

Real Estate Excise Tax Affidavit (RCW 82.45 WAC 458-61A)

Form 84 0001a

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 B. and Judith K. Higgins, TTEE
James B and Judith K Higgins Revocable Trust
Mailing address 4018 Fairway Dr
City/state/zip Winston, ID 83501
Phone (including area code) _____

2 Buyer/Grantee

Name RJRAH Holdings LLC
Mailing address 1744 Valleyview Drive
City/state/zip Clarkston WA 99403
Phone (including area code) _____

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

Name RJRAH Holdings LLC
Mailing address _____
City/state/zip _____

List all real and personal property parcel account numbers	Personal property?	Assessed value(s)
<u>10410800610020000</u>	<input type="checkbox"/>	<u>157,100.00</u>
<u>10410800610030000</u>	<input type="checkbox"/>	<u>89,600.00</u>
<u>60410800400010000</u>	<input type="checkbox"/>	<u>25,000.00</u>

4 Street address of property 1750 Valleyview Drive, Clarkston, WA

This property is located in Asotin Unincorp (for unincorporated locations please select your county) X

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 legal

5 Land use code 11 Household, single family units

Enter any additional codes 91
(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 84.33? 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) James B. and Judith K. Higgins, TTEE
Date & city of signing 8/23, Clarkston, WA

Signature of grantee or agent [Signature]
Name (print) RJRAH Holdings LLC
Date & city of signing 8/23, Clarkston, WA

Type of document Statutory Warranty Deed (SWD)
Date of document 08/02/23

Gross selling price	<u>180,000.00</u>
*Personal property (deduct)	<u>0.00</u>
Exemption claimed (deduct)	<u>0.00</u>
Taxable selling price	<u>180,000.00</u>
Excise tax: state	<u>1,980.00</u>
Less than \$525,000.01 at 1.1%	<u>0.00</u>
From \$525,000.01 to \$1,525,000 at 1.28%	<u>0.00</u>
From \$1,525,000.01 to \$3,025,000 at 2.75%	<u>0.00</u>
Above \$3,025,000 at 3%	<u>0.00</u>
Agricultural and timberland at 1.28%	<u>0.00</u>
Total excise tax: state	<u>1,980.00</u>
Local	<u>450.00</u>
*Delinquent interest: state	<u>0.00</u>
Local	<u>0.00</u>
*Delinquent penalty	<u>0.00</u>
Subtotal	<u>2,430.00</u>
*State technology fee	<u>5.00</u>
Affidavit processing fee	<u>0.00</u>
Total due	<u>2,435.00</u>

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

*SEE INSTRUCTIONS

Perjury in the record is a crime. Civil penalties may be assessed by a court in a state or federal proceeding for a violation of this provision.

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EXHIBIT "A"

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Parcel 1: (1-041-08-006-1002-0000)

That part of Lot 6A in Block "E-1" of Clarkston Heights, according to the official plat thereof, filed in Book C of Plats at Page(s) 5, records of Asotin County, Washington; described as follows: Commencing at the Southeasterly corner of Lot 6A aforesaid, which is in the centerline of County road which is the True Place of Beginning; thence Northeasterly along the East line of Lot 6A a distance of 135 feet to a point; thence Northwesterly parallel with centerline of County road a distance of 60 feet to a point; thence Southwesterly parallel with the East line of Lot 6A a distance of 135 feet to the centerline of County road; thence Southeasterly along centerline of County road a distance of 60 feet to the Place of Beginning. EXCEPTING THEREFROM all that portion of County right of way lying within Valleyview Drive.

Parcel 2: (1-041-08-006-1003-0000)

