

EXCEPTING that part of Lot 6 of Block "F-1-1" of Clarkston Heights, Asotin County, Washington, more particularly described as follows: Commencing at the Northeast corner of Lot 7 of said Block "F-1-1"; thence West 603.54 feet; thence North 30.60 feet to the true place of beginning; thence continue North 125.00 feet; thence West 160.00 feet; thence South 125.00 feet; thence East 160.00 feet to the true place of beginning. TOGETHER with an easement for ingress, egress and utilities more particularly described as follows: Beginning at the Northeast corner of the above described tract; thence North 20.00 feet; thence West 296.67 feet to a point on the East right-of-way line of 20th Street; thence S.19°41'W. along said right-of-way line 31.86 feet; thence East 147.40 feet; thence North 10.00 feet; thence East 160.00 feet to the place of beginning.

ALSO EXCEPTING THEREFROM that part of Lots 6 and 8 of Block "F-1-1" of Clarkston Heights, more particularly described as follows: Commencing at the Northeast corner of Lot 7 of Block "F-1-1"; thence West along the North line of said Lot 7 a distance of 549.04 feet; thence North a distance of 145.60 feet; thence West a distance of 214.50 feet to the True Place of Beginning; thence continue West a distance of 168.64 feet to the point on the centerline of 20th Street; thence South 19°41' West along said centerline a distance of 215.64 feet; thence East a distance of 241.27 feet; thence North 203.04 feet to the place of beginning.

AND

That part of Lots 6 and 8 of Block "F-1-1" of Clarkston Heights, Asotin County, Washington, more particularly described as follows:

The South 40 feet of the following property:

Commencing at the Northeast corner of Lot 7 of Block "F-1-1"; thence West along the North line of said Lot 7, a distance of 549.04 feet; thence North a distance of 145.60 feet; thence West a distance of 214.50 feet to the TRUE PLACE OF BEGINNING; thence continue West a distance of 168.64 feet to a point on the centerline of 20th Street; thence South 19°41' West along said centerline a distance of 215.64 feet; thence East a distance of 241.27 feet; thence North 203.04 feet to the PLACE OF BEGINNING.

52938

ATTACHMENT TO EXCISE TAX AFFIDAVIT, Section 4:

Tax Parcel 10411500600030000:

That part of Lot 6 of Block "F-1-1" of Clarkston Heights, Asotin County, Washington, more particularly described as follows: Commencing at the Northeast corner of Lot 7 of said Block "F-1-1"; thence West 603.54 feet; thence North 30.60 feet to the true place of beginning; thence continue North 125.00 feet; thence West 160.00 feet; thence South 125.00 feet; thence East 160.00 feet to the true place of beginning.

TOGETHER with an easement for ingress, egress and utilities more particularly described as follows: Beginning at the Northeast corner of the above described tract; thence North 20.00 feet; thence West 296.67 feet to a point on the East right-of-way line of 20th Street; thence S.19°41'W. along said right-of-way line 31.86 feet; thence East 147.40 feet; thence North 10.00 feet; thence East 160.00 feet to the place of beginning.

Tax Parcel No. 10411500800040000

That part of 6 and 8 of Block "F-1-1" of Clarkston Heights, according to the recorded plat thereof, records of Asotin County, Washington, more particularly described as follows:

Commencing at the Northeast corner of Lot 7 of Block "F-1-1"; thence West along the North line of said Lot 7 a distance of 549.04 feet; thence North a distance of 145.60 feet; thence West a distance of 214.50 feet to the True Place of Beginning; thence continue West a distance of 168.64 feet to the point on the centerline of 20th Street; thence South 19°41' West along said centerline a distance of 215.64 feet; thence East a distance of 241.27 feet; thence North 203.04 feet to the place of beginning, measurements being from the centerline of 20th Street.

