

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.

SELLER GRANTOR	1 Name <u>Melanie Botts, Personal Representative for the Estate of Janice C. Botts</u>	BUYER GRANTEE	2 Name <u>DAVID HEITSTUMAN and TRACIE HEITSTUMAN, as a married couple</u>
	Mailing Address <u>1479 LIBBY ST</u>		Mailing Address <u>4824 Montgomery Ridge Road</u>
	City/State/Zip <u>CLARKSTON, WA</u>		City/State/Zip <u>Anatone, WA 99401</u>
	Phone No. (including area code) <u>99403</u>		Phone No. (including area code) <u>509-256-3466</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	See attached Exhibit A <input type="checkbox"/>	List assessed value(s)	0.00
Mailing Address	<input type="checkbox"/>		0.00
City/State/Zip	<input type="checkbox"/>		0.00
Phone No. (including area code)	<input type="checkbox"/>		0.00

4 Street address of property: BALE LAND

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 Tracts 1, 2, and 6

5 Select Land Use Code(s):

84 - Open space land classified under chapter 84.34 RCW

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 and 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.

Hail Walker 11/17/20
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.

(3) NEW OWNER(S) SIGNATURE

Tracie Heitstuman
PRINT NAME TRACIE HEITSTUMAN

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-202 (b) (f)
Reason for exemption
Transfer of real property through a devise by Will or inheritance are not subject to the real estate excise tax for Asotin County Probate Cause No. 15-4-00111-9

Type of Document Personal Representative's Deed
Date of Document 11/06/2020

Gross Selling Price \$	0.00
Personal Property (deduct) \$	0.00
Exemption Claimed (deduct) \$	0.00
Taxable Selling Price \$	0.00
Excise Tax: State	
Less than \$500,000.01 at 1.1%	0.00
From \$500,000.01 to \$1,500,000 at 1.28%	0.00
From \$1,500,000.01 to \$3,000,000 at 2.75%	0.00
Above \$3,000,000 at 3.0%	0.00
Agricultural and timberland at 1.28%	0.00
Total Excise Tax: State \$	0.00
<u>0.0025</u> Local \$	0.00
*Delinquent Interest: State \$	0.00
Local \$	0.00
*Delinquent Penalty \$	0.00
Subtotal \$	0.00
*State Technology Fee \$	5.00
*Affidavit Processing Fee \$	5.00
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 Melanie Botts Signature of Grantee or Grantee's Agent Tracie Heitstuman

Name (print) Melanie Botts, Personal Representative Name (print) TRACIE HEITSTUMAN

Date & city of signing 11/5/2020 Clarkston, WA Date & city of signing 11/6/20 Clarkston, WA

CERTIFIED

FILED

2015 DEC 28 A 9:24

MARIE J. EGGART
COUNTY CLERK
ASOTIN COUNTY, WA

SUPERIOR COURT OF WASHINGTON
COUNTY OF ASOTIN

In Re the Estate of)
JANICE C. BOTTS)
Deceased.)
_____)

NO. 15-4-00111-9
LETTERS TESTAMENTARY

STATE OF WASHINGTON)
County of Asotin) ss.

WHEREAS, the Last Will and Testament of JANICE C. BOTTS, deceased, was, on
Dec
January 28, 2015, duly exhibited, proven and recorded in our said Superior Court; and,

WHEREAS, it appears in and by said Will that MELANIE J. BOTTS was appointed
personal representative therein, and

WHEREAS, said MELANIE J. BOTTS was duly qualified as such personal
representative,

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that we hereby
authorize the said MELANIE J. BOTTS to execute said Will according to law.

WITNESS, **SCOTT D. GALLINA**, Judge of our said Superior Court, and
the seal of said Court hereto affixed this *28th* day of *Dec*, 2015.

Umckenziekelley
Clerk of Superior Court

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STATE OF WASHINGTON)
County of Asotin) ss.

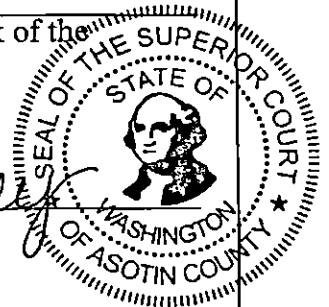
I, MARIEEGGART, County Clerk of the County of Asotin, State of Washington, and ex-officio Clerk of the Superior Court of the State of Washington for Asotin County, do hereby certify that the within and foregoing is a full, true, and correct copy of the original Letters Testamentary and of the whole thereof, as the same is now on file and of record in the above-entitled cause in my office and custody. Said Letters have never been revoked and are still in full force and effect.

