

REAL ESTATE EXCISE TAX AFFIDAVIT
CHAPTER 82.45 RCW - CHAPTER 458-61A WAC

This form is your receipt when stamped by cashier.

PLEASE TYPE OR PRINT

THIS AFFIDAVIT WILL NOT BE ACCEPTED UNLESS ALL AREAS ON ALL PAGES ARE FULLY COMPLETED

(See back of last page for instructions)

Check box if partial sale of property

If multiple owners, list percentage of ownership next to name.

SELLER GRANTOR	1 Name <u>James R. Pope and Janet D. Pope, Trustees</u> <u>James R. Pope Trust dated 9/4/2003</u>	BUYER GRANTEE	2 Name <u>Public Utility District No. 1 of Asotin Co.</u>
	Mailing Address <u>P.O. Box 54</u> City/State/Zip <u>Clarkston WA 99403</u> Phone No. (including area code) _____		Mailing Address <u>P.O. Box 605</u> City/State/Zip <u>Clarkston WA 99403</u> 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 <u>Public Utility District No. 1 of Asotin Co.</u>		List assessed value(s)	
Mailing Address <u>P.O. Box 605</u>		10411400400030000 <input type="checkbox"/> 41,300.00	
City/State/Zip <u>Clarkston WA 99403</u>		11320013100000000 <input type="checkbox"/> 5,400.00	
Phone No. (including area code) _____		11320011100000000 <input type="checkbox"/> 46,100.00	
		10411400400020000 <input type="checkbox"/> 109,300.00	

4 Street address of property: 1771 & 1771 1/2 Valleyview Dr. & bare ground - Clarkston, WA
 This property is located in unincorporated Asotin County OR within city of Unincorp
 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.
 See attached legal description.

5 Select Land Use Code(s):
11 Household, single family units
 enter any additional codes: 91
 (See back of last page for instructions)

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

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.

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) OWNER(S) SIGNATURE

 PRINT NAME _____

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) _____
 Reason for exemption _____

Type of Document Statutory Warranty Deed (SWD)
 Date of Document 02/23/21

Gross Selling Price \$	260,000.00
*Personal Property (deduct) \$	0.00
Exemption Claimed (deduct) \$	0.00
Taxable Selling Price \$	260,000.00
Excise Tax : State \$	2,860.00
Local \$	650.00
*Delinquent Interest: State \$	0.00
Local \$	0.00
*Delinquent Penalty \$	0.00
Subtotal \$	3,510.00
*State Technology Fee \$	5.00 5.00
*Affidavit Processing Fee \$	0.00
Total Due \$	3,515.00

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 <u>James R. Pope</u>	Signature of Grantee or Grantee's Agent <u>T. J. ...</u>
Name (print) <u>James R. Pope and Janet D. Pope, Trustees</u>	Name (print) <u>Public Utility District No. 1 of Asotin Co.</u>
Date & city of signing: <u>2/26/2021 - Clarkston, WA</u>	Date & city of signing: <u>2/26/2021 Clarkston</u>

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"

528679

Parcel 1:

That part of Lot 4 in Block F-1 of Clarkston Heights, according to the official plat thereof, filed in Book C of Plats at Page(s) 5 Official Records of Asotin County Washington, more particularly described as follows:

Beginning at the concrete monument at the intersection of the centerlines of the County roads at the Northeast corner of Lot 4 in Block F-1 of Clarkston Heights; thence Southeasterly along the center line of county road 205 feet to a concrete monument; thence deflect left $32^{\circ}46'$ along center line of county road 60.4 feet; thence deflect right $150^{\circ}12'$, 339.05 feet to point on West boundary line of Lot 4 of said Block F-1; said point being on centerline of the County road; thence deflect right $90^{\circ}00'$ along centerline of the County road 211.92 feet to concrete monument at the intersection of centerline of county roads; thence deflect right $90^{\circ}00'$ along centerline of county road 192.1 feet to the Place of Beginning

Excepting therefrom: that part of Lots 3 and 4 of Block F-1 of Clarkston Heights, according to the official plat thereof, filed in Book C of Plats at Page(s) 5 Official Records of Asotin County Washington, more particularly described as follows:

Commencing at the monument located at the Northeast corner of Lot 4, Block F-1, of Clarkston Heights; thence Southeast along the centerline of the county road, 125.42 feet to the True Point of Beginning; thence continue Southeast along the centerline of the county road 79.58 feet to a County monument; thence deflect left $32^{\circ}46'$ a distance of 60.4 feet to a point; thence deflect right $150^{\circ}12'$ a distance of 339.05 feet to the centerline of the County road; thence deflect right 90° along the centerline of the county road a distance of 100.0 feet to a point; thence deflect right 90° a distance of 249.95 feet to the centerline of the county road, and the Point of Beginning.

