

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 Peggy P. Smith, an unmarried woman

2 Buyer/Grantee

Name Gary D. Smith, an unmarried man

Mailing address P.O. Box 18

Mailing address 1311 Westlake Dr

City/state/zip Coolin, ID 83821

City/state/zip Clarkston, WA 99403

Phone (including area code) (208) 789-3326

Phone (including area code) (509) 758-3772

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)
Please see attached Exhibit C.	<input type="checkbox"/>	\$ 1,135,810.00
_____	<input type="checkbox"/>	\$ 0.00
_____	<input type="checkbox"/>	\$ 0.00

4 Street address of property Please see attached Exhibit C.

This property is located in Clarkston (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).

Please see attached Exhibits A and B.

5 11 - Household, single family units

Enter any additional codes 12, 13, 14, 81
(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 [Signature]

Name (print) Peggy P. Smith

Date & city of signing 7-7-21 Coolin, ID

Signature of grantee or agent [Signature]

Name (print) Gary D. Smith

Date & city of signing CLARKSTON

7 List all personal property (tangible and intangible) included in selling price.
If claiming an exemption, list WAC number and reason for exemption.
WAC number (section/subsection) WAC 458-61A-217(1)
Reason for exemption _____

Re-recording to correct legal description. Please see Affidavit attached as Exhibit D.

Type of document Correction Quitclaim Deed

Date of document 07/06/2021

Gross selling price	1,135,810.00
*Personal property (deduct)	0.00
Exemption claimed (deduct)	1,135,810.00
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
0.0025 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

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

PAID
JUL 14 2021
ASOTIN COUNTY
TREASURER

Perjury in the second degree is a class C felony which is punishable by confinement in a state correctional institution for a maximum term of five years, or by a fine in an amount fixed by the court of not more than \$10,000, or by both such confinement and fine (RCW 9A.72.030 and RCW 9A.20.021(1)(c)).

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EXHIBIT A

Old Legal Descriptions

That part of Government Lot 5 and the Southwest Quarter of the Northeast Quarter of Section 19 of Township 11 North, Range 45, East of the Willamette Meridian, Asotin County, Washington, more particularly described as follows:

Commencing at a point on the Lower Granite Dam Boundary Take Line, said point being Corps of Engineers Monument No. 906-20E; thence North 43°34'03" West along said take line a distance of 146.17 feet; thence South 46°25'55" West, 178.62 feet to the True Place of Beginning; thence South 65°07' West, 530.38 feet; thence South 41°58'04" East, 241.00 feet; thence South 72°55'51" East, 452.40 feet; thence North 2°58'04" West, 92.13 feet; thence North 46°25'55" East 227.31 feet; thence North 43°34'05" West, 395.30 feet to the True Place of Beginning.

Together with: Right of ingress, egress, and utilities over and across roads as they now exist and traverse in said Section 19.

SUBJECT TO: Right of ingress, egress, and utilities over and across roads as they now exist and traverse on the above-described tract.

SUBJECT TO: An Easement granted to The Washington Water Power Company, recorded April 29, 1947 in Book 50 of Deeds, page 81 of Official Records.

SUBJECT TO: An easement granted to The Washington Water Power Company, recorded February 2, 1961 as Instrument No. 76801 of Official Records.

SUBJECT TO: An agreement dated October 10, 1974 by and between Charles E. Cassell and Laurel E. Cassell, husband and wife, and Joseph L. Wilson and Annetta Wilson, husband and wife, Max Lafe Wilson and Carol Sue Wilson, husband and wife, recorded August 4, 1988 as Instrument No. 179247, providing for, in part, a non-exclusive easement for road purposes and the terms, conditions, and provisions contained therein.

SUBJECT TO: An easement granted to The Washington Water Power Company recorded July 26, 1988 as Instrument No. 179121 of Official Records.

