

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

Only for sales in a single location code 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 CHRISTOPHER T. SEGROVES and ANGIE SEGROVES

Mailing address P. O. Box 1017

City/state/zip Asotin WA 99402

Phone (including area code) 509-552-9744

2 Buyer/Grantee

Name CHRISTOPHER T. SEGROVES and ANGIE SEGROVES

Mailing address P. O. Box 1017

City/state/zip Asotin WA 99402

Phone (including area code) 509-552-9744

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>1-044-00-005-0000-0000</u>	<input type="checkbox"/>	<u>\$ 37,800.00</u>
<u>1-044-00-001-0000-0000</u>	<input type="checkbox"/>	<u>\$ 27,100.00</u>
<u>1-049-00-033-0000-0000</u>	<input type="checkbox"/>	<u>\$ 103,500.00</u>

4 Street address of property N/A Bare Land

This property is located in Asotin (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 Attached Exhibit A

5 91 - Undeveloped land (land only)

Enter any additional codes _____
(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 Chris Segroves

Name (print) Chris Segroves

Date & city of signing 1-28-21 Lewiston

Signature of grantee or agent _____

Name (print) Chris Segroves

Date & city of signing 1-28-21 Lewiston

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.

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

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

WAC number (section/subsection) WAC 458-61A-109(2)(b)

Reason for exemption

Boundary Line Adjustment

Type of document Quitclaim Deed

Date of document 1-28-21

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%	0.00
Agricultural and timberland at 1.28%	0.00
Total excise tax: state	0.00
0.0075 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

PAID

JAN 28 2021

ASOTIN COUNTY
TREASURER

A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX
*SEE INSTRUCTIONS

Exhibit A

Assessor's Tax Parcel Nos.: 1-044-00-005-0000-0000; 1-044-00-001-0000-0000; 1-049-00-033-0000-0000

CHRISTOPHER T. SEGROVES and ANGIE SEGROVES, husband and wife, "Grantors," own the following described real property located in Asotin County, State of Washington (the "Property"):

A parcel of land situated in the NW1/4 of Section 21, Township 10 North, Range 46 East, W.M., Asotin County, Washington, described as follows:

COMMENCING at the northwest corner of Lot 1, Block 32 as shown on Assessor's Tax Plat No. 1, Asotin County; thence South 85°32'46" East along the northerly boundary of said Lot 1, and the "Town of Asotin" parcel, Block 32 as shown on said Assessor's Tax Plat No.1, Asotin County, a distance of 212.38 feet to the POINT OF BEGINNING;

QUITCLAIM DEED-1

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thence continuing South 85°32'46" East, a distance of 137.39 feet, more or less, to the westerly right-of-way of Highway 129;

thence South 34°14'50" West along said westerly right-of-way, a distance of 114.14 feet;

thence continuing along said westerly right-of-way, 142.81 feet along the arc of curve to the left, having a radius of 249.10 feet, through a central angle of 32°50'52", said curve having a long chord that bears South 17°49'24" West a chord distance of 140.86 feet;

thence South 36°13'34" West, a distance of 37.15 feet;

thence South 17°11'13" West, a distance of 80.47 feet;

thence North 69°09'55" West, a distance of 11.59 feet, more or less, to the easterly boundary of said "Town of Asotin" parcel;

thence North 04°30'23" East along said easterly boundary, a distance of 342.91 feet to the POINT OF BEGINNING.

Containing 21,457 square feet, more or less.

AND

QUITCLAIM DEED-2

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The "Town of Asotin" parcel as shown on Assessor's Tax Plat No. 1, Asotin County, Washington together with that part of the Northwest Quarter of Section 21, Township 10 North, Range 46 East, of the Willamette Meridian, described as follows:

Beginning at the Southwest corner of Lot 7, of said Assessor's Tax Plat No. 1; thence South 85°32'46" East, along the South line of said Lot 7, a distance of 232.00 feet, to the Southwest corner of said "Town of Asotin" parcel; thence North 2°04'46" West, along the Westerly line of said "Town of Asotin" parcel, 175.51 feet; thence continuing along said Westerly line, South 85°32'46" East 87.99 feet; thence continuing along said Westerly line, North 4°27'14" East 295.64 feet to the South line of Block 32, Schank & Reeds Addition; thence South 85°32'46" East, along said South line, 90.00 feet; thence South 4°27'23" West, along the Easterly line of said "Town of Asotin" parcel, 530.00 feet; thence North 85°32'46" West 390.00 feet more or less to the Southerly extension of the East right-of-way line of Cleveland Street; thence North 4°27'14" East, along said East right-of-way line 60.00 feet more or less to the Point of Beginning.