LESS:

That part of Lots 6 and 8 of Block "F-1-1" of Clarkston Heights, Asotin County, Washington, more particularly described as follows:

The South 40 feet of the following property:

Commencing at the Northeast corner of Lot 7 of Block "F-1-1"; thence West along the North line of said Lot 7, a distance of 549.04 feet; thence North a distance of 145.60 feet; thence West a distance of 214.50 feet to the TRUE PLACE OF BEGINNING; thence continue West a distance of 168.64 feet to a point on the centerline of 20th Street; thence South 19°41' West along said centerline a distance of 215.64 feet; thence East a distance of 241.27 feet; thence North 203.04 feet to the PLACE OF BEGINNING.

Tax Parcel No. 104115008000010000

All that portion or Lots 5 and 6 of Block "F-1-1" of Clarkston Heights lying between their South boundary lines and a line parallel thereto and 175.6 feet distance therefrom measured at right angles. ALSO, all that portion of Lots 7 and 8 of Block "F-1-1" of Clarkston Heights lying between their North boundary lines and a line parallel thereto and 57.5 feet distance therefrom measured at right angles, according to plat recorded in Book B of Plats, Page 106 records of Asotin County, Washington.

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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, indicate % sold.

List percentage of ownership acquired next to each name.

1 SELLER GRANTOR	Name <u>Randy L. Schrader</u>	2 BUYER GRANTEE	Name <u>Randy L. Schrader</u>												
	Mailing Address <u>2251 20th Street</u>		Mailing Address <u>2251 20th Street</u>												
	City/State/Zip <u>Clarkston, WA 99403</u>		City/State/Zip <u>Clarkston, WA 99403</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 Name _____ Mailing Address _____ City/State/Zip _____ Phone No. (including area code) _____		4 List all real and personal property tax parcel account numbers -- check box if personal property <table border="1"> <tr> <td><u>10411500600030000</u></td> <td><input type="checkbox"/></td> <td>\$272.200</td> </tr> <tr> <td><u>10411500800040000</u></td> <td><input type="checkbox"/></td> <td>\$220.800</td> </tr> <tr> <td><u>10411500800010000</u></td> <td><input type="checkbox"/></td> <td>\$151.400</td> </tr> <tr> <td>_____</td> <td><input type="checkbox"/></td> <td>_____</td> </tr> </table>		<u>10411500600030000</u>	<input type="checkbox"/>	\$272.200	<u>10411500800040000</u>	<input type="checkbox"/>	\$220.800	<u>10411500800010000</u>	<input type="checkbox"/>	\$151.400	_____	<input type="checkbox"/>	_____
<u>10411500600030000</u>	<input type="checkbox"/>	\$272.200													
<u>10411500800040000</u>	<input type="checkbox"/>	\$220.800													
<u>10411500800010000</u>	<input type="checkbox"/>	\$151.400													
_____	<input type="checkbox"/>	_____													

Street address of property: 2251 20th Street and 2253 20th Street, Clarkston, WA

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)

SEE ATTACHED SHEET.

5 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

Is 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

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-245 109(2)(b)

Reason for exemption BLA

Lot Line Adjustment -- no transfer of value.

Type of Document Quitclaim Deed

Date of Document 2/13/20

Gross Selling Price	\$ _____
*Personal Property (deduct)	\$ _____
Exemption Claimed (deduct)	\$ _____
Taxable Selling Price	\$ _____ 0.00
Excise Tax : State	\$ _____ 0.00
<u>0.0025</u> Local	\$ _____ 0.00
*Delinquent Interest: State	\$ _____
Local	\$ _____
*Delinquent Penalty	\$ _____
Subtotal	\$ _____ 0.00
*State Technology Fee	\$ _____ 5.00
*Affidavit Processing Fee	\$ _____ <u>5.00</u>
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 <u>Randy L. Schrader</u>	Signature of Grantee or Grantee's Agent <u>Randy L. Schrader</u>
Name (print) <u>Randy L. Schrader</u>	Name (print) <u>Randy L. Schrader</u>
Date & city of signing: <u>2/13/2020 Lewiston, ID</u>	Date & city of signing: <u>2/13/2020 Lewiston, ID</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)).

R. SCHRADER
CL#52597

FEB 14 2020
 ASOTIN COUNTY
 TREASURER

052938