Tax Parcel No. 1-132-00-231-0012-0000

And also:

Lot 2 of Fairway Addition Townhouse Estates, according to the official plat thereof, recorded January 11, 1999 under Instrument No. 238688, Official Records of Asotin County, Washington.

Tax Parcel No. 1-347-00-002-0000-0000

And also:

The Southeast Quarter of the Southwest Quarter and all that part of Lot 5 lying West of the Lower Granite Dam Boundary Take Line in Section 18; and that part of the Northeast Quarter of the Northwest Quarter and Lot 6 in Section 19 of Township 11 North, Range 45 East of the Willamette Meridian, Asotin County, Washington, lying West of the Lower Granite Dam Boundary Take Line and North of a line more particularly described as follows:

Beginning at a point lying South 41°00'11" East (Grid Bearing South 43°34'05" East) a distance of 29.12 feet from Corps of Engineers Monument No. 906-20; thence South 48°29'44" West a distance of 75.73 feet; thence South 72°59'38" West a distance of 103.22 feet; thence South 84°30'45" West a distance of 269.06 feet; thence South 74°55'33" West a distance of 92.13 feet; thence South 67°58'33" West a distance of 130.48 feet; thence South 73°20' West a distance of 221.76 feet; thence North 84°33'25" West a distance of 149.80 feet; thence South 71°10'52" West a distance of 57.11 feet; thence South 30°08'22" West a distance of 132.92 feet; thence South 61°47'04" West a distance of 101.54 feet; thence North 82°19'32" West a distance of 64.55 feet; thence North 68°10'17" West a distance of 66.78 feet; thence North 79°07'49" West a distance of 209.31 feet; thence West a distance of 319.58 feet more or less to a point on the West boundary line of said Northeast Quarter of the Northwest Quarter, said point being North 0°24'07" West a distance of 296.68 feet more or less from the Southwest corner of said Northeast Quarter of the Northwest Quarter and the terminus of the above-described line.

Excepting therefrom for well site purposes that portion of the Northeast Quarter of the Northwest Quarter of Section 19 more particularly described as follows: Commencing at the Northeast corner of said Northeast Quarter of the Northwest Quarter; thence South 0°24'10" East along the East boundary line of said Northeast Quarter of the Northwest Quarter a distance of 367.39 feet; thence West a distance of 295.50 feet to the True Place of Beginning; thence North 55°08' West a distance of 100.0 feet; thence South 34°52' West a distance of 100.0 feet; thence South 55°08' East a distance of 100.0 feet; thence North 34°52' East a distance of 100.0 feet to the True Place of Beginning.

SUBJECT TO: An easement granted to The Washington Water Power Company, recorded February 2, 1961 as Instrument No. 76801 of Official Records.

SUBJECT TO: An easement for drainage recorded September 26, 1977 as Instrument No. 134654 of Official Records.

SUBJECT TO: An easement for ingress and egress recorded September 26, 1977 as Instrument No. 134654 of Official Records.

SUBJECT TO: Right of access to and from the above-described tract.

Tax Parcel Nos. 2-011-45-018-3400-0000 and 2-011-45-019-8800-0000

And also:

The West 183 feet of Lot 17 in Block "V" of Vineland, according to the official plat thereof, filed in Book A of Plats at Page(s) 45 Official Records of Asotin County, Washington. Except the North 66 feet thereof.

Tax Parcel No. 1-004-15-017-0001-0000

And also:

Lots 6 and 7 in Block 5 of Dr. Boston's Subdivision of Lot 2 of Block "II" of Vineland, according to the official plat thereof, filed in Book B of Plats at Page(s) 86 Official Records of Asotin County, Washington.

Together with that portion of the vacated alley lying adjacent to said lot as vacated by Resolution No. 1259, recorded April 10, 2006 as Instrument No. 290421, which attaches by operation of law.