AND

That part of Lot 5, Assessor's Tax Plat No. 1, according to the official plat thereof, filed in Book C of Plats at Page(s) 84 Official Records of Asotin County, Washington, more particularly described as follows:

Beginning at the Southeast corner of Block 32 of Schank and Reed's Addition to the Town of Asotin, Washington; thence Southerly on an extension of the West boundary line of Filmore Street a distance of 274.90 feet to the Point of Beginning, thence at an angle to the right 90° 00' a distance of 88.00 feet; thence Southerly along the Easterly line of Lot 6 of Assessor's Tax Plat No. 1, Asotin County, Washington, a distance of 20.74 feet more or less, thence South 85° 32' 46" East a distance of 87.99 feet; thence North 4°27'14" East a distance of 20.74 feet to the Point of Beginning.

EXCEPT any roads or right of ways.

EXCEPTING THEREFROM THE FOLLOWING:

That portion of the "Town of Asotin" parcel, Block 32 as shown on Assessor's Tax Plat No. 1, Asotin County, being situated in the NW1/4 of Section 21, Township 10 North, Range 46 East, W.M., Asotin County, Washington, described as follows:

COMMENCING at the northwest corner of Lot 1, Block 32 as shown on Assessor's Tax Plat No. 1, Asotin County; thence South 85°32'46" East along the northerly boundary of said Lot 1, and said "Town of Asotin" parcel, a distance of 212.38 feet, more or less, to the northeast corner of said "Town of Asotin" parcel;

thence South 04°30'23" West along the easterly boundary of said "Town of Asotin" parcel, a distance of 342.91 feet to the POINT OF BEGINNING.

thence continuing South 04°30'23" West (of record S 04°27'23 W) along said easterly boundary, a distance of 187.12 feet, more or less, to the southeast corner

QUITCLAIM DEED-3

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of said parcel and the POINT OF BEGINNING;

thence North 85°32'39" West (of record N 85°32'46" W) along the southerly boundary of said parcel, a distance of 126.06 feet;

thence North 02°04'53" West, a distance of 233.56 feet;

thence South 69°09'55" East, a distance of 159.28 feet to the POINT OF BEGINNING;

Containing 29,927 square feet, more or less.

ALSO EXCEPTING THEREFROM THE FOLLOWING:

That portion of Lot 7, Block 32 as shown on Assessor's Tax Plat No. 1, Asotin County, being situated in the NW1/4 of Section 21, Township 10 North, Range 46 West, W.M., Asotin County, Washington, described as follows:

COMMENCING at the northwest corner of Lot 1, Block 32 of said Assessor's Tax Plat No. 1, Asotin County;

thence South 02°04'53" East along the westerly boundary of said Lot 1 and the westerly boundary of Lot 5, Block 32 of said Assessor's Tax Plat No. 1, Asotin County, a distance of 473.12 feet;

thence North 85°32'39" West, a distance of 231.96 feet, more or less, to the westerly boundary of said Lot 7;

thence South 04°26'58" West (of record S 04°27'14" E) along said westerly boundary, a distance of 30.85 feet to the POINT OF BEGINNING;

thence South 58°35'57" East, a distance of 64.30 feet, more or less, to the southerly boundary of said Lot 7;

thence North 85°32'39" West (of record S 85°32'46" W) along said southerly boundary, a distance of 57.32 feet, more or less, to the westerly boundary of said Lot 7;

thence North 04°26'58" East along said westerly boundary, a distance of 29.14 feet to the POINT OF BEGINNING.

Containing 835 square feet, more or less.

