

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>Nancy J. Johnson, personal representative of estate of Carroll Johnson</u>	BUYER GRANTEE	2 Name <u>Nancy J. Johnson, Trustee of Carroll Johnson Credit Trust</u>
	Mailing Address <u>17037 Cloverland Road</u>		Mailing Address <u>17037 Cloverland Road</u>
	City/State/Zip <u>Asotin WA 99402</u>		City/State/Zip <u>Asotin WA 99402</u>
	Phone No. (including area code) <u>(509) 243-1299</u>		Phone No. (including area code) <u>(509) 243-1299</u>
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 _____		<input checked="" type="checkbox"/> See attached indexing form	
Mailing Address _____		<input type="checkbox"/>	
City/State/Zip _____		<input type="checkbox"/>	
Phone No. (including area code) _____		<input type="checkbox"/>	

4 Street address of property: n/a

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 attached deed

5 Select Land Use Code(s):

83 - Agriculture classified under current use chapter 84.34 RCW

enter any additional codes: _____

(See back of last page for instructions)

Was the seller receiving a property tax exemption or deferral under chapters 81.36, 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 84.33 110 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

Don D. Reed 6/30/16
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
Nancy Johnson
PRINT NAME
Nancy Johnson

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-202 217(2)(G)

Reason for exemption Distribution from estate

Type of Document corrected quitclaim deed

Date of Document 6/29/16

Gross Selling Price	\$	_____
*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>Nancy Johnson</u>	Signature of Grantee or Grantee's Agent <u>Nancy Johnson</u>
Name (print) <u>Nancy Johnson</u>	Name (print) <u>Nancy Johnson</u>
Date & city of signing <u>6-29-16 Lewiston</u>	Date & city of signing <u>6-29-16 Lewiston</u>

Perjury: Perjury is a class C felony which is punishable by imprisonment in a 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 (1)(c)).

REV 84.0001a (01/04/16) THIS SPACE - TREASURER'S USE ONLY COUNTY TREASURER

Clements, Brown, McNichols
AK# 21891

PAID
JUN 30 2016
ASOTIN COUNTY
TREASURER

49442

WASHINGTON STATE COUNTY
AUDITOR/RECORDER'S INDEXING FORM

Return Address: Clements, Brown & McNichols, P.A.
Post Office Box 1510
Lewiston, ID 83501

Document Title: Personal Representative's Quitclaim Deed

Grantor: Nancy J. Johnson, Personal Representative of the ESTATE OF
CARROLL L. JOHNSON, Asotin County, Washington Case No.
06-4 00054 7

Grantee: NANCY JOHNSON AS TRUSTEE OF THE CARROLL L.
JOHNSON CREDIT TRUST

Abbreviated Legal: Parts of Twps. 44 & 45, Range 44 EWM.

Assessor's Tax Parcel Nos.: 2 009 44 001 3000 0000 , 2 009 44 001 4470 0000 , 2 009 44 011 4500 0000 ,
2 009 44 012 1500 0000 , 2 009 44 012 2700 0000 , 2 009 44 012 3000 0000 , 2 009 44 013 2000 0000 ,
2 009 44 025 4100 0000 , 2 009 44 025 4700 0000 , 2 009 44 036 0000 0000 , 2 009 45 007 2300 0000 ,
2 009 45 029 3300 0000 , 2 009 45 030 3600 0000 , 2 009 46 030 3400 0000 , 2 009 45 030 4400 0000 ,
2 009 45 031 1000 0000 , 2 009 45 031 2000 0000 , 2 009 45 032 2260 0000

49442

**CORRECTED PERSONAL REPRESENTATIVE'S
QUIT CLAIM DEED**

NANCY J. JOHNSON, personal representative of the estate of CARROLL L. JOHNSON, Asotin County, Washington probate case number No. 06-4 00054 7, for and in consideration of a funding a trust and correcting the legal description in Asotin County Instrument No. 349824, quit claims, transfers and conveys to Nancy J. Johnson, as Trustee of the CARROLL L. JOHNSON CREDIT TRUST, the property described below, all of which is located in Asotin County, State of Washington:

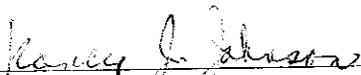
See Attached Exhibit A.

Subject to real property taxes and any and all encumbrances of record AND NOT OF RECORD.

TOGETHER WITH ALL AND SINGULAR the tenements, hereditaments and appurtenances; thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, claim or demand whatsoever of the Transferor either in law or equity of, in and to the above described and bargained premises.

The Transferee's address is: CARROLL L. JOHNSON CREDIT TRUST
Nancy J. Johnson, Trustee
17037 Cloverland Road
Asotin, WA 99402

DATED this 29 day of June 2016.



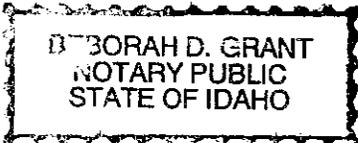
NANCY J. JOHNSON
Personal Representative

**CORRECTED PERSONAL
REPRESENTATIVE'S
QUITCLAIM DEED**

49442

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

On this 29 day of JUNE, 2016, before me, a Notary Public in and for the State of Idaho, personally appeared NANCY J. JOHNSON, known or identified to me to be the person whose name is subscribed to the within instrument as personal representative of the estate of CARROLL L. JOHNSON, and acknowledged to me that she executed the same as such personal representative.





