



REAL ESTATE EXCISE TAX AFFIDAVIT
CHAPTER 82.45 RCW - CHAPTER 458-61A WAC

This form is your receipt when stamped by cashier.

PLEASE TYPE OR PRINT

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, 2, 3: Seller/Grantor (Pope Management, LLC) and Buyer/Grantee (James R. Pope, LLC) information, including addresses and tax correspondence details.

Section 4: Street address of property (Bare land - Clarkston, WA 99403) and location details (unincorporated Asotin County).

Section 5: Land Use Code(s) (10 Land with New Building) and exemption questions.

Section 6: Continuation and compliance questions regarding forest land and historic property.

Section 7: Notices of continuance and compliance, owner signature lines, and deputy assessor information.

Section 7: Personal property included in selling price and tax calculation table showing Gross Selling Price of \$45,000.00 and Total Due of \$693.50.

Section 8: Certification of truth and correctness, and signature lines for Grantor/Agent (James R. Pope) and Grantee/Agent (James R. Pope, LLC).

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)).

## EXHIBIT "A"

294781

That part of the Northwest Quarter of the Northwest Quarter of Section 32, Township 11 North, Range 46 East of the Willamette Meridian, and part of Southwest Quarter of the Southwest Quarter of Section 29, also part of Southeast Quarter of the Southwest Quarter of Section 29 in Township 11 North, Range 46 East of the Willamette Meridian, Asotin County, Washington, more particularly described as follows:

Beginning at the Southwest corner of Lot 4 of Block "F-1" of Clarkston Heights, Asotin County, Washington; thence South 77°44' East along the Southern boundary line of said Lot 4, a distance of 147.10 feet; thence South 37°21' East along the Southwestern boundary line of Lot 3, Block "F-1", a distance of 279.08 feet; thence South 65°49' East along the Southern boundary line of Lot 2, Block "F-1", a distance of 153.9 feet; thence North 85°12' East along the Southern boundary line of Lot 1, Block "F-1" a distance of 236.2 feet; thence North 60°28' East along the Southeastern boundary line of said Lot 1, a distance of 167.24 feet to the Northeast corner of Lot 1, Block "F-1", said point also being the Northeast corner of Block "F-1"; thence South 52°15' East along the Southwestern boundary line of Lot 1, Block "F-1", Clarkston Heights, a distance of 367.0 feet; thence South 85°39' West along the Northern boundary line of the Washington Water Power Company's reservoir property a distance of 300.00 feet; thence South 88°56' West along said Company's Northern boundary line, a distance of 500.0 feet; thence North 65°29' West along said Company's Northern boundary line a distance of 180.0 feet; thence South 0°35' West along said Company's Western boundary line, a distance of 146.37 feet; thence South 63°25 1/2' West along said Company's Northwestern boundary line a distance of 339.73 feet; thence South 28°49' West along said Company's Western boundary line a distance of 140.00 feet to a point on the North boundary line of Lot 3, Block "G-2", Clarkston Heights; thence South 82°22' West along the Northern boundary line of said Lot 3, a distance of 300.00 feet; thence North 54°10' West a distance of 52.9 feet to the Northwest corner of Lot 3, Block "G-2", Clarkston Heights; thence North 52°26' East along the Southern boundary line of Lot 7, Block "F-1-1", Clarkston Heights, a distance of 166.0 feet; thence North 67°05' East along the Southern boundary line of Lot 7, Block "F-1-1", a distance of 388.0 feet; thence North 25°05' East along the Eastern boundary line of said Lot 7 a distance of 184.0 feet; thence North 0°56' West along the Eastern boundary line of Block "F-1-1", a distance of 401.5 feet to the place of beginning, and being a part of the unplatted parts of the Northwest Quarter of the Northwest Quarter of Section 32, and the Southwest Quarter of the Southwest Quarter of Section 29, and the Southeast Quarter of the Southwest Quarter of Section 29, and all being in Township 11 North, Range 46, East of the Willamette Meridian. EXCEPTING that part of the Southeast Quarter of the Southwest Quarter of Section 29 of Township 11 North, Range 46 East of the Willamette Meridian, Asotin County, Washington, more particularly described as follows: Beginning at the Northeast corner of Lot 1 of Block "F-1" of Clarkston Heights, said point being on the centerline of Valleyview Drive; thence South 60°28' West along the Easterly line of said Lot 1 a distance of 167.24 feet; thence South 52°15' East 180.00 feet; thence North 87°05' East 236.75 feet to a point on the Southerly line of Lot 1 of Block "E-1" of Clarkston Heights; thence North 52°15' West along said line 295.00 feet to the place of beginning. FURTHER EXCEPTING that part of the Southeast Quarter of the Southwest Quarter of Section 29 of Township 11 North, Range 46 East of the Willamette Meridian, Asotin County, Washington, more particularly described as follows: Commencing at the Northeast corner of Lot 1 of Block "F-1" of Clarkston Heights, said point being on the centerline of Valleyview Drive; thence South 60°28' West along the East line of said Lot 1 a distance of 167.24 feet to the true place of beginning; thence South 52°15' East, 180.00 feet; thence South 87°05' West, 133.02 feet; thence North 4°48' West, 117.35 feet to the true place of beginning.