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1-049-00-033-0000-0000

AND TOGETHER WITH:

BEGINNING AT THE SOUTHEAST CORNER OF BLOCK THIRTY-TWO (32) OF SCHANK AND REED'S ADDITION TO THE TOWN OF ASOTIN, WASHINGTON; THENCE SOUTHERLY ON AN EXTENSION OF THE WEST BOUNDARY LINE OF FILMORE STREET A DISTANCE OF 274.9 FEET; THENCE AT AN ANGLE TO RIGHT OF 90°00' A DISTANCE OF EIGHTY-EIGHT (88) FEET; THENCE AT AN ANGLE TO RIGHT OF 82°59' A DISTANCE OF 276.97 FEET TO THE SOUTH BOUNDARY LINE OF SAID BLOCK THIRTY TWO (32); THENCE AT AN ANGLE RIGHT OF 97°01' ALONG THE SOUTH LINE OF SAID BLOCK THIRTY-TWO (32) A DISTANCE OF 121.82 FEET TO THE PLACE OF BEGINNING AND BEING A PART OF SECTION TWENTY-ONE (21), TOWNSHIP TEN (10) NORTH OF RANGE FORTY-SIX (46) EAST OF THE WILLAMETTE MERIDIAN.

1-044-00-005-0000-0000; 1-044-00-001-0000-0000

Grantors, for and in consideration of a boundary line adjustment, transfer, convey and quitclaim to CHRISTOPHER T. SEGROVES and ANGIE SEGROVES, husband and wife, the following separate parcels of real property, both of which are located in Asotin County, State of Washington:

New Parcel 1:

That portion of Lots 1, 5, and the "Town of Asotin" parcel, Block 32 as shown on Assessor's Tax Plat No. 1, Asotin County, being situated in the NW1/4 of Section 21, Township 10 North, Range 46 East, W.M., Asotin County, Washington, described as follows:

BEGINNING at the northwest corner of said Lot 1; thence South 85°32'46" East along the northerly boundary of said Lots 1 and the "Town of Asotin" parcel, the extension thereof, a distance of 349.77 feet, more or less, to the westerly right-of-way of Highway 129;

thence South 34°14'50" West along said westerly right-of-way, a distance of 114.14 feet;

thence continuing along said westerly right-of-way, 142.81 feet along the arc of curve to the left, having a radius of 249.10 feet, through a central angle of 32°50'52", said curve having a long chord that bears South 17°49'24" West a chord distance of 140.86 feet;

thence South 36°13'34" West, a distance of 37.15 feet;

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thence North 44°23'18" West, a distance of 310.34 feet;

thence North 02°04'53" West, a distance of 63.86 feet to the POINT OF BEGINNING.

Containing 51,153 square feet, more or less. 1-044-00-001-0000-0000. Referred to herein as "New Parcel 1."

SUBJECT TO a non-exclusive easement solely for purposes of installing and maintaining underground utilities for the benefit of New Parcel 2 described below, which easement is located over, under, and across the following described portion of New Parcel 1:

A strip of land 20 feet in width being situated in the NW1/4 of Section 21, Township 10 North, Range 46 East, W.M., Asotin County, Washington, described as follows:

COMMENCING at the northwest corner of said Lot 1, Block 32 as shown on Assessor's Tax Plat No. 1, Asotin County; thence South 85°32'46" East along the northerly boundary of said Lot, a distance of 120.62 feet to the POINT OF BEGINNING;

thence continuing South 85°32'46" East along said northerly boundary, a distance of 23.15 feet;

thence South 34°42'22" West, a distance of 140.13 feet;

thence North 44°23'18" West, a distance of 20.37 feet;

thence North 34°42'22" East, a distance of 124.62 feet to the POINT OF BEGINNING

Containing 2,647 square feet, more or less.

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

The owner of New Parcel 2 shall, at its sole cost and expense, be responsible for keeping the foregoing described easement and any and all utilities installed thereon in good condition and repair.

