



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.

Section 1: Seller/Grantor information for Richard Wilson and Marilyn Wilson. Section 2: Buyer/Grantee information for McGuire 1995, LLC.

Section 3: Correspondence and parcel information. Includes McGuire 1995, LLC details and parcel number 60040200300020000 with assessed value of 280,100.00.

Section 4: Property address (1661 Ashley Drive, Clarkston, WA) and location details (unincorporated Asotin County).

Section 5: Land Use Code (69 Miscellaneous Services) and exemption questions.

Section 6: Continuation questions regarding forest land, current use, and special valuation.

Notice of Continuance (Forest Land or Current Use) instructions and signature line for Deputy Assessor.

Notice of Compliance (Historic Property) instructions and signature line for Owner(s).

Owner(s) signature line and print name field.

Section 7: Personal property included in selling price.

Exemption and document information: Statutory Warranty Deed (SWD), dated 05/29/19.

Table of financial details: Gross Selling Price \$325,000.00, Taxable Selling Price \$325,000.00, Excise Tax \$4,160.00, Total Due \$4,977.50.

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

Section 8: Certification of truth and correctness with signatures of Richard Wilson and Small P. McGuire.

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 CK 27895 BF PAID MAY 31 2019 ASOTIN COUNTY TREASURER 052215

EXHIBIT "A"

429727

That part of Lots 3 and 5 and the vacated portion of Ashley Drive in Block "I" of Vineland, according to the official plat thereof, filed in Book A of Plats at Page(s) 43 Official Records of Asotin County, Washington, more particularly described as follows: Commencing at the most Easterly corner of said Lot 3, said point being on the centerline of Ashley Drive; thence North  $14^{\circ}42'$  West along said centerline a distance of 20.00 feet to the True Place of Beginning; thence continue North  $14^{\circ}42'$  West a distance of 46.32 feet; thence North  $75^{\circ}18'$  East a distance of 34.15 feet; thence South  $68^{\circ}22'$  East a distance of 37.84 feet to a point of curve; thence around a curve to the right with a radius of 2779.79 feet for a distance of 40.01 feet; thence North  $75^{\circ}17'$  East a distance of 55.09 feet to a point of curve; thence deflect left and continue around a curve to the left with a radius of 1440.00 feet for a distance of 172.58 feet to a point on the East right of way of Ashley Drive; thence North  $63^{\circ}00'$  West a distance of 53.72 feet to a point on the West right of way line of Ashley Drive; thence North  $70^{\circ}57'$  West for a distance of 26.75 feet; thence South  $50^{\circ}27'$  West for a distance of 51.35 feet; thence South  $5^{\circ}18'$  West for a distance of 101.12 feet; thence South  $13^{\circ}51'$  West for a distance of 51.59 feet to a point on the North right of way line of Ashley Drive; thence North  $75^{\circ}18'$  East along said right of way line and said line extended 148.12 feet to the True Place of Beginning. AND that part of Ashley Drive located adjacent to and on the West side of Lot 3 of Block "I" of Vineland, according to the recorded plat thereof, records of Asotin County, Washington, more particularly described as follows: Commencing at the most Easterly corner of Lot 3, said point being on the centerline of Ashley Court; thence North  $14^{\circ}42'$  West for a distance of 20.0 feet to a point on the North right of way line of Ashley Court; thence South  $75^{\circ}18'$  West for a distance of 133.12 feet to a point; thence North  $46^{\circ}05'23''$  West for a distance of 15.22 feet to a point on the East right of way line of Ashley Drive, said point being the True Point of Beginning; thence continue North  $46^{\circ}05'23''$  West for a distance of 17.33 feet to a point; thence North  $13^{\circ}50'00''$  East for a distance of 128.11 feet to a point on the East right of way line of Ashley Drive; thence South  $5^{\circ}18'00''$  West for a distance of 101.12 feet to a point; thence South  $13^{\circ}51'$  West for a distance of 36.79 feet to a point, said point being the True Point of Beginning. EXCEPTING THEREFROM:

Commencing at the most Easterly corner of Lot 3, said point being on the centerline of Ashley Court; thence North  $14^{\circ}42'$  West for a distance of 20.0 feet to a point on the North right of way line of Ashley Court; thence South  $75^{\circ}18'$  West for a distance of 133.12 feet to a point, said point being the True Point of Beginning; thence continue South  $75^{\circ}18'$  West for a distance of 15.0 feet along the North right of way line, to a point, thence North  $13^{\circ}51'$  East for a distance of 14.80 feet to a point; thence South  $46^{\circ}05'23''$  East for a distance of 15.22 feet to a point, said point being the True Point of Beginning.