

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, indicate %

sold. List percentage of ownership acquired next to each name.

1 SELLER GRANTOR	Name <u>Rosemary Hood, Lynda Kain, and Patricia Ryan</u> <u>as Co-PRs of the Estates of Earl and Rose Hood</u>	2 BUYER GRANTEE	Name <u>Rosemary Hood, Lynda Kain, and Patricia Ryan</u> <u>as Co-PRs of the Estates of Earl and Rose Hood</u>
	Mailing Address <u>700 8th St</u>		Mailing Address <u>700 8th St</u>
	City/State/Zip <u>Clarkston, WA 99403</u>		City/State/Zip <u>Clarkston, WA 99403</u>
	Phone No. (including area code) <u>(509) 780-8319</u>		Phone No. (including area code) <u>(509) 780-8319</u>

Send all property tax correspondence to: Same as Buyer/Grantee

Name _____
Mailing Address _____
City/State/Zip _____
Phone No. (including area code) _____

List all real and personal property tax parcel account numbers – check box if personal property

<u>2-011-45-030-1400</u>	<input type="checkbox"/>	List assessed value(s) <u>2600</u>
<u>2-011-45-030-1800</u>	<input type="checkbox"/>	<u>93,530</u>
_____	<input type="checkbox"/>	_____
_____	<input type="checkbox"/>	_____

4. Street address of property: 14915 SR 12, Clarkston, WA 99403

This property is located in Clarkston

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.

Legal description of property (if more space is needed, you may attach a separate sheet to each page of the affidavit)

Please see attached Exhibit A.

5. Select Land Use Code(s):
81 - Agriculture (not classified under current use law)
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"/>

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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 checked="" type="checkbox"/>	<input 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.
Arl Walla 6/6/19
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
Patricia H. Ryan
PRINT NAME
Patricia H. Ryan, Co-PR

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) WAC 458-61A-109 (2)(b)
Reason for exemption _____
This is a boundary line adjustment in which no consideration is being paid.

Type of Document Quitclaim Deed
Date of Document June 4 2019

Gross Selling Price \$	0.00
*Personal Property (deduct) \$	0.00
Exemption Claimed (deduct) \$	0.00
Taxable Selling Price \$	0.00
Excise Tax : State \$	0.00
<u>0.0025</u> Local \$	0.00
*Delinquent Interest: State \$	0.00
Local \$	0.00
*Delinquent Penalty \$	0.00
Subtotal \$	0.00
*State Technology Fee \$	5.00
*Affidavit Processing Fee \$	5.00
Total Due \$	10.00

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 Patricia H. Ryan
Name (print) Patricia H. Ryan, Co-PR
Date & city of signing: 6/5/2019 - Lewiston ID

Signature of Grantee or Grantee's Agent Patricia H. Ryan
Name (print) Patricia H. Ryan, Co-PR
Date & city of signing: 6/5/2019 - Lewiston ID

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 Description:

The Southeast Quarter of the Northeast Quarter, and the North half of the Northeast Quarter, of Section 30, Township 11 North, Range 45 East of the Willamette Meridian, Asotin County, Washington EXCEPT a triangular piece of land situated in the North half of the Northeast Quarter of said Section 30 described as follows: Commencing at a point 3 chains and 50 links North of the Southwest corner of the Northwest Quarter of the Northeast Quarter of said Section 30; thence North 70° East 8 chains and 75 links; thence North 27° East to a point on the section line between Sections 19 and 30 a distance of 24 chains and 75 links West of the corner of Sections 20, 29, and 30; thence from said point West on the section line to the Quarter Section Corner between Sections 19 and 30 in said Township and Range; thence from said Quarter Section Corner South 16 chains and 50 links to the Place of Beginning. ALSO EXCEPTING that certain portion of land containing about one-fourth acre used as a graveyard and being located on the North and South division line between the Northeast Quarter of the Northeast Quarter and the Northwest Quarter of the Northeast Quarter of said Section 30. AND ALSO EXCEPTING county road as now located and also the right of way for road granted to the State of Washington. AND ALSO EXCEPTING that portion of the above described property deeded to the State of Washington by Warranty Deed, recorded on December 1, 1969 by Instrument No. 105300, records of Asotin County Washington. AND ALSO EXCEPTING that part of the Northwest Quarter of the Northeast Quarter of Section 30 of Township 11 North, Range 45 East of the Willamette Meridian, Asotin County, Washington, more particularly described as follows: Commencing at the Northeast corner of said Section 30; thence South 86°26'40" West along the North line of said Section 30 a distance of 1,496.70 feet to a point on the Easterly right of way line of US Highway No. 12; thence South 46°07'30" West along said right of way line a distance of 238.59 feet to the True Place of Beginning; thence continue South 46°07'30" West a distance of 77.52 feet; thence South 23°26'40" West (local bearing is South 27°00' West) a distance of 785.18 feet; thence North 63°41'20" East a distance of 118.31 feet; thence North 44°42'30" East a distance of 105.63 feet; thence North 30°15'04" East a distance of 93.49 feet; thence North 8°42'58" East a distance of 200.87 feet; thence North 13°24'55" East a distance of 200.25 feet; thence North 20°19'55" East a distance of 183.94 feet to the True Place of Beginning.
Parcel #2-011-45-030-1400, 2-011-45-030-1800