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ALSO SUBJECT TO a non-exclusive access easement solely for purposes of ingress to and egress from New Parcel 2 and for no other purposes, which easement is located over, under, and across the following described portion of New Parcel 1:

A strip of land 20 feet in width being situated in the NW1/4 of Section 21, Township 10 North, Range 46 East, W.M., Asotin County, Washington, described as follows:

COMMENCING at the northwest corner of Lot 1, Block 32 as shown on Assessor's Tax Plat No. 1, Asotin County; thence South $02^{\circ}04'53''$ East along the westerly boundary of said Lot 1, a distance of 63.86 feet;

thence South $44^{\circ}23'18''$ East, a distance of 256.17 feet to the POINT OF BEGINNING;

thence North $41^{\circ}45'44''$ East, a distance of 128.92 feet, more or less, to the westerly right-of-way line of Highway 129;

thence along said westerly right-of-way, 54.51 feet along the arc of non-tangent curve to the left, having a radius of 249.10 feet, through a central angle of $12^{\circ}32'13''$, said curve having a long chord that bears South $20^{\circ}11'25''$ West a chord distance of 54.40 feet;

thence South $41^{\circ}45'44''$ West, a distance of 79.68 feet;

thence North $44^{\circ}23'18''$ West, a distance of 20.05 feet to the POINT OF BEGINNING

Containing 2,032 square feet, more or less.

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

The owner of New Parcel 2 shall, at its sole cost and expense, be responsible for keeping the foregoing described easement in good condition and repair.

ALSO SUBJECT TO a non-exclusive access easement for single family residential access purposes only over the following described portion of New Parcel 1 ("Hostetler

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Easement”):

A strip of land 20 feet in width being situated in the NW1/4 of Section 21, Township 10 North, Range 46 East, W.M., Asotin County, Washington, described as follows:

COMMENCING at the northwest corner of Lot 1, Block 32 as shown on Assessor's Tax Plat No. 1, Asotin County; thence South $85^{\circ}32'46''$ East along the northerly boundary of said Lot 1 and the "Town of Asotin" parcel, Block 32 as shown on said Assessor's Tax Plat No. 1, the extension thereof, a distance of 326.73 feet to the POINT OF BEGINNING;

thence continuing South $85^{\circ}32'46''$ East, a distance of 23.05 feet, more or less, to the westerly right-of-way line of Highway 129;

thence South $34^{\circ}14'50''$ West along said westerly right-of-way, a distance of 114.14 feet;

thence continuing along said westerly right-of-way, 8.38 feet along the arc of curve to the left, having a radius of 249.10 feet, through a central angle of $01^{\circ}55'36''$, said curve having a long chord the bears South $33^{\circ}17'02''$ West a chord distance of 8.38 feet;

thence North $57^{\circ}40'46''$ West, a distance of 20.00 feet;

thence 9.05 feet along the arc of non-tangent curve to the right, having a radius of 269.10 feet, through a central angle of $01^{\circ}55'36''$, said curve having a long chord the bears North $33^{\circ}17'02''$ East a chord distance of 9.05 feet;

thence North $34^{\circ}14'50''$ East, a distance of 102.69 feet to the POINT OF BEGINNING

Containing 2,343 square feet, more or less.

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

The Hostetler Easement is for the benefit of the following described real property located in Asotin County, Washington (“Hostetler Property”):

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Lots 11 to 14 inclusive of Block 31 of SCHANK & REED'S ADDITION to the Town of Asotin, and Lots 1, 4, 5, 6, 7, 8, 9, 10, 15, 16, 17, 18, 19 and 20 of Block 31 of SCHANK & REED'S ADDITION to the Town of Asotin, excepting that part deeded to the State of Washington for right of way for State Highway and excepting any portion of said lots lying south and east of said highway.

Tax Parcel No.: 1-047-31-020-0001-0000

The Hostetler Easement shall be used by the owners of the Hostetler Property solely for providing ingress to and egress from the Hostetler Property for single family residential access purposes only. Single family residential access shall include only that vehicular and pedestrian traffic normally associated with single family residential use. Users of the Hostetler Easement use the Hostetler Easement at their sole risk, and shall indemnify, defend and hold harmless Grantors from any and all claims, expenses, losses, causes of action, liens or liabilities resulting from the use of the Hostetler Easement by the owners of the Hostetler Property and any of their employees, guests, agents, licensees, or invitees. The owners of the Hostetler Property shall not place any structural items on the Hostetler Easement, park vehicles on the Hostetler Easement, or block or obstruct the Hostetler Easement in any manner. The owners of the Hostetler Property shall be responsible for maintaining the Hostetler Easement in good and clean repair and condition and all expenses associated therewith. The owners of the Hostetler Property shall maintain the Hostetler Easement solely as a single family residential access driveway and shall not otherwise alter or modify the Hostetler Easement. Grantors shall be permitted to continue to use the Hostetler Easement in any manner that does not prevent access to the Hostetler Property.

