

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

Check box if partial sale, indicate % sold. List percentage of ownership acquired next to each name.

SELLER GRANTOR	1 Name <u>Warren Benner and Teresa Benner</u> <u>husband and wife</u>	BUYER GRANTEE	2 Name <u>Warren J. Benner and Teresa M. Benner, Trustees</u> <u>Warren and Teresa Benner Revocable Trust</u>
	Mailing Address <u>P. O. Box 685</u>		Mailing Address <u>P. O. Box 685</u>
	City/State/Zip <u>Asotin, WA 99402</u>		City/State/Zip <u>Asotin, WA 99402</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		List all real and personal property tax parcel numbers - check box if personal property	
Name _____		See Exhibit A <input type="checkbox"/>	
Mailing Address _____		<u>14 PARCELS</u> <input type="checkbox"/>	
City/State/Zip _____		<u>TOTAL</u> <input type="checkbox"/>	
Phone No. (including area code) _____		<input type="checkbox"/>	

List assessed value(s)
<u>141,080.00</u>
<u>TOTAL</u>
<u>VALUE</u>

4 Street address of property: 7467 Snake River Road, Asotin, WA and 1812 Kiescker Road, Anatone, WA

This property is located in Asotin

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 Exhibit A

5 Select Land Use Code(s):

11 - Household, single family units

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)?

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.

(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.

Neil Walker 5-5-20

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.

OWNER(S) SIGNATURE

Warren J. Benner Teresa Benner

PRINT NAME

Warren Benner Teresa Benner

7 List all personal property (tangible and intangible) included in selling price.

None

If claiming an exemption, list WAC number and reason for exemption:

WAC No. (Section/Subsection) 458-61A-211(2)(a)

Reason for exemption _____

Transfer to revocable trust

Type of Document Limited Warranty Deed (Corrected)

Date of Document 4/27/20

Gross Selling Price \$	0.00
*Personal Property (deduct) \$	
Exemption Claimed (deduct) \$	
Taxable Selling Price \$	0.00
Excise Tax : State \$	0.00
<u>0.0075</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 Warren J. Benner Signature of Grantee or Grantee's Agent Warren J. Benner

Name (print) Warren Benner Name (print) Warren J. Benner, Trustee

Date & city of signing: Lewiston, ID April 27, 2020 Date & city of signing: Lewiston, ID April 27, 2020

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

Parcel Nos.	Assessed Value
1-049-00-101-0002-0000	\$1,180,600
2-008-46-022-3300-0000	\$2,600
2-008-46-028-1000-0000	\$10,400
2-008-46-028-4300-0000	\$2,600
2-008-46-028-4800-0000	\$5,200
2-008-46-028-3400-0000	\$2,600
1-008-46-033-5600-0000	\$11,700
2-008-46-033-3000-0000	\$133,920
2-008-46-033-2100-0000	\$5,150
2-008-46-033-2700-0000	\$19,480
2-007-46-004-2700-0000	\$5,200
2-007-46-004-8800-0000	\$24,130
2-007-46-005- 1400-0000	\$4,900
2-008-46-021-4400-0000	\$2,600

Real property located in the County of Asotin, State of Washington, to-wit:

Parcel 1: 7467 Snake River Rd., Asotin, County of Asotin, State of Washington.

That part of Government Lots 1 and 2 of Section 36 of Township 10 North, Range 46 East of the Willamette Meridian, Asotin County, Washington, more particularly described as follows:

Commencing at the point of intersection of the South line of said Section 36 with the ordinary high water line on the left bank of the Snake River; thence North 23°46' 10" West along said high water line 229.00 feet; thence North 33°58'10 West along said high water line 670.07 feet; thence North 36°15'12" West along said high water line 279.50 feet to the True Place of Beginning; thence continue North 36°15'12" West, 240.00 feet; thence North 42°53'25" West along said high water line 223.81 feet; thence South 39°31' West, 398.21 feet; thence South 14°6' West, 315.05 feet to a point on the centerline of the County Round; thence South 66°43'51" East along

EXHIBIT A - 1

Creason, Moore, Dokken & Geidl, PLLC
P.O. Drawer 835, Lewiston ID 83501
(208)743-1516; Fax(208)746-2231

53114

said centerline 98.71 feet to a point of curve; thence continue along said centerline around a curve to the right with a radius of 540.00 feet for a distance of 88.19 feet; thence North 53°44'48" East, 567.04 feet to the True Place of Beginning.

SUBJECT to all that portion lying in the right-of-way of the County Road.

Bearings are based on the South line of Section 36 being East/West.

Bearings are referred to a Deed, recorded as Instrument Number 197198.

SUBJECT TO:

- Terms, covenants and conditions contained in Application for Current Use Classification, including liability for future taxes, rollbacks, penalties and interest upon breach of, or withdrawal from, said classification (Open Space, Parcel No.: 1-049-00-101-0003-0000)
- Reservations contained in instrument recorded on May 14, 1921, in Book 37 of Deeds, Page 171, as follows: "Also expressly reserving 80 per cent of all gases, oils and coal that may hereafter be discovered upon any of the above described lands."
- Rights of the State of Washington in to that portion of said premises, if any, lying in the bed or former bed of the Snake River, if it is navigable.
- Any question of location, boundary or area related to the Snake River, including, but not limited to, any past or future changes in it.
- Any prohibition or limitation on the use, occupancy, or improvements of the land resulting from the rights of the public, appropriators, or riparian owners to use any waters, which may now cover the land or to use any portion of the land which is now or may formerly have been covered by water. The right of use, control, or regulation by the United States of America in exercise of power over navigation.

