

Real Estate Excise Tax Affidavit (RCW 82.45 WAC 458-81A)

Only for sales in a single location code on or after January 1, 2023.
This affidavit will not be accepted unless all areas on all pages are fully and accurately completed.
This form is your receipt when stamped by cashier. *Please type or print.*

Check box if partial sale, indicate % _____ sold.

List percentage of ownership acquired next to each name.

1 Seller/Grantor

Name James D. Broemmeling and Sherry D. Broemmeling, Trustees
Broemmeling Revocable Living Trust dtd 10/30/2015
Mailing address PO Box 668
City/state/zip Clarkston, WA 99403
Phone (including area code) 5092953703

2 Buyer/Grantee

Name Shane O. Leavitt and Lori A. Leavitt
O. Shane
Mailing address 2431 17th Street
City/state/zip Clarkston, WA 99403
Phone (including area code) 5097803282

3 Send all property tax correspondence to: Same as Buyer/Grantee

Name Shane O. Leavitt and Lori A. Leavitt
O. Shane
Mailing address 2431 17th Street
City/state/zip Clarkston, WA 99403

List all real and personal property parcel account numbers	Personal property?	Assessed value(s)
1-041-25-007-0003-0000	<input type="checkbox"/>	\$ 888 143,300.00
1-041-25-008-0003-0000	<input type="checkbox"/>	\$ 888 37,500.00
	<input type="checkbox"/>	\$ 0.00

4 Street address of property NNA 17th Street, Clarkston, WA 99403

This property is located in Asotin County (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).

See Attached ~~XXXXXX~~

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 predominately used for timber (as classified under RCW 84.34 and 84.33) or agriculture (as classified under RCW 84.34.020) and will continue in it's current use? If yes and the transfer involves multiple parcels with different classifications, complete the predominate use calculator (see instructions) Yes No

6 Is this property designated as forest land per RCW 84.337 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 84.267 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 _____
Name (print) James D. Broemmeling
Date & city of signing Clarkston 1/9/2023

Signature of grantee or agent _____
Name (print) Shane O. Leavitt
Date & city of signing Clarkston 1/18/23

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.

When recorded return to:
735 5th Street
Clarkston, WA 99403

A TEC Order No.:

STATUTORY WARRANTY DEED

THE GRANTOR(S)

JAMES D. BROEMMELING AND SHERRY D.
BROEMMELING, TRUSTEES, OR THEIR SUCCESSOR IN
TRUST UNDER THE BROEMMELING REVOCABLE
LIVING TRUST, DATED OCTOBER 30, 2015

For and in consideration of \$95,000.00

In hand paid, conveys, and warrants to ~~SHANE D.~~ O. SHANE OSZ ~~SHANE D.~~ LEAVITT AND LORI A. LEAVITT, HUSBAND AND WIFE

BOUNDARY LINE ADJUSTMENT

The following described real estate, situated in the County of Asotin, State of Washington:
That part of Exhibit 'A' more particularly described as:

Commencing at the monument at the Northwest corner of Lot 5 of Block "H-1" of Clarkston Heights, which monument is located at the intersection of the center lines of 17th Street and Hillcrest Way; Thence Southerly along the center line of 17th Street for a distance of 225.00 feet; thence continue on said course for a distance of 100.00 feet; thence deflect left 91°59' for a distance of 145.00 feet to a point; to the True Place of Beginning;

Continuing on said course a distance of 226.20 feet to a point; thence N 00°34'00" W 180 feet to a point; thence S 88° 35'00" W 226.20 feet to a point; thence S 00° 34'00" E 180 feet to the place of the beginning, measurements being from the centerlines of said county roads.

~~That portion of the tract more particularly described in Exhibit 'A'~~
O. SHANE OSZ LEAVITT, HUSBAND

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To be attached to the following described real estate, situated in the County of Asotin, State of Washington:

That part of Lots 5 and 6 of Block "H-1" of Clarkston Heights, Asotin County, Washington, particularly Described as follows:

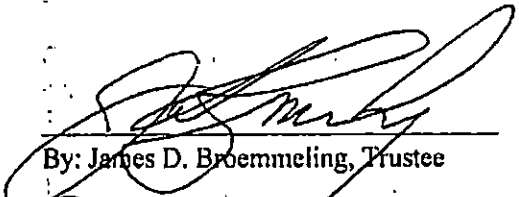
Commencing at the monument at the Northwest corner of Lot 5 of Block "H-1" of Clarkston Heights, which monument is located at the intersection of the center lines of 17th Street and Hillcrest Way; thence Southerly along the center line of 17th Street for a distance of 225.00 feet to the True Place of Beginning; thence continue on said course for a distance of 100.00 feet; thence deflect left 91°59' for a distance of 145.00 feet to a point; thence deflect left 88°01' for a distance 100.00 feet to a point; thence deflect left 91°59' for a distance of 145.00 feet to the True Place of Beginning, according to the recorded plat thereof.


Subject to: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record.

Tax Parcel Number(s): 1-041-25-007-0003-0000 – Removed From
1-041-25-006-0003-0000 – Combined With

Dated: December 28, 2022

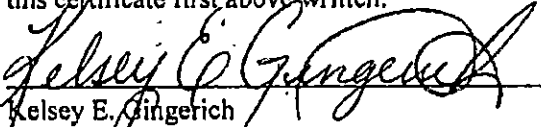
Broemmeling Revocable Living Trust dated October 30, 2015

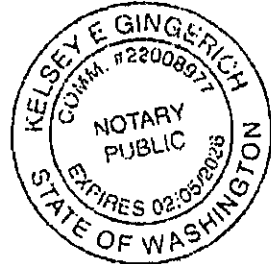

By: James D. Broemmeling, Trustee


By: Sherry D. Broemmeling, Trustee
State of Washington} ss.
County of Asotin}

On this 9th day of January, 2023, before me, Kelsey E. Gingerich, a Notary Public in and for said state, personally appeared James D. Broemmeling and Sherry D. Broemmeling, Trustees known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Broemmeling Revocable Living Trust dated 10/30/2015,

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.