New Parcel 2:

That portion of Lots 1, 5, 7, and the "Town of Asotin" parcel, Block 32 as shown on Assessor's Tax Plat No. 1, Asotin County, being situated in the NW1/4 of Section 21, Township 10 North, Range 46 East, W.M., Asotin County,

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Washington, described as follows:

COMMENCING at the northwest corner of said Lot 1; thence South 02°04'53" East along the westerly boundary of said Lot 1, a distance of 63.86 feet to the POINT OF BEGINNING;

thence South 44°23'18" East, a distance of 310.34 feet;

thence South 17°11'13" West, a distance of 80.47 feet;

thence North 69°09'55" West, a distance of 170.87 feet;

thence South 02°04'53" East, a distance of 233.56 feet, more or less, to the southerly boundary of said "Town of Asotin" parcel;

thence North 85°32'39" West along said southerly boundary, a distance of 206.61 feet;

thence North 58°35'57" West, a distance of 64.30 feet, more or less, to the westerly boundary of said Lot 7;

thence North 04°26'58" East along said westerly boundary, a distance of 30.85 feet;

thence South 85°32'39" East, a distance of 231.96 feet, more or less, to the westerly boundary of said "Town of Asotin" parcel;

thence North 02°04'53" West along the westerly boundary of said "Town of Asotin" parcel and the westerly boundary of said Lots 1 and 5, a distance of 409.26 feet to the POINT OF BEGINNING

Containing 51,012 square feet, more or less. 1-044-00-005-0000-0000. Referred to herein as "New Parcel 2."

TOGETHER WITH a non-exclusive easement solely for purposes of installing and maintaining underground utilities to service New Parcel 2, which easement is located over, under, and across the following described portion of New Parcel 1:

A strip of land 20 feet in width being situated in the NW1/4 of Section 21, Township 10 North, Range 46 East, W.M., Asotin County, Washington, described

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as follows:

COMMENCING at the northwest corner of said Lot 1, Block 32 as shown on Assessor's Tax Plat No. 1, Asotin County; thence South 85°32'46" East along the northerly boundary of said Lot, a distance of 120.62 feet to the POINT OF BEGINNING;

thence continuing South 85°32'46" East along said northerly boundary, a distance of 23.15 feet;

thence South 34°42'22" West, a distance of 140.13 feet;

thence North 44°23'18" West, a distance of 20.37 feet;

thence North 34°42'22" East, a distance of 124.62 feet to the POINT OF BEGINNING

Containing 2,647 square feet, more or less.

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

The owner of New Parcel 2 shall, at its sole cost and expense, be responsible for keeping the foregoing described easement and any and all utilities installed thereon in good condition and repair.

ALSO TOGETHER WITH a non-exclusive access easement solely for purposes of ingress to and egress from New Parcel 2 and for no other purposes, which easement is located over, under, and across the following described portion of New Parcel 1:

A strip of land 20 feet in width being situated in the NW1/4 of Section 21, Township 10 North, Range 46 East, W.M., Asotin County, Washington, described as follows:

COMMENCING at the northwest corner of Lot 1, Block 32 as shown on Assessor's Tax Plat No. 1, Asotin County; thence South 02°04'53" East along the westerly boundary of said Lot 1, a distance of 63.86 feet;

thence South 44°23'18" East, a distance of 256.17 feet to the POINT OF

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BEGINNING;

thence North 41°45'44" East, a distance of 128.92 feet, more or less, to the westerly right-of-way line of Highway 129;

thence along said westerly right-of-way, 54.51 feet along the arc of non-tangent curve to the left, having a radius of 249.10 feet, through a central angle of 12°32'13", said curve having a long chord that bears South 20°11'25" West a chord distance of 54.40 feet;

thence South 41°45'44" West, a distance of 79.68 feet;

thence North 44°23'18" West, a distance of 20.05 feet to the POINT OF BEGINNING

Containing 2,032 square feet, more or less.

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

The owner of New Parcel 2 shall, at its sole cost and expense, be responsible for keeping the foregoing described easement in good condition and repair.

