

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>Kevin Botts</u>
	Mailing Address <u>1479 Libby Street</u>		Mailing Address <u>61201 St Hwy 129</u>
	City/State/Zip <u>Clarkston WA 99403</u>		City/State/Zip <u>Anastome WA 99401</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 account numbers - check box if personal property		List assessed value(s)
Name	See attached Exhibit A <input type="checkbox"/>		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: <u>BALE LAND</u>	This property is located in <u>Asotin County</u>		

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 3, 4, 7, 8, and 9

5 Select Land Use Code(s):
94 - 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 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.
Sail 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.
a) NEW OWNER(S) SIGNATURE
Kevin Botts
PRINT NAME KEVIN BOTT

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	
From \$500,000.01 to \$1,000,000.00 at 1.1%	0.00
From \$1,000,000.01 to \$2,000,000.00 at 1.28%	0.00
From \$2,000,000.01 to \$3,000,000.00 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 PR Signature of Grantee or Grantee's Agent Kevin Botts
Name (print) Melanie Botts, Personal Representative Name (print) Kevin Botts
Date & city of signing 11/5/2020 Clarkston WA Date & city of signing 11/6/20 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)).

053704

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 ~~January~~ ^{Dec} 28, 201~~5~~⁵, 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, 201~~5~~⁵.

Umckenzie Kelley
Clerk of Superior Court

STATE OF WASHINGTON)
County of Asotin) ss.
)

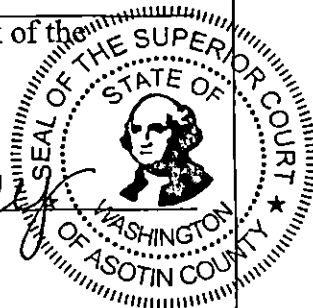
I, MARIE EGGART, County Clerk of the County of Asotin, State of Washington, and ex-officio Clerk of the Superior Court of the State of Washington for Asotin County, do hereby certify that the within and foregoing is a full, true, and correct copy of the original Letters Testamentary and of the whole 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.

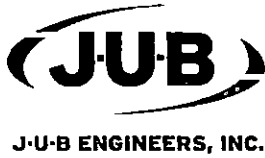
WITNESS my hand and seal of said court this 28th day of December 2018

MARIE EGGART

County Clerk & Ex-officio Clerk of the Superior Court

By: Umckenzie Kelley
Deputy





J-U-B COMPANIES



THE LANGDON GROUP



GATEWAY MAPPING INC.

LEGAL DESCRIPTION
of
TRACT 3

Parcel No.: 2-007-46-008-2000-0000

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:

BEGINNING 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 654.52 feet;

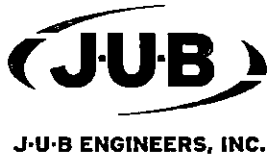
thence North 07°10'57" East 1,688.75 feet;
thence North 30°31'45" West 556.30 feet;
thence North 66°44'51" West 202.59 feet;
thence South 55°39'02" West 616.20 feet, more or less, to the easterly right-of-way line of Weissenfels Ridge Road;
thence North 02°43'39" West along said right-of-way line, 88.49 feet;
thence North 54°32'02" East 512.93 feet;
thence North 13°11'13" East 445.03 feet;
thence North 43°20'06" East 635.30 feet;
thence South 87°13'07" East 322.90 feet;
thence North 60°24'15" East 172.38 feet;
thence North 35°00'22" East 886.95 feet;

thence North 23°29'24" East 1,657.39 feet, more or less, to the north line of said Section 8; thence North 87°06'16" East along said north line 1,278.60 feet, more or less, to the North Quarter Corner of said Section 8; thence South 02°20'34" East along the east boundary of said NW1/4 of Section 8, 2,691.00 feet, more or less, to the southeast corner of said NW1/4; thence South 87°15'26" West along the south boundary of said NW1/4, 2,693.10 feet, more or less, to the West Quarter Corner of said Section 8; hence South 02°45'42" East along the east boundary of said SE1/4 of Section 7, 2,701.61 feet, more or less, to the southeast corner of said Section 7, said point being the POINT OF BEGINNING. Containing 165.26 acres, more or less.

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



53704



J-U-B COMPANIES



THE LANGDON GROUP



GATEWAY MAPPING INC.

LEGAL DESCRIPTION
of
TRACT 4

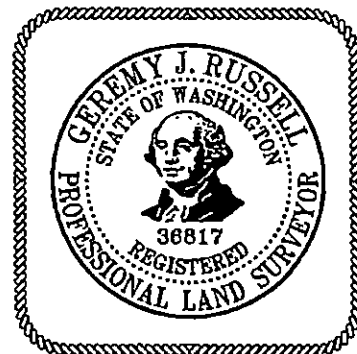
Parcel No.: 2-007-46-008-1200-0000

Botts Estate Boundary Line Adjustment

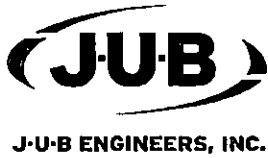
The NW1/4 of the NE1/4 of Section 8, Township 7 North, Range 46 East, Willamette Meridian, Asotin County, Washington.