1-041-14-004-0002-0000

Parcel 2:

That part of the Northwest Quarter of the Northwest Quarter of Section 32, Township 11 North, Range 46 East of the Willamette Meridian, and part of Southwest Quarter of the Southwest Quarter of Section 29, also part of Southeast Quarter of the Southwest Quarter of Section 29 in Township 11 North, Range 46 East of the Willamette Meridian, Asotin County, Washington, more particularly described as follows:

Beginning at the Southwest corner of Lot 4 of Block "F-1" of Clarkston Heights, Asotin County, Washington; thence South $77^{\circ}44'$ East along the Southern boundary line of said Lot 4, a distance of 147.10 feet; thence South $37^{\circ}21'$ East along the Southwestern boundary line of Lot 3, Block "F-1", a distance of 279.08 feet; thence South $65^{\circ}49'$ East along the Southern boundary line of Lot 2, Block "F-1", a distance of 153.9 feet; thence North $85^{\circ}12'$ East along the Southern boundary line of Lot 1, Block "F-1" a distance of 236.2 feet; thence North $60^{\circ}28'$ East along the Southeastern boundary line of said Lot 1, a distance of 167.24 feet to the Northeast corner of Lot 1, Block "F-1", said point also being the Northeast corner of Block "F-1"; thence South $52^{\circ}15'$ East along the Southwestern boundary line of Lot 1, Block

"F-1", Clarkston Heights, a distance of 367.0 feet; thence South 85°39' West along the Northern boundary line of the Washington Water Power Company's reservoir property a distance of 300.00 feet; thence South 88°56' West along said Company's Northern boundary line, a distance of 500.0 feet; thence North 65°29' West along said Company's Northern boundary line a distance of 180.0 feet; thence South 0°35' West along said Company's Western boundary line, a distance of 146.37 feet; thence South 63°25' 1/2' West along said Company's Northwestern boundary line a distance of 339.73 feet; thence South 28°49' West along said Company's Western boundary line a distance of 140.00 feet to a point on the North boundary line of Lot 3, Block "G-2", Clarkston Heights; thence South 82°22' West along the Northern boundary line of said Lot 3, a distance of 300.00 feet; thence North 54°10' West a distance of 52.9 feet to the Northwest corner of Lot 3, Block "G-2", Clarkston Heights; thence North 52°26' East along the Southern boundary line of Lot 7, Block "F-1-1", Clarkston Heights, a distance of 166.0 feet; thence North 67°05' East along the Southern boundary line of Lot 7, Block "F-1-1", a distance of 388.0 feet; thence North 25°05' East along the Eastern boundary line of said Lot 7 a distance of 184.0 feet; thence North 0°56' West along the Eastern boundary line of Block "F-1-1", a distance of 401.5 feet to the place of beginning, and being a part of the unplatted parts of the Northwest Quarter of the Northwest Quarter of Section 32, and the Southwest Quarter of the Southwest Quarter of Section 29, and the Southeast Quarter of the Southwest Quarter of Section 29, and all being in Township 11 North, Range 46, East of the Willamette Meridian.

EXCEPTING that part of the Southeast Quarter of the Southwest Quarter of Section 29 of Township 11 North, Range 46 East of the Willamette Meridian, Asotin County, Washington, more particularly described as follows: Beginning at the Northeast corner of Lot 1 of Block "F-1" of Clarkston Heights, said point being on the centerline of Valleyview Drive; thence South 60°28' West along the Easterly line of said Lot 1 a distance of 167.24 feet; thence South 52°15' East 180.00 feet; thence North 87°05' East 236.75 feet to a point on the Southerly line of Lot 1 of Block "E-1" of Clarkston Heights; thence North 52°15' West along said line 295.00 feet to the place of beginning.

