

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>James B. and Judith K. Higgins</u> <u>Revocable Living Trust</u>	BUYER GRANTEE	2 Name <u>James B. and Judith K. Higgins</u> <u>Revocable Living Trust</u>
	Mailing Address <u>4018 Fairway Dr.</u>		Mailing Address <u>4018 Fairway Dr.</u>
	City/State/Zip <u>Lewiston ID 83501</u>		City/State/Zip <u>Lewiston ID 83501</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 <u>James B. and Judith K. Higgins Revocable Livi</u>		<u>10410800600040000</u> <input type="checkbox"/>	
Mailing Address <u>4018 Fairway Dr.</u>		<u>10410800610030000</u> <input type="checkbox"/>	
City/State/Zip <u>Lewiston ID 83501</u>		<input type="checkbox"/>	
Phone No. (including area code)		<u>New # 1-041-08-004-0001-0000</u> <input checked="" type="checkbox"/>	
		List assessed value(s) <u>276,800.00</u> <u>84,700.00</u> <u>To be determined</u>	

4 Street address of property: 1744 Valleyview Dr. - 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 - this is a boundary line adjustment, legal includes the old legal and parcel numbers, as well as new legal with one additional parcel number 1-041-08-004-0001-0000.

5 Select Land Use Code(s):
11 Household, single family units

enter any additional codes: 91

(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"/>

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	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) 458-61A-109(2)(b)

Reason for exemption Boundary line adjustments

Type of Document Quit Claim Deed (QCD)

Date of Document 03/04/19

Gross Selling Price \$	<u>0.00</u>
*Personal Property (deduct) \$	<u>0.00</u>
Exemption Claimed (deduct) \$	<u>0.00</u>
Taxable Selling Price \$	<u>0.00</u>
Excise Tax : State \$	<u>0.00</u>
Local \$	<u>0.00</u>
*Delinquent Interest: State \$	<u>0.00</u>
Local \$	<u>0.00</u>
*Delinquent Penalty \$	<u>0.00</u>
Subtotal \$	<u>0.00</u>
*State Technology Fee \$	<u>5.00</u> <u>5.00</u>
*Affidavit Processing Fee \$	<u>5.00</u>
Total Due \$	<u>10.00</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>James B. Higgins</u>	Signature of Grantee or Grantee's Agent <u>Judith K. Higgins</u>
Name (print) <u>James B. and Judith K. Higgins</u>	Name (print) <u>James B. and Judith K. Higgins</u>
Date & city of signing: <u>3/18/2019 - Clarkston, WA</u>	Date & city of signing: <u>3/18/2019 - Clarkston, WA</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)).

EXHIBIT "A"

OLD LEGAL DESCRIPTIONS:

Parcel No.: 1-041-08-006-0004-0000

That part of Lot 6 in Block "E-1" of Clarkston Heights, according to the official plat thereof, filed in Book C of Plats at Page(s) 5, Official Records of Asotin County, Washington, more particularly described as follows: Beginning at the Southwest corner of Lot 6 of Block "E-1" of Clarkston Heights, said point being on the centerline of the County road; thence Easterly along said centerline a distance of 77.0 feet; thence deflect left 90°00' a distance of 128.0 feet; thence deflect right 5°22' a distance of 122.6 feet; thence deflect left 90°00' a distance of 64.7 feet to a point on the Westerly boundary line of said Lot 6; thence deflect left 90°00' along said boundary line a distance of 257.2 feet to the Place of Beginning. EXCEPTING THEREFROM any portion lying within Valleyview Drive adjacent thereto.

