

# 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.*

**Form 84 0001a**

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 Justin Montague  
LISA L. MONTAGUE  
Mailing address 2148 Reservoir Road  
City/state/zip Clarkston, WA 99403  
Phone (including area code) ~~(509) 751-6742~~ (509) 852-0168

**2 Buyer/Grantee**

Name Ralph Montague and Linda Montague, husband and wife  
Mailing address 2141 5th Avenue  
City/state/zip Clarkston, WA 99403  
Phone (including area code) (509) 780-7004

**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)
1-041-31-003-0001	<input type="checkbox"/>	\$ 207,000.00
1-041-31-003-0005	<input type="checkbox"/>	\$ 119,500.00
1-041-31-003-0006	<input type="checkbox"/>	\$ 70,900.00

**4 Street address of property** 2144 Reservoir Road and 2148 Reservoir Road, Clarkston, WA 99403  
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).

That part of the real property described in the attached Exhibit A, more particularly described in the attached Exhibit B, to be combined with the real property described in the attached Exhibit C. SUBJECT TO the easement described in the attached Exhibit D.

**5** 11 - Household, single family units

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 84.34 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) Justin Montague  
Date & city of signing 9-15-21 CLARKSTON, WA

Signature of grantee or agent [Signature]  
Name (print) Ralph Montague  
Date & city of signing 9-21-21, Clarkston, WA

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)).

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.

ATEC CR#39777

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**PAID**  
SEP 23 2021  
ASOTIN COUNTY  
TREASURER

If claiming an exemption, list WAC number and reason for exemption.  
WAC number (section/subsection) 458-61A-109(2)(b)  
Reason for exemption BOUNDARY LINE ADJUSTMENT

Type of document Quitclaim Deed  
Date of document 9.15.21

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

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

EXHIBIT A

**Legal Description – Justin Montague's Property**

That part of Lot 3 in Block "I-3-3" of Clarkston Heights according to the official plat thereof, filed in Book B of Plats at Page(s) 99, records of Asotin County, Washington, more particularly described as follows:

Commencing at the Southwest corner of said Lot 3, said point being on the original platted centerline of Reservoir Road; thence North  $46^{\circ}10'$  East along said centerline a distance of 218.66 feet to the true place of beginning; thence continue North  $46^{\circ}10'$  East along said centerline 28.61 feet; thence North 408.46 feet; thence West 178.37 feet to a point on the West line of said Lot 3; thence South along said West line a distance of 329.00 feet; thence East 146.77 feet; thence South  $6^{\circ}18'$  East, 99.91 feet to the true place of beginning.

Tax Parcel Number: 1-041-31-003-0005-0000

54567



# Rim Rock Consulting, Inc.

PROFESSIONAL LAND SURVEYORS  
GIS & MAPPING SERVICES

JOHN L. DUNN, PLS / ID, WA / CFEDS  
DUANE E. PRIEST, PLS / ID  
MICHAEL E. DAHLIN, PLS / ID, WA

## PROPERTY DESCRIPTION FOR RALPH MONTAGUE BOUNDARY LINE ADJUSTMENT

A parcel of land located in southeast quarter of Section 31, Township 11 North, Range 46 East of the Willamette Meridian, Asotin County, Washington, described as follows:

COMMENCING at the southeast corner of Block I-3-3 of Clarkston Heights to Asotin County, Washington, said point being the original platted centerline of Reservoir Road, from which the northeast corner of Block I-3-3 bears N 43°37'15" E, 1921.85 feet; thence along said centerline, N 43°37'15" E, 297.69 feet; thence leaving said centerline, N 02°33'45" W, 34.65 feet to a point on the County Road (Reservoir Road) right of way line said point also being the southeast corner of the parcel described in Warranty Deed AFN 335803, Asotin County Records; thence along the east line of said parcel, N 02°33'45" W, 288.69 feet to the POINT OF BEGINNING;

Thence leaving said east line, N 28°36'51" W, 94.58 feet to a point on the north line of said parcel;

Thence continuing along said north line, N 87°26'23" E, 41.54 feet to the northeast corner of said parcel;

Thence along the east line of said parcel, S 02°33'45" E, 84.97 feet to the POINT OF BEGINNING.

