

EXHIBIT "A"

371930

That part of the Southwest Quarter of Section 24 of Township 7 North, Range 46 East of the Willamette Meridian, Asotin County, Washington, more particularly described as follows:

Commencing at the Northwest corner of said Southwest Quarter; thence North $89^{\circ}05'18''$ East along the North line of said Southwest Quarter a distance of 887.25 feet to the True Place of Beginning; thence continue North $89^{\circ}05'18''$ East along said North line a distance of 255.22 feet; thence South $16^{\circ}27'25''$ West a distance of 1767.18 feet to a point on the Northerly right of way line of the County road; thence deflect right and continue along said right of way line around a curve to the right with a radius of 1120.0 feet for a distance of 339.65 feet; thence leaving said right of way line North $17^{\circ}38'51''$ East a distance of 1061.75 feet; thence North $22^{\circ}29'12''$ East a distance of 671.41 feet to the True Place of Beginning.

EXCEPT

That part of the Southwest Quarter of Section 24 of Township 7 North, Range 46 East of the Willamette Meridian, Asotin County, Washington, more particularly described as follows:

Commencing at the Northwest corner of said Southwest Quarter; thence North $89^{\circ}05'18''$ East along the North line of said Southwest Quarter a distance of 887.25 feet to the True Place of Beginning; thence continue North $89^{\circ}05'18''$ East along said North line a distance of 111.29 feet; thence South $18^{\circ}38'$ West, 1330.29 feet; thence South $15^{\circ}49'$ West, 79.10 feet; thence South $72^{\circ}02'$ West, 39.24 feet; thence South $19^{\circ}22'$ West, 331.64 feet to a point on the North right-of-way line of the County Road, said point being a point on curve; thence deflect right along said right-of-way line around a curve to the right with a radius of 1120.00 feet for a distance of 100.00 feet; thence North $17^{\circ}38'51''$ East, 1061.75 feet; thence North $22^{\circ}29'12''$ East, 671.41 feet to the True Place of Beginning.

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	Name <u>W. Dale Knoche</u> <u>Veronica Knoche</u>	BUYER GRANTEE	Name <u>Tracy Pipkin</u> <u>Denise Pipkin</u>
	Mailing Address <u>1105A Hazel Ave.</u>		Mailing Address <u>1631 McKinnin Dr.</u>
	City/State/Zip <u>Benton City WA 993209620</u>		City/State/Zip <u>Savannah GA 31404</u>
	Phone No. (including area code)		Phone No. (including area code)
Send all property tax correspondence to: <input type="checkbox"/> Same as Buyer/Grantee. Name <u>Tracy Pipkin Denise Pipkin</u> Mailing Address <u>39610 Snake River Rd.</u> City/State/Zip <u>Asotin, WA 99402</u> Phone No. (including area code)		List all real and personal property tax parcel account numbers – check box if personal property <u>10490005000070000</u> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
List assessed value(s) <u>76,400.00</u>			

Street address of property: 39608 Snake River Rd. - Asotin, WA 99402

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.

Select Land Use Code(s):
11 Household, single family units
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 NO

If 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 84.33.140 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

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 (SWD)

Date of Document 07/11/18

Gross Selling Price \$	<u>130,000.00</u>
*Personal Property (deduct) \$	<u>0.00</u>
Exemption Claimed (deduct) \$	<u>0.00</u>
Taxable Selling Price \$	<u>130,000.00</u>
Excise Tax : State \$	<u>1,664.00</u>
Local \$	<u>325.00</u>
*Delinquent Interest: State \$	<u>0.00</u>
Local \$	<u>0.00</u>
*Delinquent Penalty \$	<u>0.00</u>
Subtotal \$	<u>1,989.00</u>
*State Technology Fee \$	<u>5.00</u> <u>5.00</u>
*Affidavit Processing Fee \$	<u>0.00</u>
Total Due \$	<u>1,994.00</u>

02.00

A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX
 *SEE INSTRUCTIONS

I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.

Signature of Grantor or Grantor's Agent W. Dale Knoche
 Name (print) W. Dale Knoche
 Date & city of signing: 7.11.18, Clarkston, WA

Signature of Grantee or Grantee's Agent Tracy Pipkin
 Name (print) Tracy Pipkin
 Date & city of signing: 7/23/2018 - Clarkston, WA

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

ATEC CLSA 24287

PAID

JUL 23 2018

ASOTIN COUNTY
TREASURER

51419