AND

All of Lots 3, 4, 5 and 6 of Block "E-1" of Clarkston Heights according to the official plat thereof, filed in Book C of Plats at Page(s) 5, Official Records of Asotin County, Washington, EXCEPTING THEREFROM all that portion lying within Laughery Addition. AND EXCEPTING THEREFROM all that part of said Lots 3 and 4 lying Easterly and Northerly of Laughery Addition. ALSO EXCEPTING THEREFROM that part more particularly described as follows: Commencing at the most Southerly corner of Lot 1 of Laughery Addition; thence Northwesterly along the Southwesterly boundary line of said Lot 1 a distance of 151.7 feet to the Point of Beginning; thence deflect right 92°39' a distance of 91 feet; thence deflect left 16°05' a distance of 132 feet; thence deflect left 27°34' a distance of 75.6 feet; thence deflect left 24°15' a distance of 96.9 feet; thence deflect left 7°40' a distance of 205.4 feet to a point on the Westerly boundary line of Lot 3 of said Block E-1 of Clarkston Heights, 101.8 feet Northerly from its Southwest corner; thence deflect left 6°32' a distance of 105 feet; thence deflect left 18°40' a distance of 96.3 feet to a point on the Westerly boundary line of Lot 5 of said Block E-1 of Clarkston Heights; thence Southwesterly along the Westerly boundary of said Lot 5 for a distance of 124.3 feet; thence deflect right 67°37' for a distance of 126.0 feet; thence Westerly 64 feet, more or less to a point on the West line of said Lot 6 of Clarkston Heights; thence deflect left 90°00' along said boundary line a distance of 257.2 feet, said point being on the centerline of the County road; thence Easterly along said centerline a distance of 77.0 feet; thence South 60°15' East 323.01 feet to the most Westerly corner of Lot 2 in Block E-1 of Clarkston Heights; thence South 46°20' East 104.6 feet; thence South 51°22' East a distance of 215.0 feet to the Place of Beginning. FURTHER EXCEPTING That part of Lot 6 in Block "E-1" of Clarkston Heights, according to the official plat thereof, filed in Book C of Plats at Page(s) 5, Official Records of Asotin County, Washington, more particularly described as follows: Beginning at the Southwest corner of Lot 6 of Block "E-1" of Clarkston Heights, said point being on the centerline of the County road; thence Easterly along said centerline a distance of 77.0 feet; thence deflect left 90°00' a distance of 128.0 feet; thence deflect right 5°22' a distance of 122.6 feet; thence deflect left 90°00' a distance of 64.7 feet to a point on the Westerly boundary line of said Lot 6; thence deflect left 90°00' along said boundary line a distance of 257.2 feet to the Place of Beginning. AND FURTHER EXCEPTING that part of Lots 4, 5 and 6 of Block E-1 of Clarkston Heights according to the official plat thereof, filed in Book C of Plats at Page 5, Official Records of Asotin County, Washington, lying North of the current Scenic Way (SR 128)

AND EXCEPTING THEREFROM any portion lying within the current Scenic Way (SR128), 15th Street and Valleyview Drive adjacent thereto and State Highway No. 3-K.

Parcel No.: 1-041-08-006-1003-0000

Lot 6A in Block "E-1" of Clarkston Heights, according to the official plat thereof, filed in Book C of Plats at Page(s) 5 Official Records of «PropCounty» County, Washington.

EXCEPTING THEREFROM that portion of said Lot 6A described as follows: Commencing at the Southeasterly corner of Lot 6A aforesaid, which is in the centerline of County road which is the True Place of Beginning; thence

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Northeasterly along the East line of Lot 6A a distance of 135 feet to a point; thence Northwesterly parallel with centerline of County road a distance of 60 feet to a point; thence Southwesterly parallel with the East line of Lot 6A a distance of 135 feet to the centerline of County road; thence Southeasterly along centerline of County road a distance of 60 feet to the Place of Beginning.

ALSO EXCEPTING THEREFROM that part of Lot 6A of Block "E-1" of Clarkston Heights, according to plat recorded in Book C of Plats, page 5, in Asotin County, Washington, more particularly described as follows: Beginning at the Southwest corner of said Lot 6A, said point being on the centerline of Valleyview Drive; thence Northerly along the West lot line of said Lot 6A a distance of 175.60 feet; thence deflect right 102°34' a distance of 100.0 feet; thence deflect right 77°36' a distance of 175.60 feet to a point on the centerline of Valleyview Drive; thence deflect right 102°24' along said centerline a distance of 100.0 feet to the Place of Beginning

AND EXCEPTING THEREFROM any portion lying within Valleyview Drive or Scenic Way (SR128).

NEW LEGAL DESCRIPTIONS:

Parcel No.: 1-041-08-006-0004-0000

That part of Lot 6 in Block "E-1" of Clarkston Heights, according to the official plat thereof, filed in Book C of Plats at Page(s) 5, Official Records of Asotin County, Washington, more particularly described as follows: Beginning at the Southwest corner of Lot 6 of Block "E-1" of Clarkston Heights, said point being on the centerline of the County road; thence Easterly along said centerline a distance of 77.0 feet; thence deflect left 90°00' a distance of 128.0 feet; thence deflect right 5°22' a distance of 122.6 feet; thence deflect left 90°00' a distance of 64.7 feet to a point on the Westerly boundary line of said Lot 6; thence deflect left 90°00' along said boundary line a distance of 257.2 feet to the Place of Beginning. EXCEPTING THEREFROM any portion lying within Valleyview Drive adjacent thereto.

Parcel No.: 1-041-08-006-1003-0000

Lot 6A in Block "E-1" of Clarkston Heights, according to the official plat thereof, filed in Book C of Plats at Page(s) 5 Official Records of Asotin County, Washington.

