

**REAL ESTATE EXCISE TAX AFFIDAVIT**

CHAPTER 82.45 RCW - CHAPTER 458-61A WAC

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.

This form is your receipt when stamped by cashier.

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

Check box if partial sale, indicate % 1/3 sold.

PLEASE TYPE OR PRINT

1 SELLER GRANTOR	Name <u>Ruth Hirst (2/3)</u>	2 BUYER GRANTEE	Name <u>Marci Nixon 0.166590 (1/690)</u> <u>Jamie Hirst 0.166530 (1/690)</u>
	Mailing Address <u>555 Haut Lane</u>		Mailing Address <u>1210 13th St #A202</u>
	City/State/Zip <u>Coeur d'Alene Id 93819</u>		City/State/Zip <u>Clarkston Wa 99403</u>
	Phone No. (including area code) <u>208-651-9838</u>		Phone No. (including area code) <u>208-305-9978</u>
3	Send all property tax correspondence to: <input type="checkbox"/> Same as Buyer/Grantee	List all real and personal property tax parcel account numbers - check box if personal property	
	Name <u>Lisa Nixon</u>	<u>0043400100130000</u> <input type="checkbox"/>	List assessed value(s)
	Mailing Address <u>1104 15th St</u>	<input type="checkbox"/>	<u>181,900</u> 0.00
	City/State/Zip <u>Clarkston Wa 99403</u>	<input type="checkbox"/>	0.00
	Phone No. (including area code) <u>509-552-5831</u>	<input type="checkbox"/>	0.00
		<input type="checkbox"/>	0.00

4 Street address of property: 1104 15th St Clarkston Wa 99403  
This property is located in Clarkston Select Location

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

5 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 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

[Signature] [Signature]

PRINT NAME Jamie Hirst Marci Nixon

7 List all personal property (tangible and intangible) included in selling price.

458-61A-201(B)(1)

If claiming an exemption, list WAC number and reason for exemption:  
WAC No. (Section/Subsection) QUIT CLAIM  
Reason for exemption GIFT W/O CONSIDERATION

Type of Document QUIT CLAIM DEED  
Date of Document 4-10-21

Gross Selling Price \$	_____
*Personal Property (deduct) \$	_____
Exemption Claimed (deduct) \$	_____
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
0.0000 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
	-6.00

A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX  
\*SEE INSTRUCTIONS

PAID  
FEB 28 2022  
ASOTIN COUNTY  
TREASURER

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

Signature of Grantor or Grantor's Agent Ruth Hirst Signature of Grantee or Grantee's Agent [Signature]

Name (print) Ruth Hirst Name (print) Jamie Hirst Marci Nixon

Date & city of signing 04-21-21 Clarkston Date & city of signing 04-21-21 Clarkston

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)).

REV 84 0001a (12/6/19) THIS SPACE - TREASURER'S USE ONLY COUNTY TREASURER

VISA \$10.00 +

054951

**REAL ESTATE EXCISE TAX  
 SUPPLEMENTAL STATEMENT**  
 (WAC 458-61A-304)

This form must be submitted with the Real Estate Excise Tax Affidavit (FORM REV 84 0001A for deceded transfers and Form REV 84 0001B for controlling interest transfers) for claims of tax exemption as provided below. Completion of this form is required for the types of real property transfers listed in numbers 1-3 below. Only the first page of this form needs original signatures.

**AUDIT:** Information you provide on this form is subject to audit by the Department of Revenue. In the event of an audit, it is the taxpayers' responsibility to provide documentation to support the selling price or any exemption claimed. This documentation must be maintained for a minimum of four years from date of sale. (RCW 82.45.100) Failure to provide supporting documentation when requested may result in the assessment of tax, penalties, and interest. Any filing that is determined to be fraudulent will carry a 50% evasion penalty in addition to any other accrued penalties or interest when the tax is assessed.

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

The persons signing below do hereby declare under penalty of perjury that the following is true (check appropriate statement):

1.  **DATE OF SALE:** (WAC 458-61A-306(2))

I, (print name) \_\_\_\_\_ certify that the \_\_\_\_\_  
 (type of instrument), dated \_\_\_\_\_, was delivered to me in escrow by \_\_\_\_\_  
 (seller's name). **NOTE:** Agent named here must sign below and indicate name of firm. The payment of the tax is considered current if it is not more than 90 days beyond the date shown on the instrument. If it is past 90 days, interest and penalties apply to the date of the instrument.  
 Reasons held in escrow \_\_\_\_\_

Signature

Firm Name

2. **GIFTS:** (WAC 458-61A-201) The gift of equity is non-taxable; however, any consideration received is not a gift and is taxable. The value exchanged or paid for equity plus the amount of debt equals the taxable amount. One of the boxes below must be checked.

Both Grantor (seller) and Grantee (buyer) must sign below.  
 Grantor (seller) gifts equity valued at \$ 26,714 to grantee (buyer).

**NOTE:** Examples of different transfer types are provided on the back. This is to assist you with correctly completing this form and paying your tax.

