

**REAL ESTATE EXCISE TAX AFFIDAVIT**  
CHAPTER 82.45 RCW - CHAPTER 458-61A WAC

This form is your receipt  
when stamped by cashier.

**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.

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.

<b>SELLER GRANTOR</b>	<b>1</b> Name <u>Asotin County Fire Protection Dist 1</u>	<b>BUYER GRANTEE</b>	<b>2</b> Name <u>Integrity One Investments, LLC</u>
	Mailing Address <u>2377 Appleside Blvd</u>		Mailing Address <u>1002 4th Street PO Box 111</u>
	City/State/Zip <u>Clarkston, WA 99403</u>		City/State/Zip <u>Clarkston, WA 99403</u>
	Phone No. (including area code) <u>(208) 790-3379</u>		Phone No. (including area code) <u>(509) 751-6011</u>
<b>3</b> Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers - check box if personal property	
Name <u>Integrity One Investments, LLC</u>		List assessed value(s)	
Mailing Address <u>1002 4th Street PO Box 111</u>		6-041-23-001-0001-0000 <input type="checkbox"/> 0.00	
City/State/Zip <u>Clarkston, WA 99403</u>		6-041-23-001-0003-0000 <input type="checkbox"/> 0.00	
Phone No. (including area code) <u>(509) 751-6011</u>		6-041-23-001-0004-0000 <input type="checkbox"/> 0.00	
		See Attached <input type="checkbox"/> 0.00	

**4** Street address of property: Multiple Locations, Clarkston, WA 99403  
This property is located in Asotin County  
 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 Exhibit "A"

**5** Select Land Use Code(s):  
87 - Governmental services  
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)?  YES  NO

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  YES  NO

**6** 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) NEW 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) 458-61A-205(2)  
Reason for exemption  
Government Transfers, Government Seller

Type of Document Stationary Warranty Deed  
Date of Document 12/15/2022

Gross Selling Price \$	<u>\$1,050,000.00</u>	<del>XXXX</del>
Personal Property (deduct) \$		<u>0.00</u>
Exemption Claimed (deduct) \$	<u>\$1,050,000.00</u>	<del>XXXX</del>
Taxable Selling Price \$		<u>0.00</u>
Excise Tax: State		
Less than \$500,000.01 at 1.1%	\$	<u>0.00</u>
From \$500,000.01 to \$1,500,000 at 1.28%	\$	<u>0.00</u>
From \$1,500,000.01 to \$3,000,000 at 2.75%	\$	<u>0.00</u>
Above \$3,000,000 at 3.0%	\$	<u>0.00</u>
Agricultural and timberland at 1.28%	\$	<u>0.00</u>
Total Excise Tax: State \$		<u>0.00</u>
<u>0.0025</u> Local \$		<u>0.00</u>
*Delinquent Interest: State \$		<u>0.00</u>
Local \$		<u>0.00</u>
*Delinquent Penalty \$		<u>0.00</u>
Subtotal \$		<u>0.00</u>
*State Technology Fee \$		<u>5.00</u>
*Affidavit Processing Fee \$		<u>5.00</u>
Total Due \$		<u>10.00</u>

0200 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 [Signature] Name (print) Asotin County Fire Protection Dist 1  
Date & city of signing 12/19/2022 Clarkston, WA

Signature of Grantee or Grantee's Agent [Signature] Name (print) Integrity One Investments, LLC  
Date & city of signing 12/19/2022 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)).

EFT

**EXHIBIT "A"**

625881

PARCEL 1: (6-041-23-001-0001-0000)

The North Half of Lot One (1) and part of the North Half of Lot Five (5), Block "G-3-3" of Clarkston Heights, Asotin County, Washington, according to the recorded plat thereof, more particularly described as follows:

Starting at the Northeast corner of Lot Five (5) in Block "G-3-3", Clarkston Heights, as the initial place of beginning and measure West along the North line of Lot Five (5) a distance of 71.19 feet to a point; thence South parallel with the East boundary line of Lot Five (5) a distance of 153 feet to a point; thence East parallel with the North boundary line of Lot Five (5) a distance of 71.19 feet to a point on the East boundary line of said Lot Five (5); thence North along the East boundary line of Lot Five (5) a distance of 153 feet to the place of beginning. EXCEPTING THEREFROM that portion lying within legal boundary of public highway.

ALSO EXCEPTING THEREFROM that part of the North half of Lot 5 of Block "G-3-3" of Clarkston Heights according to plat recorded in Book B of Plats, Page 100, records of Asotin County, Washington, more particularly described as follows:

Beginning at the Northeast corner of Lot 5 in Block "G-3-3"; thence West along the North line of said Lot 5 a distance of 19.72 feet to the True Place of Beginning; thence continue West along said North line for a distance of 51.47 feet; thence South parallel with the East boundary line of said Lot 5 a distance of 153 feet to a point; thence East parallel with the North boundary line of said Lot 5 a distance of 51.47 feet; thence North parallel with the East boundary line of Lot 5 a distance of 153 feet to the place of beginning.

AND FURTHER EXCEPTING All that portion of the hereinabove described Parcel lying northeasterly of a line described as beginning at a point opposite Station 54+12.91 on the Appleside Boulevard line survey of the Appleside Boulevard Project and 27.37 feet westerly therefrom, said point being on the westerly right of way of Appleside Boulevard; thence northwesterly to a point opposite Station 54+34.62 on said Appleside Boulevard line survey and 54.42 feet westerly therefrom, said point being on the south right of way of 3rd Avenue and the end of this line description.

