

REAL ESTATE EXCISE TAX AFFIDAVIT

This form is your receipt when stamped by cashier.

PLEASE TYPE OR PRINT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

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>Julie Wickersham</u> | BUYER GRANTEE | 2 Name <u>Julie Wickersham</u> |
| | Mailing Address <u>1338 3rd St</u> | | Mailing Address <u>1338 3rd St</u> |
| | City/State/Zip <u>Clarkston, WA 99403</u> | | City/State/Zip <u>Clarkston, WA 99403</u> |
| | Phone No. (including area code) | | 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 account numbers – check box if personal property | |
| Name <u>Julie Wickersham</u> | | 10041500600010000 <input type="checkbox"/> | |
| Mailing Address _____ | | 10041500600020000 <input type="checkbox"/> | |
| City/State/Zip _____ | | 10041500600070000 <input type="checkbox"/> | |
| Phone No. (including area code) _____ | | _____ <input type="checkbox"/> | |
| | | List assessed value(s) | |
| | | 39,600.00 | |
| | | 191,400.00 | |
| | | 44,200.00 | |

4 Street address of property: 1120 16th Avenue, 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

5 Select Land Use Code(s):
11 Household, single family units

enter any additional codes: 91

(Sec 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) 458-61A-109(2)(b)

Reason for exemption Boundary line adjustments

Type of Document Quit Claim Deed (QCD)

Date of Document 03/08/22

| | |
|--------------------------------|-----------|
| Gross Selling Price \$ | 0.00 |
| *Personal Property (deduct) \$ | 0.00 |
| Exemption Claimed (deduct) \$ | 0.00 |
| Taxable Selling Price \$ | 0.00 |
| Excise Tax : State \$ | 0.00 |
| Local \$ | 0.00 |
| *Delinquent Interest: State \$ | 0.00 |
| Local \$ | 0.00 |
| *Delinquent Penalty \$ | 0.00 |
| Subtotal \$ | 0.00 |
| *State Technology Fee \$ | 5.00 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

0200

8 I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.

Signature of Grantor or Grantor's Agent Julie Wickersham Signature of Grantee or Grantee's Agent Julie Wickersham

Name (print) Julie Wickersham Name (print) Julie Wickersham

Date & city of signing: 3-25-22, Clarkston, WA Date & city of signing: 3-25-22, 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)).

REV 84 0001a (6/26/14) THIS SPACE - TREASURER'S USE ONLY COUNTY TREASURER

PAID

MAR 31 2022
ASOTIN COUNTY
TREASURER

055074

A TEC
OK# 42231 AH

EXHIBIT "A"

OLD Legal/CURRENT Legal

Parcel I:

The South half of the West half of Lot 6 in Block V of Vineland, according to the official plat thereof, filed in Book A of Plats at Page(s) 45, records of Asotin County, Washington, EXCEPT a rectangular tract of land in the Southwest corner thereof 65 feet wide on the East and West boundaries, and 175 feet long on the North and South boundaries.

Parcel II:

A rectangular tract of land in the Southwest corner thereof 65 feet wide on the East and West boundaries, and 175 feet long on the North and South boundaries. EXCEPT that portion lying within 16th Avenue adjacent thereto.

EXCEPTING THEREFROM all that portion of the hereinafter described Tract "X" lying Northerly and Northeasterly of a line beginning at a point opposite Station 41+00.00 on the Fleshman Way line survey of the Fleshman Way/15th Street Project and 80 feet Southerly therefrom; thence Easterly and Southeasterly parallel with said Fleshman Way line survey to a point opposite Station 44+00.00; thence Northeasterly to a point opposite said Station 44+00.00 and 70 feet Southwesterly therefrom; thence Southeasterly parallel with said Fleshman Way line survey to a point opposite Station 46+00 and the end of this line description.

NEW Legal

SEE EXHIBIT 'B' and 'C'

5

55074



J·U·B ENGINEERS, INC.

