

REAL ESTATE EXCISE TAX AFFIDAVIT

This form is your receipt when stamped by cashier.

PLEASE TYPE OR PRINT

CHAPTER 82.45 RCW - CHAPTER 458-01A 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

SELLER GRANTOR	1 Name <u>Bill C. Caradine and Francine M. Caradine</u> <u>husband and wife</u>	BUYER GRANTEE	2 Name <u>Bill C. Caradine and Lillian Francine Caradine, as</u> <u>Trustee of the Bill and Fran Caradine Revocable Trust</u>
	Mailing Address <u>P. O. Box 767</u>		Mailing Address <u>P. O. Box 767</u>
	City/State/Zip <u>Asotin, WA 99402</u>		City/State/Zip <u>Lewiston, ID 83501</u>
	Phone No. (including area code)		Phone No. (including area code)
3 Send all property tax correspondence to <input checked="" type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers - check box if personal property	
Name _____		1-137-00-013-0001-0000 <input type="checkbox"/>	
Mailing Address _____		_____ <input type="checkbox"/>	
City/State/Zip _____		_____ <input type="checkbox"/>	
Phone No. (including area code) _____		_____ <input type="checkbox"/>	
		List assessed value(s) <u>2166,600</u>	

4 Street address of property: 404 Garfield Street, Asotin, WA 99403
This property is located in Asotin

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 Exhibit A attached hereto.

5 Select Land Use Code(s):
11 - Households, 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 chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)?
YES NO

6 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 84.33 149 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) OWNER(S) SIGNATURE _____
PRINT NAME _____

7 List all personal property (tangible and intangible) included in selling price.
none

If claiming an exemption, list WAC number and reason for exemption:
WAC No. (Section/Subsection) RCW 458-61A-211(2)(a)
Reason for exemption Transfer to Revocable Trust

Type of Document Limited Warranty Deed
Date of Document 10/1/15

Gross Selling Price \$	0.00
*Personal Property (deduct) \$	
Exemption Claimed (deduct) \$	
Taxable Selling Price \$	0.00
Excise Tax : State \$	0.00
<u>0.0075</u> Local \$	0.00
*Delinquent Interest: State \$	
Local \$	
*Delinquent Penalty \$	
Subtotal \$	0.00
*State Technology Fee \$	5.00
*Affidavit Processing Fee \$	
Total Due \$	10.00

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 Grantor's Agent <u>[Signature]</u>	Signature of Grantee or Grantee's Agent <u>[Signature]</u>
Name (print) <u>Bill C. Caradine</u>	Name (print) <u>Bill C. Caradine, Co-Trustee</u>
Date & city of signing: <u>Lewiston, ID October 1, 2015</u>	Date & city of signing: <u>Lewiston, ID October 1, 2015</u>

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.20.021 (1)(C)).

REV 84 0001a (05/21/15)

THIS SPACE - TREASURER'S USE ONLY

COUNTY TREASURER

Creason, Moore, Dokken & Giddell CR# 10882 DP

ASOTIN COUNTY TREASURER

48837
48837

PAID
OCT 28 2015

EXHIBIT A

Real property located in the County of Asotin, State of Washington, to-wit:

Lot 13 of Church Addition according to plat recorded in Book D of Plats, page 24 records of Asotin County, Washington.

EXCEPTING THEREFROM that part of Lot 13 of Church Addition more particularly described as follows: Beginning at the Northeast corner of said Lot 13, said point being on the West right of way line of Garfield Street; thence South 0°51' West along said right of way line a distance of 7.7 feet; thence North 83°47' West a distance of 82.36 feet to a point on the North line of said Lot 13; thence South 89°09" East along said North line a distance of 82.0 feet to the Place of Beginning.

SUBJECT TO:

- Rights of the public to use forever, all streets, public ways, easement or whatever public property that is shown on the plat.
- Right of way for water ditch across the Northeast Quarter of the Northeast Quarter of Section 21, Township 10 North, Range 46 EWM, reserved by Asotin Land and Water Company. Affects this and other property.
- An easement for the purpose shown below and rights incidental thereof as contained in a document from Jerome P. McGuire and Patricia McGuire, husband and wife, to Durwood E. DeChenne and Vida DeChenne, husband and wife, for installation and maintenance of a sewer line over and along the Northerly two feet of Lot 13 of Church Addition for the use and benefit of Lot 12 of Church Addition, recorded on March 4, 1905, as Instrument No. 165089 of Official Record

APN: 1-137-00-013-0001-0000.