EXCEPTING THEREFROM that portion of said Lot 6A described as follows: Commencing at the Southeasterly corner of Lot 6A aforesaid, which is in the centerline of County road which is the True Place of Beginning; thence Northeasterly along the East line of Lot 6A a distance of 135 feet to a point; thence Northwesterly parallel with centerline of County road a distance of 60 feet to a point; thence Southwesterly parallel with the East line of Lot 6A a distance of 135 feet to the centerline of County road; thence Southeasterly along centerline of County road a distance of 60 feet to the Place of Beginning.

ALSO EXCEPTING THEREFROM that part of Lot 6A of Block "E-1" of Clarkston Heights, according to plat recorded in Book C of Plats, page 5, in Asotin County, Washington, more particularly described as follows: Beginning at the Southwest corner of said Lot 6A, said point being on the centerline of Valleyview Drive; thence Northerly along the West lot line of said Lot 6A a distance of 175.60 feet; thence deflect right 102°34' a distance of 100.0 feet; thence deflect right 77°36' a distance of 175.60 feet to a point on the centerline of Valleyview Drive; thence deflect right 102°24' along said centerline a distance of 100.0 feet to the Place of Beginning

AND EXCEPTING THEREFROM any portion lying within Valleyview Drive and Scenic Way (SR128) and State Highway No. 3-K.

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AND

All of Lots 3, 4, 5 and 6 of Block "E-1" of Clarkston Heights according to the official plat thereof, filed in Book C of Plats at Page(s) 5, Official Records of Asotin County, Washington, EXCEPTING THEREFROM all that portion lying within Laughery Addition. AND EXCEPTING THEREFROM all that part of said Lots 3 and 4 lying Easterly and Northerly of Laughery Addition. ALSO EXCEPTING THEREFROM that part more particularly described as follows: Commencing at the most Southerly corner of Lot 1 of Laughery Addition; thence Northwesterly along the Southwesterly boundary line of said Lot 1 a distance of 151.7 feet to the Point of Beginning; thence deflect right $92^{\circ}39'$ a distance of 91 feet; thence deflect left $16^{\circ}05'$ a distance of 132 feet; thence deflect left $27^{\circ}34'$ a distance of 75.6 feet; thence deflect left $24^{\circ}15'$ a distance of 96.9 feet; thence deflect left $7^{\circ}40'$ a distance of 205.4 feet to a point on the Westerly boundary line of Lot 3 of said Block E-1 of Clarkston Heights, 101.8 feet Northerly from its Southwest corner; thence deflect left $6^{\circ}32'$ a distance of 105 feet; thence deflect left $18^{\circ}40'$ a distance of 96.3 feet to a point on the Westerly boundary line of Lot 5 of said Block E-1 of Clarkston Heights; thence Southwesterly along the Westerly boundary of said Lot 5 for a distance of 124.3 feet; thence deflect right $67^{\circ}37'$ for a distance of 126.0 feet; thence Westerly 64 feet, more or less to a point on the West line of said Lot 6 of Clarkston Heights; thence deflect left $90^{\circ}00'$ along said boundary line a distance of 257.2 feet, said point being on the centerline of the County road; thence Easterly along said centerline a distance of 77.0 feet; thence South $60^{\circ}15'$ East 323.01 feet to the most Westerly corner of Lot 2 in Block E-1 of Clarkston Heights; thence South $46^{\circ}20'$ East 104.6 feet; thence South $51^{\circ}22'$ East a distance of 215.0 feet to the Place of Beginning. FURTHER EXCEPTING That part of Lot 6 in Block "E-1" of Clarkston Heights, according to the official plat thereof, filed in Book C of Plats at Page(s) 5, Official Records of Asotin County, Washington, more particularly described as follows: Beginning at the Southwest corner of Lot 6 of Block "E-1" of Clarkston Heights, said point being on the centerline of the County road; thence Easterly along said centerline a distance of 77.0 feet; thence deflect left $90^{\circ}00'$ a distance of 128.0 feet; thence deflect right $5^{\circ}22'$ a distance of 122.6 feet; thence deflect left $90^{\circ}00'$ a distance of 64.7 feet to a point on the Westerly boundary line of said Lot 6; thence deflect left $90^{\circ}00'$ along said boundary line a distance of 257.2 feet to the Place of Beginning. AND FURTHER EXCEPTING that part of Lots 4, 5 and 6 of Block E-1 of Clarkston Heights according to the official plat thereof, filed in Book C of Plats at Page 5, Official Records of Asotin County, Washington, lying North of the current Scenic Way (SR 128) and State Highway No. 3-K

Parcel No.: 1-041-08-004-0001-0000

That part of Lots 4, 5 and 6 of Block E-1 of Clarkston Heights according to the official plat thereof, filed in Book C of Plats at Page 5, Official Records of Asotin County, Washington, lying North of the current Scenic Way (SR 128) and South of State Highway No 3-K.

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