Tax Parcel No. 1-064-05-007-0000-0000

And also:

That part of the SE $\frac{1}{4}$ and the NE $\frac{1}{4}$ of Section 19 of Township 11 North, Range 45 East, W.M., Asotin County, Washington, more particularly described as follows: Commencing at the Northeast corner of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 19. Thence Westerly along the North line of said NW $\frac{1}{4}$ SE $\frac{1}{4}$ a distance of 224.6 feet to the true place of beginning; thence Northerly a distance of 250.0 feet; thence S.69°58'E. a distance of 452.4 feet; thence Southerly a distance of 435.0 feet; thence Westerly a distance of 425.0 feet; thence Northerly a distance of 340.0 feet

to the true place of beginning. Together with the right of ingress and egress on roads as they traverse and exist over and across the above-described tract.

SUBJECT TO: Right of Way Easement, including the terms and conditions thereof, O.R. Brown and Birdie Draper Brown, husband wife, granted to The Washington Water Power Company, a corporation, recorded February 2, 1961 under Instrument No. 76801, records of Asotin County, Washington.

SUBJECT TO: The right of ingress and egress on roads as they now traverse and exist over and across the above-described tract, as contained in Warranty Deed recorded September 22, 1978 under Instrument No. 139954, records of Asotin County, Washington.

SUBJECT TO: All rights of way for public utilities and public roads as the same now exist over and across the herein described property.

Tax Parcel No. 1-132-00-231-0004-0000

EXHIBIT B

New Legal Descriptions

That part of Government Lot 5 and the Southwest Quarter of the Northeast Quarter of Section 19 of Township 11 North, Range 45, East of the Willamette Meridian, Asotin County, Washington, more particularly described as follows:

Commencing at a point on the Lower Granite Dam Boundary Take Line, said point being Corps of Engineers Monument No. 906-20E; thence North 43°34'03" West along said take line a distance of 146.17 feet; thence South 46°25'55" West, 178.62 feet to the True Place of Beginning; thence South 65°07' West, 530.38 feet; thence South 41°58'04" East, 241.00 feet; thence South 72°55'51" East, 452.40 feet; thence North 2°58'04" West, 92.13 feet; thence North 46°25'55" East 227.31 feet; thence North 43°34'05" West, 395.30 feet to the True Place of Beginning.

Together with: Right of ingress, egress, and utilities over and across roads as they now exist and traverse in said Section 19.

SUBJECT TO: Right of ingress, egress, and utilities over and across roads as they now exist and traverse on the above-described tract.

SUBJECT TO: An Easement granted to The Washington Water Power Company, recorded April 29, 1947 in Book 50 of Deeds, page 81 of Official Records.

SUBJECT TO: An easement granted to The Washington Water Power Company, recorded February 2, 1961 as Instrument No. 76801 of Official Records.

SUBJECT TO: An agreement dated October 10, 1974 by and between Charles E. Cassell and Laurel E. Cassell, husband and wife, and Joseph L. Wilson and Annetta Wilson, husband and wife, Max Lafe Wilson and Carol Sue Wilson, husband and wife, recorded August 4, 1988 as Instrument No. 179247, providing for, in part, a non-exclusive easement for road purposes and the terms, conditions, and provisions contained therein.

SUBJECT TO: An easement granted to The Washington Water Power Company recorded July 26, 1988 as Instrument No. 179121 of Official Records.

Tax Parcel No. 1-132-00-231-0012-0000

And also:

Lot 2 of Fairway Addition Townhouse Estates, according to the official plat thereof, recorded January 11, 1999 under Instrument No. 238688, Official Records of Asotin County, Washington.

Tax Parcel No. 1-347-00-002-0000-0000

And also:

The Southeast Quarter of the Southwest Quarter and all that part of Lot 5 lying West of the Lower Granite Dam Boundary Take Line in Section 18 of Township 11 North, Range 45 East of the Willamette Meridian, Asotin County, Washington.