New Description:

Parcel 1

The Northwest Quarter of the Northeast Quarter south of Highway 12, of Section 30, Township 11 North, Range 45 East of the Willamette Meridian, Asotin County, Washington EXCEPT a triangular piece of land situated in the North half of the Northeast Quarter of said Section 30 described as follows: Commencing at a point 3 chains and 50 links North of the Southwest corner of the Northwest Quarter of the Northeast Quarter of said Section 30; thence North 70° East 8 chains and 75 links; thence North 27° East to a point on the section line between Sections 19 and 30 a distance of 24 chains and 75 links West of the corner of Sections 20, 29, and 30; thence from said point West on the section line to the Quarter Section Corner between Sections 19 and 30 in said Township and Range; thence from said Quarter Section Corner South 16 chains and 50 links to the Place of Beginning. ALSO EXCEPTING that certain portion of land containing about one-fourth acre used as a graveyard and being located on the

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North and South division line between the Northeast Quarter of the Northeast Quarter and the Northwest Quarter of the Northeast Quarter of said Section 30. AND ALSO EXCEPTING county road as now located and also the right of way for road granted to the State of Washington. AND ALSO EXCEPTING that portion of the above described property deeded to the State of Washington by Warranty Deed, recorded on December 1, 1969 by Instrument No. 105300, records of Asotin County Washington. AND ALSO EXCEPTING that part of the Northwest Quarter of the Northeast Quarter of Section 30 of Township 11 North, Range 45 East of the Willamette Meridian, Asotin County, Washington, more particularly described as follows: Commencing at the Northeast corner of said Section 30; thence South 86°26'40" West along the North line of said Section 30 a distance of 1,496.70 feet to a point on the Easterly right of way line of US Highway No. 12; thence South 46°07'30" West along said right of way line a distance of 238.59 feet to the True Place of Beginning; thence continue South 46°07'30" West a distance of 77.52 feet; thence South 23°26'40" West (local bearing is South 27°00' West) a distance of 785.18 feet; thence North 63°41'20" East a distance of 118.31 feet; thence North 44°42'30" East a distance of 105.63 feet; thence North 30°15'04" East a distance of 93.49 feet; thence North 8°42'58" East a distance of 200.87 feet; thence North 13°24'55" East a distance of 200.25 feet; thence North 20°19'55" East a distance of 183.94 feet to the True Place of Beginning.

AND ALSO the West 400' of the SW¼NE¼NE¼, and the West 400' of the SE¼NE¼
Parcel #2-011-45-030-1400

Parcel 2: The Southeast Quarter of the Northeast Quarter, and the Northeast Quarter of the Northeast Quarter, of Section 30, Township 11 North, Range 45 East of the Willamette Meridian, Asotin County, Washington EXCEPT the West 400' of the SW¼NE¼NE¼, and the West 400' of the SE¼NE¼
Parcel #2-011-45-030-1800

TOGETHER WITH AND SUBJECT TO an access easement in common for ingress and egress being sixty (60.00) feet wide, thirty (30.00) feet each side the following described centerline to wit:

Township 11 North, Range 45 East, Willamette Meridian, Asotin County, Washington
Section 30-NE¼ NE¼

Beginning at the section corner for Section 19, 20, 29 and 30, a screw and washer in top pipe;
Thence South 87°40'00" West along the section line 1194.00 feet to THE TRUE POINT OF BEGINNING;

Thence South 11°40'00" West along an existing road 122.50 feet;
Thence South 58°00'00" West approximately 168.00 feet to the North-South one-sixteenth section line and Place of Terminus.

The bearings are based on a March 12, 1992 record of survey done by Kay L. Prickett and being Instrument No. 194954 filed in the Asotin Co. Courthouse, Asotin, WA.

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