FURTHER EXCEPTING that part of the Southeast Quarter of the Southwest Quarter of Section 29 of Township 11 North, Range 46 East of the Willamette Meridian, Asotin County, Washington, more particularly described as follows: Commencing at the Northeast corner of Lot 1 of Block "F-1" of Clarkston Heights, said point being on the centerline of Valleyview Drive; thence South 60°28' West along the East line of said Lot 1 a distance of 167.24 feet to the true place of beginning; thence South 52°15' East, 180.00 feet; thence South 87°05' West, 133.02 feet; thence North 4°48' West, 117.35 feet to the true place of beginning.

AND

That part of the Southeast Quarter of the Southwest Quarter of Section 29 of Township 11 North, Range 46 East of the Willamette Meridian, Asotin County, Washington, more particularly described as follows: Commencing at the Northeast corner of Lot 1 of Block "F-1" of Clarkston Heights, said point being on the centerline of Valleyview Drive; thence South 52°15' East along the South line of Lot 1 of Block "E-1" of Clarkston Heights a distance of 221.00 feet to the true place of beginning; thence continue South 52°15' East along said South line a distance of 74.00 feet; thence South 87°05' West, 236.75 feet; thence North 72°08' East, 186.95 feet to the true place of beginning.

1-132-00-111-0000-0000 and 1-132-00-131-0000-0000

AND

That part of Lots 3 and 4 of Block "F-1" of Clarkston Heights, Asotin County, Washington, described as follows: From the concrete monument at the Northwest corner of Lot 3 of Block "F-1" of Clarkston Heights, Southeasterly along the center line of County Road a distance of 60.4 feet to the true place of beginning; thence continue on the last above mentioned course a distance of 40 feet; thence deflect right $90^{\circ}00'$ a distance of 265.85 feet to a point on the Southwesterly boundary line of said Lot 3; thence deflect right $113^{\circ}48'$ along the Southwesterly boundary line of Lot 3 a distance of 165.74 feet to the Southwest corner of Lot 3; thence deflect left $40^{\circ}23'$ along the South boundary line of Lot 4 of said Block "F-1" a distance of 147.10 feet to a concrete monument, said point being the Southwest corner of said Lot 4; thence deflect right $76^{\circ}48'$ along the West boundary line of said Lot 4 a distance of 83.65 feet; thence deflect right $90^{\circ}00'$ a distance of 339.02 feet to the place of beginning.

AND ALSO

That part of Lots 3 and 4 of Block "F-1" of Clarkston Heights according to plat recorded in Book C of Plats, Page 5, in Asotin County, Washington, more particularly described as follows: Commencing at the monument located at the Northeast corner of Lot 4 of Block "F-1" of Clarkston Heights; thence Southeast along the centerline of the County Road 125.42 feet to the True Place of Beginning; thence continue Southeast along the centerline of the County Road 79.58 feet to a County monument; thence deflect left $32^{\circ}46'$ a distance of 60.4 feet to a point; thence deflect right $150^{\circ}12'$ a distance 339.05 feet to the centerline of the County Road; thence deflect right 90° along the centerline of the County Road a distance of 100.0 feet to a point; thence deflect right 90° a distance of 249.95 feet to a centerline of the County Road, and the Point of Beginning.

EXCEPTING that part of Lots 3 and 4 in Block "F-1" of Clarkston Heights, according to the official plat thereof, filed in Book C of Plats at Page(s) 5 Official Records of Asotin County, Washington, more particularly described as follows:

Commencing at the Southeast corner of said Lot 4, said point being on the centerline of Valleyview Drive; thence South $60^{\circ}16'$ East, along said centerline a distance of 7.67 feet to the Place of Beginning; thence continue South $60^{\circ}16'$ East along said centerline a distance of 92.73 feet; thence South $29^{\circ}44'$ West, 265.62 feet to a point on the South line of said Lot 3; thence North $36^{\circ}30'$ West along said South line and said South line extended a distance of 302.14 feet; thence North $81^{\circ}41'$ East, 233.39 feet to the Place of Beginning.

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