



REAL ESTATE EXCISE TAX AFFIDAVIT
CHAPTER 82.45 RCW - CHAPTER 458-61A WAC

This form is your receipt when stamped by cashier.

PLEASE TYPE OR PRINT

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.

Form with sections 1 and 2. Section 1: SELLER GRANTOR Name: Henry J. Hinck and Henry J. Hinck III, Trustee of Maurine P. Hinck Testamentary Trst, Mailing Address: 2879 Juniper Dr #204, Lewiston, ID 83601. Section 2: BUYER GRANTEE Name: Kyle J. Ambrose and Maren P. Ambrose, Mailing Address: 1659 7th Ave, Clarkston, WA 99403.

Section 3: Send all property tax correspondence to: [X] Same as Buyer/Grantee. Name: Kyle J. Ambrose and Maren P. Ambrose. List all real and personal property tax parcel account numbers - check box if personal property: 11320011900030000. List assessed value(s): 464,100.00. Section 4: Street address of property: 1659 7th Avenue, Clarkston, WA. This property is located in [X] unincorporated Asotin County OR within [] city of Unincorp.

Section 5: Select Land Use Code(s): 11. enter any additional codes: (See 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 [X] NO.

Section 6: Is this property designated as forest land per chapter 84.33 RCW? [] YES [X] NO. Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW? [] YES [X] NO. Is this property receiving special valuation as historical property per chapter 84.26 RCW? [] YES [X] 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 RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information. This land [] does [X] 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

Section 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) Reason for exemption

Table with columns: Type of Document, Date of Document, Gross Selling Price, *Personal Property (deduct), Exemption Claimed (deduct), Taxable Selling Price, Excise Tax: State, Local, *Delinquent Interest: State, Local, *Delinquent Penalty, Subtotal, *State Technology Fee, *Affidavit Processing Fee, Total Due. Values include: Statutory Warranty Deed, 01/28/22, Gross Selling Price \$ 646,000.00, Taxable Selling Price \$ 646,000.00, Excise Tax: State \$ 7,388.80, Local \$ 1,615.00, Total Due \$ 8,988.80.

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

Section 8: I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT. Signature of Grantor or Grantor's Agent: Henry J. Hinck and Henry J. Hinck III, Date & city of signing: 1/31/22, Clarkston, WA. Signature of Grantee or Grantee's Agent: Kyle J. Ambrose and Maren P. Ambrose, Date & city of signing: 2/3/22, 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 DATE 02/04/2022 - RECEIPT No. 54941 - Alliance Title - Clarkston

EFT

File No. 594404

Exhibit 'A'

Lot 3 of Block J-1 of Clarkston Heights according to the recorded plat thereof, records of Asotin County, Washington, EXCEPT the North 367.25 feet of the West 163.00 feet thereof

AND

That part of the Southwest Quarter of the Southeast Quarter of Section 32 of Township 11 North, Range 46, East of the Willamette Meridian, and Lot 2 of Section 5 of Township 10 North, Range 46, East of the Willamette Meridian, Asotin County, Washington, more particularly described as follows:

Beginning at the quarter corner common to said Sections 32 and 5; thence South 0°52' West along the West boundary line of said Lot 2 a distance of 319.16 feet; thence North 63°51' East a distance of 368.65 feet; thence South 89°11' East a distance of 350.0 feet; thence deflect right and continue around a curve to the left with a radius of 170.42 feet for a distance of 50.74 feet to a point of reverse curve; thence around a curve to the right with a radius of 170.42 feet for a distance of 50.74 feet thence South 89°11' East a distance of 130.0 feet to a point on the West line of Block 3 of Highland Heights Second Addition; thence North 0°49' East along said West line a distance of 500.0 feet; thence North 89°11' West a distance of 120.0 feet; thence North 0°49' East a distance of 80.0 feet to a point of curve; thence around a curve to the right with a radius of 20.0 feet for a distance of 13.42 feet; thence North 89°11' West a distance of 76.94 feet to a point on the South boundary line of Block J-1 of Clarkston Heights; thence South 46°21' West along said boundary line a distance of 307.27 feet; thence South 76°16' West along said boundary line a distance of 300.08 feet; thence South 89°16' West along said boundary line a distance of 112.7 feet; thence West a distance of 24.72 feet; thence South a distance of 50.4 feet to the place of beginning, (shown of record as; thence South a distance of 54.0 feet; thence West a distance of 24.72 feet to the place of beginning.)

