.



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