It is Grantors' specific intent that the unity of ownership of New Parcel 1 and New Parcel 2 by Grantors will not cause a merger of estates or otherwise extinguish or nullify the easements established herein. It is also Grantors' specific intent that the easements granted herein in favor of New Parcel 2 will become effective only when New Parcel 1 and New Parcel 2 are not under common ownership and, once New Parcel 1 and New Parcel 2 are no longer under common ownership, the easements granted herein in favor of New Parcel 2 shall automatically and immediately be in full force and effect.

SUBJECT TO a non-exclusive access easement for single family residential access purposes and utilities only over the following described portion of New Parcel 2 ("Cope Easement"):

QUITCLAIM DEED-12

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An easement for Ingress, Egress and Utilities, over, under and across that part of the Northwest quarter of Section 21, Township 10 North, Range 46 East W.M. described as follows: Beginning at the Southwest corner of Lot 7, Assessor's Tax Plat No. 1, Asotin County, Washington; thence South 85°32'46" East, along the South line of said Lot 7, a distance of 232.00 feet, to the Southeast corner of said Lot 7; thence continuing South 85°32'46" East 10.00 feet; thence South 2°04'46" East 54.90 feet; thence North 80°17'33" West 249.29 feet more or less to the Southerly extension of the East right-of-way line of Cleveland Street; thence North 4°27'14" East, along said right-of-way line, 31.71 feet more or less to the Point of Beginning. (Being 10,535 sq. ft.)

AND

An easement for Ingress, Egress and utilities over, under and across that part of "Town of Asotin" parcel as shown the plat of "Assessor's Tax Plat No. 1, Asotin, County, Washington, described as follows: Beginning at the Southwest corner of said "Town of Asotin" parcel; thence South 85°32'46" East, along the South line of said "Town of Asotin" parcel, 10 feet; thence North 19°46'32" West 32.68 feet, to the West line of said "Town of Asotin" parcel; thence South 2°04'46" East, along said West line, 30 feet more or less to the Point of Beginning.

The Cope Easement is for the benefit of the following described real property located in Asotin County, Washington ("Cope Property"):

That part of Lots 6 and 7 of Assessors Tax Plat No. 1 to the Town of Asotin, Asotin County, Washington, more particularly described as follows: Beginning at the Southeast corner of said Lot 7; thence North 0°27' East along the East lines of said Lots 6 and 7 (line is also the East line of Northwest 1/4 Northwest 1/4 of Section 21, Township 10 North, Range 46 EWM) a distance of 175.51 feet; thence North 83°01' West, 74.06 feet; thence South 6°59' West, 51.85 feet to a point on the North line of said Lot 7; thence North 83°01' West along said North line 28.00 feet; thence South 2°46' West 122.83 feet to a point on the South line of said Lot 7; thence South 83°01' East along said South line 113.00 feet to the place of beginning.

Tax Parcel Number(s): 1-044-00-007-0001-0000

The Cope Easement shall be used by the owners of the Cope Property solely for purposes of providing single family residential utilities and ingress to and egress from the Cope Property for single family residential access purposes only. Single family residential access shall include only that vehicular and pedestrian traffic normally associated with single family residential use.

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Single family residential utilities shall include only those utilities normally associated with single family residential use. Users of the Cope Easement use the Cope Easement at their sole risk, and shall indemnify, defend and hold harmless Grantors from any and all claims, expenses, losses, causes of action, liens or liabilities resulting from the use of the Cope Easement by the owners of the Cope Property and any of their employees, guests, agents, licensees, or invitees. The owners of the Cope Property shall not: (1) place any structural items on the Cope Easement other than those related to servicing the Cope Property with single family residential utilities, (2) park vehicles on the Cope Easement, or (3) block or obstruct the Cope Easement in any manner. The owners of the Cope Property shall be responsible for maintaining the Cope Easement in good and clean repair and condition and all expenses associated therewith. The owners of the Cope Property shall maintain the Cope Easement solely as a single family residential access driveway and shall not otherwise alter or modify the Cope Easement. Grantors shall be permitted to continue to use the Cope Easement in any manner that does not prevent access to the Cope Property.

Parcel #1-049-00-033-0000-0000 is absorbed in the previous parcels and will be deleted.