



**MOBILE HOME
REAL ESTATE EXCISE TAX AFFIDAVIT**

Submit to County Treasurer of the county in which property is located.

Chapter 82.45 RCW
Chapter 458-61A WAC

This form is your receipt when stamped by cashier.

Used for sales on or after Jan. 1, 2020

FOR USE WHEN TRANSFERRING TITLE TO MOBILE HOME ONLY

PLEASE TYPE OR PRINT
INCOMPLETE AFFIDAVITS WILL NOT BE ACCEPTED

REGISTERED OWNER (Seller)

Name
Estate of Robert W. Rosenberg

Street
Jeanne Marie Rosenberg, PR

2316 4th Avenue

City State Zip code
Clarkston WA 99403

Phone number
(509) 552-1835

LOCATION OF MOBILE HOME

Name
Horizons Holdings LLC

Street
1650 13th Street Spc 8

City State Zip code
Clarkston WA 99403

NEW REGISTERED OWNER (Buyer)

Name
Horizons Holdings LLC

Street
613 Bryden Ave, Ste C328

City State Zip code
Lewiston ID 83501

Phone number
(208) 553-6665

LEGAL OWNER

Name
Mary Sue Benton

C/O Alliance Title & Escrow

Street
735 5th Street

City State Zip code
Clarkston WA 99403

PERSONAL PROPERTY
PARCEL or ACCOUNT NO. 52650000100000081
LIST ASSESSED VALUE(S): \$ 500.00

REAL PROPERTY
PARCEL or ACCOUNT NO. 62650000100000000
LIST ASSESSED VALUE(S): \$ _____

| MAKE | YEAR | MODEL | SIZE | SERIAL NO. or I.D. | REVENUE TAX CODE NO. |
|------|------|----------|------|--------------------|----------------------|
| FLEM | 1965 | MOBILEHO | N/A | WA98209431 | |

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
Date of Sale 7-29-22

| | | |
|----------------------------|----|--------|
| Taxable Sale Price | \$ | 500.00 |
| Excise Tax: State | \$ | 5.50 |
| Asotin County Local | \$ | 1.25 |
| Delinquent Interest: State | \$ | 0.00 |
| <u>0.0025</u> Local | \$ | 0.00 |
| Delinquent Penalty | \$ | 0.00 |
| Subtotal | \$ | 6.75 |
| State Technology Fee | \$ | 5.00 |
| Affidavit Processing Fee | \$ | 0.00 |
| Total Due | \$ | 11.75 |

If exemption claimed, WAC number & title:
WAC No. (Sec/Sub) _____
WAC Title _____

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

TREASURER'S CERTIFICATE

I hereby certify that property taxes due ASOTIN
County on the mobile home described hereon have been paid to and
including the year 2022
9-9-22 [Signature]
Date County Treasurer or Deputy

AFFIDAVIT

I certify under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

Signature of Seller/Agent Jeanne Marie Rosenberg
Name (print) Jeanne Marie Rosenberg, P.R.
Date and Place of Signing: 7/29/22 Clarkston

Signature of Buyer/Agent Scott Rains
Name (print) Scott Rains, Sole Member
Date & Place of Signing: 7/28/22 Clarkston, WA

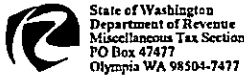
If, in selling (or otherwise transferring ownership of) a mobile home which possesses a tax lien, the seller does not inform the buyer (new owner) of such a lien, the seller is guilty of deliberate deception as it applies to Fraud and/or Theft as defined in Title 9 and 9A RCW (RCW 9.45.060, RCW 9A.56.010 (4d), and RCW 9A.56.020).

PAID

SEP - 9 2022

**ASOTIN COUNTY
TREASURER**

THIS SPACE - TREASURER'S USE ONLY



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

This form must be submitted with the Real Estate Excise Tax Affidavit (FORM REV 34 0001A for deeded transfers and Form REV 34 0001B for controlling interest transfers) for claims of tax exemption as provided below.

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.

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)).

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

1. [X] DATE OF SALE: (WAC 458-61A-306(2))

I, (print name) Kelsey Gingerich certify that the Bill of Sale (type of instrument), dated 07/29/2022, was delivered to me in escrow by Estate of Robert W. Rosenberg (seller's name). NOTE: Agent named here must sign below and indicate name of firm.

Reasons held in escrow: Waiting for Lienholder to release 3 additional titles to escrow following payoff. Signature: Kelsey Gingerich, Firm Name: Alliance Title & Escrow

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 \$ 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 \$ and has received from the grantee (buyer) \$ (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 360-704-5905 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.

