Washington State

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

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.

t to be a laborated a control of the	List percentage of ownership acquired next to	o éach name
☐ Check box if partial sale, indicate % sold.	realização de la Cartina de Carti	The State of the S
Seller/Grantor Jame James D. Broemmeling and Sherry D. Broemmeling, Trustees	2 Buyer/Grantee	
Broemmeling Revocable Living Trust dtd 10/30/2015	Name Shane O. Leavitt and Lori A. Leavitt	
Mailing address PO Box 668	- O. Shane	
ity/state/zip Clarkston, WA 99403	- Mailing address 2431 17th Street	
hone (including area code) 5092953703	City/state/zip Clarkston, WA 99403	
none fulctioning area code)	Phone (including area code) 5097803282	
Send all property tax correspondence to: Same as Buyer/Grantee	List all real and personal property tax parcel account numbers	Personal Assessed property? value(s)
lame Shane O. Leavitt and Lori A. Leavitt	- 1-041-25-007-0003-0000	\$ 6K6K 143,300.0
0. Shane	1-041-25-006-0003-0000	\$ \$ \$ \$ 37,500.0
Mailing address 2431 17th Street	<u></u>	\$ 0.00
ity/state/zip Clarkston, WA 99403		
Street address of property NNA 17th Street, Clarkston, WA 99403		*
his property is located in Asotin County (fo	or unincorporated locations please select you	
Check box if any of the listed parcels are being segregated from another	er parcel, are part of a boundary line adjustm	
egal description of property (if you need more space, attach a separate	sheet to each page of the amdavity.	1 4 1
See Attached BANKKKNIC	و ال	a lawanata a
	in the season and seasons.	R G & IS BURNEY
	2 3 4 9 9 9 9 9 9	
Az III.	7 List all personal property (tangible and	internatible) included in colling
11 - Household, single family units	price.	intelligible) sicioded in semilig
nter any additional codes		
see back of last page for instructions)	•	
Vas the seller receiving a property tax exemption or deferral nder RCW 84.36, 84.37, or 84.38 (nonprofit org., senior	If claiming an exemption, list WAC numbe	r and reason for exemption.
tizen or disabled person, homeowner with limited income)? Yes N		AMERICAN SAN OF THE RESIDENCE OF THE PARTY O
this property predominately used for timber (as classified	Reason for exemption	
nder RCW 84.34 and 84.33) or agriculture (as classified under CW 84.34.020) and will continue in It's current use? If yes and		
ne transfer involves multiple parcels with different classifications,	i se en de de altermatives.	Personal Assessed processes solvered
Subjects the bissournate age contributed (see managed only)	<u>.</u>	high strain
Is this property designated as forest land per RCW 84.33? Yes 🗹 N	Type of document Statutory Warranty Dec	ed
this property classified as current use (open space, farm	lo Date of document 12/28/2022	
- · · · · · · · · · · · · · · · · · · ·		95,000.00
this property receiving special valuation as historical roperty per RCW 84.26? ☐ Yes ☑ N	Gross selling p	0.00
any answers are yes, complete as instructed below.	Tersonal property (ded)	··· —
any answers are yes, complete as instructed below. I) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE)	Exemption claimed (ded)	CH - 141 LE - 141 LE 0 - 000 00
EW OWNER(S): To continue the current designation as forest land	Taxable selling p	rice 95,000.00
r classification as current use (open space, farm and agriculture, or	Excise tax: state	
mber) land, you must sign on (3) below. The county assessor must the etermine if the land transferred continues to qualify and will indicate	Less than \$525,000.01 at 1	.1%1,045.00
y signing below. If the land no longer qualifies or you do not wish to	From \$525,000.01 to \$1,525,000 at 1.2	28%0.00
ontinue the designation or classification, it will be removed and the ompensating or additional taxes will be due and payable by the seller	From \$1,525,000.01 to \$3,025,000 at 2.7	
r transferor at the time of sale (RCW 84.33.140 or 84.34.108). Prior to	Above \$3,025,000 at	(3% <u> - 5 ਗ੍ਰੇਸ਼ਦ ਬੁਦੀ ਪਣ 0,00</u>
gning (3) below, you may contact your local county assessor for more	Agricultural and timberland at 1.2	0.00
formation. his land: □ does , ☑ does not qualify for	A Price states and a simple states at a single	
	Total avelse tav: st	4 DAE OD
	Total excise tax: st	tate 1,045.00
	0.0025	tate 1,045.00
his land: does does not qualify for entinuance.	0.0025 Lo	tate 1,045.00 1,045.00 237.50 237.50 238.60 238.60 248.60 248.60 248.60 248.60 248.60 248.60 248.60 248.60
eputy assessor signature PNOTICE OF COMPLIANCE (HISTORIC PROPERTY)	0.0025 Lo *Delinquent interest: st	tate 1,045.00 pocal 237.50 pocal 0.00 pocal 0.00
eputy assessor signature Date P) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) EW OWNER(S): To continue special valuation as historic property, sign	0.0025 Lo *Delinquent interest: st Lo *Delinquent pen	tate 1,045.00 1,045.00 237.50 1 237.50 248 208.00 248 248 248 248 248 2
eputy assessor signature Date NOTICE OF COMPLIANCE (HISTORIC PROPERTY) EW OWNER(S): To continue special valuation as historic property, sign below. If the new owner(s) doesn't wish to continue, all additional ta	0.0025 Lo *Delinquent interest: st Lo *Delinquent pen	tate 1,045.00 Cocal 237.50 Cocal 0.00 Cocal 0.00
