



REAL ESTATE EXCISE TAX AFFIDAVIT
CHAPTER 82.45 RCW - CHAPTER 458-61A WAC

This form is your receipt when stamped by cashier.

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.

Form sections 1 and 2: Seller/Grantor (Jerry W. Cox, Donna K. Cox) and Buyer/Grantee (Trent Fortney) information, including mailing addresses and phone numbers.

Form section 3: Property tax correspondence information for Trent Fortney, including mailing address and phone number.

Form section 4: List of real and personal property tax parcel account numbers and assessed values.

Form section 5: Street address of property (2630 & 2620 3rd Ave, etc.) and location details (Asotin County, OR).

Form section 6: Land use code (91 Undeveloped land) and exemption questions.

Form section 7: Personal property included in selling price section.

Form section 8: Exemption details, including WAC number and reason for exemption.

Form section 9: Type and date of document (Statutory Warranty Deed, 04/29/19).

Form section 10: Financial summary table showing Gross Selling Price (\$90,000.00), Excise Tax (\$1,152.00), and Total Due (\$1,382.00).

Form section 11: Notice of Continuation (Forest Land or Current Use) instructions for the new owner.

Form section 12: Notice of Compliance (Historic Property) instructions for the new owner.

Form section 13: Owner(s) signature line and deputy assessor information.

Form section 14: Signature and name of Grantor's Agent (Jerry W. Cox) and Grantee's Agent (Trent Fortney).

Perjury warning: 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"

Tax Parcel Numbers:

CURRENT/OLD Numbers 1-619-00-031-0000-0000; 1-619-00-032-0000-0000; 1-619-00-053-0000-0000; 1-619-00-054-0000-0000; 1-619-00-054-0000-0000

NEW Numbers: Parcel 1: 1-619-00-055-5001-0000; Parcel 2: 1-619-00-053-5002-0000; Parcel 3: 1-619-00-032-5003-0000; Parcel 4: 1-619-00-054-5004-0000; Parcel 5: 1-619-00-031-5005-0000

Property Addresses:

CURRENT/OLD: 2630 and 2620 3rd Avenue, Clarkston, WA
2205, 2206 and 2210 Deer Pointe Drive, Clarkston, WA

NEW: 2621 and 2625 Ben Johnson Road, Clarkston, WA
2210 Deer Pointe Drive, Clarkston, WA
2620 and 2624 3rd Avenue, Clarkston, WA

Legal Descriptions:

PARCEL 1:

A parcel of land located in Lots 31, 32, 53, 54, & 55 of The Ridges at Dry Gulch Subdivision, located in the Southwest Quarter of the Southwest Quarter of Section 30, Township 11 North, Range 46 East of the Willamette Meridian, Asotin County, Washington, described as follows:

BEGINNING at the Northeast corner of Lot 55 of said Subdivision;
Thence along the North line of said subdivision, South 66°27'34" West, 204.68 feet;
Thence continuing along said North line, South 89°47'39" West, 331.58 feet;
Thence leaving said North line, South 39°30'13" East, 204.10 feet;
Thence South 72°30'18" East, 284.12 feet to the Northeast corner of Lot 32 of said Subdivision;
Thence North 28°13'49" East, 171.06 feet to a point on the South line of Lot 55 of said Subdivision;
Thence along the South line thereof, South 80°54'54" East, 66.86 feet to the Southeast corner of said Lot;
Thence along the East line thereof, North 08°44'01" West, 187.86 feet to the POINT OF BEGINNING.

TOGETHER WITH: an easement for drainage, described as follows:

A strip of land, 25 feet wide, lying North and East of the following described line:

BEGINNING at the Southeast corner of the afore described parcel of land;
Thence along the South line thereof, North 72°30'18" West, 284.12 feet;
Thence North 39°30'13" West, 204.10 feet to the Northwest corner of said parcel.

The sidelines for this easement shall be lengthened or shortened to terminate on the North line and the Southeasterly line of said parcel.

SUBJECT TO AND TOGETHER WITH: existing easements as shown on the Ridges at Dry Gulch Subdivision, Asotin County Auditor's File Number 290614.

