

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.

1 SELLER GRANTOR	Name <u>TERESA JOHNSON, Personal Rep- representative of the Estate of PHILIP A. JOHNSON</u>	2 BUYER GRANTEE	Name <u>TERESA JOHNSON</u>
	Mailing Address <u>5256 Johnson Road</u>		Mailing Address <u>5256 Johnson Road</u>
	City/State/Zip <u>Asotin, WA 99402</u>		City/State/Zip <u>Asotin, WA 99402</u>
	Phone No. (including area code) <u>(509) 243-4318</u>		Phone No. (including area code) <u>(509) 243-4318</u>
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	
	Name _____	<u>See Attached</u> <input type="checkbox"/>	List assessed value(s) <u>0.00</u>
	Mailing Address _____	<input type="checkbox"/>	<u>0.00</u>
	City/State/Zip _____	<input type="checkbox"/>	<u>0.00</u>
	Phone No. (including area code) _____	<input type="checkbox"/>	<u>0.00</u>

4 Street address of property: 5256 Johnson Road, Asotin, WA 99402

This property is located in Asotin 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 more space is needed, you may attach a separate sheet to each page of the affidavit)
See Attached

5 Select Land Use Code(s): 83

Select Land Use Codes _____

enter any additional codes: See Attached

(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)?

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

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.

Mal Walker 7/6/21
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) NEW OWNERS SIGNATURE

Teresa A Johnson
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) WAC 458-61A-202(6)(f)
Reason for exemption
Devised by Philip A. Johnson's Will to spouse Teresa Johnson

Type of Document Personal Representative's Deed
Date of Document 12/15/20

Gross Selling Price \$	<u>0.00</u>
Personal Property (deduct) \$	<u>0.00</u>
Exemption Claimed (deduct) \$	<u>0.00</u>
Taxable Selling Price \$	<u>0.00</u>
Excise Tax: State	
Less than \$500,000.01 at 1.1% \$	<u>0.00</u>
From \$500,000.01 to \$1,500,000 at 1.28% \$	<u>0.00</u>
From \$1,500,000.01 to \$3,000,000 at 2.75% \$	<u>0.00</u>
Above \$3,000,000 at 3.0% \$	<u>0.00</u>
Agricultural and timberland at 1.28% \$	<u>0.00</u>
Total Excise Tax: State \$	<u>0.00</u>
<u>0.0025</u> Local \$	<u>0.00</u>
*Delinquent Interest: State \$	<u>0.00</u>
Local \$	<u>0.00</u>
*Delinquent Penalty \$	<u>0.00</u>
Subtotal \$	<u>0.00</u>
State Technology Fee \$	<u>5.00</u>
Assessment Processing Fee \$	<u>5.00</u>
Total Due \$	<u>10.00</u>

PAID
JUL - 6 2021
ASOTIN COUNTY
TREASURER

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 Teresa A Johnson Signature of Grantee or Grantee's Agent Teresa A Johnson

Name (print) TERESA JOHNSON Name (print) TERESA JOHNSON

Date & city of signing 12/15/20 Lewiston, ID Date & city of signing 12/15/20 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 five thousand dollars (\$5,000.00), or by both imprisonment and fine (RCW 9A.20.020(1C)).

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Parcel #	Value
2009450171400000	3050
2009450173450000	1070
2009450174100000	3720
2009450174700000	5270
20094501941750000	870
20094501943500000	620
20094501944000000	2300
20094502011500000	5130
20094502011600000	1300
20094502012000000	2600
20094502017000000	18310
20094502025000000	5070
20094502037000000	13370
20094502038000000	4750
20094502040000000	35350
20094502120000000	17290
20094502135000000	5200
20094502136000000	5970
20094502150000000	13000
20094502821000000	2600
20094502822000000	2600
20094502823000000	2600
20094502917000000	7800
20094502938000000	12850
20094502942000000	2600
20094502980000000	35435
20094503017000000	28910
20094503018000000	3150
20094503024000000	3110
20094503031000000	11020
20094503041000000	15960
20094503041400000	70400
20094503043000000	10760
20094503048000000	119360

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PHILIP A. JOHNSON ESTATE PROPERTY

Township 9 North, Range 45 East of the Willamette Meridian:

Section 17:

The Southeast Quarter of the Northeast Quarter.