EXHIBIT B

LEGAL DESCRIPTION
of
TRACT A

WICKERSHAM BOUNDARY LINE ADJUSTMENT

March 11, 2022

That portion of the south one-half of the west half of Lot 6, Block V of Vineland, Asotin County, Washington according to the plat thereof recorded in Book A of Plats at Page 45, Records of Asotin County, being situated in the SW1/4 of Section 28, Township 11 North, Range 46 East, W.M., City of Clarkston, Asotin County, Washington, described as follows:

BEGINNING at the intersection of the west boundary of said Lot 6 and the north right-of-way line of 16th Avenue, thence N02° 31'07"W along said west boundary of Lot 6, 470.85 feet, more or less, to the south right-of-way line of Fleshman Way as described in Warranty Deed recorded as Instrument number 216340, records of Asotin County, WA;

thence along said right-of-way line, 51.40 feet along the arc of a non-tangent curve to the right having a radius of 920.00 feet and a central angle of 03° 12'03", said curve having a long chord which bears S75° 26'39"E, a chord distance of 51.39 feet;

thence continuing along said right-of-way line, N16° 09'22"E, 10.00 feet;

thence continuing along said right-of-way line, 121.92 feet along the arc of a non-tangent curve to the right having a radius of 930.00 feet and a central angle of 07° 30'40", said curve having a long chord which bears S70° 05'18"E, a chord distance of 121.83 feet, more or less, to the east line of said west half of Lot 6;

thence S02° 30'58"E along said east line, 418.56 feet, more or less, to north right-of-way line of 16th Avenue;

thence S87° 25'05"W along said right-of-way line, 164.92 feet, more or less, to the POINT OF BEGINNING

55074

EXCEPTING THEREFROM that portion of the south one and one-half (1-½) acres of the south half of the west half of Lot 6, Block V of Vineland, Asotin County, Washington according to the plat thereof recorded in Book A of Plats at Page 45, Records of Asotin County, being situated in the SW1/4 of Section 28, Township 11 North, Range 46 East, W.M., City of Clarkston, Asotin County, Washington, described as follows:

BEGINNING at the intersection of the west boundary of said Lot 6 and the north right-of-way line of 16th Avenue, thence N02°31'07"W along the west boundary of said Lot 6, 227.56 feet;

thence N87°24'45"E 79.10 feet;

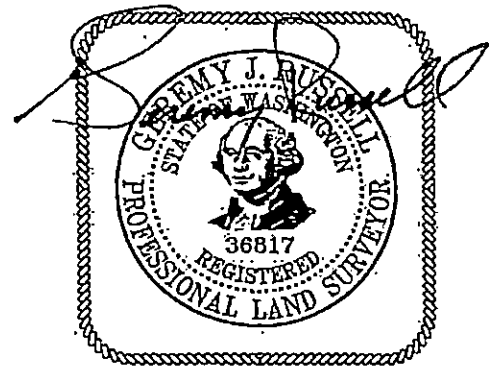
thence S02°31'07"E 227.57 feet, more or less, to said north right-of-way line of 16th Avenue;

thence S87°25'05"W, along said right-of-way line, 79.10 feet, more or less, to the **POINT OF BEGINNING**.

ALSO EXCEPTING THEREFROM any portion lying within the right-of-way of said 16th Avenue.

Containing 1.28 acres, more or less.

SUBJECT TO: Existing rights-of-way and easements of record and/or appearing on above-described tract.



Digitally signed by Jeremy J
Russell: A0109800000013AC3285009000038C7
Date: 2022.03.16 19:13:09 -07'00'

55074

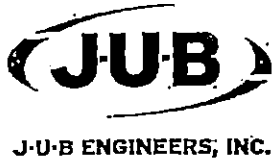


EXHIBIT C

LEGAL DESCRIPTION
of
TRACT B

WICKERSHAM BOUNDARY LINE ADJUSTMENT

March 11, 2022

That portion of the south one and one-half (1-½) acres of the south half of the west half of Lot 6, Block V of Vineland, Asotin County, Washington according to the plat thereof recorded in Book A of Plats at Page 45, Records of Asotin County, being situated in the SW1/4 of Section 28, Township 11 North, Range 46 East, W.M., City of Clarkston, Asotin County, Washington, described as follows:

BEGINNING at the intersection of the west boundary of said Lot 6 and the north right-of-way line of 16th Avenue, thence N02°31'07"W along the west boundary of said Lot 6, 227.56 feet;

thence N87°24'45"E 79.10 feet;

thence S02°31'07"E 227.57 feet, more or less, to said north right-of-way line of 16th Avenue;

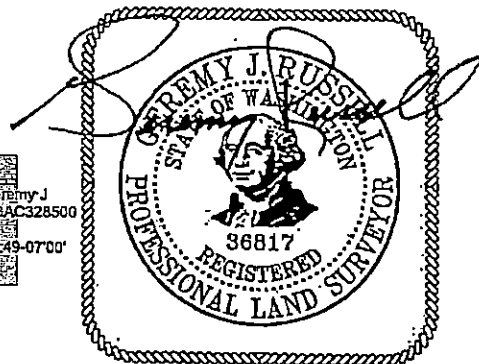
thence S87°25'05"W, along said right-of-way line, 79.10 feet, more or less, to the POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM any portion lying within the right-of-way of said 16th Avenue.

Containing 18,000 sq. ft. (0.413) acres, more or less.

SUBJECT TO: Existing rights-of-way and easements of record and/or appearing on above-described tract.

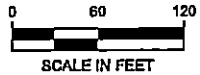
Digitally signed by Jeremy J Russell; AO10980000013AC328500
9000039C7
Date: 2022.03.16 19:13:49 -07'00'



55074

AMENDED RECORD OF SURVEY - BOUNDARY LINE ADJUSTMENT

PART OF LOTS 6 AND 7, BLOCK V OF VINELAND, SITUATED IN A PORTION OF THE NW1/4 OF SEC 28, T 11 N, R 46E, W.M., CITY OF CLARKSTON, ASOTIN COUNTY, WASHINGTON.