AND

The West 4.00 feet of Lots 1,2,3 and 4 of Bensching Addition, records of Asotin County, Washington.

AND that part of Lot 4 of Bensching Addition to Asotin County, Washington, more particularly described as follows:

Commencing at the Southwest corner of said Lot 4; thence North 76°16' East along the South line of said Lot 4 a distance of 41.17 feet to the True Place of Beginning; thence continue North 76°16' East along said South line a distance of 50.31 feet; thence North 46°21' East along said South line a distance of 36.35 feet; thence South 63°08' West, 45.99 feet; thence South 64°33' West, 37.82 feet to the Place of Beginning.

AND also that part of Lot 4 of Bensching Addition to Asotin County, Washington, more particularly described as follows: Commencing at the Southwest corner of Lot 4; thence North 76°16' East along the South line of said Lot 4 a distance of 91.48 feet; thence North 46°21' East along said South line a distance of 267.63 feet to the True Place of Beginning; thence continue North 46°21' East along said South line a distance of 39.53 feet to a point on the South right of way line of Laurel Drive; thence North 89°11' West along said South right of way line a distance of 17.41 feet; thence South 22°07' West, 29.73 feet to the Place of Beginning.

EXCEPTING THEREFROM, that part of the Southwest Quarter of the Southeast Quarter of Section 32, Township 11 North, Range 46 East of the Willamette Meridian, and of Government Lot 2 of Section 5, Township 10 North, Range 46 East of the Willamette Meridian, Asotin County, Washington, more particularly described as follows:

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Beginning at the Southwest Corner of Lot 6 of Highland Heights 2nd Addition; thence North 0°49' East, along the West line of said Addition a distance of 450.00 feet; thence North 89°11' West., 120.00 feet; thence North 0°49' East, 130.00 feet to a point of curve; thence around a curve to the right with a radius of 20.00 feet for a distance of 31.42 feet to a point on the south right-of-way line of Laurel Drive; thence North 89°11' West, along said right-of-way line a distance of 94.35 feet; thence South 0°49' West, 500.00 feet; thence South 89°11' East, 49.35 feet to a point of curve; thence defect right 90° and continue around a curve to the left with a radius of 170.42 feet for a distance of 50.74 feet to a point of reverse curve; thence around a curve to the right with a radius of 170.42 feet for a distance of 50.74 feet; thence South 89°11' East, 130.00 feet to the Place of Beginning.

ALSO EXCEPTING THEREFROM that part of the Southwest Quarter of the Southeast Quarter of Section 32, Township 11 North, Range 46 East of the Willamette Meridian, Asotin County, Washington, more particularly described as follows:

Commencing at the Northwest corner of Lot 1 of Highland Heights 2nd Addition, said point being on the South right of way line of Laurel Drive; thence South 0°49' West along the West line of said Lot 1 a distance of 100.00 feet to the True Place of Beginning; thence continue South 0°49' West, 50.00 feet; thence North 89°11' West, 120.00 feet; thence North 0°49' East, 50.00 feet; thence South 89°11' East, 120.00 feet to the true place of beginning.

AND ALSO EXCEPTING THEREFROM:

The South 160 feet of the North 527.25 feet of the West 163 feet of Lot 3 of Block J-1 of Clarkston Heights, Asotin County, Washington

AND FURTHER EXCEPTION THEREFROM

That part of the Southwest Quarter of the Southeast Quarter of Section 32 of Township 11 North, Range 46 East, Willamette Meridian, Asotin County, Washington, more particularly described as follows:

Commencing at the Southwest corner of Lot 4 of Bensching Addition; thence North 76°16' East along the South line of said Lot 4 a distance of 4.13 feet to the true place of beginning; thence continue North 76°16' East along said South line a distance of 37.04 feet; thence South 64°33' West a distance of 32.20 feet; thence South 80°04' West a distance of 7.10 feet; thence North 0°49' East a distance of 6.27 feet to the place of beginning

Also that part of the Southwest Quarter of the Southeast Quarter of Section 32 of Township 11 North, Range 46 East, Willamette Meridian, Asotin County, Washington, more particularly described as follows:

Commencing at the Southwest corner of Lot 4 of Bensching Addition; thence North 76°16' East along the South line of said Lot 4 a distance of 91.48 feet; thence North 46°21' East along the South line a distance of 36.35 feet to the true place of beginning; thence continue North 46°21' East along said South line a distance of 231.28 feet; thence South 22°07' West a distance of 101.76 feet; thence South 63°08' West a distance of 144.65 feet to the place of beginning

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