EXHIBIT A - 2

Creason, Moore, Dokken & Geidl, PLLC
P.O. Drawer 835, Lewiston ID 83501
(208)743-1516; Fax(208)746-2231

53114

AND ALSO:

That part of Government Lot 2 of Section 36 of Township 10 North, Range 46 East, W.M., Asotin County, Washington, more particularly described as follows:

Commencing at a previously described point in Instrument No. 197198 where the South line of said Section 36 intersects the ordinary high water line on the left bank of the Snake River (said point is N.85°52'33" E., 2248.02 feet from the re-established section corner as per Instrument No. 256451); thence N.23°46'10"W. along said high water line 229.00 feet; thence N.33°58'10"W. along said high water line 670.06 feet; thence N.36°15'12"W. along said high water line 244.50 feet to the true place of beginning; thence continue N.36°15'12"W., 35.00 feet; thence S.53°44'48"W., 535.02 feet to a point on the East right-of-way line of Snake River Road; thence deflect left and continue along said right-of-way line around a curve to the right with a radius of 570.00 feet for a distance of 36.82 feet; thence N.53°44'48"E., 523.60 feet to the true place of beginning, containing 0.43 acres.

EXCEPTING THEREFROM:

A parcel of land, being a portion of that parcel as described in the Deed of Trust recorded as Instrument No. 263029 and the Quitclaim Deed recorded as Instrument No. 301926, Records of Asotin County, said portion located in Government Lot 2, Section 36, Township 10 North, Range 46 East, Willamette Meridian, Asotin County, Washington, lying between the present northeasterly Right-of-Way line of County Road 02090 (Snake River Road) and the following described line:

COMMENCING at a brass-capped iron pipe monument marking the Southwest corner, said Section 36, from which a brass-capped iron pipe monument marking the re-established meander corner on the West line of the Southwest Quarter, said Section 36, bears N 00°00'00" E a distance of 2336.40 feet; thence, N 56°01'45" E a distance of 1455.13 feet to a point on the northeasterly Right-of-Way line of County Road 02090 (Snake River Road) opposite centerline station A 10+65.62 and 24.01 feet right, as designated on the Right-of-Way plans for Ten Mile Bridge, on file at the

EXHIBIT A - 3

Creason, Moore, Dokken & Geidl, PLLC
P.O. Drawer 835, Lewiston ID 83501
(208)743-1516; Fax(208)746-2231

53114

Asotin County Public Works Department, and the POINT-OF-BEGINNING of said line;

Thence, N 53°44'48" E along the southeasterly line of said Quitclaim Deed parcel, a distance of 27.66 feet to the beginning of a non-tangent curve concave southwesterly, having a radius of 450.00 feet, the long chord of which bears N 58°07'52" W a distance of 38.70 feet;

Thence, northwesterly along said curve, through a central angle of 4°55'43", a distance along the arc of 38.71 feet;

Thence, S 38°03'24" W a distance of 22.70 feet;

Thence, N 51°56'36" W a distance of 14.50 feet;

Thence N 03°07'27" E a distance of 11.32 feet;

Thence N 65°51'49" W a distance of 78.07 feet;

Thence, N 23°27'44" E a distance of 9.82 feet;

Thence, N 65°53'34" W a distance of 86.58 feet;

Thence, N 23°27'44" E a distance of 8.40 feet;

Thence, N 66°32'16" W a distance of 33.72 feet to a point on the westerly line, said Deed of Trust parcel;

Thence, S 14°26'00" W along said westerly line a distance of 25.01 feet to a point on said northeasterly Right-of-Way line opposite centerline station A 13+04.38 and 35.30 feet right, the POINT-OF-TERMINUS

The lands herein described contain an area of 0.10 acres (4,549 square feet), more or less, the specific details concerning all of which are to be found within that certain map of definite location now of record on file in the office of the Public Works Department of Asotin County, Washington.

EXHIBIT A - 4

Creason, Moore, Dokken & Geidl, PLLC
P.O. Drawer 835, Lewiston ID 83501
(208)743-1516; Fax(208)746-2231

53114

Parcels 2 through 13: 1812 Kiescker Road, Anatone, County of Asotin, State of Washington, to-wit:

The Southeast Quarter of the Southeast Quarter (SE1/4 SE1/4) of Section Twenty-One (21); the Southwest Quarter of the Southwest (SW1/4 SW1/4) of Section Twenty-Two (22); the Northeast Quarter (NE1/4), the North half of the Southeast Quarter (N1/2 SE1/4), the Southwest Quarter of the Southeast Quarter (SW1/4 SE1/4), and the Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4) of Section Twenty-Eight (28); the Northeast Quarter of the Northwest Quarter (NE1/4 NW1/4), the South Half of the Northwest Quarter (S1/2NW1/4), the West Half of the Northeast Quarter (W1/2 NE1/4), the West half of the Southeast Quarter (W1/2 SE1/4) and the Southwest Quarter (SW1/4) of Section Thirty-Three (33) all in Township 8 North of Range Forty-six (46) East of the Willamette Meridian, records of Asotin County, Washington.

Lots 1, 2, 3, and 4, and the South half of the Northwest Quarter (S1/2 NW1/4) of Section Four (4); the Southeast Quarter of the Northeast Quarter (SE1/4 NE1/4) of Section Five (5) all in Township 7 North of Range Forty-Six (46) East of the Willamette Meridian, records of Asotin County, Washington.

EXHIBIT A - 5

Creason, Moore, Dokken & Geidl, PLLC
P.O. Drawer 835, Lewiston ID 83501
(208)743-1516; Fax(208)746-2231

53114