



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 and Buyer/Grantee information including names, addresses, and phone numbers.

Property address and location information, including county and city details.

Land Use Code selection and exemption information.

Designation of property type (forest land, current use, etc.)

Continuance information and notice of compliance details.

Signatures and dates for the grantor and grantee.

Personal property included in selling price.

Exemption information including WAC number and reason.

Table with columns for document type, date, and various fees (Gross Selling Price, Excise Tax, etc.).

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

Certification statement and final signatures of both parties.

Perjury warning: Perjury is a class C felony which is punishable by imprisonment...

EFT

EXHIBIT "A"

615882

Parts of Lots 1 and 2 of Block W W of Vineland according to the recorded plat thereof, records of Asotin County, Washington, described as follows:

From the Southeast corner of Lot 1 of Block W W of Vineland, said point beginning at the intersection of the centerlines of Elm and Fifteenth Streets; thence North along said centerline of Fifteenth Street a distance of 220 feet to the true place of beginning; thence continue on the last above mentioned course a distance of 55 feet; thence West a distance of 198 feet; thence South a distance of 55 feet; thence East a distance of 198 feet to the True Place of Beginning

JMR

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FILED

2022 JUN 16 PM 1:49

MCKENZIE A. CAMPBELL
COUNTY CLERK
ASOTIN COUNTY, WA

Superior Court of Washington, County of Asotin

In re the marriage of:	No. 21-3-00123-02
Petitioner:	Final Divorce Order (Dissolution Decree) (DCD)
ILEAH IONE RIGGS	
And Respondent:	<input checked="" type="checkbox"/> Clerk's action required: 1, 2, 6, 13, 14, 15, 16, 18
JACOB MICHAEL RIGGS	

Final Divorce Order

1. Money Judgment Summary
No money judgment is ordered.
2. Summary of Real Property Judgment (land or home)

Summarize any real property judgment from section 7 in the table below.

Grantor's name (person giving property)	Grantee's name (person getting property)	Real Property (fill in at least one)	
		Assessor's property tax parcel or account number:	Legal description of property awarded (lot/block/plat/section, township, range, county, state)
Ileah Ione Riggs	Jacob Michael Riggs	10043600200030000	
Lawyer: Jennifer B. Douglass		represents: Ileah Ione Riggs	
Lawyer: Neil Cox		represents: Jacob Michael Riggs	

19
88

> The court has made Findings and Conclusions in this case and now Orders:

3. Marriage
This marriage and any domestic partnerships or civil unions are dissolved. The Petitioner and Respondent are divorced.
4. Name Changes
The Petitioner's name is changed to: Ileah Ione Bergman

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5. **Separation Contract**

There is no separation contract.

6. **Money Judgment (summarized in section 1 above)**

None.

7. **Real Property (land or home)**

The real property is divided as explained below:

Real Property Address	Tax Parcel Number	Given to which spouse as that spouse's separate property?
720 15 th Street, Clarkston, Washington	10043600200030000	Respondent

Other: The Respondent is ordered to refinance the real property awarded to him within three hundred and sixty five (365) days of the entry of a decree in this matter and remove the Petitioner's name from any and all promissory notes, security agreements, mortgages, deeds of trusts, liens and similar instruments encumbering the property. Within ninety (90) days of an entry of this Final Divorce Order, the Respondent is ordered to pay the Petitioner Thirty Thousand Dollars (\$30,000.00) of the equity in the real property, as an equalization payment.

If the Respondent is unable to either pay the equalization payment or to refinance the real property into his name within three hundred and sixty five (365) days of the said Final Divorce Order in this matter, the real property shall be listed for sale at fair market value. Prior to the sale of the real property, both parties shall agree upon a neutral third-party realtor to list the real property; all offers received shall be communicated to both parties before any such offer is accepted or declined and both parties shall be required to mutually agree upon the sale price but shall not unreasonably withhold their consent if the price offered is at fair market value. Should such real property be placed on the market, the Respondent shall be responsible to insure the mortgage and all community bills related to the real property (e.g., utilities) are timely paid, that homeowner's insurance is kept and maintained, and that all property tax and/or any other liability pertaining to the real property is also timely paid. The Respondent shall maintain the real property in marketable condition and allow the real property to be shown as requested by the realtor. Upon sale of the real property, the sale proceeds, after payment of the outstanding mortgage(s), taxes, and any and all costs associated with the sale and payment to Petitioner of any remaining equalization payment of \$30,000, shall be awarded to Respondent. The Petitioner is ordered to sign a Quit Claim Deed and any other instruments required to effectuate this provision as part of the refinance. The Respondent is ordered to indemnify and hold harmless the Petitioner with respect to any debt, promissory notes, security agreements, mortgages, deeds of trusts, liens and similar instruments as well as taxes or expenses associated with or in any way relating to the real property.