Grantor's Signature Date Grantee's Signature Date
Grantor's Name (print) Grantee's Name (print)

3. [] 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)

55515



STATE OF WASHINGTON
Vehicle Certificate of Title

Title Number
1838670227

Vehicle Identification Number (VIN) **WA98209431** Year **1965** Make **FLEM** Model **MOBILEHO** Body style
Title Issue Date **20-May-2022** Odometer Miles **0** Odometer Status **Exempt** Fuel Type

Scale Weight Gross Vehicle Weight Rating Code Vehicle Color Prior Title State Prior Title Number

Comments
500/2003

Brands

Sale price \$
Date of sale

Buyer: You must apply for title within 15 calendar days of acquiring the vehicle to avoid a penalty. Take this signed title to a vehicle/vessel licensing office with the appropriate fees.

Legal Owner: To release interest, sign below and give this title to the registered owner/transferee or to a vehicle licensing office with the proper fee within 10 days of satisfaction of the security interest, or you may be liable to the owner/transferee for penalties.

Seller: You must complete a Report of Sale and file it with the Department of Licensing within 5 business days of the sale. File at dol.wa.gov or at any vehicle licensing office or county auditor.

Legal Owner

Registered Owner

**JEANNE MARIE ROSENBERG
ATTN: C/O MEGAN ROSENBERG
2316 4TH AVE
CLARKSTON WA 99403-1328**

Same as Legal Owner

X *Jeanne Marie Rosenberg*
Signature of first legal owner releases all interest in the vehicle described above. If signing for a business, include business name, signature, and title.

X *Jeanne Marie Rosenberg*
Signature of registered owner releases all interest in the vehicle described above. If signing for a business, include business name, signature, and title.

X
Signature of second legal owner releases all interest in the vehicle described above. If signing for a business, include business name, signature, and title.

X
Signature of registered owner releases all interest in the vehicle described above. If signing for a business, include business name, signature, and title.

I certify that the records of the Department of Licensing show the persons named hereon as registered owners and legal owners of the vehicle described.

Teresa Buntson
Director, Department of Licensing

| | | |
|--------------------------------|---|--|
| Assignment by registered owner | Federal regulation and state law require you to state the mileage when transferring ownership if the vehicle is less than 20 years old, unless exempt. Failure to complete this statement or providing a false statement may result in fines and/or imprisonment. | |
| | I certify to the best of my knowledge, the odometer reading is (no tenths) | Transfer date |
| | This reading is (check one): <input type="checkbox"/> the actual mileage of the vehicle <input type="checkbox"/> in excess of its mechanic limits <input type="checkbox"/> not the actual mileage | Odometer reading in miles |
| | Signature of transferee/buyer X <i>S. A. Lewis</i> PRINTED name of transferee/buyer | Signature of transferor/seller X <i>Jeanne Marie Rosenberg</i> PRINTED name of transferor/seller |
| Address of transferee/buyer | Address of transferor/seller 555 15 | |

FILED

2020 FEB 24 PM 2:06

KARENZIE A. KELLEY
COUNTY CLERK
ASOTIN COUNTY, WA

SUPERIOR COURT OF WASHINGTON
COUNTY OF ASOTIN

In Re the Estate of
ROBERT ROSENBERG
Deceased.

NO. 20-4-00020-02
LETTERS TESTAMENTARY

STATE OF WASHINGTON
County of Asotin } ss.

WHEREAS, the Last Will and Testament of ROBERT ROSENBERG, deceased, was, on February 24, 2020, duly exhibited, proven and recorded in our said Superior Court; and,

WHEREAS, it appears in and by said Will that JEANNE MARIE ROSENBERG was appointed personal representative therein, and

WHEREAS, said JEANNE MARIE ROSENBERG was duly qualified as such personal representative,

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that we hereby authorize the said JEANNE MARIE ROSENBERG to execute said Will according to law.

WITNESS, Victor Bottomly, Judge of our said Superior Court, and the seal of said Court hereto affixed this 24 day of February, 2020.

Shirley Stachofsky
Clerk of Superior Court



Brooke Burns Law
608 Chestnut Street
Clarkston, WA 99403
(509) 758-3005

LETTERS TESTAMENTARY

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STATE OF WASHINGTON)
) ss.
County of Asotin)

I, McKENZIE KELLEY, County Clerk of the County of Asotin, State of Washington, and ex-officio Clerk of the Superior Court of the State of Washington for Asotin County, do hereby certify that the within and foregoing is a full, true, and correct copy of the original Letters Testamentary and of the whole thereof, as the same is now on file and of record in the above-entitled cause in my office and custody. Said Letters have never been revoked and are still in full force and effect.

WITNESS my hand and seal of said court this _____ day of February, 2020.

County Clerk & Ex-officio Clerk of the Superior Court

By: _____
Deputy

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