

**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 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 Cynthia Carpenter, an unmarried woman

Mailing address 1964 Quail Knoll Lane

City/state/zip Lewisston, ID 83501

Phone (including area code) (530) 787-3824

**2 Buyer/Grantee**

Name Jeffrey A. Eller and Lori Lynn Eller, Trustees of the Jeffrey A. Eller and Lori L. Eller Trust under Declaration of Trust dtd February 27, 2020

Mailing address 3340 Clemans Road

City/state/zip Clarkston, WA 99403

Phone (including area code) (509) 780-1341

**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>1-049-00-101-1183-0000</u>	<input type="checkbox"/>	<u>\$ 33,300.00</u>
<u>7-049-00-101-1183-0000</u>	<input type="checkbox"/>	<u>\$ 0.00</u>
	<input type="checkbox"/>	<u>\$ 0.00</u>

**4 Street address of property** Unplatted Asotin, Washington

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).

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 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 Cynthia Carpenter Signature \_\_\_\_\_  
Print name Cynthia Carpenter 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 number (section/subsection) \_\_\_\_\_  
Reason for exemption \_\_\_\_\_

Type of document Statutory Warranty Deed  
Date of document 11-10-2021

Gross selling price	<u>33,300.00</u>
*Personal property (deduct)	<u>0.00</u>
Exemption claimed (deduct)	<u>0.00</u>
Taxable selling price	<u>33,300.00</u>
Excise tax: state	
Less than \$500,000.01 at 1.1%	<u>366.30</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>366.30</u>
<u>.0025</u> Local	<u>83.25</u>
*Delinquent interest: state	<u>0.00</u>
Local	<u>0.00</u>
*Delinquent penalty	<u>0.00</u>
Subtotal	<u>449.55</u>
*State technology fee	<u>5.00</u>
Affidavit processing fee	<u>0.00</u>
Total due	<u>454.55</u>

**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 agent Cynthia Carpenter

Name (print) Cynthia Carpenter

Date & city of signing 11/10/21 Winters CA

Signature of grantee or agent Lori Lynn Eller

Name (print) LORI LYNN ELLER

Date & city of signing 11/15/2021 Lewisston ID

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.

EFT

EXHIBIT A

Legal Description

That part of the NE1/4NW1/4 of Section 21 of Township 8 North, Range 44 East, W.M., Asotin County, Washington, more particularly described as follows:

COMMENCING at the Northeast corner of said NE1/4NW1/4, said point being on the centerline of Cloverland Road; thence S.89°40'00"W. along said centerline 661.08 feet; thence S.00°09'14"E. 336.645 feet; thence N.89°57'41"E. 661.12 feet; thence N.00°09'39"W. 340.045 feet to the place of beginning.

(Also known as the North half of Tract 3 and the North half of Tract 4 of Cloverland Estates as shown on Record of Survey Recorded as Instrument No. 251284, Records of Asotin County, Washington.)

TOGETHER with and SUBJECT to the rights of others over, under, across and through all roads and utility easements as shown on the recorded plat as Instrument No. 251284.

SUBJECT TO: Record of survey of the subject property, including a fifty (50) foot access and utility easement as delineated on the survey, which survey was recorded February 5, 2001 as Instrument No. 251284. Reference to the record is made for full particulars.

SUBJECT TO: Declaration of Covenants and Restrictions, effective March 1, 2004, including the terms, conditions, covenants, restrictions, easements, provisions and any amendments thereof, recorded September 30, 2004 under Instrument No. 279222, records of Asotin County, Washington.

SUBJECT TO an easement for utilities crossing over Tracts 3 and 4 approximately along the former boundary line between Tracts 3 and 4, the boundary being as set forth in the record of survey recorded as Auditor's Instrument No. 251284 (Exhibit A).