AND

That part of Lots 3 and 4 of Block "F-1" of Clarkston Heights, Asotin County, Washington, described as follows: From the concrete monument at the Northwest corner of Lot 3 of Block "F-1" of Clarkston Heights, Southeasterly along the center line of County Road a distance of 60.4 feet to the true place of beginning; thence continue on the last above mentioned course a distance of 40 feet; thence deflect right 90°00' a distance of 265.85 feet to a point on the Southwesterly boundary line of said Lot 3; thence deflect right 113°48' along the Southwesterly boundary line of Lot 3 a distance of 165.74 feet to the Southwest corner of Lot 3; thence deflect left 40°23'

49018

along the South boundary line of Lot 4 of said Block "F-1" a distance of 147.10 feet to a concrete monument, said point being the Southwest corner of said Lot 4; thence deflect right  $76^{\circ}48'$  along the West boundary line of said Lot 4 a distance of 83.65 feet; thence deflect right  $90^{\circ}00'$  a distance of 339.02 feet to the place of beginning. EXCEPTING that part of Lots 3 and 4 in Block "F-1" of Clarkston Heights, according to the official plat thereof, filed in Book C of Plats at Page(s) 5 Official Records of Asotin County, Washington, more particularly described as follows: Commencing at the Southeast corner of said Lot 4, said point being on the centerline of Valleyview Drive; thence South  $60^{\circ}16'$  East, along said centerline a distance of 7.67 feet to the Place of Beginning; thence continue South  $60^{\circ}16'$  East along said centerline a distance of 92.73 feet; thence South  $29^{\circ}44'$  West, 265.62 feet to a point on the South line of said Lot 3; thence North  $36^{\circ}30'$  West along said South line and said South line extended a distance of 302.14 feet; thence North  $81^{\circ}41'$  East, 233.39 feet to the Place of Beginning.

AND ALSO that part of Lots 3 and 4 of Block "F-1" of Clarkston Heights according to plat recorded in Book C of Plats, Page 5, in Asotin County, Washington, more particularly described as follows: Commencing at the monument located at the Northeast corner of Lot 4 of Block "F-1" of Clarkston Heights; thence Southeast along the centerline of the County Road 125.42 feet to the True Place of Beginning; thence continue Southeast along the centerline of the County Road 79.58 feet to a County monument; thence deflect left  $32^{\circ}46'$  a distance of 60.4 feet to a point; thence deflect right  $150^{\circ}12'$  a distance 339.05 feet to the centerline of the County Road; thence deflect right  $90^{\circ}$  along the centerline of the County Road a distance of 100.0 feet to a point; thence deflect right  $90^{\circ}$  a distance of 249.95 feet to a centerline of the County Road, and the Point of Beginning.