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These provisions shall survive the entry of the Decree of Judgment in this matter.

8. Petitioner's Personal Property (possessions, assets or business interests of any kind)

The personal property that Petitioner now has or controls is given to Petitioner as their separate property. No transfer of property between Petitioner and Respondent is required.

The personal property listed below is given to Petitioner as their separate property. *(Include vehicles, pensions/retirement, insurance, bank accounts, furniture, businesses, etc. Do not list more than the last 4 digits of any account number. For vehicles, list year, make, model, and VIN or license plate number.)*

1. 2013 Toyota Rav 4 VIN: JTMBFREV5D5025999	2. P1FCU Checking and Savings Account #xx65
3. 100% of Petitioner's 401k	4. 100% of Respondent's Vanguard 401k (approx. \$91,881.05) through a QRDO
5. All personal property, financial accounts, jewelry, personal effects in the possession of the Petitioner not specifically listed herein	

9. Respondent's Personal Property (possessions, assets, or business interests of any kind)

The personal property that Respondent now has or controls is given to Respondent as their separate property. No transfer of property between Petitioner and Respondent is required.

The personal property listed below is given to Respondent as their separate property. *(Include vehicles, pensions/retirement, insurance, bank accounts, furniture, businesses, etc. Do not list more than the last 4 digits of any account number. For vehicles, list year, make, model, and VIN or license plate number.)*

1. 1998 Toyota Tacoma	2. P1FCU Checking and Savings Account #xx14
3. All personal property, financial accounts, jewelry, personal effects in the possession of the Respondent not specifically listed herein	

10. Petitioner's Debt

The Petitioner must pay all debts the Petitioner incurred since the date of separation, unless the court makes a different order about a specific debt below.

The Petitioner must pay the debts that are now in the Petitioner's name.

The Petitioner must pay all debts listed below:

Debt Amount	Creditor (person or company owed this debt)
\$38,000.00	Petitioner's Student Loans
\$	

11. Respondent's Debt

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The Respondent must pay all debts the Respondent incurred (took on) since the date of separation, unless the court makes a different order about a specific debt below.:

The Respondent must pay the debts that are now in the Respondent's name.

The Respondent must pay all debts listed below:

Debt Amount	Creditor (person or company owed this debt)
\$101,381.19	P1FCU Home Mortgage Loan

12. Debt Collection (hold harmless)

If one spouse fails to pay a debt as ordered above and the creditor tries to collect the debt from the other spouse, the spouse who was ordered to pay the debt must hold the other spouse harmless from any collection action about the debt. This includes reimbursing the other spouse for any of the debt that spouse paid and for attorney fees or costs related to defending against the collection action.

13. Spousal Support (maintenance/alimony)

No spousal support is ordered.

14. Fees and Costs (Summarize any money judgment in section 1 above.)

Each spouse will pay their own fees and costs.

15. Protection Order

No one requested an *Order for Protection*.

16. Restraining Order

No one requested a *Restraining Order*.

17. Children of the marriage

The spouses have no children together who are still dependent.

18. Parenting Plan

Does not apply. The spouses have no children together who are under 18 years old, or the court does not have jurisdiction over the children.

19. Child Support

Does not apply. The spouses have no dependent children together, or the court does not have jurisdiction over child support.

20. Other Orders (if any):

Ordered.
JUN. 16 2022

Date


Judge or Commissioner

Petitioner and Respondent or their lawyers fill out below.

This document (check any that apply):

- is an agreement of the parties
- is presented by me
- may be signed by the court without notice to me

This document (check any that apply):

- is an agreement of the parties
- is presented by me
- may be signed by the court without notice to me

Jennifer B. Douglass 52978
Petitioner signs here or lawyer signs here WSBA #

Neil P. Cox 24040
Respondent signs here/lawyer signs here WSBA #

Jennifer B. Douglass 6/15/22
Print Name Date

Neil Cox 6-15-22
Print Name Date