Also known as Parcel 1 as shown on the Record of Survey recorded on April 19, 2019, as Instrument No. 361411.

PARCEL 2

A parcel of land located in Lot 53 of The Ridges at Dry Gulch Subdivision, located in the Southwest Quarter of the Southwest Quarter of Section 30, Township 11 North, Range 46 East of the Willamette Meridian, Asotin County, Washington, described as follows:

BEGINNING at the Southeast corner of Lot 55 of said Subdivision;
Thence along the South line thereof, North 80°54'54" West, 66.86 feet;
Thence leaving said South line, South 28°13'49" West, 171.06 feet to the Northwest corner of Lot 33;
Thence along the North line thereof, South 68°38'29" East, 110.00 feet;
Thence South 62°12'29" East, 49.85 feet to the Northeast corner of Lot 33 and the Southeast corner of Lot 53;
Thence along the East line thereof, North 39°06'43" East, 188.78 feet to a point on the South right of way line of Deer Pointe Drive;
Thence along said right of way line through a non-tangent curve to the right having an arc length of 43.46 feet, a radius of 45.00 feet, the long chord of which bears

52127

North 17°01'31" West, 41.79 feet to the Northeast corner of Lot 53;
Thence along the North line thereof, North 80°54'54" West, 107.82 feet to the POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH: existing easements as shown on the Ridges at Dry Gulch Subdivision, Asotin County Auditor's File Number 290614.

Also known as Parcel 2 as shown on the Record of Survey recorded on April 19, 2019, as Instrument No. 361411.

PARCEL 3

A parcel of land located in part of Lots 31 & 32 of The Ridges at Dry Gulch Subdivision. located in the Southwest Quarter of the Southwest Quarter of Section 30, Township 11 North, Range 46 East of the Willamette Meridian, Asotin County, Washington, described as follows:

BEGINNING at the Northeast corner of Lot 32 of said Subdivision;
Thence North 72°30'18" West, 284.12 feet;
Thence South 14°17'31" West, 118.82 feet;
Thence South 14°16'36" West, 230.65 feet to a point on the South line of Lot 31 of said Subdivision;
Thence along the South line thereof, South 70°14'00" East, 70.04 feet;
Thence North 71°57'03" East, 128.00 feet to a point on the Northerly right of way line of 3rd Avenue;
Thence along said right of way line through a non-tangent curve to the right having an arc length of 56.72 feet, a radius of 45.00 feet, the long chord of which bears
North 39°20'47" East, 53.04 feet to the Southwest corner of Lot 32;
Thence along the South line of said Lot through a compound curve to the right having an arc length of 29.97 feet, a radius of 45.00 feet, the long chord of which bears South 85°28'04" East, 29.42 feet to the Southeast corner of Lot 32;
Thence along the East line thereof, North 28°13'49" East, 225.45 feet to the POINT OF BEGINNING.

TOGETHER WITH: an easement for drainage, described as follows:

A strip of land, 25 feet wide, lying to the South of the following described line:

BEGINNING at the Northwest corner of the afore described parcel of land;
Thence along the North line, South 72°30'18" East, 284.12 feet to the Northeast corner of said parcel.

The sidelines of this easement shall be lengthened or shortened to terminate on the east and west lines of said parcel.

ALSO TOGETHER WITH: an easement for drainage, described as follows:
A strip of land, 30 feet wide, lying to the West of the following described line:

BEGINNING at the Northeast corner of the afore described parcel of land;
Thence along the East line thereof, South 28°13'49" West, 225.45 feet to a point on the right of way line of 3rd Avenue and the Southeast corner of said parcel.

The sidelines for this easement shall be lengthened or shortened to terminate on the north line of said parcel and the right of way line of 3rd Avenue.

SUBJECT TO: an easement for ingress and egress located in the afore described parcel of land, described as follows:

COMMENCING at the Southwest corner of said parcel; thence along the West line,
North 14°16'55" East, 20.41 feet to the POINT OF BEGINNING:

A strip of land, 12.5 feet on both sides of the following described centerline:

Thence South 70°14'00" East, 61.57 feet;
Thence North 71°57'03" West, 142.93 feet to a point on the right of way line of 3rd Avenue.