eputy assessor signature Photic OF COMPLIANCE (HISTORIC PROPERTY) Date OWNER(S): To continue special valuation as historic property, sign below. If the new owner(s) doesn't wish to continue, all additional ta cliculated pursuant to RCW 84.26, shall be due and payable by the seller transferor at the time of sale.	0.0025 Lo *Delinquent interest: st Lo *Delinquent pen	tate 1,045.00 pocal 237.50 pocal 0.00 pocal 0.00 potal 0.00 potal 1,282.50 pocal 5.00
eputy assessor signature Phote Notice of Compliance (Historic property, sign s) below. If the new owner(s) doesn't wish to continue, all additional taleculated pursuant to RCW 84.26, shall be due and payable by the seller	0.0025 Lo *Delinquent interest: st Lo *Delinquent pen Subto *State technology Affidavit processing	tate 1,045.00 Cocal 237.50 Cocal 0.00 Cocal 0.00 Cocal 0.00 Cocal 1,282.50 Cocal 1,282.50 Cocal 1,282.50 Cocal 1,282.50 Cocal 1,282.50 Cocal 1,045.00 Coc
eputy assessor signature P) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) EW OWNER(S): To continue special valuation as historic property, sign below. If the new owner(s) doesn't wish to continue, all additional ta alculated pursuant to RCW 84.26, shall be due and payable by the seller r transferor at the time of sale. (3) NEW OWNER(S) SIGNATURE	*Delinquent interest: st Compared to the comp	tate 1,045.00 ocal 237.50 tate 0.00 ocal 0.00 ocal 0.00 otal 1,282.50 fee 0.00 fee 0.00 due 1,287.50
eputy assessor signature Photice OF COMPLIANCE (HISTORIC PROPERTY) EW OWNER(S): To continue special valuation as historic property, sign is below. If the new owner(s) doesn't wish to continue, all additional talculated pursuant to RCW 84.26, shall be due and payable by the seller transferor at the time of sale. (3) NEW OWNER(S) SIGNATURE Ignature Signature	*Delinquent interest: st Delinquent pen Delinquent pen Subta State technology Affidavit processing Total of A MINIMUM OF \$10.00 IS DUE	tate
eputy assessor signature Photice OF COMPLIANCE (HISTORIC PROPERTY) EW OWNER(S): To continue special valuation as historic property, sign 8) below. If the new owner(s) doesn't wish to continue, all additional talculated pursuant to RCW 84.26, shall be due and payable by the seller transferor at the time of sale. (3) NEW OWNER(S) SIGNATURE Ignature Fint name Print name	*Delinquent interest: st *Delinquent interest: st *Delinquent pen *Subte *State technology Affidavit processing Total of A MINIMUM OF \$10.00 IS DUE I *SEE INSTRUCT	tate 1,045.00 pocal 237.50 pocal 0.00 pocal 0.00 potal 1,282.50 potal 5,00 fee 0.00 due 1,287.50 IN FEE(S) AND/OR TAX
eputy assessor signature Photice OF COMPLIANCE (HISTORIC PROPERTY) EW OWNER(S): To continue special valuation as historic property, sign is below. If the new owner(s) doesn't wish to continue, all additional talculated pursuant to RCW 84.26, shall be due and payable by the seller transferor at the time of sale. (3) NEW OWNER(S) SIGNATURE Ignature Signature Fint name Print name Print name I CERTIFY UNDER PENALTY OF PERVIRY THAT JAK FOREGOING IS TRI	*Delinquent interest: st *Delinquent interest: st *Delinquent pena Subtr *State technology Affidavit processing Total of *SEE INSTRUCT JE AND CORRECT	tate 1,045.00 pocal 237.50 pocal 0.00 pocal 0.00 potal 1,282.50 potal 5,00 fee 0.00 due 1,287.50 IN FEE(S) AND/OR TAX
eputy assessor signature Photice OF COMPLIANCE (HISTORIC PROPERTY) EW OWNER(S): To continue special valuation as historic property, sign a liculated pursuant to RCW 84.26, shall be due and payable by the seller transferor at the time of sale. (3) NEW OWNER(S) SIGNATURE Ignature Fint name Print name Print name I CERTIFY UNDER PENALTY OF PERVINY THAT THE FOREGOING IS TRUSHISTORY OF GRANTORY OF SIGNATURE SIGNATURE	*Delinquent interest: st Delinquent interest: st Delinquent pen Subto State technology Affidavit processing Total of A MINIMUM OF \$10.00 IS DUE I SEE INSTRUCT Signature of grantee or agent	tate 1,045.00 pocal 237.50 pocal 0.00 pocal 0.00 pocal 0.00 pocal 1,282.50 pocal 1,287.50 pocal
eputy assessor signature Photice OF COMPLIANCE (HISTORIC PROPERTY) EW OWNER(S): To continue special valuation as historic property, sign is below. If the new owner(s) doesn't wish to continue, all additional talculated pursuant to RCW 84.26, shall be due and payable by the seller transferor at the time of sale. (3) NEW OWNER(S) SIGNATURE Signature Frint name Print name CERTIFY UNDER PENALTY OF PERVIRY THAT THE FOREGOING IS TRUSTED TO SIGNATURE Signature of grantor or agent Name (print) James D. Broemmeling	*Delinquent interest: st *Delinquent interest: st *Delinquent pen *Subte *State technology Affidavit processing Total of A MINIMUM OF \$10.00 IS DUE I *SEE INSTRUCT Signature of grantee or agent Name (print) \$\$\frac{1}{2}\$\$1	tate 1,045.00 pocal 237.50 pocal 0.00 pocal 0.00 pocal 0.00 potal 1,282.50 pocal 5.00 pocal 1,287.50 pocal 1,28
eputy assessor signature Photice OF COMPLIANCE (HISTORIC PROPERTY) EW OWNER(S): To continue special valuation as historic property, sign a liculated pursuant to RCW 84.26, shall be due and payable by the seller transferor at the time of sale. (3) NEW OWNER(S) SIGNATURE Ignature Fint name Print name Print name I CERTIFY UNDER PENALTY OF PERVINY THAT THE FOREGOING IS TRUSHISTORY OF GRANTORY OF SIGNATURE SIGNATURE	*Delinquent interest: st *Delinquent interest: st *Delinquent pena *Subtr *State technology Affidavit processing Total of *SEE INSTRUCT Signature of grantee or agent Name (print) Shame O Logniti Date & city of signing Clarkston	tate 1,045.00 pocal 237.50 pocal 0.00 pocal 0.00 potal 1,282.50 pocal 5.00 potal 1,287.50 potal