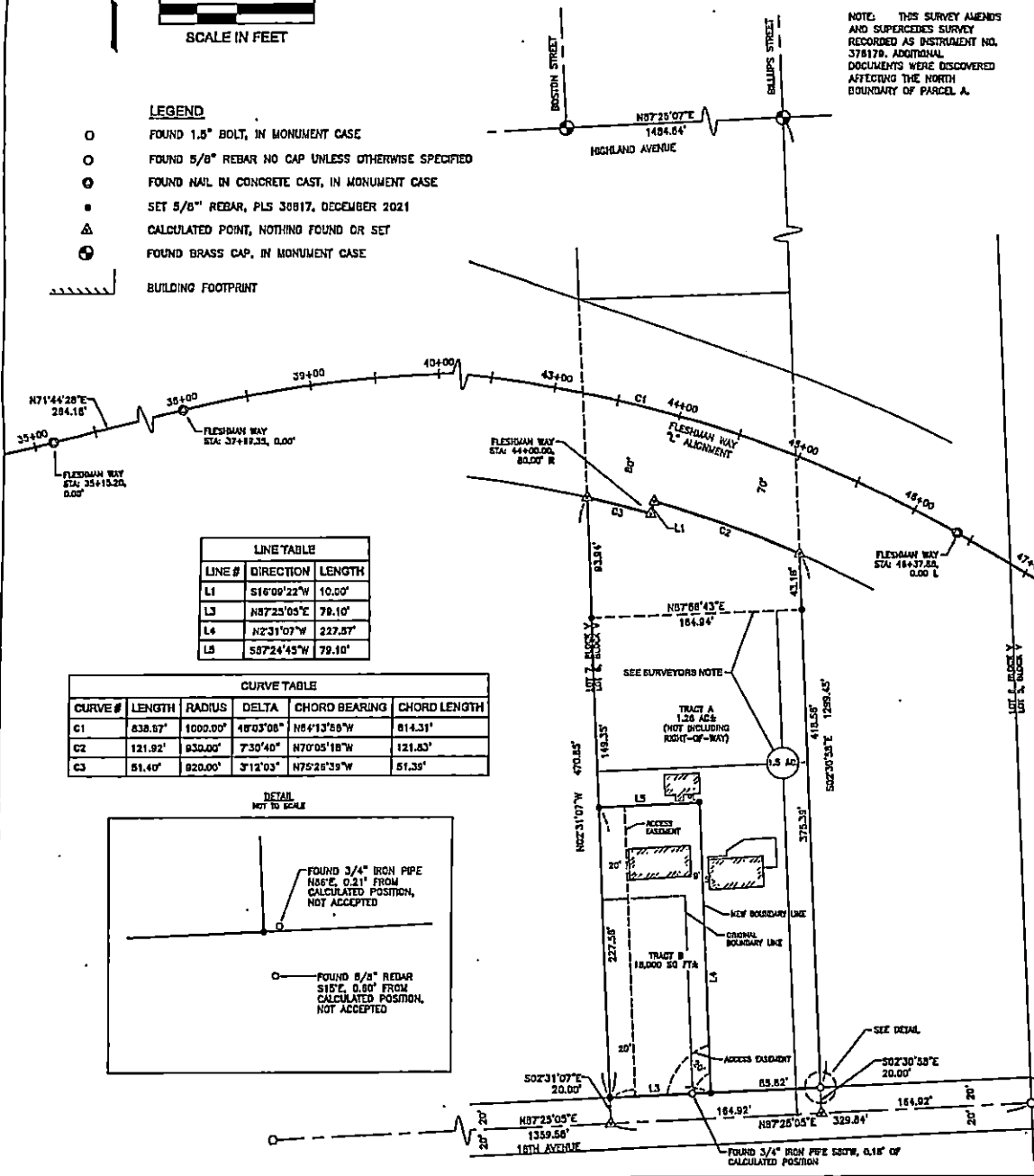


LEGEND

- FOUND 1.5" BOLT, IN MONUMENT CASE
- FOUND 5/8" REBAR NO CAP UNLESS OTHERWISE SPECIFIED
- FOUND NAIL IN CONCRETE CAST, IN MONUMENT CASE
- SET 5/8" REBAR, PLS 30817, DECEMBER 2021
- △ CALCULATED POINT, NOTHING FOUND OR SET
- ⊙ FOUND BRASS CAP, IN MONUMENT CASE

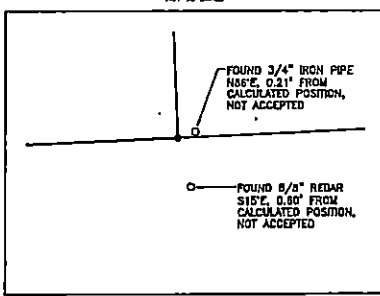
▬ BUILDING FOOTPRINT

NOTE: THIS SURVEY AMENDS AND SUPERCEDES SURVEY RECORDED AS INSTRUMENT NO. 378178. ADDITIONAL DOCUMENTS WERE DISCOVERED AFFECTING THE NORTH BOUNDARY OF PARCEL A.



| LINE # | DIRECTION | LENGTH |
|--------|-------------|---------|
| L1 | S16°09'22"W | 10.00' |
| L3 | N87°25'03"E | 79.10' |
| L4 | N2°31'07"W | 227.57' |
| L5 | S87°24'45"W | 79.10' |

| CURVE TABLE | | | | | |
|-------------|---------|----------|-----------|---------------|--------------|
| CURVE # | LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD LENGTH |
| C1 | 838.57' | 1000.00' | 48°03'08" | N64°13'28"W | 814.31' |
| C2 | 121.92' | 939.00' | 7°30'40" | N70°05'18"W | 121.83' |
| C3 | 51.40' | 820.00' | 3°12'03" | N75°28'39"W | 51.39' |



AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____ 20____ A.D.
 AT _____, RECORDED IN VOLUME _____ OF SURVEYS, AT PAGE _____ AT THE REQUEST OF J-U-B ENGINEERS, INC.

