

Attachment A

PARCEL II:

That part of Lots 1 and 2 in Block "VV" of Vineland, according to the official plat thereof, filed in Book A of Plats at Page 38 of Official Records of Asotin County, Washington, more particularly described as follows:

Beginning at the Southwest corner of said Lot 2 in the center of Chestnut Street; thence North $02^{\circ}33'50''$ West, a distance of 330.00 feet; thence North $87^{\circ}26'11''$ East, a distance of 162.00 feet to the True Point of Beginning; thence North $87^{\circ}26'11''$ East, a distance of 138.00 feet to the Westerly right of way line of 15th Street; thence South $02^{\circ}33'50''$ East, along said Westerly right of way line, a distance of 85.00 feet; thence South $87^{\circ}26'11''$ West, a distance of 99.00 feet; thence North $41^{\circ}39'28''$ West, a distance of 61.85 feet; thence North $02^{\circ}33'50''$ West, a distance of 37.00 feet to the True Point of Beginning.

SUBJECT TO an easement 15 feet in width for ingress, egress and utilities to 15th Street, the centerline of which is more particularly described as follows: Beginning at the Southwest corner of said Lot 2 in the center of Chestnut Street; thence North $02^{\circ}33'50''$ West, a distance of 330.00 feet; thence North $87^{\circ}26'11''$ East, a distance of 162.00 feet; thence South $02^{\circ}33'50''$ East, a distance of 37.00 feet; thence South $41^{\circ}39'28''$ East, a distance of 48.54 feet to the True Point of Beginning; thence North $85^{\circ}20'06''$ East, a distance of 56.00 feet; thence North $77^{\circ}22'29''$ East, a distance of 52.23 feet to the Westerly right of way line of 15th Street, being the True Point of Ending.

TOGETHER With all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversions, remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD All and singular the said premises unto the party of the second part, and to his heirs and assigns forever.

Parcel # 1-004-35-002-0001

52964

REAL ESTATE EXCISE TAX AFFIDAVIT

CHAPTER 82.45 RCW - CHAPTER 458-61A WAC

THIS AFFIDAVIT WILL NOT BE ACCEPTED UNLESS ALL AREAS ON ALL PAGES ARE FULLY COMPLETED

Only for sales in a single location code on or after January 1, 2020.

This form is your receipt when stamped by cashier.

Check box if the sale occurred in more than one location code.

PLEASE TYPE OR PRINT

Check box if partial sale. Indicate % sold.

List percentage of ownership acquired next to each name.

SELLER GRANTOR	1 Name <u>Brian R Todd</u>	BUYER GRANTEE	2 Name <u>Brian and Heidi Todd</u>
	Mailing Address <u>1030 Peams Rd</u>		Mailing Address <u>1030 Peams Rd</u>
	City/State/Zip <u>Moscow ID 83843</u>		City/State/Zip <u>Moscow ID 83843</u>
	Phone No. (including area code) <u>509 336 0741</u>		Phone No. (including area code) <u>509 336 0741, 208 523 7157</u>

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

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

Name _____ List assessed value(s) 92,600

Mailing Address _____

City/State/Zip _____

Phone No. (including area code) _____

4 Street address of property: 910 15th Street Clarkston WA 99403

This property is located in _____

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 Attachment A

5 Select Land Use Code(s): 11

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)?

Is this property predominantly used for timber (as classified under RCW 84.34 and 84.33) or agriculture (as classified under RCW 84.34.020)? See ETA 3215

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-201 (B)(I)

Reason for exemption Gift without consideration

6 YES NO

Is this property designated as forest land per chapter 84.33 RCW?

Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW?

Is this property receiving special valuation as historical property per chapter 84.26 RCW?

If any answers are yes, complete as instructed below.

Type of Document Quick Claim deed

Date of Document 02/26/2020

(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.

Gross Selling Price \$	<u>0</u>
*Personal Property (deduct) \$	
Exemption Claimed (deduct) \$	
Taxable Selling Price \$	
Excise Tax: State	
Less than \$500,000.01 at 1.1% \$	
From \$500,000.01 to \$1,500,000 at 1.28% \$	
From \$1,500,000.01 to \$3,000,000 at 2.75% \$	
Above \$3,000,000 at 3.0% \$	
Agricultural and timberland at 1.28% \$	
Total Excise Tax: State \$	
Local \$	
*Delinquent Interest: State \$	
Local \$	
*Delinquent Penalty \$	
Subtotal \$	
*State Technology Fee \$	<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

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) NEW OWNER(S) SIGNATURE _____

PRINT NAME _____

8 I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.

Signature of Grantor or Grantor's Agent [Signature] Signature of Grantee or Grantee's Agent [Signature]

Name (print) _____ Name (print) Brian Todd, Heidi Todd

Date & city of signing 2/26/2020 Asotin WA Date & city of signing 02/26/2020 Asotin WA

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(1)(c)).

PAID
FEB 26 2020
ASOTIN COUNTY
TREASURER

CASH 10.00 - BP

052964