AND that part of the Southeast Quarter of the Southwest Quarter of Section 29 of Township 11 North, Range 46 East of the Willamette Meridian, Asotin County, Washington, more particularly described as follows: Commencing at the Northeast corner of Lot 1 of Block "F-1" of Clarkston Heights, said point being on the centerline of Valleyview Drive; thence South  $52^{\circ}15'$  East along the South line of Lot 1 of Block "E-1" of Clarkston Heights a distance of 221.00 feet to the true place of beginning; thence continue South  $52^{\circ}15'$  East along said South line a distance of 74.00 feet; thence South  $87^{\circ}05'$  West, 236.75 feet; thence North  $72^{\circ}08'$  East, 186.95 feet to the true place of beginning.

When recorded return to:  
735 5th St.  
Clarkston, WA 99403

ATEC Order No.: 294781

## STATUTORY WARRANTY DEED

THE GRANTOR(S)

**Pope Management, LLC, a Washington Limited Liability  
Company**

for and in consideration of

\$45,000.00

in hand paid, conveys, and warrants to

**James R. Pope, LLC, an Idaho Limited Liability Company**



the following described real estate, situated in the County of Asotin, State of Washington:

That part of the Northwest Quarter of the Northwest Quarter of Section 32, Township 11 North, Range 46 East of the Willamette Meridian, and part of Southwest Quarter of the Southwest Quarter of Section 29, also part of Southeast Quarter of the Southwest Quarter of Section 29 in Township 11 North, Range 46 East of the Willamette Meridian, Asotin County, Washington, more particularly described as follows:

Beginning at the Southwest corner of Lot 4 of Block "F-1" of Clarkston Heights, Asotin County, Washington; thence South 77°44' East along the Southern boundary line of said Lot 4, a distance of 147.10 feet; thence South 37°21' East along the Southwestern boundary line of Lot 3, Block "F-1", a distance of 279.08 feet; thence South 65°49' East along the Southern boundary line of Lot 2, Block "F-1", a distance of 153.9 feet; thence North 85°12' East along the Southern boundary line of Lot 1, Block "F-1" a distance of 236.2 feet; thence North 60°28' East along the Southeastern boundary line of said Lot 1, a distance of 167.24 feet to the Northeast corner of Lot 1, Block "F-1", said point also being the Northeast corner of Block "F-1"; thence South 52°15' East along the Southwestern boundary line of Lot 1, Block "F-1", Clarkston Heights, a distance of 367.0 feet; thence South 85°39' West along the Northern boundary line of the Washington Water Power Company's reservoir property a distance of 300.00 feet; thence South 88°56' West along said Company's Northern boundary line, a distance of 500.0 feet; thence North 65°29' West along said Company's Northern boundary line a distance of 180.0 feet; thence South 0°35' West along said Company's Western boundary line, a distance of 146.37 feet; thence South 63°25 1/2' West along said Company's Northwestern boundary line a distance of 339.73 feet; thence South 28°49' West along said Company's Western boundary line a distance of 140.00 feet to a point on the North boundary line of Lot 3, Block "G-2", Clarkston Heights; thence South 82°22' West along the Northern