Kelsey E. Gingerich
Notary Public for the State of Washington
Residing at: Clarkston, WA
Commission Expires: 2/5/2026



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"A"
EXHIBIT "B"

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That part of Lots 5, 6 and 7 in Block H-1 of Clarkston Heights, according to the official plat thereof, filed in Book C of Plats at page(s) 20, records of Asotin County, Washington described as follows:

Beginning at the monument at the Southeast corner of Lot 7, Block H-1 of Clarkston Heights, said point being on the centerline of 5th Avenue; thence North 15°03' West along the East boundary line of Lots 6 and 7 in said Block "H-1" for a distance of 25.2 feet to the True Place of Beginning, said point being on the North right-of-way line of 5th Avenue; thence continue North 15°03' West along the said East boundary line of Lots 6 and 7 for a distance of 450.2 feet; thence North 61°53' West for a distance of 332.0 feet; thence North 0°34' East for a distance of 215.7 feet; thence South 88°35' West for a distance of 226.2 feet; thence South 0°34' West for a distance of 180.0 feet; thence South 88°35' West for a distance of 120.0 feet to a point on the East right-of-way line of 17th Street; thence South 00°34' West along said East right-of-way line for a distance of 75.87 feet; thence South 89°26' East for a distance of 120.0 feet; thence South 00°34' West for a distance of 635.1 feet to a point on the North right-of-way line of 5th Avenue; thence North 75°09' East along said right-of-way line for a distance of 146.2 feet; thence South 85°46' East along said North right-of-way line for a distance of 295.4 feet; thence North 69°15' East along said North right-of-way line for a distance of 220.4 feet to the True Place of Beginning.

EXCEPTING THEREFROM:

The true point of beginning being North 75°13' East a distance of 160.8 feet from the Southwest corner of Lot 7 in Block H-1 of Clarkston Heights; thence deflecting right 77°10' along the arc of a curve having a radius of 1040 feet for a distance of 495.53 feet to the intersection with the centerline of the existing right of way; thence South 69°18' West for a distance of 57.60 feet; thence North 85°42' West for a distance of 296.95 feet; thence South 75°13' West for a distance of 146.20 feet and the True Point of Beginning. All in Lot 7, block H-1 of Clarkston Heights.

ALSO EXCEPTING THEREFROM:

The true point of beginning being the Southeast corner of Lot 7, Block "H-1" of Clarkston Heights; thence South 69°18' West a distance of 116.05 feet; thence deflecting to the right 139°27' and along the arc of a curve to the right having a radius of 130.0 feet, a distance of 120.29 feet; thence South 15°04' East a distance of 30.65 feet to the True Point of Beginning. All in Lot 7, Block H-1 of Clarkston Heights.

AND FURTHER EXCEPTING THEREFROM:

That portion of Lot 6 in Block H-1 of Clarkston Heights, Asotin County, Washington, described as follows:

Beginning at a found monument at the Northwest corner of Lot 5 in Block H-1 of Clarkston Heights, said monument is located at the intersection of the centerlines of 17th Street and Hillcrest Way; thence South 00°34'00" West, following the centerline of said 17th Street, a distance of 325.02 feet, to a point common to the Westerly projection of the boundaries of tax parcels no. 10412500600030000 and no. 10412500700030000; thence North 88°35'00" East, following said projection, 25.02 feet, to said parcels common corner on the East right-of-way of said 17th Street; thence South 00°34'00" West, following the

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said right-of-way, 60.00 feet, to the True Point of Beginning; thence North 88°35'00" East, parallel to the South boundary of tax parcel 10412500600030000, 140.08 feet; thence South 00°34'00" West, parallel to the East boundary of tax parcel 10412500600010000, 130.74 feet; thence North 89°26'00" West, following the Easterly projection of the South boundary of said tax parcel 10412500600010000, 20 feet, to the Southeast corner of said parcel; thence North 00°34'00" East following the East boundary of said parcel, 110.00 feet, to the Northeast corner of said parcel; thence North 89°26'00" West, 120.00 feet, to the Northwest corner of said parcel; thence North 00°34'00" East, 15.87 feet, to the True Point of Beginning.

AND ALSO EXCEPTING THEREFROM any portion lying within the rights of way of the County Road.
(Parcel No. 1-041-25-007-0003-0000)

to the True Point of Beginning; thence North 88°35'00" East, parallel to the South boundary of tax parcel 10412500600030000, 140.08 feet; thence South 00°34'00" West, parallel to the East boundary of tax parcel 10412500600010000, 130.74 feet; thence North 89°26'00" West, following the Easterly projection of the South boundary of said tax parcel 10412500600010000, 20 feet, to the Southeast corner of said parcel; thence North 00°34'00" East following the East boundary of said parcel, 110.00 feet, to the Northeast corner of said parcel; thence North 89°26'00" West, 120.00 feet, to the Northwest corner of said parcel; thence North 00°34'00" East, 15.87 feet, to the True Point of Beginning.

AND ALSO EXCEPTING THEREFROM any portion lying within the rights of way of the County Road