Lot 6A in Block "E-1" of Clarkston Heights, according to the official plat thereof, filed in Book C of Plats at Page(s) 5 Official Records of Asotin County, Washington. EXCEPTING THEREFROM that portion of said Lot 6A described as follows: Commencing at the Southeasterly corner of Lot 6A aforesaid, which is in the centerline of County road which is the True Place of Beginning; thence Northeasterly along the East line of Lot 6A a distance of 135 feet to a point; thence Northwesterly parallel with centerline of County road a distance of 60 feet to a point; thence Southwesterly parallel with the East line of Lot 6A a distance of 135 feet to the centerline of County road; thence Southeasterly along centerline of County road a distance of 60 feet to the Place of Beginning. ALSO EXCEPTING THEREFROM that part of Lot 6A of Block "E-1" of Clarkston Heights, according to plat recorded in Book C of Plats, page 5, in Asotin County, Washington, more particularly described as follows: Beginning at the Southwest corner of said Lot 6A, said point being on the centerline of Valleyview Drive; thence Northerly along the West lot line of said Lot 6A a distance of 175.60 feet; thence deflect right $102^{\circ}34'$ a distance of 100.0 feet; thence deflect right $77^{\circ}36'$ a distance of 175.60 feet to a point on the centerline of Valleyview Drive; thence deflect right $102^{\circ}24'$ along said centerline a distance of 100.0 feet to the Place of Beginning AND EXCEPTING THEREFROM any portion lying within Valleyview Drive and Scenic Way (SR128) and State Highway No. 3-K.

AND

All of Lots 3, 4, 5 and 6 of Block "E-1" of Clarkston Heights according to the official plat thereof, filed in Book C of Plats at Page(s) 5, Official Records of Asotin County, Washington, EXCEPTING THEREFROM all that portion lying within Laughery Addition. AND EXCEPTING THEREFROM all that part of said Lots 3 and 4 lying Easterly and Northerly of Laughery Addition. ALSO EXCEPTING THEREFROM that part more particularly described as follows: Commencing at the most Southerly corner of Lot 1 of Laughery Addition; thence Northwesterly along the Southwesterly boundary line of said Lot 1 a distance of 151.7 feet to the Point of Beginning; thence deflect right $92^{\circ}39'$ a distance of 91 feet; thence deflect left $16^{\circ}05'$ a distance of 132 feet; thence deflect left $27^{\circ}34'$ a distance of 75.6 feet; thence deflect left $24^{\circ}15'$ a distance of 96.9 feet; thence deflect left $7^{\circ}40'$ a distance of 205.4 feet to a point on the Westerly boundary line of Lot 3 of said Block E-1 of Clarkston Heights, 101.8 feet Northerly from its Southwest corner; thence deflect left $6^{\circ}32'$ a distance of 105 feet; thence deflect left $18^{\circ}40'$ a distance of 96.3 feet to a point on the Westerly boundary line of Lot 5 of said Block E-1 of Clarkston Heights; thence Southwesterly along the Westerly boundary of said Lot 5 for a distance of 124.3 feet; thence deflect right $67^{\circ}37'$ for a distance of 126.0 feet; thence Westerly 64 feet, more or less to a point on the West line of said Lot 6 of Clarkston Heights; thence deflect left $90^{\circ}00'$ along said boundary line a distance of 257.2 feet, said point being on

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the centerline of the County road; thence Easterly along said centerline a distance of 77.0 feet; thence South 60°15' East 323.01 feet to the most Westerly corner of Lot 2 in Block E-1 of Clarkston Heights; thence South 46°20' East 104.6 feet; thence South 51°22' East a distance of 215.0 feet to the Place of Beginning. FURTHER EXCEPTING That part of Lot 6 in Block "E-1" of Clarkston Heights, according to the official plat thereof, filed in Book C of Plats at Page(s) 5, Official Records of Asotin County, Washington, more particularly described as follows: Beginning at the Southwest corner of Lot 6 of Block "E-1" of Clarkston Heights, said point being on the centerline of the County road; thence Easterly along said centerline a distance of 77.0 feet; thence deflect left 90°00' a distance of 128.0 feet; thence deflect right 5°22' a distance of 122.6 feet; thence deflect left 90°00' a distance of 64.7 feet to a point on the Westerly boundary line of said Lot 6; thence deflect left 90°00' along said boundary line a distance of 257.2 feet to the Place of Beginning. AND FURTHER EXCEPTING that part of Lots 4, 5 and 6 of Block E-1 of Clarkston Heights according to the official plat thereof, filed in Book C of Plats at Page 5, Official Records of Asotin County, Washington, lying North of the current Scenic Way (SR 128) and State Highway No. 3-K.

Parcel 3: (6-041-08-004-0001-0000)

That part of Lots 4, 5 and 6 of Block E-1 of Clarkston Heights according to the official plat thereof, filed in Book C of Plats at Page 5, Official Records of Asotin County, Washington, lying North of the current Scenic Way (SR 128) and South of State Highway No 3-K.