Containing 41.46 acres, more or less.

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



53704



J-U-B COMPANIES



THE
LANGDON
GROUP



GATEWAY
MAPPING
INC.

LEGAL DESCRIPTION
of
TRACT 7

Parcel No.: 2-007-46-005-4600-0000

Botts Estate Boundary Line Adjustment

That portion of the SW1/4 of the NE1/4 and the W1/2 of the SE1/4 and the SW1/4 of Section 5, Township 7 North, Range 46 East, Willamette Meridian, Asotin County, Washington, described as follows:

BEGINNING at the South Quarter corner of said Section 5 (from which the southwest corner of said Section 5 bears South 87°06'16" West 2,686.75 feet), thence North 14°01'23" West, 119.92 feet;

thence North 29°19'48" East 1,098.45 feet;
thence North 61°19'16" West 1,496.46 feet;
thence North 44°25'29" East 481.41 feet;
thence North 47°42'35" East 528.89 feet, more or less, to the east line of said SW1/4;
thence North 01°44'21" West along said east line, 107.20 feet, more or less, to the southerly right-of-way line of Kiesecker Road;

thence along said southerly right-of-way line the following four (4) courses:

1. North 88°28'34" East 172.81 feet;
2. 163.20 feet along the arc of a curve to the left, said curve having a radius of 205.00 feet, a central angle of 45°36'50", and a long chord which bears North 65°40'10" East 158.93 feet;
3. North 42°51'45" East 1,416.95 feet;
4. 27.06 feet along the arc of a curve to the left, said curve having a radius of 230.00 feet, a central angle of 6°44'31", and a long chord which bears North 39°29'29" East 27.05 feet, more or less, to the east boundary of said SW1/4 of the NE1/4;

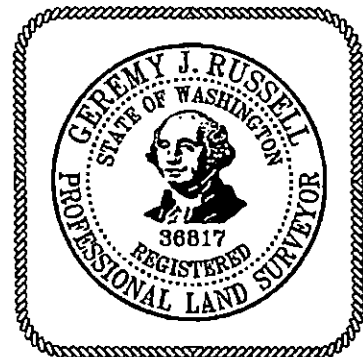
thence South 01°56'11" East along said east boundary, 1,048.69 feet, more or less, to the southeast corner of said SW1/4 of the NE1/4;

thence South 01°56'02" East along the east boundary of said W1/2 of the SE1/4, 2,624.04 feet, more or less, to the southeast corner thereof;

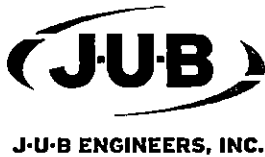
thence South 87°31'58" West along the south boundary of said W1/2 of the SE1/4, 1,344.95 feet, more or less, to the POINT OF BEGINNING.

Containing 95.46 acres, more or less.

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



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J-U-B COMPANIES



THE LANGDON GROUP



GATEWAY MAPPING INC.

LEGAL DESCRIPTION
of
TRACT 8

Parcel No.:2-007-46-005-8800-0000

Botts Estate Boundary Line Adjustment

(Note: Differences in Basis of Bearings and measured vs record conditions cause some calls to differ from record. These are noted in parentheses within the legal description below).

That portion of Government Lots 1, 2, 3 and 4, and the SW1/4 of the NE1/4 and the S1/2 of the NW1/4 of Section 5, Township 7 North, Range 46 East, and the SW1/4 of the SE1/4 and the SE1/4 of the SW1/4 of Section 32, Township 8 North, Range 46 East, Willamette Meridian, Asotin County, Washington, described as follows:

BEGINNING at the northeast corner of said Section 5 (from which the North Quarter corner of said Section 5 bears South 87°29'42" West 2,653.36 feet), thence South 87°29'42" West along the north line of said Section 5, 1,986.08 feet, more or less, to a point on the southerly boundary of that certain parcel described in Quit Claim Deed Recorded as Instrument Number 279509, Records of Asotin County, Washington;

thence along said south boundary the following eleven (11) courses:

