



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 of property

If multiple owners, list percentage of ownership next to name

Form sections 1 and 2: Seller/Grantor (Johnny R. Epler, Kathleen D. Epler) and Buyer/Grantee (Travis M. Ruff, KariAnn Ruff) with mailing addresses and phone numbers.

Form section 3: Property tax correspondence to Travis M. Ruff KariAnn Ruff, 751 20th Avenue, Clarkston WA 99403. Includes assessed value of 279,800.00.

Form section 4: Street address of property: 751 20th Ave, Clarkston, WA. Located in unincorporated Asotin County.

Form section 5: Select Land Use Code(s): 11 Household, single family units. Includes questions about property tax exemptions.

Form section 6: Questions about forest land, current use, and special valuation as historical property.

Form section 7 (left): (1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) and (2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY).

Form section 7 (right): Financial summary table showing Gross Selling Price \$318,000.00, Excise Tax \$4,070.40, and Total Due \$4,870.40.

Form section 8: Signature lines for Grantor (Johnny R. Epler) and Grantee (Travis M. Ruff) with dates and cities.

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...

PAID MAY 21 2015 ASOTIN COUNTY TREASURER 48434 48434

EXHIBIT "A"

266573

That part of Lot 17 in Block 'K' of Vineland, according to the official plat thereof, filed in Book A of Plats at Page(s) 29 Official Records of Asotin County, Washington, more particularly described as follows:

Beginning at the Northwest corner of said Lot 17; thence South 64°44' East along the North line of said Lot 17 a distance of 229.48 feet; thence South 17°48' West, 16.00 feet; thence South 37°27' West, 68.04 feet; thence South 23°35' West, 48.53 feet; thence South 17°48' West, 69.53 feet; thence North 64°44' West, 219.29 feet to a point on the West line of said Lot 17; thence North 22°52' East along the West line of said Lot 17 a distance of 200.00 feet to the Place of Beginning

And Also

That part of Lot 17 in Block 'K' of Vineland, according to the official plat thereof, filed in Book A of Plats at Page(s) 29 Official Records of Asotin County, Washington, more particularly described as follows:

Commencing at the Northeast corner of said Lot 17; thence North 64°44' West along the North line of said Lot 17 a distance of 319.52 feet; thence South 32°41' West, 64.75 feet to the True Place of Beginning; thence continue South 32°41' West, 28.16 feet; thence North 23°35' East, 9.77 feet; thence North 37°27' East, 18.58 feet to the Place of Beginning.

And

That part of Lot 18 in Block 'K' of Vineland, according to the official plat thereof, filed in Book A of Plats at Page(s) 29 Official Records of Asotin County, Washington, more particularly described as follows:

Beginning at the Northeast corner of said Lot 18, said point also being the Southeast corner of Lot 4 of Crestview 2nd Addition; thence South 72°51' West along the South boundary line of said Crestview 2nd Addition a distance of 26.12 feet; thence South 22°52' West, 183.21 feet; thence South 67°08' East, 20.00 feet to a point on the East line of said Lot 18; thence North 22°52' East along said East line 200.00 feet to the Place of Beginning.

And

Except that part of Lot 17 in Block 'K' of Vineland, according to the official plat thereof, filed in Book A of Plats at Page(s) 29 Official Records of Asotin County, Washington, more particularly described as follows:

Commencing at the Northeast corner of said Lot 17; thence North 64°44' West along the North line of said Lot 17 a distance of 319.52 feet to the True Place of Beginning; thence South 32°41' West, 64.75 feet; thence North 37°27' East, 49.46 feet; thence North 17°48' East, 16.00 feet to the Place of Beginning.

And Also Excepting

That part of Lot 17 in Block 'K' of Vineland, according to the official plat thereof, filed in Book A of Plats at Page(s) 29 Official Records of Asotin County, Washington, more particularly described as follows:

Commencing at the Northeast corner of said Lot 17; thence North 64°44' West along the North line of said Lot 17 a distance of 319.52 feet; thence South 32°41' West, 92.91 feet to the True Place of Beginning; thence continue South 32°41' West, 39.07 feet; thence South 64°44' East, 6.18 feet; thence North 23°35' East, 38.76 feet to the True Place of Beginning.

The land described in this commitment/policy shall not be deemed to include any house trailer or mobile home standing on the premises.

48434