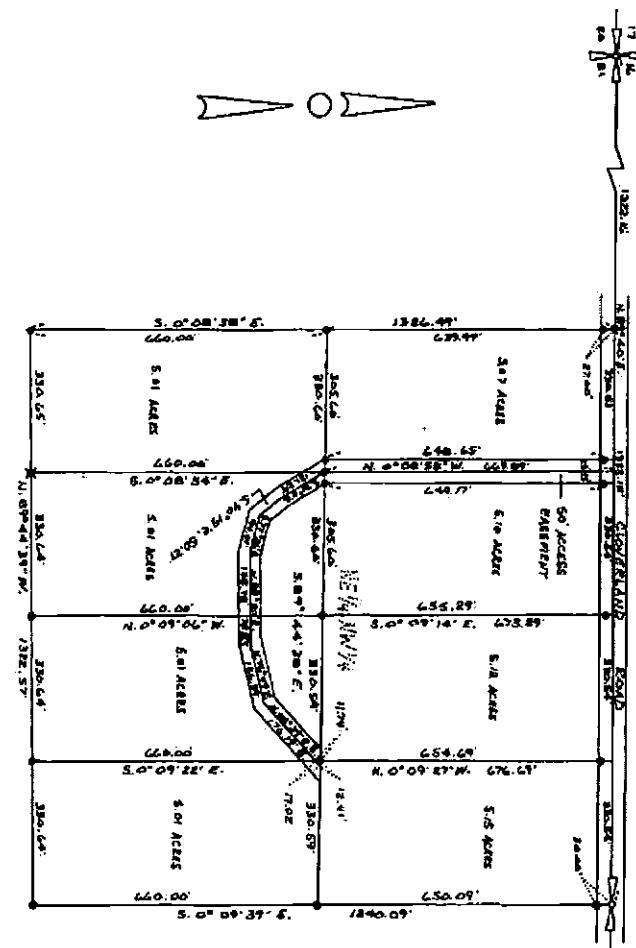
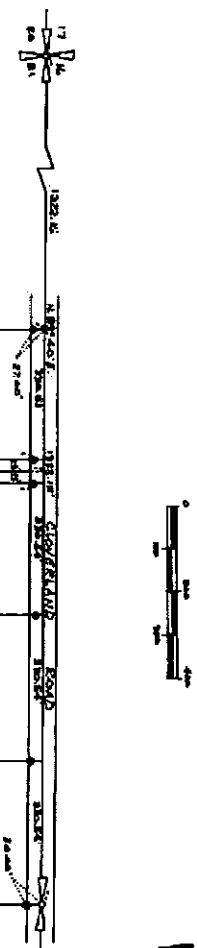
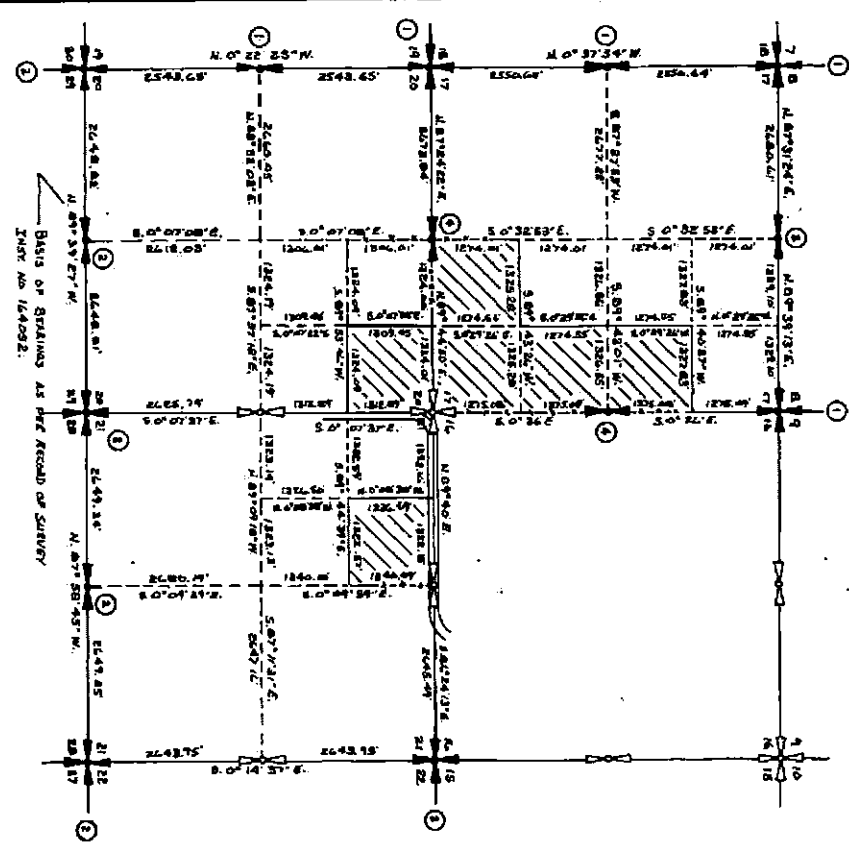
Tax Parcel Nos. 1-049-00-101-1183-0000, 7-049-00-101-1183-0000

54743

# RECORDED OF SURVEY

BEING THE S.W. 1/4, THE N.E. 1/4, THE S.E. 1/4 AND THE S.W. 1/4 OF SECTION 17, T4N, R44E, W4M, ASHBY COUNTY, WASHINGTON.

SECTION BREAKDOWN SKETCH  
N.T.S.



### SURVEYOR'S NOTES:

1. SURVEY WAS DONE WITH A TOTAL STATION. CORNERS WERE SET SHEET FROM A RANDOM POINT AND DOUBLE TIED FROM A DIFFERENT RANDOM POINT.
2. THE CENTER LINE OF THE COUNTY ROAD WAS ACCEPTED AS THE NORTH LINE OF THE N.W. 1/4 AND A FENCE LINE AS THE EAST LINE OF THE N.W. 1/4 OF SECTION 17.
3. A THREE WAY FENCE INTERSECT LINE ACCEPTED AS THE EAST LINE OF SEC. 17.
4. AN EXISTING FENCE LINE WAS ACCEPTED AS THE EAST LINE OF SEC. 17.
5. WE USED A SPLIT OF THE NORTH/SOUTH BENCHMARK TO ESTABLISH THE CENTER OF SECTION 17, TO 4 MI.

### AUDITOR'S CERTIFICATE

I HAVE FOR RECORDED THIS SURVEY OF 66 ACRES AT 100' PER SECTION OF 66 ACRES AT THE BEARINGS AND DISTANCES SET FORTH IN THE RETURN OF SAID SURVEY.

DATE: 2/12/84

JULIE S. GARDNER  
COUNTY AUDITOR

### SURVEYOR'S CERTIFICATE

I HAVE FOR RECORDED THIS SURVEY OF 66 ACRES AT THE BEARINGS AND DISTANCES SET FORTH IN THE RETURN OF SAID SURVEY.

DATE: 2/12/84

JULIE S. GARDNER  
SURVEYOR



### LEGEND

- 1. 1/4 CORNER 2 1/2\"/>

### SURVEYORS WEST

1115 1/2 1ST STREET  
WASHINGTON, WASHINGTON

DRAWN BY: J.A.M.  
DATE: MARCH 2, 1999

CHECKED BY: K.L.P.  
DATE: 3/2/99

JOB NO.: 4  
SHEET OF: 1

54743