"Consideration" means money or anything of value, either tangible (boats, motor homes, etc) or intangible, paid or delivered, or contracted to be paid or delivered, including performance of services, in return for the transfer of real property. The term includes the amount of any lien, mortgage, contract indebtedness, or other encumbrance, given to secure the purchase price, or any part thereof, or remaining unpaid on the property at the time of sale. "Consideration" includes the assumption of an underlying debt on the property by the buyer at the time of transfer.

A. **Gifts with consideration**

1.  Grantor (seller) has made and will continue to make all payments after this transfer on the total debt of \$ 27,000 and has received from the grantee (buyer) \$ 1000  
 (include in this figure the value of any items received in exchange for property). Any consideration received by grantor is taxable.
2.  Grantee (buyer) will make payments on \_\_\_\_\_ % of total debt of \$ \_\_\_\_\_ for which grantor (seller) is liable and pay grantor (seller) \$ \_\_\_\_\_ (include in this figure the value of any items received in exchange for property). Any consideration received by grantor is taxable.

B. **Gifts without consideration**

1.  There is no debt on the property; Grantor (seller) has not received any consideration towards equity. No tax is due.
2.  Grantor (seller) has made and will continue to make 100% of the payments on the total debt of \$ \_\_\_\_\_ and has not received any consideration towards equity. No tax is due.
3.  Grantee (buyer) has made and will continue to make 100% of the payments on total debt of \$ \_\_\_\_\_ and has not paid grantor (seller) any consideration towards equity. No tax is due.
4.  Grantor (seller) and grantee (buyer) have made and will continue to make payments from joint account on total debt before and after the transfer. Grantee (buyer) has not paid grantor (seller) any consideration towards equity. No tax is due.

Has there been or will there be a refinance of the debt?  YES  NO (If yes, please call (360) 534-1503 to see if this transfer is taxable). If grantor (seller) was on title as co-signor only, please see WAC 458-61A-215 for exemption requirements.

The undersigned acknowledge this transaction may be subject to audit and have read the above information regarding record-keeping requirements and evasion penalties.

Ruth Hirst  
 Grantor's Signature  
Ruth Hirst  
 Grantor's Name (print)

4-21-21  
 Date

James Hirst Marci Nixon  
 Grantee's Signature  
James Hirst Marci Nixon  
 Grantee's Name (print)

04-21-21  
 Date

4.  **IRS "TAX DEFERRED" EXCHANGE** (WAC 458-61A-213)

I, (print name) \_\_\_\_\_, certify that I am acting as an Exchange Facilitator in transferring real property to \_\_\_\_\_ pursuant to IRC Section 1031, and in accordance with WAC 458-61A-213. **NOTE:** Exchange Facilitator must sign below.

Exchange Facilitator's Signature

Date

Exchange Facilitator's Name (print)

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ASOTIN, STATE OF WASHINGTON, AND IS DESCRIBED AS FOLLOWS:

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN THE COUNTY OF ASOTIN, STATE OF WASHINGTON: PARCEL I: A PART OF LOT 1 OF BLOCK "UU" OF VINELAND ACCORDING TO THE RECORDED PLAT THEREOF, RECORDS OF ASOTIN COUNTY, WASHINGTON, PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE STONE MONUMENT AT THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK "UU" SAID POINT BEING AT THE INTERSECTION OF THE CENTERLINES OF LIBBY AND 15<sup>TH</sup> STREET; THENCE NORTH A DISTANCE OF 540 FEET ALONG THE CENTERLINE OF 15TH STREET; THENCE WEST A DISTANCE OF 30 FEET TO A POINT ON THE WEST BOUNDARY LINE OF SAID STREET, WHICH IS THE TRUE POINT OF BEGINNING; THENCE CONTINUE WEST A DISTANCE OF 137.5 FEET; THENCE NORTH A DISTANCE OF 85 FEET; THENCE EAST A DISTANCE OF 137.5 FEET TO A POINT ON THE WEST BOUNDARY LINE OF 15TH STREET; THENCE SOUTH A DISTANCE OF 85 FEET ALONG SAID BOUNDARY LINE TO TRUE PLACE OF BEGINNING. PARCEL II: TOGETHER WITH A PARCEL OF LAND IN LOT 1 BLOCK "UU", VINELAND, ASOTIN COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE EAST 120 FEET OF THE NORTH 35 FEET OF THE SOUTH HALF OF LOT 1 BLOCK "UU" VINELAND, ASOTIN COUNTY, WASHINGTON ACCORDING TO THE RECORDED PLAT THEREOF, AS MEASURED FROM THE CENTERLINE OF ADJACENT STREETS. SUBJECT TO THE RIGHTS OF THE PUBLIC IN AND TO THAT PORTION WITHIN STREETS AND ALLEYS OR RIGHT OF WAY. ALSO SUBJECT TO AN EASEMENT FOR STORM SEWER AS CONSTRUCTED ACROSS SAID PARCEL.

54951