

EXHIBIT "A"

400774

Part of Lots 4 and 6 of Block G-3-3 of Clarkston Heights according to the recorded plat thereof, records of Asotin County, Washington described as follows:

Beginning as a point on the centerline of the County Road at the Northeast corner of said Lot 4; thence Southerly along the centerline of the County road a distance of 146.88 feet; thence at right angles West on a line parallel to the North line of said Lot 4 a distance of 711.82 feet to the Westerly boundary line of Lot 6 of Block G-3-3; thence North along the West line of Lot 6 a distance of 146.88 feet; thence at right angles East a distance of 355.91 feet to the Northwest corner of Lot 4; thence continuing East along the North boundary line of Lot 4 distance of 355.91 feet to the Place of Beginning. RESERVING from the above described tract that portion lying within the legal boundaries of the County road.

EXCEPT the following described tract in Lot 4:

Beginning at the Northeast corner of said Lot 4, said point being in the center of the county road; thence West along the North boundary line of said Lot 4 a distance of 220.0 feet; thence South at right angles a distance of 64.88 feet; thence East at right angles a distance of 220.0 feet to a point on the East line of said Lot 4; thence North along said East line of said Lot 4 to the Place of Beginning. RESERVING from the above described tract that portion lying within the legal boundaries of the County road.

AND EXCEPT

That part of Lot 6 in Block G-3-3 of Clarkston Heights, according to the official plat thereof, filed in Book B of Plats at Page(s) 101, records of Asotin County, Washington, more particularly described as follows: Beginning at the Southwest corner of said Lot 6; Thence North along the West boundary line a distance of 189.62 feet to the True Place of Beginning; thence continue North along said West boundary line a distance of 146.88 feet; thence at right angles East a distance of 222.43 feet; thence at right angles South a distance of 146.88 feet; thence at right angles West a distance of 222.43 feet to the True 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.

PLAT
BOOK B
PAGE 101

51416

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>David M. Carney</u> | BUYER GRANTEE | 2 Name <u>Colleen J. Ozard</u> |
| | Mailing Address <u>2771 Byrnes Rd.</u> | | Mailing Address <u>3000 1/2 4th Ave.</u> |
| | City/State/Zip <u>Touchet WA 99360</u> | | City/State/Zip <u>Clarkston WA 99403</u> |
| | Phone No. (including area code) | | Phone No. (including area code) |
| 3 Send all property tax correspondence to: <input type="checkbox"/> Same as Buyer/Grantee | | List all real and personal property tax parcel account numbers - check box if personal property | |
| Name <u>Colleen J. Ozard</u> | | 10412300600050000 <input type="checkbox"/> | |
| Mailing Address <u>2380 Appleside Blvd.</u> | | <input type="checkbox"/> | |
| City/State/Zip <u>Clarkston WA 99403</u> | | <input type="checkbox"/> | |
| Phone No. (including area code) | | <input type="checkbox"/> | |
| | | List assessed value(s) <u>76,400.00</u> | |

4 Street address of property: 2380 Appleside Blvd. - Clarkston, WA 99403

This property is located in unincorporated Asotin County OR within city of Unincorp

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.

See attached legal description.

5 Select Land Use Code(s):
09 Land with Mobile Home

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)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

| | | |
|---|--------------------------|-------------------------------------|
| | YES | NO |
| Is this property designated as forest land per chapter 84.33 RCW? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Is this property receiving special valuation as historical property per chapter 84.26 RCW? | <input type="checkbox"/> | <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 | <u>Statutory Warranty Deed (SWD)</u> | |
| Date of Document | <u>07/12/18</u> | |
| Gross Selling Price | \$ | <u>120,000.00</u> |
| *Personal Property (deduct) | \$ | <u>4,500.00</u> |
| Exemption Claimed (deduct) | \$ | <u>0.00</u> |
| Taxable Selling Price | \$ | <u>115,500.00</u> |
| Excise Tax : State | \$ | <u>1,478.40</u> |
| Local | \$ | <u>288.75</u> |
| *Delinquent Interest: State | \$ | <u>0.00</u> |
| Local | \$ | <u>0.00</u> |
| *Delinquent Penalty | \$ | <u>0.00</u> |
| Subtotal | \$ | <u>1,767.15</u> |
| *State Technology Fee | \$ | <u>5.00</u> <u>5.00</u> |
| *Affidavit Processing Fee | \$ | <u>0.00</u> |
| Total Due | \$ | <u>1,772.15</u> |

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>David M. Carney</u> | Name (print) <u>Colleen J. Ozard</u> |
| Date & city of signing: <u>7/12/18 Touchet WA</u> | Date & city of signing: <u>7/20/18 Clarkston</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)).