The Northeast Quarter of the Southeast Quarter.

The South Half of the Southeast Quarter.

That portion of E $\frac{1}{2}$ SW $\frac{1}{4}$, NW $\frac{1}{4}$ SE $\frac{1}{4}$ (of record NW $\frac{1}{2}$ SE $\frac{1}{4}$) and SW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section, lying Easterly of the following-described line: Commencing at the Southeast corner of said E $\frac{1}{2}$ SW $\frac{1}{4}$; thence West along the South line of said Section 17 a distance of 606.1 feet to the True Point of Beginning of the herein described line; thence North a distance of 20 feet; thence North 50°00' West a distance of 317 feet; thence North 29°00' East a distance of 310 feet; thence North 33°15' East a distance of 488 feet; thence North 24°21' East a distance of 457.7 feet to a point on the South line of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 17, said point being West 242.4 feet from the Southeast corner thereof; thence North 24°45' East a distance of 210 feet; thence North 78°27' East a distance of 157.6 feet to a point on the East line of said NE $\frac{1}{4}$ SW $\frac{1}{4}$, said point being North 222.3 feet from the Southeast corner of said NE $\frac{1}{4}$ SW $\frac{1}{4}$; thence North 89°15' East a distance of 195 feet; thence South 71°45' East a distance of 211 feet; thence South 87°30' East a distance of 244 feet; thence North 42°30' East a distance of 178 feet; thence North 9°30' East a distance of 623 feet; thence North 30°30' East a distance of 495 feet to a point on the South line of said SW $\frac{1}{4}$ NE $\frac{1}{4}$, said point being West 200.6 feet from the Southeast corner of said SW $\frac{1}{4}$ NE $\frac{1}{4}$; thence North a distance of 106 feet; thence North 10°15' West a distance of 224 feet; thence North 27°15' West a distance of 178 feet; thence North 49°45' West a distance of 172 feet; thence South 82°24' West a distance of 127.6 feet; thence North 57°40' East a distance of 320 feet; thence North 19°00' East a distance of 208 feet; thence North 33°16 $\frac{1}{2}$ ' East a distance of 441.2 feet to the Northeast corner of said SW $\frac{1}{4}$ NE $\frac{1}{4}$ being the terminus of the herein above-described line.

2-009-45-017-1400

2-009-45-017-4100

2-009-45-017-4700

2-009-45-017-3450

Section 19:

That portion of the SE $\frac{1}{4}$ SE $\frac{1}{4}$, SW $\frac{1}{4}$ SE $\frac{1}{4}$ and NE $\frac{1}{4}$ SE $\frac{1}{4}$, more particularly described as follows: Beginning at the Southeast corner of said Section 19; thence West along the South line of said Section a distance of 2,099 feet; thence North 36°19' East a distance of 1315.5 feet to a point on the East line of said SW $\frac{1}{4}$ SE $\frac{1}{4}$, said point being North 1060 feet from the Southeast corner thereof; thence North 38°15' East a distance of 331.1 feet to a point on the South line of said NE $\frac{1}{4}$ SE $\frac{1}{4}$, said point being West 1115 feet from the Southeast corner thereof; thence North 36°00' East a distance of 535 feet; thence North 49°15' East a distance of 182 feet; thence North 65°00' East a distance of 396 feet; thence North 74°30' East a distance of 315.2 feet to a point on the East line of said Section, said point being North 803.2 feet from the Southeast corner of said NE $\frac{1}{4}$ SE $\frac{1}{4}$; thence South along said East line a distance of 2,123.2 feet to the point of beginning.