ASOTIN COUNTY AUDITOR _____

FEE NO. _____

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 07°25'07" EAST AS MEASURED ALONG THE MONUMENTED CENTERLINE OF HIGHLAND AVENUE BETWEEN BOSTON STREET AND BULLUPS STREET AS ESTABLISHED BY GPS OBSERVATIONS, WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, ALL BEARINGS SHOWN ARE AT GRID AZIMUTH, ALL DISTANCES ARE PROJECTED TO GROUND VALUES.

SURVEY REFERENCES

BLOCK V OF VINELAND, ASOTIN COUNTY, WASHINGTON ACCORDING TO THE PLAT RECORDED IN BOOK A OF PLATS AT PAGE 43, RECORDS OF ASOTIN COUNTY, WASHINGTON.

FLESHMAN WAY ALIGNMENT AND UTILITY PLAN STA. L 28+00 TO STA. L 41+00, SHEET 18 OF 68, BY TD&H ENGINEERING, DATED DECEMBER 12, 1998, RECORDS OF ASOTIN COUNTY, WASHINGTON.

SURVEYORS NOTE

THE DIMENSIONS AND ACREAGES OF LOTS WITHIN THE PLAT OF BLOCK V OF VINELAND RUN TO THE CENTERLINE OF THE ADJACENT STREETS. I INTERPRET THE LEGAL DESCRIPTION OF THE SUBJECT PROPERTY AS ALSO RUNNING TO THE CENTERLINE OF THE ADJACENT STREET TO THE SOUTH (16TH AVENUE).

THE BOUNDARY WAS DETERMINED BY EVALUATING DEED INSTRUMENT NUMBERS 205130, 218340, AND 336977. ALSO, LACK OF PROBATE AFFIDAVIT RECORDED AS INSTRUMENT NUMBER 382821 WAS USED TO CONFIRM TITLE VESTING.

TRACT A LEGAL DESCRIPTION AFTER BOUNDARY LINE ADJUSTMENT

(PREPARED BY J-U-B ENGINEERS, INC.)

THAT PORTION OF THE SOUTH ONE-HALF OF THE WEST HALF OF LOT 6, BLOCK V OF VINELAND, ASOTIN COUNTY, WASHINGTON ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK A OF PLATS AT PAGE 43, RECORDS OF ASOTIN COUNTY, BEING SITUATED IN THE SW1/4 OF SECTION 28, TOWNSHIP 11 NORTH, RANGE 46 EAST, W.M., CITY OF CLARKSTON, ASOTIN COUNTY, WASHINGTON.

BEGINNING AT THE INTERSECTION OF THE WEST BOUNDARY OF SAID LOT 6 AND THE NORTH RIGHT-OF-WAY LINE OF 16TH AVENUE, THENCE N02°31'07"W ALONG SAID WEST BOUNDARY OF LOT 6, 470.85 FEET, MORE OR LESS, TO THE SOUTH RIGHT-OF-WAY LINE OF FLESHMAN WAY AS DESCRIBED IN WARRANTY DEED RECORDED AS INSTRUMENT NUMBER 218340, RECORDS OF ASOTIN COUNTY, WA;

THENCE ALONG SAID RIGHT-OF-WAY LINE, 51.40 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 920.00 FEET AND A CENTRAL ANGLE OF 03°12'03", SAID CURVE HAVING A LONG CHORD WHICH BEARS S75°28'39"E, A CHORD DISTANCE OF 51.39 FEET;

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, N18°09'22"E, 10.00 FEET;

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, 121.82 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 930.00 FEET AND A CENTRAL ANGLE OF 07°30'40", SAID CURVE HAVING A LONG CHORD WHICH BEARS S70°05'18"E, A CHORD DISTANCE OF 121.83 FEET, MORE OR LESS, TO THE EAST LINE OF SAID WEST HALF OF LOT 6;