49018

boundary line of said Lot 3, a distance of 300.00 feet; thence North 54°10' West a distance of 52.9 feet to the Northwest corner of Lot 3, Block "G-2", Clarkston Heights; thence North 52°26' East along the Southern boundary line of Lot 7, Block "F-1-1", Clarkston Heights, a distance of 166.0 feet; thence North 67°05' East along the Southern boundary line of Lot 7, Block "F-1-1", a distance of 388.0 feet; thence North 25°05' East along the Eastern boundary line of said Lot 7 a distance of 184.0 feet; thence North 0°56' West along the Eastern boundary line of Block "F-1-1", a distance of 401.5 feet to the place of beginning, and being a part of the unplatted parts of the Northwest Quarter of the Northwest Quarter of Section 32, and the Southwest Quarter of the Southwest Quarter of Section 29, and the Southeast Quarter of the Southwest Quarter of Section 29, and all being in Township 11 North, Range 46, East of the Willamette Meridian. EXCEPTING that part of the Southeast Quarter of the Southwest Quarter of Section 29 of Township 11 North, Range 46 East of the Willamette Meridian, Asotin County, Washington, more particularly described as follows: Beginning at the Northeast corner of Lot 1 of Block "F-1" of Clarkston Heights, said point being on the centerline of Valleyview Drive; thence South 60°28' West along the Easterly line of said Lot 1 a distance of 167.24 feet; thence South 52°15' East 180.00 feet; thence North 87°05' East 236.75 feet to a point on the Southerly line of Lot 1 of Block "E-1" of Clarkston Heights; thence North 52°15' West along said line 295.00 feet to the place of beginning. FURTHER EXCEPTING that part of the Southeast Quarter of the Southwest Quarter of Section 29 of Township 11 North, Range 46 East of the Willamette Meridian, Asotin County, Washington, more particularly described as follows: Commencing at the Northeast corner of Lot 1 of Block "F-1" of Clarkston Heights, said point being on the centerline of Valleyview Drive; thence South 60°28' West along the East line of said Lot 1 a distance of 167.24 feet to the true place of beginning; thence South 52°15' East, 180.00 feet; thence South 87°05' West, 133.02 feet; thence North 4°48' West, 117.35 feet to the true place of beginning.

AND

That part of Lots 3 and 4 of Block "F-1" of Clarkston Heights, Asotin County, Washington, described as follows: From the concrete monument at the Northwest corner of Lot 3 of Block "F-1" of Clarkston Heights, Southeasterly along the center line of County Road a distance of 60.4 feet to the true place of beginning; thence continue on the last above mentioned course a distance of 40 feet; thence deflect right 90°00' a distance of 265.85 feet to a point on the Southwesterly boundary line of said Lot 3; thence deflect right 113°48' along the Southwesterly boundary line of Lot 3 a distance of 165.74 feet to the Southwest corner of Lot 3; thence deflect left 40°23' along the South boundary line of Lot 4 of said Block "F-1" a distance of 147.10 feet to a concrete monument, said point being the Southwest corner of said Lot 4; thence deflect right 76°48' along the West boundary line of said Lot 4 a distance of 83.65 feet; thence deflect right 90°00' a distance of 339.02 feet to the place of beginning. EXCEPTING that part of Lots 3 and 4 in Block "F-1" of Clarkston Heights, according to the official plat thereof, filed in Book C of Plats at Page(s) 5 Official Records of Asotin County, Washington, more particularly described as follows: Commencing at the Southeast corner of said Lot 4, said point being on the centerline of Valleyview Drive; thence South 60°16' East, along said centerline a distance of 7.67 feet to the Place of Beginning; thence continue South 60°16' East along said centerline a distance of 92.73 feet; thence South 29°44' West, 265.62 feet to a point on the South line of said Lot 3; thence North 36°30' West along said South line and said South line extended a distance of 302.14 feet; thence North 81°41' East, 233.39 feet to the Place of Beginning.

AND ALSO that part of Lots 3 and 4 of Block "F-1" of Clarkston Heights according to plat recorded in Book C of Plats, Page 5, in Asotin County, Washington, more particularly described as follows: Commencing at the monument

49018

located at the Northeast corner of Lot 4 of Block "F-1" of Clarkston Heights; thence Southeast along the centerline of the County Road 125.42 feet to the True Place of Beginning; thence continue Southeast along the centerline of the County Road 79.58 feet to a County monument; thence deflect left 32°46' a distance of 60.4 feet to a point; thence deflect right 150°12' a distance 339.05 feet to the centerline of the County Road; thence deflect right 90° along the centerline of the County Road a distance of 100.0 feet to a point; thence deflect right 90° a distance of 249.95 feet to a centerline of the County Road, and the Point of Beginning.

AND that part of the Southeast Quarter of the Southwest Quarter of Section 29 of Township 11 North, Range 46 East of the Willamette Meridian, Asotin County, Washington, more particularly described as follows: Commencing at the Northeast corner of Lot 1 of Block "F-1" of Clarkston Heights, said point being on the centerline of Valleyview Drive; thence South 52°15' East along the South line of Lot 1 of Block "E-1" of Clarkston Heights a distance of 221.00 feet to the true place of beginning; thence continue South 52°15' East along said South line a distance of 74.00 feet; thence South 87°05' West, 236.75 feet; thence North 72°08' East, 186.95 feet to the true place of beginning.