2-009-45-019-4175

2-009-45-019-4400

2-009-45-019-3500

2-009-45-019-4350

Section 20:

W $\frac{1}{2}$ EXCEPTING THEREFROM that portion lying Northwesterly of the following described line: Beginning at the Southwest corner of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 20; thence North along the West line of said NW $\frac{1}{4}$ SW $\frac{1}{4}$ a distance of 803.2 feet to the True Point of Beginning; thence North 67°45' East a distance of 367 feet; thence North 60°30' East a distance of 188 feet; thence North 47°15' East a distance of 214 feet; thence North 27°30' East a distance of 157.8 feet to a point on the North line of said NW $\frac{1}{4}$ SW $\frac{1}{4}$; thence North 24°30' East a distance of 320 feet; thence North 18°45' East a distance of 364 feet; thence North 11°45' East a distance of 219 feet; thence North 32°05' East a distance of 554 feet to the Northeast corner of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 20; thence North 24°45' East a distance of 165 feet; thence North 8°30' East a distance of 251 feet; thence North 21°30' East a distance of 251 feet; thence North 42°00' East a distance of 244 feet; thence North 35°30' East a distance of 607 feet; thence North a distance of 12.9 feet to a point on the North line of said Section 20 and the terminus of this described line.

2-009-45-020-2500

2-009-45-020-3800

2-009-45-020-3700

E $\frac{1}{2}$ of Section 20, EXCEPTING THEREFROM the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section.

2-009-45-020-1200

2-009-45-020-1160

2-009-45-020-1150

2-009-45-020-1700

PHILIP A. JOHNSON ESTATE PROPERTY-2

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2-009-45-020-4000

Section 21:

The West half of the East half of the Northeast Quarter.

The West half of the Northeast Quarter.

The Northwest Quarter of the Southeast Quarter.

The West half of the Northeast Quarter of the Southeast Quarter.

All that part of the West Half of the Southeast Quarter of the Southeast Quarter lying Northerly and Easterly of a line extending from the Northwest corner of the Southeast Quarter of the Southeast Quarter to a point on the South line midway between the West and East lines of said Southeast Quarter of the Southeast Quarter.

That part of the Southwest Quarter of the Southeast Quarter lying Northerly and Westerly of a line extending from the Southwest corner of the Southeast Quarter to a point on the North line of the Southwest Quarter of the Southeast Quarter midway between the West and East line of said Southwest Quarter of the Southeast Quarter.

2-009-45-021-5000

The West half.

2-009-45-021-2000

2-009-45-021-3600

2-009-45-021-3500

Section 28:

The West Half of the Northwest Quarter.

2-009-45-028-2200

2-009-45-028-2300

The Northeast Quarter of the Northwest Quarter.

2-009-45-028-2100

Section 29:

The Northwest Quarter.

The Southeast Quarter of the Northeast Quarter.

The Southwest Quarter of the Northeast Quarter.

PHILIP A. JOHNSON ESTATE PROPERTY-3

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The Northwest Quarter of the Northeast Quarter.
2-009-45-029-1700
2-009-45-029-8000

The North Half of the Southwest Quarter.
2-009-45-029-3800

The Northwest Quarter of the Southeast Quarter.
2-009-45-029-4200

Section 30:

The Northeast Quarter of the Northeast Quarter.

The South Half of the Northeast Quarter.
2-009-45-030-1700

That part of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ beginning at the Southeast corner of NE $\frac{1}{4}$ NW $\frac{1}{4}$; thence West along the South line of said NE $\frac{1}{4}$ NW $\frac{1}{4}$ a distance of 462 feet; thence N. 48°54' E. a distance of 613.1 feet to a point on the East line of said NE $\frac{1}{4}$ NW $\frac{1}{4}$; thence South along said East line a distance of 403 feet to the place of beginning.