THENCE S02°30'58"E ALONG SAID EAST LINE 418.88 FEET, MORE OR LESS, TO NORTH RIGHT-OF-WAY LINE OF 16TH AVENUE;

THENCE S87°25'05"W ALONG SAID RIGHT-OF-WAY LINE 184.92 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION OF THE SOUTH ONE AND ONE HALF (1-1/2) ACRES OF THE SOUTH HALF OF THE WEST HALF OF LOT 6, BLOCK V OF VINELAND, ASOTIN COUNTY, WASHINGTON ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK A OF PLATS AT PAGE 43, RECORDS OF ASOTIN COUNTY, BEING SITUATED IN THE SW1/4 OF SECTION 28, TOWNSHIP 11 NORTH, RANGE 46 EAST, W.M., CITY OF CLARKSTON, ASOTIN COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST BOUNDARY OF SAID LOT 6 AND THE NORTH RIGHT-OF-WAY LINE OF 16TH AVENUE, THENCE N02°31'07"W ALONG THE WEST BOUNDARY OF SAID LOT 6, 227.56 FEET; THENCE N87°24'45"E 79.10 FEET; THENCE S02°31'07"E 227.57 FEET, MORE OR LESS, TO SAID NORTH RIGHT-OF-WAY LINE OF 16TH AVENUE; THENCE S87°25'05"W, ALONG SAID RIGHT-OF-WAY LINE, 79.10 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE RIGHT-OF-WAY OF SAID 16TH AVENUE.

CONTAINING 1.28 ACRES, MORE OR LESS.

SUBJECT TO EXISTING RIGHTS-OF-WAY AND EASEMENTS OF RECORD AND/OR APPEARING ON ABOVE DESCRIBED TRACT.

TRACT B LEGAL DESCRIPTION AFTER BOUNDARY LINE ADJUSTMENT

(PREPARED BY J-U-B ENGINEERS, INC.)

THAT PORTION OF THE SOUTH ONE AND ONE HALF (1-1/2) ACRES OF THE SOUTH HALF OF THE WEST HALF OF LOT 6, BLOCK V OF VINELAND, ASOTIN COUNTY, WASHINGTON ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK A OF PLATS AT PAGE 43, RECORDS OF ASOTIN COUNTY, BEING SITUATED IN THE SW1/4 OF SECTION 28, TOWNSHIP 11 NORTH, RANGE 46 EAST, W.M., CITY OF CLARKSTON, ASOTIN COUNTY, WASHINGTON.

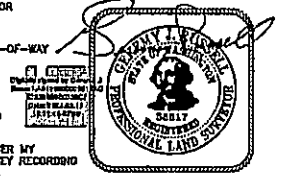
BEGINNING AT THE INTERSECTION OF THE WEST BOUNDARY OF SAID LOT 6 AND THE NORTH RIGHT-OF-WAY LINE OF 16TH AVENUE, THENCE N02°31'07"W ALONG THE WEST BOUNDARY OF SAID LOT 6, 227.56 FEET; THENCE N87°24'45"E 79.10 FEET; THENCE S02°31'07"E 227.57 FEET, MORE OR LESS, TO SAID NORTH RIGHT-OF-WAY LINE OF 16TH AVENUE; THENCE S87°25'05"W, ALONG SAID RIGHT-OF-WAY LINE, 79.10 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE RIGHT-OF-WAY OF SAID 16TH AVENUE.

CONTAINING 18,000 SQ. FT. 0.413 ACRES, MORE OR LESS.

SUBJECT TO EXISTING RIGHTS-OF-WAY AND EASEMENTS OF RECORD AND/OR APPEARING ON ABOVE DESCRIBED TRACT.

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF JULIE WICKERSHAM, IN JANUARY OF 2022.



JUB ENGINEERS, INC.

848 6th Street
 Clarkston, WA 99403
 p | 509 254 6011 w | www.jub.com

Dwg Name: 22-21-035_V-PB
 Date: March 11, 2022

Dr. JWS Cdr. GJR Sheet 1 of 1

55074