EXHIBIT A - 1

Creason, Moore, Dokken & Geidl, PLLC
P.O. Drawer 835, Lewiston ID 83501
(208)743-1516; Fax(208)746-2231

48837

AFTER RECORDING, RETURN TO:

Christopher J. Moore
Creason, Moore, Dokken & Geidl, PLLC
P. O. Drawer 835
Lewiston ID 83501

LIMITED WARRANTY DEED

Reference Numbers of Related Documents: N/A

Grantor: Caradine, Bill C. & Francine M.,
husband and wife.

Grantee: Caradine, Bill C. & Caradine, Lillian Francine,
Trustees of the Bill and Fran Caradine Revocable Trust dated October 1,
2015.

Legal Description:

1. Real property located in Asotin County, Washington, described as follows:

Lot 13 of Church Addition according to plat recorded in Book D of
Plats, page 24 records of Asotin County, Washington.
2. Additional legal description is included in the Limited Warranty Deed
3. Assessor's Parcel No. APN: 1-137-00-013-0001-0000

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**AFTER RECORDING MAIL TO:
Christopher J. Moore
P. O. Drawer 835
Lewiston, ID 83501**

LIMITED WARRANTY DEED

THE GRANTORS, Bill C. Caradine and Francine M. Caradine, husband and wife, do hereby convey and warranty all of their interest and any interest they may hereafter acquire to Bill C. Caradine and Lillian Francine Caradine, as Trustees of the Bill and Fran Caradine Revocable Trust dated October 1, 2015, and their successors as Trustees, whose address is P. O. Box 787, Asotin, Washington 99402, Grantees, the following real property located in the County of Asotin, State of Washington, to-wit:

Lot 13 of Church Addition according to plat recorded in Book D of Plats, page 24 records of Asotin County, Washington.

EXCEPTING THEREFROM that part of Lot 13 of Church Addition more particularly described as follows: Beginning at the Northeast corner of said Lot 13, said point being on the West right of way line of Garfield Street; thence South 0°51' West along said right of way line a distance of 7.7 feet; thence North 83°47' West a distance of 82.36 feet to a point on

LIMITED WARRANTY DEED - 1

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the North line of said Lot 13; thence South 89°09" East along said North line a distance of 82.0 feet to the Place of Beginning.

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APN: 1-137-00-013-0001-0000.

TO HAVE AND TO HOLD the said premises, with their appurtenances, unto the Grantees, their successors and assigns forever. Grantors do hereby covenant to and with the Grantees that they are the owners in fee simple of the premises; that the premises are free from all encumbrances except taxes for the current year; and that they will warrant and defend the same from all lawful claims whatsoever, subject to the following limitation.

The liability and obligation of Grantors to Grantees and Grantees' successors under the warranties contained herein shall be limited to the amount, nature and terms of

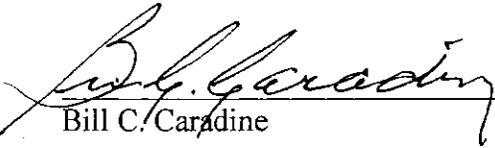
LIMITED WARRANTY DEED - 2

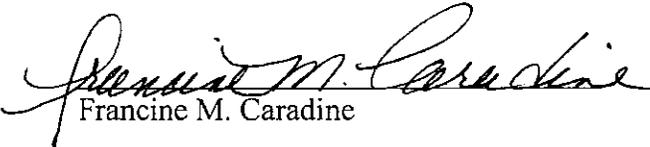
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any title insurance coverage available to Grantors under any title insurance policy. Grantors shall have no liability or obligations except to the extent that reimbursement for such liability or obligation is available to Grantors under any title insurance policy.

DATED this 1st day of October, 2015.

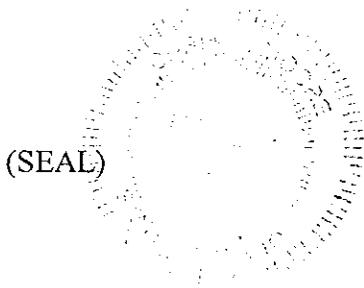

Bill C. Caradine

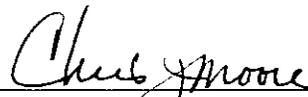

Francine M. Caradine

STATE OF IDAHO)
 : ss.
County of Nez Perce)

On this day personally appeared before me Bill C. Caradine and Francine M. Caradine, husband and wife, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 1st day of October, 2015.




Notary Public in and for said State.
Residing at or employed in Lewiston.
My commission expires: 11-17-2019

LIMITED WARRANTY DEED - 3

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