

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.

SELLER GRANTOR	1	Name Mark S. Edgar, a married man as his sole and separate proper**See Exhibit A for Full Names	BUYER GRANTEE	2	Name The Katalin Nyitrai Trust, dated February 21, 2014
	Mailing Address 1436 Chestnut Street	Mailing Address P.O. Box 554			
	City/State/Zip Clarkston, WA 99403	City/State/Zip Longview, WA 98632			
	Phone No. (including area code) _____	Phone No. (including area code) _____			

3 Send all property tax correspondence to: Same as Buyer/Grantee

4 Street address of property: **1436 - 1448 Chestnut Street, Clarkston, WA**

The property is located in unincorporated _____ County OR within city of 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 AND MADE A PART HEREOF

5 Select Land Use Code(s): **15**

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 <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
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6

Is this property designated as forest land per chapter 84.33 RCW?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
Is this property receiving special valuation as historical property per chapter 84.26 RCW?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>

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 84.33.140 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.

If claiming an exemption, list WAC number and reason for exemption:

WAC No. (Section/Subsection) _____

Reason for exemption _____

Type of Document	Statutory Warranty Deed
Date of Document	6/28/16
Gross Selling Price \$	1,700,000.00
*Personal Property (deduct) \$	20,900.00
Exemption Claimed (deduct) \$	0.00
Taxable Selling Price \$	1,679,100.00
Excise Tax: State \$	21,492.48
Local \$	4,197.75
*Delinquent Interest: State \$	0.00
Local \$	0.00
*Delinquent Penalty \$	0.00
Subtotal \$	25,690.23
*State Technology Fee \$	5.00
*Affidavit Processing Fee \$	0.00
Total Due \$	25,695.23

0200

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	Signature of Buyer or Grantee's Agent
Name (print) Mark Schwarz	Name (print) Mark Schwarz
Date & city of signing 6/29/16 - Seattle	Date & city of signing 6/29/16 - Seattle

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 (6/26/14)

THIS SPACE - TREASURER'S USE ONLY

- County Treasurer
- County Assessor
- Dept. of Revenue
- Taxpayer

Escrow No.: 0084517-OC-MSS

ATEC CK# 260012230
①

PAID
JUN 30 2016
ASOTIN COUNTY
TREASURER

49444

EXHIBIT "A"

Seller/Grantor Full Name: Mark S. Edgar, a married man as his sole and separate property as to Parcels I, II and III,
Mark S. Edgar and Doris E. Giles, husband and wife, as to Parcel IV

1436 - 1448 Chestnut Street, Clarkston, WA

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE OF CLARKSTON, COUNTY OF ASOTIN, STATE OF WASHINGTON AND IS DESCRIBED AS FOLLOWS:

Parcel No.	Assessed Value	Levy Code
1-004-23-010-0003-0000	289,700	
1-004-23-011-0002-0000	575,400	
1-359-00-002-0000-0000	93,600	
1-359-00-001-0000-0000	35,000	
1-004-23-012-0002-0000	157,200	

PARCEL I:

The South half of Lot 10 in Block "HH" of Vineland according to plat recorded in Book A of Plats, page 20, Official Records of Asotin County, Washington.

AND

The North 30 feet of the South half of Lot 9 in Block "HH" of Vineland according to plat recorded in Book A of Plats, page 20, Official Records of Asotin County, Washington.

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

PARCEL II:

That part of Lots 11 and 12 in Block "HH" of Vineland according to plat recorded in Book A of Plats, page 20, Official Records of Asotin County, Washington, more particularly described as follows: Beginning at the Southeast corner of Lot 11 of Block "HH" of Vineland, said point being on the centerline of Chestnut Street; thence North along the East boundary of said Lot 11 a distance of 660 feet; thence West along the centerline of Lot 11 and 12 of said Block "HH" a distance of 330 feet to the West boundary of Lot 12; thence South along the West boundary of Lot 12 distance of 330 feet; thence East a distance of 231 feet; thence South a distance of 330 feet to the centerline of Chestnut Street; thence East a distance of 99 feet to the 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.

PARCEL III:

Lots 1 and 2 of Edgar Addition, according to the recorded plat, recorded October 29, 1999 as Instrument No. 244300 Official Records of Asotin County, Washington.

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

PARCEL IV:

The West 132 feet of the South 330 feet of the Lot 12 in Block "HH" of Vineland according to plat recorded in Book A of Plats, page 20, Official Records of Asotin County, Washington, measurements being from the centerline of Chestnut Street.

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

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