



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 with sections for Seller/Grantor (Jenny L. Ruchert) and Buyer/Grantee (Lance Raley, Denise Raley), including mailing addresses and phone numbers.

Street address of property: 31547 SR 129, Clarkston, WA
This property is located in unincorporated Asotin County OR within city of Unincorp
Check box if any of the listed parcels are being segregated from another parcel...

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... 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...

(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S): To continue special valuation as historic property, sign (3) below.
(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)
Reason for exemption

Type of Document Statutory Warranty Deed (SWD)
Date of Document 03/02/20

Table with financial details: Gross Selling Price \$154,000.00, Exemption Claimed \$0.00, Taxable Selling Price \$154,000.00, Excise Tax: State \$1,694.00, Local \$385.00, Total Due \$2,084.00.

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 Jenny L. Ruchert
Signature of Grantee or Grantee's Agent Lance Raley
Date & city of signing: 3-3-2020 CDA ID, 3-6-2020, Clarkston, 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 (1C)).

EXHIBIT "A"

471046

That part of the South half of Section 5, Township 8 North, Range 46 East of the Willamette Meridian, Asotin County, Washington, more particularly described as follows:

Commencing at the Southeast corner of said Section 5; thence North $89^{\circ}33'47''$ East a distance of 735.45 feet; thence North $28^{\circ}57'$ West a distance of 143.98 feet; thence North $18^{\circ}29'$ West a distance of 153.17 feet; thence North $8^{\circ}56'$ West a distance of 448.35 feet; thence North $24^{\circ}29'$ West a distance of 562.07 feet; thence North $32^{\circ}17'$ West a distance of 396.45 feet; thence North $28^{\circ}45''$ West a distance of 388.09 feet; thence North $17^{\circ}03'$ West a distance of 424.58 feet; thence North $33^{\circ}09'$ West a distance of 502.20 feet; thence South $65^{\circ}26'$ West a distance of 89.73 feet; thence North $26^{\circ}21'$ West a distance of 421.94 feet; thence North $46^{\circ}04'$ West a distance of 564.05 feet; thence North $59^{\circ}10'$ West a distance of 141.66 feet; thence North $76^{\circ}34'$ West distance of 120.18 feet; thence North $39^{\circ}13'$ West a distance of 87.37 feet; thence North $67^{\circ}31'$ West a distance of 298.12 feet; thence North $62^{\circ}03'$ West a distance of 110.15 feet; thence North $59^{\circ}50'$ West a distance of 306.97 feet; thence North $76^{\circ}34'$ West a distance of 121.49 feet; thence North $2^{\circ}28'$ West a distance of 686.20 feet; thence North $36^{\circ}27'$ East a distance of 229.42 feet; thence North $5^{\circ}51'$ West a distance of 384.03 feet; thence North $21^{\circ}29'$ West a distance of 230.58 feet; thence South $67^{\circ}58'$ West a distance of 15.53 feet; thence North $26^{\circ}41'$ West a distance of 658.47 feet to the True Point of Beginning; thence South $60^{\circ}32'$ West a distance of 95.31 feet; thence North $80^{\circ}00'$ West a distance of 14.53 feet; thence North $38^{\circ}24'$ West a distance of 485.81 feet; thence South $52^{\circ}54'$ West a distance of 83.28 feet; thence North $40^{\circ}33'$ West a distance of 363.80 feet to a point on the East right of way line of SR 129; thence North $29^{\circ}41'$ East along said right of way line a distance of 7.71 feet to a point of curve; thence continue along said right of way line around a curve to the left with a radius of 3325.00 feet for a distance of 307.57 feet; thence North $24^{\circ}23'$ East along said right of way line a distance of 222.77 feet; thence South $70^{\circ}44'$ East a distance of 127.93 feet; thence North $10^{\circ}58'$ East a distance of 138.07 feet; thence South $28^{\circ}55'$ East a distance of 1173.03 feet; thence South $65^{\circ}34'$ West a distance of 272.16 feet to the True Point of Beginning.

AND

That part of the South Half of Section 5, Township 8 North, Range 46 East of the Willamette Meridian, Asotin County Washington, lying North and East of the North right of way line of Onstot Road and lying West of the West right of way line of SR 129, EXCEPTING THEREFROM that part of the Southwest Quarter of Section 5 and the Northwest Quarter of the Northwest Quarter of Section 8 in Township 8 North, Range 46 East of the Willamette Meridian more particularly described as follows: Beginning at the Quarter Section corner between Sections 5 and 6, Township 8 North, Range 46 East of the Willamette Meridian, Asotin County, Washington; thence South along the section line between Sections 5 and 6 a distance of 2,656.5 feet to the corner of Sections 5, 6, 7 and 8 of said Township and Range; thence South $0^{\circ}19'$ East along the Section line between Sections 7 and 8 a distance of 905.5 feet; thence North $65^{\circ}02'$ East a distance of 181.3 feet; thence North $27^{\circ}55'$ East a distance of 912.7 feet; thence North $41^{\circ}57'$ East a distance of 582 feet; thence North $41^{\circ}01'$ East a distance of 1,242 feet; thence North $10^{\circ}41'$ East a distance of 1,330 feet to a point on the North boundary line of the Southwest quarter of Section 5 in said Township and Range; thence North $89^{\circ}56'$ West along the North boundary line of said Southwest Quarter a distance of 2,047.4 feet to the place of beginning

52987

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By:  Deputy Clerk
Dated: January 10, 2017
TIMOTHY W. FITZGERALD, SPOKANE COUNTY CLERK

Further certify that these letters are now in full force and effect.
As clerk of the superior court of this county, I certify that the above is a true and correct copy of the Letters Testamentary in the above-named case which was entered of record on January 10, 2017.

State of Washington
County of Spokane

III. CERTIFICATE OF COPY
By: Charly Simans Deputy Clerk
Dated: January 10, 2017
TIMOTHY W. FITZGERALD, SPOKANE COUNTY CLERK

THIS CERTIFIES: JENNY L. RUCHERT is authorized by this court to execute the will of the above decedent according to law.

II. AUTHORIZATION
1.1 The last will of the decedent(s), late of Spokane County, Washington was exhibited, proven and recorded in this court on January 10, 2017.
1.2 In that will, JENNY L. RUCHERT is named personal representative.
1.3 The personal representative has qualified.

ESTATE OF Janice M. Scheibe Deceased	
CASE NO. 17-4-00032-1	LETTERS TESTAMENTARY (LTRS)
SUPERIOR COURT OF WASHINGTON, COUNTY OF SPOKANE	

FILED
JAN 10 2017
Timothy W. Fitzgerald
SPOKANE COUNTY CLERK