

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 Vernon L. Adams and Alice Diane Adams, husband and wife

Mailing address 3151 21st Street
City/state/zip Clarkston/WA/99403-1718
Phone (including area code) (509) 758-2030

2 Buyer/Grantee

Name Vernon L. Adams and Alice Diane Adams, Co-Trustees, or their successors in interest, Adams Family Trust U/D/T dated _____

Mailing address 3151 21st Street
City/state/zip Clarkston/WA/99403-1718
Phone (including area code) (509) 758-2030

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>1-349-00-002-0000</u>	<input type="checkbox"/>	<u>\$ 430,700.00</u>
_____	<input type="checkbox"/>	<u>\$ 0.00</u>
_____	<input type="checkbox"/>	<u>\$ 0.00</u>

4 Street address of property 3151 21st Street

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).

see attached

5 Select land use code(s) 11

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 _____ Signature _____
Print name _____ Print name _____

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

Signature of grantor or agent Vernon L. Adams
Name (print) Vernon L. Adams
Date & city of signing January 31, 2022 & Clarkston

Signature of grantee or agent Vernon L. Adams
Name (print) Vernon L. Adams
Date & city of signing January 31, 2022 & Clarkston

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

n/a

If claiming an exemption, list WAC number and reason for exemption.

WAC number (section/subsection) WAC 458-61A-211(2)(a)
Reason for exemption Transfer to Revocable Trust
Trustors are sole beneficiaries of Revocable Trust

Type of document Bargain and Sale Deed

Date of document January 31, 2022

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

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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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NW BAPTIST FOUND.
CL# 507676

PAID
FEB 14 2022
ASOTIN COUNTY
TREASURER

054966

ATTACHMENT TO REAL ESTATE EXCISE TAX AFFIDAVIT

BOX 2:

VERNON L. ADAMS and ALICE DIANE ADAMS, CO-TRUSTEES, or their successor(s) in interest, ADAMS FAMILY TRUST U/D/T dated July 25, 2016, as amended.

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EXHIBIT A

LOT 2A TOWN & COUNTRY SHORT PLAT LOT 2, ASOTIN COUNTY,
WASHINGTON; EXCEPT THAT PART DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2A; THENCE SOUTH
90°00'00" WEST, ALONG THE NORTH LINE OF SAID LOT 2A, 25.00 FEET;
THENCE SOUTH 50°34'04" WEST 311.61 FEET; THENCE SOUTH 33°40'31" EAST
116.23 FEET TO THE EASTERLY LINE OF SAID LOT 2A; THENCE NORTH
45°40'29" EAST, ALONG SAID EASTERLY LINE, 278.57 FEET; THENCE NORTH
1°07'00" EAST 100.02 FEET MORE OR LESS TO THE POINT OF BEGINNING.

SUBJECT TO AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER,
UNDER AND ACROSS THAT PART OF THE ABOVE PARCEL DESCRIBED AS
FOLLOWS: BEGINNING AT THE NORTHWESTERLY CORNER OF SAID LOT 2A,
SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY OF 21ST STREET;
THENCE SOUTH 0°01'18" WEST, ALONG THE EASTERLY RIGHT-OF-WAY OF
21ST STREET, 30.40 FEET; THENCE ALONG THE WESTERLY LINE OF SAID
LOT 2A, SOUTH 81°03'00" EAST 123.37 FEET; THENCE SOUTH 7°43'00" WEST,
60.91 FEET; THENCE SOUTH 90°00'00" EAST 48.52 FEET; THENCE SOUTH
8°34'30" EAST 165.62 FEET; THENCE SOUTH 2°01'00" EAST 123.80 FEET;
THENCE NORTH 73°34'13" WEST 195.66 FEET; THENCE SOUTH 57°46'35"
WEST 67.35 FEET; THENCE, LEAVING SAID WESTERLY LINE, SOUTH
39°46'25" EAST 113.58 FEET TO THE EASTERLY LINE OF SAID LOT 2A;
THENCE, ALONG SAID EASTERLY LINE, SOUTH 84°33'27" EAST 194.06 FEET;
THENCE NORTH 55°22'37" EAST 62.74 FEET; THENCE NORTH 4°12'41" WEST
324.53 FEET; THENCE, LEAVING SAID EASTERLY LINE, NORTH 33°40'31"
WEST 116.23 FEET TO THE NORTHERLY LINE OF SAID LOT 2A; THENCE
NORTH 81°03'00" WEST, ALONG SAID NORTHERLY LINE, 177.92 FEET MORE
OR LESS TO THE POINT OF BEGINNING.

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