

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 Richard A. Luhn
Marcia A. Luhn
Mailing address 31545 Highway 129
City/state/zip Asotin WA 99402
Phone (including area code) _____

2 Buyer/Grantee

Name Kelly Jackson
Julie Jackson
Mailing address 11056 Snake River Road
City/state/zip Asotin WA 99402
Phone (including area code) _____

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

Name Kelly Jackson Julie Jackson
Mailing address 11056 Snake River Road
City/state/zip Asotin WA 99402

List all real and personal property tax parcel account numbers	Personal property?	Assessed value(s)
20094601260000000	☐	9,500.00
20094601350000000	☐	18,940.00
	☐	

4 Street address of property NNA Snake River Road, Asotin, WA 99402

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 'Exhibit A'.

5 Land use code 83 Agriculture classified under current use

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 84.33? ☐ 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

continuation.
Paul Waller 9-12-23
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.

[Signature] (3) NEW OWNER(S) SIGNATURE
Signature

Print name

Print name

0200

8 I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT

Signature of grantor or agent [Signature]
Name (print) Richard A. Luhn
Date & city of signing 9/12/23 Clarkston

Signature of grantee or agent [Signature]
Name (print) Kelly Jackson
Date & city of signing 9/12/23 Clarkston

Perjury in the second degree is a class C felony which is punishable by confinement in a state correctional institution for 2 to 5 years or by a fine of not more than \$5,000, or both.

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REV 84 0001a (09/08/22)

THIS SPACE TREASURER'S USE ONLY

COUNTY TREASURER

PAID

SEP 12 2023

ASOTIN COUNTY
TREASURER

#56336

Print on legal size paper
Page 1 of

ATEC 47751
AA

EXHIBIT "A"

641242

A boundary line adjustment from the following parcels:

TOWNSHIP 9 NORTH, RANGE 46, EAST OF THE WILLAMETTE MERIDIAN, SECTION 12: LOTS 1, 2, 3 AND 4

W $\frac{1}{2}$ SW $\frac{1}{4}$

SE $\frac{1}{4}$ SW $\frac{1}{4}$

EXCEPTING THEREFROM that portion more particularly described as follows: Commencing at the Southwest corner of said Section 12; thence East along the South line of said Section 12 a distance of 3753.52 feet to the True Place of Beginning; thence North $52^{\circ}39'51''$ West a distance of 958.29 feet; thence South $62^{\circ}39'46''$ West a distance of 376.75 feet; thence North $50^{\circ}14'18''$ West a distance of 754.37 feet; thence North $40^{\circ}10'10''$ West a distance of 1179.04 feet; thence North $27^{\circ}46'34''$ West a distance of 660.53 feet; thence North $18^{\circ}37'45''$ West a distance of 395.47 feet; thence North $5^{\circ}40'27''$ West a distance of 510.37 feet; thence North $19^{\circ}08'37''$ East a distance of 205.63 feet to a point on the West right of way line of the County road; thence continue along said right of way line South $22^{\circ}46'57''$ East a distance of 29.22 feet to a point of curve; thence around a curve to the right with a radius of 3400.0 feet for a distance of 164.42 feet to a point of reverse curve; thence around a curve to the left with a radius of 1190.91 feet for a distance of 417.01 feet; thence South $40^{\circ}04'27''$ East a distance of 182.59 feet to a point of curve; thence around a curve to the left with a radius of 1405.0 feet for a distance of 131.40 feet; thence South $45^{\circ}25'57''$ East a distance of 1804.45 feet to a point of curve; thence around a curve to the left with a radius of 2050.0 feet for a distance of 407.36 feet; thence South $56^{\circ}49'04''$ East a distance of 368.01 feet to a point of curve; thence around a curve to the right with a radius of 2330.0 feet for a distance of 191.72 feet; thence South $52^{\circ}06'12''$ East a distance of 907.17 feet to a point of curve; thence around a curve to the right with a radius of 714.20 feet for a distance of 131.51 feet to a point of reverse curve; thence around a curve to the left with a radius of 1794.0 feet for a distance of 283.04 feet to a point on the South line of said Section 12; thence leaving said right of way line along said South line West a distance of 712.92 feet to the true place of beginning.

APN: 2-009-46-012-6000

TOWNSHIP 9 NORTH, RANGE 46, EAST OF THE WILLAMETTE MERIDIAN, SECTION 13:

LOT 1

SE $\frac{1}{4}$ NE $\frac{1}{4}$

W $\frac{1}{2}$ NE $\frac{1}{4}$

NW $\frac{1}{4}$

N $\frac{1}{2}$ SW $\frac{1}{4}$

S $\frac{1}{2}$ SW $\frac{1}{4}$

SE $\frac{1}{4}$

EXCEPTING THEREFROM those portions, described as follows: Commencing at the Northwest corner of said Section 13; thence East along the North line of said Section 13 a distance of 3753.52 feet to the True Place of Beginning; thence continue East a distance of 712.92 feet to a point on the West right of way line of the County Road; thence deflect right and continue along said right of way line around a curve to the right with a radius of 1024.16 feet for a distance of 182.92 feet to a point of reverse curve; thence around a curve to the left with a radius of 3910.94 feet for a distance of 346.75 feet; thence South $45^{\circ}29'34''$ East a distance of 294.77 feet to a point of curve; thence around curve to the right with a radius of 4110.0 feet for a distance of 221.18 feet; thence South $42^{\circ}24'34''$ East a distance of 371.49 feet to a point of curve; thence around a curve to the right with a radius of 485.94 feet for a distance of 189.27 feet; thence leaving said right of way line south $47^{\circ}56'12''$ West a distance of 104.42 feet; thence North $54^{\circ}07'57''$