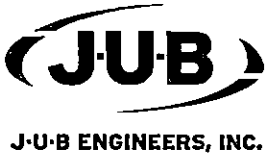
WITNESS my hand and seal of said court this 28th day of December 2018

MARIE EGGART

County Clerk & Ex-officio Clerk of the Superior Court

By: *Umckenziekelley*
Deputy





J-U-B COMPANIES



THE LANGDON GROUP



GATEWAY MAPPING INC.

LEGAL DESCRIPTION
of
TRACT 1

Parcel No.: 2-007-46-007-5500-0000

Botts Estate Boundary Line Adjustment

That portion of the E1/2 of the SE1/4 of Section 7, Township 7 North, Range 46 East, Willamette Meridian, Asotin County, Washington, described as follows:

COMMENCING at the southeast corner of said Section 7 (from which the South Quarter corner of Section 8, T7N, R46E, W.M., bears North 87°00'14" East 2,673.46 feet), thence South 87°07'24" West along the south line of said Section 7, 654.52 feet to the POINT OF BEGINNING;

thence North 07°10'57" East 1,688.75 feet;

thence North 30°31'45" West 556.30 feet;

thence North 66°44'51" West 202.59 feet;

thence South 55°39'02" West 616.20 feet, more or less, to the east right-of-way line of Weissenfels Ridge Road;

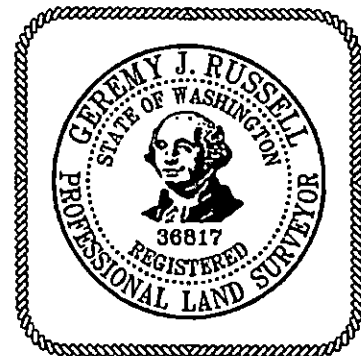
thence South 02°43'39" East along said right-of-way line 1,893.24 feet, more or less, to the north right-of-way line of Montgomery Ridge Road;

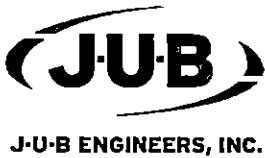
thence along said right-of-way line 233.68 feet along the arc of a curve to the right, said curve having a radius of 829.23 feet, a central angle of 16°08'45", and a long chord which bears South 85°31'13" East 232.90 feet, more or less, to the south line of said Section 7;

thence North 87°07'24" East along said south line 444.60 feet, more or less, to the POINT OF BEGINNING.

Containing 40.02 acres, more or less.

SUBJECT TO: Existing rights-of-way and easements of record and/or appearing on above-described parcel.





J-U-B COMPANIES



THE LANGDON GROUP



GATEWAY MAPPING INC.

LEGAL DESCRIPTION
of
TRACT 2

Parcel No.: 2-007-46-008-2200-0000
Botts Estate Boundary Line Adjustment

That portion of the E1/2 of the SE1/4 and the E1/2 of the NE1/4 of Section 7, and of the NW1/4 of Section 8, Township 7 North, Range 46 East, Willamette Meridian, Asotin County, Washington, described as follows:

COMMENCING at the North Quarter corner of said Section 8 (from which the northwest corner of said Section 8 bears South 87°06'16" West 2,686.75 feet), thence South 87°06'16" West along the north line of said Section 8, 1,278.60 feet to the POINT OF BEGINNING;

thence South 23°29'24" West 1,657.39 feet;

thence South 35°00'22" West 886.95 feet;

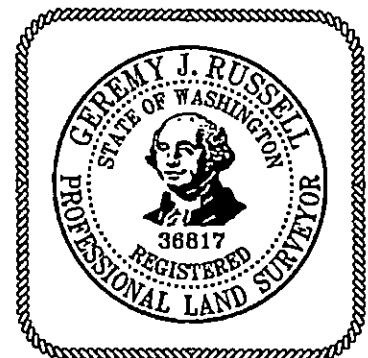
thence South 60°24'15" West 172.38 feet;
thence North 87°13'07" West 322.90 feet;
thence South 43°20'06" West 635.30 feet;
thence South 13°11'13" West 445.03 feet;

thence South 54°32'02" West 512.93 feet, more or less, to the easterly right-of-way line of Weissenfels Ridge Road;
thence along said easterly right-of-way line the following nine (9) courses:

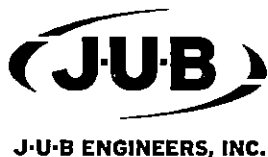
1. North 02°43'39" West 1,306.42 feet;
2. 358.54 feet along the arc of a curve to the right, said curve having a radius of 470.00 feet, a central angle of 43°42'28", and a long chord which bears North 19°07'35" East 349.91 feet;
3. North 40°58'48" East 411.96 feet;
4. 267.38 feet along the arc of a curve to the right, said curve having a radius of 2,970.00 feet, a central angle of 5°09'30", and a long chord which bears North 43°33'33" East 267.29 feet;
5. North 46°08'18" East 738.39 feet;
6. 290.76 feet along the arc of a curve to the left, said curve having a radius of 880.00 feet, a central angle of 18°55'53", and a long chord which bears North 36°40'22" East 289.44 feet;
7. 144.09 feet along the arc of a compound-curve to the left, said curve having a radius of 880.00 feet, a central angle of 9°22'53", and a long chord which bears North 22°30'59" East 143.93 feet;
8. North 17°49'32" East 279.65 feet;
9. 168.09 feet along the arc of a curve to the left, said curve having a radius of 730.00 feet, a central angle of 13°11'35", and a long chord which bears North 11°13'45" East 167.72 feet, more or less, to the north line of said Section 8;

thence North 87°06'16" East 1,213.18 feet, more or less, to the POINT OF BEGINNING;

Containing 86.37 acres, more or less.
SUBJECT TO: Existing rights-of-way and easements of record and/or appearing on above-described parcel.



53703



J-U-B COMPANIES



THE
LANGDON
GROUP



GATEWAY
MAPPING
INC.

LEGAL DESCRIPTION
of
TRACT 6

Parcel No.: 2-007-46-005-3000-000

Botts Estate Boundary Line Adjustment

That portion of the SW1/4 of Section 5, Township 7 North, Range 46 East, Willamette Meridian, Asotin County, Washington, described as follows:

COMMENCING at the northeast corner of said SW1/4 (from which the West Quarter corner of said Section 5 bears South 88° 14' 35" West 2,690.30 feet), thence South 01° 44' 21" East, 40.53 feet, more or less, to the south right-of-way line of Kiesecker Road, said point being the POINT OF BEGINNING;

thence South 01° 44' 21" East, 107.20 feet;
thence South 47° 42' 35" West 528.89 feet;
thence South 44° 25' 29" West 481.41 feet;
thence South 25° 41' 42" West 622.86 feet;
thence South 65° 55' 13" West 398.30 feet;
thence South 89° 22' 41" West 836.38 feet;
thence South 32° 35' 07" West 58.54 feet;
thence South 56° 21' 52" West 17.20 feet;
thence North 89° 59' 46" West 369.79 feet, more or less, to the easterly right-of-way line of Weissenfels Ridge Road;
thence North 01° 49' 34" West along said easterly right-of-way line 1,528.55 feet, more or less, to the point of intersection of said easterly right-of-way line and the south right-of-way line of Kiesecker Road;
thence North 88° 28' 34" East along said south right-of-way line, 2,660.27 feet, more or less, to the POINT OF BEGINNING.

Containing 69.78 acres, more or less.

SUBJECT TO: Existing rights-of-way and easements of record and/or appearing on above-described parcel.

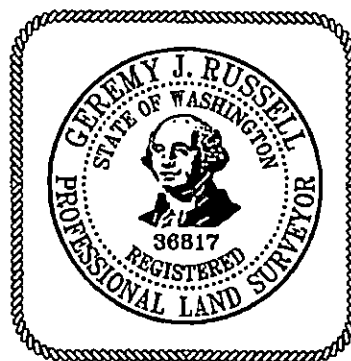


EXHIBIT A RE: ESTATE OF JANICE C. BOTTS

Old Parcel Numbers	Mkt Value	New Parcel Number	Mkt Value	Track	Notes
2-007-46-005-1300-0000	\$ 7,550.00				(delete)
2-007-46-007-5500-0000	\$ 25,340.00	2-007-46-007-5500-0000	\$ 11,200.00	1	
		2-007-46-008-2200-0000	\$ 25,150.00	2	(add)
2-007-46-008-2000-0000	\$ 16,800.00	2-007-46-008-2000-0000	\$ 10,830.00	3	
2-007-46-008-1200-0000	\$ 2,900.00	2-007-46-008-1200-0000	\$ 2,600.00	4	
2-007-46-005-2700-0000	\$ 20,800.00	2-007-46-005-3800-0000	\$ 20,140.00	5	(change)
2-007-46-005-3000-0000	\$ 118,920.00	2-007-46-005-3000-0000	\$ 99,675.00	6	
2-007-46-005-4600-0000	\$ 5,200.00	2-007-46-005-4600-0000	\$ 6,300.00	7	
2-007-46-005-8800-0000	\$ 22,300.00	2-007-46-005-8800-0000	\$ 66,800.00	8	
2-008-46-032-4000-0000	\$ 15,400.00	2-008-46-032-4000-0000	\$ 15,400.00	9	
Total:	\$ 235,210.00		\$ 258,095.00		

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