Notary Public, State of Idaho
My Commission expires: 3-26-2019

**CORRECTED PERSONAL
REPRESENTATIVE'S
QUITCLAIM DEED**

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Exhibit A

Real property situated in Asotin County, Washington, more particularly described as follows:

Township 9 North, Range 44 East of the Willamette Meridian:

Section 1: The Southwest Quarter (SW1/4) and the Southeast Quarter of the Southeast Quarter (SE1/4SE1/4) lying south of the County road.

Section 11: All that portion of the Southwest Quarter of the Southeast Quarter (SW1/4SE1/4) and the East Half of the Southeast Quarter (E1/2SE1/4) lying easterly of Permanent Highway No. 5 of Asotin County, Washington, as said road is platted, surveyed and travelled, and of record in the Office of the County Engineer in said County and State.

Section 12: All that part of the Northwest Quarter (NW1/4) lying south of the County Road; that part of the Northwest Quarter of the Northeast Quarter (NW1/4NE1/4) described as follows:

Beginning at the southwest corner of said Northwest Quarter of the Northeast Quarter (NW1/4NE1/4); thence North, along the west boundary line of said Northwest Quarter of the Northeast Quarter (NW1/4NE1/4), a distance of 495.0 feet; thence South 72°30' East, a distance of 323.0 feet; thence South 58°30' East, a distance of 620.0 feet; thence South a distance of 73.52 feet to a point on the south boundary line of said Northwest Quarter of the Northeast Quarter (NW1/4NE1/4); thence West along said south boundary line a distance of 836.69 feet to the place of beginning.

Section 12: The East Half of the Northeast Quarter (E1/2NE1/4) and the Southwest Quarter (SW1/4).

Section 12: That part of the SE1/4 of Section 12 of Township 9 North, Range 44 East of the Willamette Meridian, Asotin County, Washington, more particularly described as follows:

Commencing at the Southwest corner of said SE1/4; thence Northerly along the West line of said SE1/4 a distance of 78.76 feet, more or less, to the True Place of Beginning; thence continue Northerly along said West line a distance of 2561.24 feet, more or less, to the Northwest corner of said SE1/4; thence Easterly along the North line of said SE1/4 a distance of 2681.41 feet, more or less, to the Northeast corner of said SE1/4; thence Southerly along the East line of said SE1/4 a distance of 196.94 feet, more or less; thence South 72°14' West, 328.82 feet, more or less; thence South 45°26' West, 227.22 feet; thence South 17°33' West,

747.32 feet; thence South 41°56' West, 783.88 feet; thence South 82°01' West, 179.56 feet; thence North 1°12' West, 696.16 feet; thence North 70°42' West, 122.61 feet; thence South 37°05' West, 1905.89 feet to the place of beginning.

Section 13: The Northwest Quarter (NW1/4).

Excepting from Sections 11, 12 and 13 the following:

That part of the SE1/4 of Sections 11, of the SW ¼ of Section 12 and of the NW ¼ of Section 13 of Township 9 North, Range 44 East, W.M., Asotin County, Washington more particularly described as follows: Beginning at the Southwest corner of said Section 11; thence S89° 48' 10"W. along the South line of said of Section 11 a distance of 1368.63 feet; thence S89° 48' 10.00"W, 1368.63 feet to a point on the centerline of Cloverland Road; thence North along said centerline 30.00 feet; thence N89° 48' 10"E, 1362.94 feet; thence S73° 42' 23.00"E, 87.69 feet; thence N89° 58' 31.00"E, 720.72 feet; thence N17° 12' 51.00"E, 83.05 feet; thence N87° 52' 38"E, 248.90 feet; thence S71° 25' 16"E, 225.44 feet; thence S6° 31' 56"W, 141.33 feet; thence S44° 15' 11"W, 114.27 feet; thence S23° 58' 12"W, 80.31 feet; thence S89° 48' 47"W, 275.91 feet; thence N67° 19' 27"W, 49.42 feet; thence N32° 55' 06"W, 44.95 feet; thence N10° 36' 19"W, 196.39 feet; thence S89° 58' 31"W, 701.48 feet; thence N73° 42' 23"W, 77.32 feet to a point on the West line of said Section 13; thence N0° 32' 43.00"E, along the West line of said Section 13 a distance of 2.93 feet to the place of beginning.

Section 14: Thirty (30) feet off the east side of the Northeast Quarter (NE1/4), the same having been used formerly as a county road, but which was vacated by the Board of County Commissioners of Asotin County, Washington, by order entered February 6, 1928.

Being a portion of the premises conveyed by Deed dated November 17, 1987, recorded in the Office of the Auditor for the County of Asotin, State of Washington, as Auditor's File No. 176549.

Section 25: South Half of the Southeast Quarter (S1/2SE1/4) and the Northeast Quarter of the Southeast Quarter (NE1/4SE1/4).

Section 36: All, excepting the following:

That part of the SW1/4NE1/4 of Section 36 of Township 9 North, Range 44, East of the Willamette Meridian, Asotin County, Washington, more particularly described as follows:

Commencing at the Northwest corner of said SW1/4NE1/4; thence East 651 feet; thence South 134 feet to the TRUE PLACE OF BEGINNING; thence continue South 100.00 feet; thence South 32°00' West, 355.57 feet; thence South 58°00' East, 409.18 feet;