Containing 1,765 Square Feet more or less.

This description was prepared by Michael E. Dahlin on April 7, 2021.



129 West 3<sup>rd</sup> Street, #102 • Moscow, ID 83843  
(208) 883-5339 phone • (208) 883-4309 fax  
[rimrock@rimrockconsulting.net](mailto:rimrock@rimrockconsulting.net)



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EXHIBIT C

**Legal Description – Ralph Montague's Property**

Lot Three (3) of Block I-3-3 of Clarkston Heights, Asotin County, Washington, according to the official plat thereof.

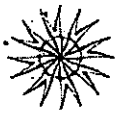
EXCEPTING therefrom the North Two (2) acres of said Lot Three (3), more particularly described as follows: Beginning at a point on the Northeast corner of Lot Three (3) of Block I-3-3; thence West across the North line of Lot Three (3) of Block I-3-3 aforesaid, 260.5 feet to the Northwest corner of said Lot Three (3); thence South a distance of 334.43 feet to a point; thence East 260.5 feet to a point; thence North 334.43 feet to the place of beginning.

AND ALSO EXCEPTING therefrom that part of Lot 3 in Block I-3-3 of Clarkston Heights, according to the official plat thereof, filed in Book B of Plats at Page(s) 99 Official Records of Asotin County, Washington, more particularly described as follows: Beginning at the Southwest corner of said Lot 3, said point being on the original platted centerline of Reservoir Road; thence North  $46^{\circ}10'$  East along said centerline a distance of 218.66 feet; thence North  $6^{\circ}18'$  West 99.91 feet; thence West 146.77 feet to a point on the West line of said Lot 3; thence South along said West line a distance of 250.71 feet to the place of beginning. EXCEPTING THEREFROM all of said land lying within the right-of-way of Reservoir Road.

AND ALSO EXCEPTING therefrom that part of Lot 3 in Block I-3-3 of Clarkston Heights according to the official plat thereof, filed in Book B of Plats at Page(s) 99, records of Asotin County, Washington, more particularly described as follows: Commencing at the Southwest corner of said Lot 3, said point being on the original platted centerline of Reservoir Road; thence North  $46^{\circ}10'$  East along said centerline a distance of 218.66 feet to the true place of beginning; thence continue North  $46^{\circ}10'$  East along said centerline 28.61 feet; thence North 408.46 feet; thence West 178.37 feet to a point on the West line of said Lot 3; thence South along said West line a distance of 329.00 feet; thence East 146.77 feet; thence South  $6^{\circ}18'$  East, 99.91 feet to the true place of beginning.

Property Tax Parcel Nos. 1-041-31-003-0001 and 1-041-31-003-0006.

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MICHAEL E. DAHLIN, PLS / ID, WA

## PROPERTY DESCRIPTION FOR RALPH MONTAGUE EASEMENT

An easement for ingress and egress located in southeast quarter of Section 31, Township 11 North, Range 46 East of the Willamette Meridian, Asotin County, Washington, described as follows:

COMMENCING at the southeast corner of Block 1-3-3 of Clarkston Heights to Asotin County, Washington, said point being the original platted centerline of Reservoir Road, from which the northeast corner of Block 1-3-3 bears N 43°37'15" E, 1921.85 feet; thence along said centerline, N 43°37'15" E, 288.13 feet; thence leaving said centerline, N 08°11'22" W, 31.81 feet to a point on the County Road (Reservoir Road) right of way line and the POINT OF BEGINNING;

A strip of land, 20 feet wide, lying 10 feet on each side of the following described centerline:

Thence N 08°11'22" W, 36.91 feet;

Thence N 01°45'03" W, 137.01 feet;

Thence N 15°59'43" E, 36.75 feet to the east line of the parcel described in Warranty Deed AFN 335803 and the termination of this easement.

The sidelines of this easement shall be lengthened or shortened to terminate on the east line of the parcel described in Warranty Deed AFN 335803.

This description was prepared by Michael E. Dahlin on April 7, 2021.



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