Tax Parcel No. 2-011-45-018-3400-0000

And also:

That part of the Northeast Quarter of the Northwest Quarter and Lot 6 in Section 19 of Township 11 North, Range 45 East of the Willamette Meridian, Asotin County, Washington, lying West of the Lower Granite Dam Boundary Take Line and North of a line more particularly described as follows:

Beginning at a point lying South 41°00'11" East (Grid Bearing South 43°34'05" East) a distance of 29.12 feet from Corps of Engineers Monument No. 906-20; thence South 48°29'44" West a distance of 75.73 feet; thence South 72°59'38" West a distance of 103.22 feet; thence South 84°30'45" West a distance of 269.06 feet; thence South 74°55'33" West a distance of 92.13 feet; thence South 67°58'33" West a distance of 130.48 feet; thence South 73°20' West a distance of 221.76 feet; thence North 84°33'25" West a distance of 149.80 feet; thence South 71°10'52" West a distance of 57.11 feet; thence South 30°08'22" West a distance of 132.92 feet; thence South 61°47'04" West a distance of 101.54 feet; thence North 82°19'32" West a distance of 64.55 feet; thence North 68°10'17" West a distance of 66.78 feet; thence North 79°07'49" West a distance of 209.31 feet; thence West a distance of 319.58 feet more or less to a point on the West boundary line of said Northeast Quarter of the Northwest Quarter, said point being North 0°24'07" West a distance of 296.68 feet more or less from the Southwest corner of said Northeast Quarter of the Northwest Quarter and the terminus of the above-described line.

Excepting therefrom for well site purposes that portion of the Northeast Quarter of the Northwest Quarter of Section 19 more particularly described as follows:
Commencing at the Northeast corner of said Northeast Quarter of the Northwest

Quarter; thence South 0°24'10" East along the East boundary line of said Northeast Quarter of the Northwest Quarter a distance of 367.39 feet; thence West a distance of 295.50 feet to the True Place of Beginning; thence North 55°08' West a distance of 100.0 feet; thence South 34°52' West a distance of 100.0 feet; thence South 55°08' East a distance of 100.0 feet; thence North 34°52' East a distance of 100.0 feet to the True Place of Beginning.

SUBJECT TO: An easement granted to The Washington Water Power Company, recorded February 2, 1961 as Instrument No. 76801 of Official Records.

SUBJECT TO: An easement for drainage recorded September 26, 1977 as Instrument No. 134654 of Official Records.

SUBJECT TO: An easement for ingress and egress recorded September 26, 1977 as Instrument No. 134654 of Official Records.

SUBJECT TO: Right of access to and from the above-described tract.

Tax Parcel No. 2-011-45-019-8800-0000

And also:

The West 183 feet of Lot 17 in Block "V" of Vineland, according to the official plat thereof, filed in Book A of Plats at Page(s) 45 Official Records of Asotin County, Washington. Except the North 66 feet thereof.

Tax Parcel No. 1-004-15-017-0001-0000

And also:

Lots 6 and 7 in Block 5 of Dr. Boston's Subdivision of Lot 2 of Block "II" of Vineland, according to the official plat thereof, filed in Book B of Plats at Page(s) 86 Official Records of Asotin County, Washington.

Together with that portion of the vacated alley lying adjacent to said lot as vacated by Resolution No. 1259, recorded April 10, 2006 as Instrument No. 290421, which attaches by operation of law.

Tax Parcel No. 1-064-05-007-0000-0000

And also:

That part of the Southeast Quarter and the Northeast Quarter of Section 19, Township 11 North, Range 45 East, W.M., Asotin County, Washington, more particularly described as follows:

Commencing at the Northeast corner of the Northwest Quarter of the Southeast Quarter of said Section 19; thence Westerly along the North line of said Northwest Quarter of the Southeast Quarter a distance of 224.6 feet to the True Point of Beginning; thence North 02°58'04" West (of record North), a distance of 250.0 feet; thence South 72°55'51" East (of record S. 69°58' E.), a distance of 452.4 feet; thence South 02°58'19" East (of record South), a distance of 435.0 feet; thence S 87°02'05" West (of record Westerly), a distance of 425.0 feet; thence North 02°58'04" West (of record Northerly), a distance of 340.0 feet to the True Point of Beginning.

