

Real Estate Excise Tax Affidavit (RCW 82.45 WAC 458-61A)

Only for sales in multiple location codes on or after January 1, 2020.
This affidavit will not be accepted unless all areas on all pages are fully completed.
This form is your receipt when stamped by cashier. *Please type or print.*

Check box if the sale occurred in more than one location code.

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

1 Seller/Grantor

Name Todd S. Clovis aka Todd Clovis and Jennifer L. Clovis
Husband and Wife

Mailing address 4027 Asotin Creek Road

City/state/zip Asotin, WA 99403

Phone (including area code) _____

2 Buyer/Grantee

Name Todd S. Clovis and Jennifer L. Clovis, Trustees
Todd and Jennifer Clovis Revocable Trust

Mailing address 4027 Asotin Creek Road

City/state/zip Asotin, WA 99403

Phone (including area code) _____

3 Send all property tax correspondence to: Same as Buyer/Grantee

Name _____

Mailing address _____

City/state/zip _____

List all real and personal property tax parcel account numbers	Personal property?	Assessed value(s)
<u>1-004-27-005-0005-0000</u>	<input type="checkbox"/>	<u>\$458,800.00</u>
<u>1-004-26-005-0008-0000</u>	<input type="checkbox"/>	<u>47,400.00</u>
<u>1-051-00-032-0000-0000</u>	<input type="checkbox"/>	<u>377,700.00</u>

4 Street address of property 4027 Asotin Creek Road, Asotin, WA and 1440 16th Avenue, Clarkston, Washington

This property is located in Asotin County (for unincorporated locations please select your 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 you need more space, attach a separate sheet to each page of the affidavit).

See Exhibits A-1 and A-2 attached

5 Select land use code(s)

Enter any additional codes 91

(see back of last page for instructions)

Was the seller receiving a property tax exemption or deferral under RCW 84.36, 84.37, or 84.38 (nonprofit org., senior citizen or disabled person, homeowner with limited income)? Yes No

Is this property predominantly used for timber (as classified under RCW 84.84 and 84.33) or agriculture (as classified under RCW 84.34.020)? See ETA 3215. Yes No

If yes, complete the predominate use calculator (see instructions for section 5).

6 Is this property designated as forest land per RCW 84.33? Yes No

Is this property classified as current use (open space, farm and agricultural, or timber) land per RCW 84.34? Yes No

Is this property receiving special valuation as historical property per RCW 84.26? 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 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 signature _____

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) doesn't wish to continue, all additional tax calculated pursuant to RCW 84.26, shall be due and payable by the seller or transferor at the time of sale.

(3) NEW OWNER(S) SIGNATURE

Signature _____

Signature _____

Print name _____

Print name _____

8 I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT

Signature of grantor or agent T. Clovis

Signature of grantee or agent T. Clovis

Name (print) Todd S. Clovis

Name (print) Todd S. Clovis, Trustee

Date & city of signing 1/8/21 Lewiston, ID

Date & city of signing 1/8/21 Lewiston, ID

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 \$5000, or by both imprisonment and fine (RCW 9A.20.020(1c)).

To ask about the availability of this publication in an alternate format for the visually impaired, please call 360-705-6705. Teletype (TTY) users may use the WA Relay Service by calling 711.

JAN 13 2021

ASOTIN COUNTY
TREASURER

053838

Creason moore dokken geidl c# 13514

EXHIBIT A-1

PARCEL I:

That part of the SW¼ of Section 19, Township 10 North, Range 46 East of the Willamette Meridian, Asotin County, Washington, more particularly described as follows:

Commencing at the SW corner of the E½SE¼ of Section 24 of Township 10 North, Range 45, East of the Willamette Meridian, Asotin County, Washington; thence North 2°38'07" West along the West line of said E½SW¼ for a distance of 972.88 feet to a point in the centerline of Asotin Creek as it flowed in 1973; thence North 70°26'53" East along said centerline a distance of 312.57 feet; thence North 52°52' East along said centerline a distance of 217.81 feet; thence North 47°46'27" East along said centerline a distance of 334.12 feet; thence North 42°28'27" East along said centerline a distance of 210.11 feet; thence North 55°11'27" East along said centerline a distance of 479.47 feet; thence North 65°30'27" East along said centerline a distance of 151.08 feet; thence North 54°20'27" East along said centerline a distance of 100.52 feet; thence North 36°07'27" East along said centerline a distance of 186.34 feet; thence North 12°29'33" West a distance of 38.88 feet to a point on the south right-of-way line of the county road, said point being a point on curve; thence deflect right and continue along said right-of-way line around a curve to the left with a radius of 2330.00 feet for a distance of 228.61 feet; thence North 71°30' East along said right-of-way line a distance of 76.43 feet; thence South 2°28' East, 28.68 feet; thence North 61°32' East a distance of 318.12 feet; thence South 65°28' East a distance of 131.55 feet to the true place of beginning; thence continue South 65°28' East, 379.95 feet; thence North 72°32' East a distance of 745.36 feet; thence South 2°28' East, 450.51 feet; thence South 63°38'52" West, 869.26 feet; thence South 69°16'32" West, 163.94 feet; thence North 9°51' West, 840.39 feet to the place of beginning.

PARCEL II:

Together with but subject to the rights of others an easement for ingress, egress and utilities lying 10 feet on each side of the following described centerline: Commencing at the Northwest corner of the above described tract; thence South 9°51' East, 309.39 feet to the true place of beginning; thence South 85°10' West, 428.45 feet; thence North 78°45' West, 290.24 feet; thence North 16°17' West, 164.59 feet to a point on the centerline of Asotin Creek Road and the terminus of the above described centerline.

PARCEL III:

Together with but subject to the rights of others and easement for ingress, egress and utilities lying 30 feet West of the following described line: Beginning at the Southwest corner of the above described tract; thence North 9°51' West along the West line of said tract 531.00 feet to the terminus of the above described line.

EXCEPTING therefrom any portion of the N½SW¼ of said Section 19 which may be Northerly of a boundary line as established by Judgment entered May 3, 1972 in Asotin County Superior Court Cause No. 2554.

EXHIBIT A-2

The South half of the West half of Lot 6 of Block 'KK' and that portion of Lot 6 of Block "LL" of Vineland, Asotin County, Washington, particularly described as follows: Beginning at the Southwest corner of said West half of Lot 6 of Block "KK" and extending said lot line Southerly a distance of 387.79 feet to the Center of the Pomeroy road; thence Northeasterly along the center of the Pomeroy road a distance of 195.4 feet; thence Northerly a distance of 281.67 feet to the Southeast corner of the West half of Lot 6 of Block "KK"; thence Westerly to the place of beginning, all in Vineland, Asotin County, Washington, according to the official plat thereof.

TOGETHER WITH an easement for ingress and egress over and across the West 15 feet of the South 396 feet of said Lot 6 of Block "KK" of Vineland, according to the recorded plat thereof.

EXCEPTING THEREFROM The North 264 feet of the South half of the West half of Lot 6, Block "KK" of Vineland, according to plat recorded in Book A of plats, page 15, in Asotin County, Washington.

AND EXCEPTING THEREFROM the North 120.0 feet of the South 281.0 feet of the West half of Lot 6 of Block "KK" of Vineland, Asotin County, Washington, according to the recorded plat thereof, EXCEPT that portion, if any, lying in Foster Lane.

FURTHER EXCEPTING THEREFROM the North 115 feet of the South 396 feet of the West half of Lot 6, Block "KK" of Vineland, according to the plat recorded in Book A of Plats, Page 15, records of Asotin County, Washington.