

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

SELLER GRANTOR	1 Name <u>Sally A. Larson, Trustee of the Sally Larson Revocable Trust</u>	BUYER GRANTEE	2 Name <u>BL Construction Company</u>
	Mailing Address <u>P. O. Box 417</u>		Mailing Address <u>P. O. Box 417</u>
	City/State/Zip <u>Asotin, WA 99402</u>		City/State/Zip <u>Asotin, WA 99402</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 _____		1-132-00-091-0002-0000 <input type="checkbox"/>	
Mailing Address _____		1-132-00-091-0020-0000 <input type="checkbox"/>	
City/State/Zip _____		1-132-00-040-0010-0000 <input type="checkbox"/>	
Phone No. (including area code) _____			
		List assessed value(s) <u>151400</u> <u>376300</u> <u>514400</u>	

4 Street address of property: 1275 Port Drive, Clarkston and 255 13th Street and Unplatted, Clarkston, Washington 99403

This property is located in Clarkston

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):
59 - Tenant occupied, commercial properties

enter any additional codes: _____

(See back of last page for instructions)

YES NO
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)?

6 YES NO
Is this property designated as forest land per chapter 84.33 RCW?
Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW?
Is this property receiving special valuation as historical property per chapter 84.26 RCW?

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 84.33.110 or RCW 84.31.198). 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.
n/a

If claiming an exemption, list WAC number and reason for exemption:
WAC No. (Section/Subsection) 458-61A-211
Reason for exemption _____
Rescission of prior transfer _____

Type of Document Quitclaim Deed

Date of Document 2/19/16

Gross Selling Price \$	0.00
*Personal Property (deduct) \$	
Exemption Claimed (deduct) \$	
Taxable Selling Price \$	0.00
Excise Tax : State \$	0.00
<u>0.0025</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>Sally Larson</u>	Signature of Grantee or Grantee's Agent <u>John Larson</u>
Name (print) <u>Sally Larson</u>	Name (print) <u>John Larson, President</u>
Date & city of signing: <u>2-28-16 Asotin</u>	Date & city of signing: <u>3-28-16 Asotin</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.20.020 (1C)).

REV 84 0001a (01/04/16)

THIS SPACE - TREASURER'S USE ONLY

COUNTY TREASURER

Cresson Moore
ck # 11077
(Vice)

PAID
ASOTIN COUNTY
TREASURER

40235

EXHIBIT A

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

Parcel 1:

That part of the Northwest Quarter of Section 21 of Township 11 North, Range 46 East, W.M., Asotin County, Washington, more particularly described as follows:

COMMENCING at the monument at the intersection of centerlines of Fair Street and 13th Street; thence North along the centerline of 13th Street, a distance of 350.5 feet; thence East a distance of 30.00 feet to a point on the East right-of-way line of 13th Street, said point being the true place of beginning; thence East a distance of 125.0 feet; thence North a distance of 100 feet; thence West a distance of 125.0 feet; thence South a distance of 100 feet to the point of beginning. Containing 0.287 acres more or less.

APN: 1-132-00-091-0002-0000

Parcel 2:

That part of the Northwest Quarter of the Northwest Quarter of Section 21, Township 11 North, Range 46 East, W.M., Asotin County, Washington, more particularly described as follows:

Commencing at the intersection of center lines of 13th Street and Port Drive; thence East along the center line of Port Drive a distance of 458 feet; thence South 30.00 feet to a point on the South right-of-way line of

EXHIBIT A - 1

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

49235

Port Drive; said point being the true place of beginning; thence East along said right-of-way line 781.94 feet; thence South 371 feet; thence West 781.94 feet; thence North 371.00 feet to the true point of beginning, containing 6.66 acres more or less.

EXCEPTING THEREFROM :

PARCEL 1:

The North 1.50 feet of Lot 1 of Block 3 of Port Addition to the City of Clarkston, according to plat recorded August 17, 2011 under Instrument No. 325837 in the official records of Asotin County, Washington.

PARCEL 2:

Lot 2 of Block 3 of Port Addition to the City of Clarkston according to plat recorded August 17, 2011 under Instrument No. 325837 in the official records of Asotin County, Washington.

PARCEL 3:

Lot 1 in Block 2 of Port Addition, according to the official plat thereof, recorded July 20, 2005, as Instrument No. 284882, Official Records of Asotin County, Washington.

PARCEL 4:

That part of NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 21 of Township 11 North, Range 46 East, Willamette Meridian, Asotin County, Washington, more particularly described as follows: Commencing at the intersection of centerline of 13' Street and Port Drive; thence East along the centerline of Port Drive a distance of 887.70 feet; thence South 30.00 feet to a point on the South right-of-way line of Port Drive, said point being the true place of beginning; thence East along said right-of-way line 352.24 feet; thence South 371.00 feet; thence West 352.24 feet; thence North 371.00 feet to the true place of beginning.

EXHIBIT A - 2

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SUBJECT TO An easement for ingress and egress as shown on plat recorded August 17, 2011 under Instrument No. 325837 in the official records of Asotin County, Washington

APN: 1-132-00-091-0020-0000

Parcel 3:

That part of the Northeast Quarter of Section 20 of Township 11 North, Range 46 East, W.M., Asotin County, Washington, more particularly described as follows: Commencing at the intersection of centerlines of 14th Street and Fair Street; thence West along the centerline of Fair Street a distance of 417.98 feet; thence North 30.00 feet to a point on the North right-of-way line of Fair Street, said point being the true place of beginning; thence East along said right-of-way line 357.98 feet to a point of curve; thence around a curve to the left with a radius of 20.00 feet for a distance of 31.42 feet to a point on the west right-of-way line of 14th Street; thence North along said right-of-way line 701.00 feet to a point of curve; thence around a curve to the left with a radius of 20.00 feet for a distance of 31.42 feet to a point on the south right-of-way line of Port Drive; thence West along said right-of-way line 357.98 feet; thence South 741.00 feet to the true place of beginning, containing 6.43 acres.

APN: 1-132-00-040-0010-0000

EXHIBIT A - 3

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