

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.

| Form 84 0001a | This form is your receipt y | • | ed by casillet. Fiel | | | |
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| Check box if the sale occurre | ed in more than one location co | ode. | | le, indicate % of ownership acquire | | ch name. |
| Seller/Grantor | | | 2 Buyer/Grantee | | | |
| ame Justin Montague | | , | Name Ralph Montague and Linda Montague, husband and wife | | | |
| 169 r. WOUT | - | ' | Herric | | | |
| Mailing address 2148 Reservo | oir Road | | Mailing address 21 | 41 5th Avenue | | |
| ity/state/zip <u>Clarkston, WA 9</u> | 99403 | | City/state/zip_Clark | ston, WA 99403 | | |
| hone (including area code) 🏖 | 100 JES2 | | | ea code) <u>(509) 780-70</u> 0 | 04 | |
| | pondence to: 🗹 Same as Buyer, | | List all real and p | ersonal property tax ount numbers | Personal property? | Assessed value(s) |
| Name | | | 1-041-31-003-0001 | | | \$ 207,000.00 |
| | | | 1-041-31-003-0005 | 5 | | \$ 119,500.00 |
| | | | 1-041-31-003-0006 | 3 | | \$ 70,900.00 |
| | | | | | | |
| Street address of property 2 | 2144 Reservoir Road and 2148 | | | | | |
| is property is located in As | sotin d parcels are being segregated f | | | tions please select you | | |
| hat part of the real property d | if you need more space, attach described in the attached Exhibit ched Exhibit C. SUBJECT TO the | it A, more part | ticularly described in | n the attached Exhibit E | 3, to be com | bined with the real |
| 11 - Household, si | ingle family units | | | property (tangible and | intangible) | included in selling |
| nter any additional codes | | | price. | | | |
| ee back of last page for instru | | | | | | |
| | uctions) | | | | | |
| Vas the seller receiving a prop nder RCW 84.36, 84.37, or 84 | perty tax exemption or deferral 4.38 (nonprofit org., senior | | If claiming an exen | nption, list WAC numberion/Subsection | er and reaso | n for exemption. |
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Signature of grantor or agent Auch -Name (print) Justin Montague

Date & city of signing 9-15-21 CLAVEKSTON, WA Signature of grantee or agent

Name (print) Ralph Montague

Date & city of signing 9-21-21, Clarkeston

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)).

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REV 84 0001a (7/30/21)

THIS SPACE TREASURER'S USE ONLY

COUNTY TREASURER

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°10' East along said centerline a distance of 218.66 feet to the true place of beginning; thence continue North 46°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°18' East, 99.91 feet to the true place of beginning.

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

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, 5 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" Street, #102 • Moscow, ID 83843 (208) 883-5339 phone • (208) 883-4309 fax <u>rmrock@nmrockconsulting.net</u>



EXHIBIT C

<u>Legal Description - Ralph Montague's Property</u>

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°10' East along said centerline a distance of 218.66 feet; thence North 6°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°10' East along said centerline a distance of 218.66 feet to the true place of beginning; thence continue North 46°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°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.

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 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 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, 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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