PARCEL 2: (6-041-23-001-0003-0000)

A part of the South half of Lot 1 of Block "G-3-3" of Clarkston Heights, according to the recorded plat thereof more particularly described as follows, to-wit: Beginning at the East boundary line of Lot 1 of Block "G-3-3" of Clarkston Heights a distance of 153 feet South of the concrete monument at the Northeast corner of said Lot 1, said point being on the centerline of SSH # 3-K; thence South a distance of 75 feet along said centerline; thence West a distance of 145 feet; thence North a distance of 75 feet; thence East a distance of 145 feet to the place of beginning. EXCEPTING THEREFROM any portion lying within Appleside Boulevard.

AND:

55747

---

That part of the South half of Lot 1 of Block "G-3-3" of Clarkston Heights according to plat recorded in Book B of Plats, Page 100, records of Asotin County, Washington, more particularly described as follows:

Beginning at the East boundary line of Lot 1 of Block "G-3-3" of Clarkston Heights, a distance of 153 feet south of the concrete monument at the Northeast corner of said Lot 1, said point being on the centerline of SSH #3-K; thence West a distance of 145 feet to the True Place of Beginning; thence continue West a distance of 105 feet; thence South a distance of 75 feet; thence East a distance of 105 feet; thence North a distance of 75 feet to the place of beginning.

AND EXCEPTING THEREFROM that portion of the hereinabove described Parcel lying northeasterly of a line described as beginning at a point opposite Station 54+12.91 on the Appleside Boulevard line survey of the Appleside Boulevard Project and 27.37 feet westerly therefrom, said point being on the westerly right of way of Appleside Boulevard; thence northwesterly to a point opposite Station 54+34.62 on said Appleside Boulevard line survey and 54.42 feet westerly therefrom, said point being on the south right of way of 3rd Avenue and the end of this line description.

Parcel 3: (6-041-23-001-0004-0000)

That part of the North half of Lot 5 of Block "G-3-3" of Clarkston Heights according to plat recorded in Book B of Plats, Page 100, records of Asotin County, Washington, more particularly described as follows: Beginning at the Northeast corner of Lot 5 in Block "G-3-3"; thence West along the North line of said Lot 5 a distance of 19.72 feet to the True Place of Beginning; thence continue West along said North line a distance of 51.47 feet; thence South parallel with the East boundary line of said Lot 5 a distance of 153 feet to a point; thence East parallel with the North boundary line of said Lot 5 a distance of 51.47 feet; thence North parallel with the East boundary line of said Lot 5 a distance of 153 feet to the Place of Beginning. EXCEPTING therefrom any portion lying within the legal boundary of public highway.

Parcel 5: (6-041-23-002-0002-0000)

The East half of Lot 2 and the South half of Lot 1 of Block "G-3-3" of Clarkston Heights according to plat recorded in Book B of Plats, Page 100, records of Asotin County, Washington. EXCEPTING THE FOLLOWING: A part of the South half of Lot 1 in Block "G-3-3" described as follows: Beginning at the East boundary line of said Lot 1 of Block "G-3-3", a distance of 153 feet South of the concrete monument at the Northeast corner of said Lot 1, said point being on the centerline of SSH #3-K; thence South a distance of 75 feet along said centerline; thence West a distance of 145 feet; thence North a distance of 75 feet; thence East a distance of 145 feet to the Place of Beginning.

ALSO EXCEPTING the South 122.4 feet of the East half of Lot 2 of Block "G-3-3" of Clarkston Heights according to plat recorded in Book B of Plats, Page 100, records of Asotin County, Washington,

FURTHER EXCEPTING that part of the South half of Lot 1 of Block "G-3-3" of Clarkston Heights according to plat recorded in Book B of Plats, Page 100, records of Asotin County, Washington, more particular described as follows: Beginning at the East boundary line of Lot 1 of Block "G-3-3" of Clarkston Heights, a distance of 153 feet South of the concrete monument at the Northeast corner of said Lot 1, said point being on the centerline of SSH #3-K; thence West a distance of 145 feet to the True

55747

---

Place of Beginning; thence continue West a distance of 105 feet; thence South a distance of 75 feet; thence East a distance of 105 feet; thence North a distance of 75 feet to the Place of Beginning.

AND EXCEPTING the South 78 feet of the East 250 feet of Lot 1 and the North 139.54 feet of the East 250 feet of Lot 2 of Block "G-3-3" of Clarkston Heights according to plat recorded in Book B of Plats, Page 100, records of Asotin County, Washington.

ALSO EXCEPTING that part of Lot 2 of Block "G-3-3" of Clarkston Heights according to plat recorded in Book B of Plats, Page 100, records of Asotin County, Washington, more particularly described as follows: Beginning at the Northeast corner of said Lot 2; thence South 139.54 feet to the Place of Beginning; thence continue South 44.06 feet; thence West 250 feet; thence North 44.06 feet; thence East 250 feet to the centerline of Appleside Boulevard and the Point of Beginning.

Parcel 4 AND 6: (6-041-23-002-0001-0000 & 6-041-23-005-0001-0000)

The South half of Lot 5 and the West half of Lot 2 of Block "G-3-3" of Clarkston Heights according to plat recorded in Book B of Plats, Page 100, records of Asotin County, Washington. EXCEPT the South 122.4 feet of the West half of Lot 2. ALSO EXCEPTING that part of Lot 2 of Block "G-3-3", more particularly described as follows: Commencing at the Southwest corner of said Lot 2; thence North along the West line of said Lot for a distance of 122.4 feet to the True Place of Beginning; thence continue North along the West line for a distance of 175 feet; thence East a distance of 150 feet; thence South for a distance of 175 feet; thence West for a distance of 150 feet to the Place of Beginning.

55747