Containing 5.000 acres, more or less.

Together with the right of ingress and egress on roads as they traverse and exist over and across the above described tract.

TOGETHER WITH that part of the SW1/4NE1/4 and the NW1/4SE1/4 of Section 19 of Township 11 North, Range 45 East, W.M., Asotin County, Washington, more particularly described as follows: Commencing at a point on the Lower Granite Dam Boundary Take Line, said point being Corps of Engineers Monument No. 906-20E; thence N. 43°34'05"W. along said take line 146.17 feet; thence S.46°25'55"W., 178.62 feet; thence S.65°07'W., 530.38 feet; thence S.41°58'04"E., 241 feet to the True Place of Beginning; thence S.2°58'04"E., 409.15 feet; thence N.16°27'W., 337.49 feet; thence N.41°13'E., 112.90 feet to the True Place of Beginning.

SUBJECT TO: Right of Way Easement, including the terms and conditions thereof, O.R. Brown and Birdie Draper Brown, husband wife, granted to The Washington Water Power Company, a corporation, recorded February 2, 1961 under Instrument No. 76801, records of Asotin County, Washington.

SUBJECT TO: The right of ingress and egress on roads as they now traverse and exist over and across the above-described tract, as contained in Warranty Deed recorded September 22, 1978 under Instrument No. 139954, records of Asotin County, Washington.

SUBJECT TO: All rights of way for public utilities and public roads as the same now exist over and across the herein described property.

Tax Parcel No. 1-132-00-231-0004-0000

EXHIBIT C

Parcel List

Parcel Number	Street Address	Total Value
10041501700010000	1461 10TH ST	395,000
10640500700000000	1113 FRANCIS ST	193,500
11320023100040000	1311 WESTLAKE DR	301,200
11320023100120000		25,000
13470000200000000	713 16TH ST	215,800
20114501834000000		2,860
20114501988000000		2,450
	Grand Total:	1,135,810

54352

EXHIBIT D


Affidavit Regarding Re-Recording

STATE OF WASHINGTON)
 : ss
County of Asotin)

Gary D. Smith, being first duly sworn on oath, deposes and states:

A Quitclaim Deed was dated the 18th day of June, 2018, and recorded under Asotin County Auditor's Instrument No. 358795 on August 10, 2018. The accompanying Excise Tax Affidavit number was 51486. Unfortunately, the legal descriptions in that Deed and Excise Tax Affidavit were incorrect and those documents must now be corrected. I am re-recording a Correction Quitclaim Deed and accompanying Excise Tax Affidavit solely to correct the errors in the legal descriptions, and this re-recording is not subject to the real estate excise tax pursuant to WAC 458-61A-217(1).

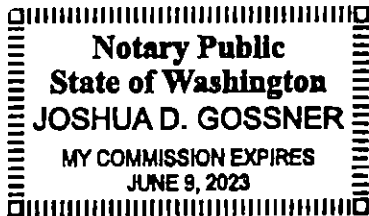
Signed at Clarkston, Washington this 13 day of JULY, 2021.

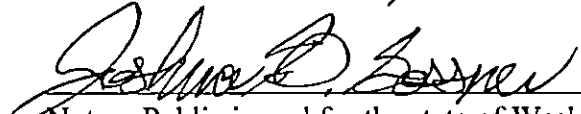

GARY D. SMITH

STATE OF WASHINGTON)
 : ss.
County of Asotin)

On this day personally appeared before me Gary D. Smith, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 13th day of July, 2021.




Notary Public in and for the state of Washington
Residing at Clarkston
My appointment expires June 9, 2023

54352