That part of NW $\frac{1}{4}$ NE $\frac{1}{4}$ commencing at the Northwest corner of NW $\frac{1}{4}$ NE $\frac{1}{4}$; thence South along the West line of said NW $\frac{1}{4}$ NE $\frac{1}{4}$ a distance of 601 feet to the true place of beginning; thence continue South a distance of 719 feet to the Southwest corner of said NW $\frac{1}{4}$ NE $\frac{1}{4}$; thence East along the South line of said NW $\frac{1}{4}$ NE $\frac{1}{4}$ a distance of 1240 feet; thence N. 37°52 $\frac{1}{2}$ ' E. a distance of 130.3 feet to a point on the East line of said NW $\frac{1}{4}$ NE $\frac{1}{4}$; thence North along said East line a distance of 1217.1 feet to the Northeast corner of said NW $\frac{1}{4}$ NE $\frac{1}{4}$; thence West along the North line of said NW $\frac{1}{4}$ NE $\frac{1}{4}$ a distance of 779 feet; thence S. 41°59 $\frac{1}{2}$ ' W. a distance of 808.6 feet to the true place of beginning.

2-009-45-030-1800

The Southeast Quarter of the Northwest Quarter.
2-009-45-030-2400

The Northeast Quarter of the Southwest Quarter.
2-009-45-030-3100

The West Half of the Southeast Quarter.
2-009-45-030-4800
2-009-45-030-4300

The Northeast Quarter of the Southeast Quarter.
2-009-45-030-4100
2-009-45-030-4140 (residence)

PHILIP A. JOHNSON ESTATE PROPERTY-5

54323

CERTIFIED

FILED

2020 DEC -7 AM 9:48
MCKENZIE A. CAMPBELL
COUNTY CLERK
ASOTIN COUNTY, WA

SUPERIOR COURT OF WASHINGTON FOR ASOTIN COUNTY

In the Matter of the Estate of:)	NO. 20-4-00096-02
PHILIP A. JOHNSON,)	LETTERS TESTAMENTARY
Deceased.)	(RCW 11.28.090)
)	
)	

On December 4, 2020, the last *Will* of the above-named Decedent was duly exhibited, proven, and filed in the foregoing Superior Court.

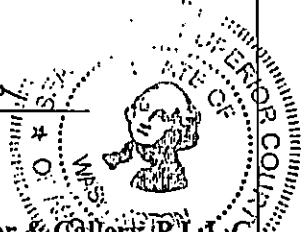
In the *Will*, Decedent named TERESA JOHNSON to act as its Executor and she has duly qualified.

Now, therefore, by Order of this Court, TERESA JOHNSON is authorized to execute the *Will* according to law.

Witness my hand and the seal of this Court on December 7, 2020

Clerk of the Superior Court

By: Michelle Medema
Deputy Clerk



Jones, Brower & Gallery, P.L.L.C.
1304 Idaho Street, P.O. Box 854
Lewiston, ID 83501
(208) 743-3591
Facsimile: (208) 746-9553

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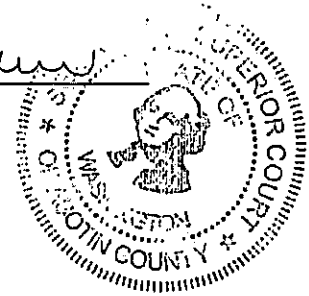
1 STATE OF WASHINGTON)
2) ss.
3 COUNTY OF ASOTIN)

4 I, MCKENZIE CAMPBELL, County Clerk in and for said
5 County and State, do hereby certify that the foregoing is a true and correct copy of the original
6 Letters Testamentary as the same appear on file and of record in my office and that said Letters
7 Testamentary are now in full force and effect and have never been revoked.

8 In TESTIMONY WHEREOF, I have hereunto set my hand and affixed my seal this 17th
9 day of December, 2020.

10 _____
11 Clerk of the Superior Court

12 By: Nichole Hedley
13 Deputy Clerk



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Jones, Brower & Callery, P.L.L.C.
1304 Idaho Street, P.O. Box 854
Lewiston, ID 83501
(208) 743-3591
Facsimile: (208) 746-9553

LETTERS TESTAMENTARY

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