or by Perj ADOUT 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 71.

THIS SPACE TREASURER'S USE ONLY COUNTY TREASURER 0.60

DATE 01/19/2023 - RECEIPT No. 55794 - Alliance Title - Clarkston

Total became one seems and account of the Date Print on legal size paper 1.0 @ Page 1 of the second second

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

ATEC 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

O. SHANE

In hand paid, conveys, and warrants to SHXXXX. 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: 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" El80 feet to the place of the beginning, measurements being from the centerlines of said county roads.

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

teck 'H.F. of Clarkston Heights, "" Store and Hindrest Way thence or star tract becoff beginning mental visits for a distance of

and to could State of

car on a Wichington per cubity

to the cot to a point; theree deflect left a recording to the recorded plat thereof

es D. Broemmeling.

By: Sherry D. Broemmeling, Trusteel Washington) ss.

State of

end and according to concerts, in the and

NOTARY

County of Asotin}

day of January, 2023, before me, Kelsey E. Gingerich, a Notary Public in and On this 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 ceptificate first above-written.

Kelsey E. Aingerich

Notary Public for the State of Washington

Residing at: Clarkston, WA Commission Expires: 2/5/2026

do to egone, rustrament as huster of the

"A" **** TIBIT ****

627 130

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' Bast 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 make the 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

1 1 10 1, the Persites.

2 hear grad a Mandalong the

1 21 5 55 794.

Concession a Samo Merchana

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)

The first of the first parallel of a control of the first of the first

the control of the control of the County Read