Subject to: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record.

Tax Parcel Number(s): 1-041-14-004-0003-0000 1-132-00-111-0000-0000 1-132-00-131-0000-0000

Dated: December 29, 2015

Pope Management, LLC, a Washington Limited Liability Company

James R. Pope  
James R. Pope, Member

\_\_\_\_\_  
Dean L. Pope, Member

State of WA } ss  
County of Asotin }

On this 30th day of December, in the year 2015, before me, Debbie C. Heagy, a Notary Public in and for said state, personally appeared James R. Pope known or identified to me to be the Managing Member in the Limited Liability Company known as Pope Management, LLC, who executed the foregoing instrument, and acknowledged to me that he executed the same in said LLC name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Debbie C. Heagy  
Print or Type Name: Debbie C. Heagy  
Notary Public for the State of WA  
Residing at: Clarkston, WA  
Commission Expires: 8/26/2019



located at the Northeast corner of Lot 4 of Block "F-1" of Clarkston Heights; thence Southeast along the centerline of the County Road 125.42 feet to the True Place of Beginning; thence continue Southeast along the centerline of the County Road 79.58 feet to a County monument; thence deflect left 32°46' a distance of 60.4 feet to a point; thence deflect right 150°12' a distance 339.05 feet to the centerline of the County Road; thence deflect right 90° along the centerline of the County Road a distance of 100.0 feet to a point; thence deflect right 90° a distance of 249.95 feet to a centerline of the County Road, and the Point of Beginning.

AND that part of the Southeast Quarter of the Southwest Quarter of Section 29 of Township 11 North, Range 46 East of the Willamette Meridian, Asotin County, Washington, more particularly described as follows: Commencing at the Northeast corner of Lot 1 of Block "F-1" of Clarkston Heights, said point being on the centerline of Valleyview Drive; thence South 52°15' East along the South line of Lot 1 of Block "E-1" of Clarkston Heights a distance of 221.00 feet to the true place of beginning; thence continue South 52°15' East along said South line a distance of 74.00 feet; thence South 87°05' West, 236.75 feet; thence North 72°08' East, 186.95 feet to the true place of beginning.

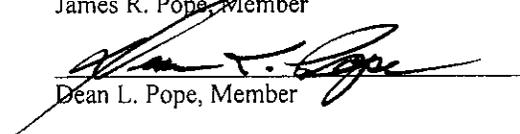
Subject to: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record.

Tax Parcel Number(s): 1-041-14-004-0003-0000 1-132-00-111-0000-0000 1-132-00-131-0000-0000

Dated: December 29, 2015

Pope Management, LLC, a Washington Limited Liability Company

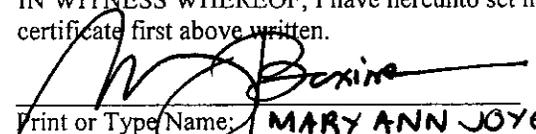
James R. Pope, Member

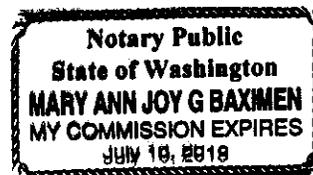
  
Dean L. Pope, Member

State of WA } ss  
County of KING }

On this 31<sup>ST</sup> day of December, in the year 2015, before me, MARY ANN JOY G BAXIMEN, a Notary Public in and for said state, personally appeared DEAN L. POPE known or identified to me to be the Managing Member in the Limited Liability Company known as Pope Management, LLC, who executed the foregoing instrument, and acknowledged to me that he executed the same in said LLC name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

  
Print or Type Name: MARY ANN JOY G BAXIMEN  
Notary Public for the State of WA  
Residing at: SEATTLE, WA  
Commission Expires: JULY 10, 2018



49018