



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.

Form sections 1 and 2: Seller/Grantor (Colt Heger, Ashlee Heger) and Buyer/Grantee (Beau Magnuson, Alexandra Wagner) with mailing addresses and phone numbers.

Form section 3: Property tax correspondence information for Beau Magnuson Alexandra Wagner and assessed value of 140,150.00.

Form section 4: Street address of property: 105 Meador Street, Asotin, WA. Located in Asotin County OR within city of Asotin (city).

Form section 5: Select Land Use Code(s): 11 Household, single family units. Includes questions about property tax exemptions.

Form section 6: Continuation of use questions and notices. Includes (1) NOTICE OF CONTINUANCE and (2) NOTICE OF COMPLIANCE for historic property.

Form section 7: Personal property included in selling price. Includes a detailed tax calculation table with Gross Selling Price of \$255,000.00 and Total Due of \$4,722.50.

Form section 8: Signature and date of signing for both Grantor's Agent (Colt Heger) and Grantee's Agent (Beau Magnuson) on 3/15/2021 in 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)).

EXHIBIT "A"

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A part of Lot 31 of Assessor's Tax Plat No. 1 according to the recorded plat thereof filed in Book C of Plats, page 84 in Asotin County, Washington, more particularly described as follows: From a point on the South boundary line of the Northwest Quarter of the Northwest Quarter of Section 21, Township 10 North, Range 46 East of the Willamette Meridian, Asotin County, Washington, 815.4 feet East of its Southwest corner, North parallel to the West boundary line of said Northwest Quarter of the Northwest Quarter a distance of 664.3 feet to the True Place of Beginning; thence continue on last mentioned course a distance of 120 feet to point on South boundary line of Meador Street; thence deflect right 89°29' along South boundary line of Meador Street a distance of 60.78 feet; thence defect right 90°31' a distance of 120 feet; thence deflect right 89°29' a distance of 60.78 feet to the Place of Beginning. SUBJECT to road right of way across said tract.

And that part of Lot 31 of Assessor's Tax Plat No. 1 according to the recorded plat thereof filed in Book C of Plats, page 84 in Asotin County, Washington, more particularly described as follows: From a point on the South boundary line of the Northwest Quarter of the Northwest Quarter of Section 21, Township 10 North, Range 46 East of the Willamette Meridian, Asotin County, Washington, 815.4 feet East of its Southwest corner, North parallel to the West boundary line of said Northwest Quarter of the Northwest Quarter a distance of 294.9 feet to the True Place of Beginning; thence continue on the last above mentioned course a distance of 489 feet to a point on the South boundary line of Meador Street; thence deflect left 90°31' along the South boundary line of Meador Street a distance of 9.28 feet; thence deflect left 33°12' a distance of 132.17 feet; thence left 56°17' a distance of 416 feet; thence deflect left 90°00' a distance of 119.22 feet to the Place of Beginning. EXCEPT the South 275 feet as measured at right angles from the South boundary line.

And that part of Lot 31A of Assessor's Tax Plat No. 1 according to the recorded plat thereof filed in Book C of Plats, page 84 in Asotin County, Washington, more particularly described as follows: From the stone monument at intersection of centerlines of 2nd and Cleveland Streets, Asotin County, Washington, Southerly along centerline of Cleveland Street to a point of intersection of centerlines of Cleveland and Meador Streets; thence continue on last mentioned course a distance of 30.37 feet a point on the Southerly boundary line of Meador Street; thence deflect right 81°06' along Southerly boundary line of Meador Street a distance of 72.32 feet to the True Place of Beginning; thence continue on the last mentioned course a distance of 100 feet; thence deflect left 88°59' a distance of 87.3 feet; thence deflect left 124°38' a distance of 121.52 feet; thence deflect left 55°22' a distance of 20 feet to the Place of Beginning.

TOGETHER WITH a parcel of land located in the Northwest Quarter of the Northwest Quarter of Section 21, Township 10 North, Range 46 East of the Willamette Meridian, more particularly described as follows: Commencing at the intersection of Cleveland and Meador Streets in the City of Asotin, Washington; thence South 88°03' West along the centerline of Meador Street a distance of 30.37 feet; thence South 6°57' West a distance of 30.37 feet to a point on the South right of way line of said Meador Street, said point being the True Place of Beginning; thence continue South 6°57' West a distance of 45.66 feet to a point of curve; thence around a curve to the right with a radius of 100.00 feet a distance of 83.95 feet to a point of tangent; thence South 55°03' West a distance of 186.26 feet to a point on the East line of Lot 32 of Assessors Tax Plat No. 1, according to the recorded plat thereof filed in Book C of Plats,

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Page 84 in Asotin County, Washington; thence North 0°56' West along said East line a distance of 95.01 feet to the Southwest corner of Lot 31 of said plat; thence North 88°03' East a distance of 60.78 feet to the Southeast corner of said Lot 31; thence North 0°56' West a distance of 32.70 feet to the Southwest corner of Lot 31A of said plat; thence North 54°26' East a distance of 121.52 feet to the Southeast corner of said Lot 31A; thence North 0°56' West along the East line of said Lot 31A a distance of 20.00 feet to a point on the South right of way line of Meador Street; thence North 88°03' East along said line a distance of 42.95 feet to the True Point of Beginning.

EXCEPTING therefrom that part of said Lots 31 and 32 of Assessor's Tax Plat No. 1 and an unplatted section of ground in Asotin County, Washington situated in the Northwest Quarter of the Northwest Quarter of Section 21, Township 10 North, Range 46 East of the Willamette Meridian, more particularly described as follows: Commencing at the cased concrete monument with drillhole in the intersection of Meador and Cleveland Streets and running South 88°05'00" West a distance of 218.31 feet to a point in the centerline of Meador Street; thence South 1°55'00" East a distance of 30.00 feet to a set 5/8" rebar and cap on the South right of way line of Meador Street, and the True Point of beginning; thence South 1°54'11" West a distance of 14.26 feet to a set 5/8" rebar and cap; thence South 3°56'59" East a distance of 74.51 feet to a set 5/8" rebar and cap; thence South 75°00'55" East a distance of 22.35 feet to a set 5/8" rebar and cap; thence North 75°51'36" East a distance of 153.10 feet to a set 5/8" rebar and cap; thence 66.89 feet along a non-tangent curve to the right to a point, said curve having a radius of 100.00 feet and a long chord bearing of South 35°55'18" West; thence South 55°05'00" West a distance of 186.25 feet to a point; thence South 89°05'28" West a distance of 118.98 feet to a point; thence North 0°54'32" West a distance of 141.16 feet to a point; thence North 55°11'32" East a distance of 134.11 feet to a point; thence North 88°05'00" East a distance of 27.64 feet back to the True Point of Beginning.