The sidelines for this easement shall be lengthened or shortened to terminate on the west parcel line and the right of way line of 3rd Avenue and the 30' drainage easement described on the east line of said parcel.

SUBJECT TO AND TOGETHER WITH: existing easements as shown on The Ridges at Dry Gulch Subdivision, Asotin County Auditor's File Number 290614.

52127

Also known as Parcel 3 as shown on the Record of Survey recorded on April 19, 2019, as Instrument No. 361411.

PARCEL 4

A parcel of land located in Lots 31 & 54 of The Ridges at Dry Gulch Subdivision, located in the Southwest Quarter of the Southwest Quarter of Section 30, Township 11 North, Range 46 East of the Willamette Meridian, Asotin County, Washington, described as follows:

BEGINNING at the Northwest corner of Lot 31 of said Subdivision;
Thence along the West line of said Lot through a non-tangent curve to the left having an arc length of 198.99 feet, a radius of 898.51 feet, the long chord of which bears South 07°41'34" West, 198.59 feet;
Thence leaving said West line, South 77°11'09" East, 317.85 feet to a point on the West line of Parcel 3;
Thence along said West line, North 14°17'31" East, 118.82 feet to the Northwest corner of said Parcel;
Thence North 39°30'13" West, 204.10 feet to a point on the North line of Lot 54 of said Subdivision;
Thence along the North line thereof, South 89°47'39" West, 50.44 feet;
Thence South 67°25'54" West, 69.75 feet to the Northwest corner of Lot 54;
Thence North 72°23'54" West, 71.35 feet to the Northwest corner of Lot 31 and the POINT OF BEGINNING.

TOGETHER WITH: an easement for drainage, described as follows:

A strip of land, 25 feet wide, lying West of the following described line:

BEGINNING at the Northern most corner of the afore described parcel of land;
Thence South 39°30'13" East, 204.10 feet to the Northwest corner of Parcel 3.

The sidelines of this easement shall be lengthened or shortened to terminate on the North line and the Southeasterly line of the afore described parcel.

Also known as Parcel 4 as shown on the Record of Survey recorded on April 19, 2019, as Instrument No. 361411.

PARCEL 5

A parcel of land located in Lot 31 of The Ridges at Dry Gulch Subdivision, located in the Southwest Quarter of the Southwest Quarter of Section 30, Township 11 North, Range 46 East of the Willamette Meridian, Asotin County, Washington, described as follows:

BEGINNING at the Southwest corner of Lot 31 of said Subdivision;
Thence along the South line thereof, South 70°14'00" East, 247.78 feet to the Southwest corner of Parcel 3;
Thence along the West line thereof, North 14°16'36" East, 230.65 feet to the Southeast corner of Parcel 4;
Thence along the South line thereof, North 77°11'09" West, 317.85 feet to a point on the west line of said Lot 31;
Thence along the West line thereof, through a non-tangent curve to the left having an arc length of 211.65 feet, a radius of 898.51 feet, the long chord of which bears South 05°24'01" East, 211.16 feet to the Southwest corner of said Lot 31 and the POINT OF BEGINNING.

TOGETHER WITH: an easement for ingress and egress located in Parcel 3, described as follows:

COMMENCING at the Southwest corner of said Parcel; thence North 14°16'55" East, 20.41 feet to a point on the West line of said Parcel and the POINT OF BEGINNING:

A strip of land, lying 12.5 feet on both sides of the following described centerline:

Thence South 70°14'00" East, 61.57 feet;
Thence North 71°57'03" East, 142.93 feet to a point on the right of way line of 3rd Avenue.

The sidelines for this easement shall be lengthened or shortened to terminate on the West line of said Parcel and the right of way line of 3rd Avenue and the 30' drainage easement described on the east line of Parcel 3.

Also known as Parcel 5 as shown on the Record of Survey recorded on April 19, 2019, as Instrument No. 361411.

52127