1. South 37°24'13" West (of record as S.39°35'W.), 429.44 feet;
2. South 36°35'13" West (of record as S.38°46'W.) 634.97 feet;
3. South 64°48'13" West (of record as S.66°59'W.) 153.24 feet;
4. North 09°31'13" East (of record as N.11°42'E.) 625.71 feet;
5. North 01°44'13" East (of record as N.03°55'E.) 270.55 feet;
6. South 87°58'13" West (of record as N.89°51'W.) 998.39 feet;
7. South 52°57'13" West (of record as S.55°08'W.) 441.15 feet;
8. South 00°53'13" West (of record as S.03°04'W.) 208.81 feet;
9. South 47°33'13" West (of record as S.49°44'W.) 63.72 feet;
10. North 74°56'47" West (of record as N.72°46'W.) 433.21 feet, more or less, to the easterly right-of-way line of Weissenfels Ridge Road;

thence South 24°27'59" West along said easterly right-of-way line, 1,420.89 feet;

thence continuing along said right-of-way line, 904.01 feet along the arc of a curve to the left, said curve having a radius of 1,970.00 feet, a central angle of 26°17'33", and a long chord which bears South 11°19'12" West 896.10 feet;

thence South 01°49'34" East continuing along said right-of-way line, 136.68 feet, more or less, to the intersection of said easterly right-of-way line and the north right-of-way line of Kiesecker Road;

thence along said north right-of-way line the following six (6) courses:

1. North 88°28'34" East 2,833.39 feet;
2. 115.44 feet along the arc of a curve to the left, said curve having a radius of 145.00 feet, a central angle of 45°36'50", and a long chord which bears North 65°40'10" East 112.41 feet;
3. North 42°51'45" East 1,416.95 feet;

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Track 8
page 2

4. 105.78 feet along the arc of a curve to the left, said curve having a radius of 170.00 feet, a central angle of $35^{\circ}39'03''$, and a long chord which bears North $25^{\circ}02'14''$ East 104.08 feet;
5. North $07^{\circ}12'42''$ East 70.39 feet;
6. 10.45 feet along the arc of a curve to the right, said curve having a radius of 130.00 feet, a central angle of $04^{\circ}36'14''$, and a long chord which bears North $09^{\circ}30'49''$ East 10.44 feet, more or less, to the east line of said SW1/4 of the NE1/4 of Section 5;

thence North $01^{\circ}56'11''$ West along said east line, 114.75 feet, more or less, to the northeast corner thereof;

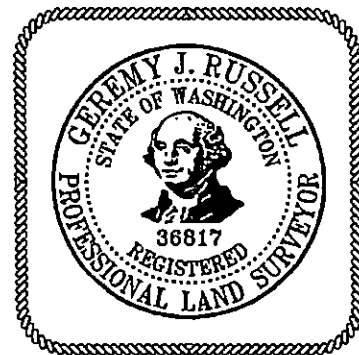
thence North $87^{\circ}52'13''$ East along the south line of said Government Lot 1, 471.49 feet, more or less, to the northerly right-of-way line of said Kiesecker Road;

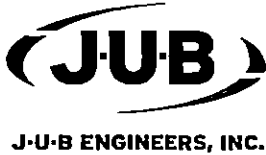
thence North $85^{\circ}13'50''$ East along said northerly right-of-way line, 860.69 feet, more or less, to the east line of said Government Lot 1 of Section 5;

thence North $02^{\circ}07'53''$ West along said east line, 1,326.96 feet, more or less, to the northeast corner of said Section 5, and the POINT OF BEGINNING.

Containing 235.44 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 9

Parcel No.: 2-008-46-032-4000-0000

Botts Estate Boundary Line Adjustment

(Note: Differences in Basis of Bearings and measured vs record conditions cause some calls to differ from record. These are noted in parentheses within the legal description below).

That portion of the SE1/4 of Section 32, Township 8 North, Range 46 East, Willamette Meridian, Asotin County, Washington, described as follows:

COMMENCING at the East Quarter corner of said Section 32 (from which the Southeast corner of said Section bears South 02°07'53" East 2,695.77 feet), thence South 02°07'53" East (of record as South), along the east line of said SE1/4, 1,096.28 feet, more or less, to a point on the south boundary of that certain parcel described in Quit Claim Deed Recorded as Instrument Number 279509, Records of Asotin County, Washington, said point being the POINT OF BEGINNING;

thence continuing South 02°07'53" East along said east line, 1,599.49 feet, more or less, to the southeast corner of said Section 32;

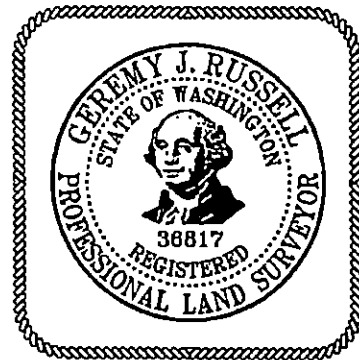
thence South 87°29'42" West, 1,986.08 feet, more or less, to a point on the aforementioned south boundary;

thence along said south boundary the following four (4) courses:

1. North 37°24'13" East (of record as N.39°35'E.) 26.17 feet;
2. North 15°03'13" East (of record as N.17°14'E.) 910.85 feet;
3. North 34°13'13" East (of record as N.36°24'E.) 607.69 feet;
4. North 78°01'13" East 1,360.10 feet (of record as N.80°12'E., 1361.04 feet), more or less, to the POINT OF BEGINNING;

Containing 57.93 acres, more or less.

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



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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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