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West a distance of 90.08 feet; thence North 55°27'27" West a distance of 612.06 feet; thence North 53°42'21" West a distance of 533.69 feet; thence North 52°44'59" West a distance of 476.44 feet; thence North 52°39'51" West a distance of 414.34 feet to the true place of beginning. AND ALSO EXCEPTING: Commencing at the Southwest corner of said Section 13; thence North along the West line of Section 13 a distance of 579.21 feet to the True Place of Beginning; thence continue North a distance of 440.81 feet; thence South 65°05' East a distance of 104.98 feet; thence South 13°30' West a distance of 407.85 feet to the true place of beginning.
APN: 2-009-46-013-6000; 2-009-46-013-5000

Descriptions of parcels being split off and added to Lots 5, 6, and 7 of Ackerman's Bar:

Parcel A from APN: 2-009-46-012-6000, 2-009-46-013-6000, and 2-009-46-013-5000

That part of the Southeast Quarter of the Southwest Quarter and of Government Lot 4 in Section 12, and the Northeast Quarter of the Northwest Quarter and the Northwest Quarter of the Northeast Quarter of Section 13, Township 9 North, Range 46 East of the Willamette Meridian, Asotin County, Washington, more particularly described as follows: Commencing at the Southwest corner of said Section 12; thence South 88°49'33" East along the South line of said Section 12 a distance of 3753.52 feet; thence North 51°29'24" West a distance of 319.37 feet to the true place of beginning; thence continuing North 51°29'24" West a distance of 225.01 feet; thence South 65°29'39" West a distance of 1047.12 feet; thence South 24°16'52" East a distance of 200.52 feet; thence North 65°29'39" East a distance of 1150.00 feet to the true place of beginning. (2-009-46-012-6000-0000; 2-009-49-013-5000-0000)

Parcel B from APN: 2-009-46-012-6000, and 2-009-46-013-6000

That part of the Southeast Quarter of the Southwest Quarter and of Government Lot 4 in Section 12, and the Northeast Quarter of the Northwest Quarter of Section 13, Township 9 North, Range 46 East of the Willamette Meridian, Asotin County, Washington, more particularly described as follows: Commencing at the Southwest corner of said Section 12; thence South 88°49'33" East along the South line of said Section 12 a distance of 3753.52 feet; thence North 51°29'24" West a distance of 544.38 feet to the true place of beginning; thence continuing North 51°29'24" West a distance of 321.76 feet; thence South 65°29'39" West a distance of 900.00 feet; thence South 24°16'52" East a distance of 286.73 feet; thence North 65°29'39" East a distance of 1047.12 feet to the true place of beginning.

Parcel C from APN: 2-009-46-012-6000

That part of the Southeast Quarter of the Southwest Quarter and of Government Lot 4 in Section 12, Township 9 North, Range 46 East of the Willamette Meridian, Asotin County, Washington, more particularly described as follows: Commencing at the Southwest corner of said Section 12; thence South 88°49'33" East along the South line of said Section 12 a distance of 3753.52 feet; thence North 51°29'24" West a distance of 866.13 feet to the true place of beginning; thence continuing North 51°29'24" West a distance of 92.14 feet; thence South 63°50'13" West a distance of 376.75 feet; thence North 49°03'54" West a distance of 304.99 feet; thence South 37°48'22" West a distance of 400.00 feet; thence South 24°16'52" East a distance of 162.75 feet; thence North 65°29'39" East a distance of 900.00 feet to the true place of beginning.

NEW DESCRIPTIONS FOR LOTS 5, 6, AND 7, ACKERMAN'S BAR

PARCEL 1:

That part of the Southeast Quarter of the Southwest Quarter and of Government Lot 4 in Section 12, and the Northeast Quarter of the Northwest Quarter and the Northwest Quarter of the Northeast Quarter of

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Section 13, Township 9 North, Range 46 East of the Willamette Meridian, Asotin County, Washington, more particularly described as follows: Commencing at the Southwest corner of said Section 12; thence South 88°49'33" East along the South line of said Section 12 a distance of 3753.52 feet; thence North 51°29'24" West a distance of 319.37 feet to the true place of beginning; thence continuing North 51°29'24" West a distance of 225.01 feet; thence South 65°29'39" West a distance of 1047.12 feet; thence South 24°16'52" East a distance of 200.52 feet; thence North 65°29'39" East a distance of 1150.00 feet to the true place of beginning. (2-009-46-012-6000-0000; 2-009-49-013-5000-0000)

TO BE ADDED TO PARCEL NUMBER 1-049-00-073-0005-0000: described as follows:

That part of Government Lot 4 in Section 12 of Township 9 North, Range 46 East of the Willamette Meridian, Asotin County, Washington, more particularly described as follows: Commencing at the Southwest corner of said Section 12; thence South 88°49'33" East along the South line of said Section 12 a distance of 3753.52 feet; thence North 51°29'24" West a distance of 319.37 feet to the true place of beginning; thence North 39°04'15" East a distance of 482.81 feet to a point on the Westerly right of way line of the county road; thence North 50°55'45" West along said right of way line a distance of 437.17 feet to the beginning of a tangent curve; thence continue along said right of way line along said tangent curve to the left, the radius of which bears South 39°04'15" West a distance of 2330.00 feet, a central angle of 0°23'57", the chord of which bears North 51°07'43" West a distance of 16.23 feet, having an arc length of 16.23 feet; thence South 38°40'18" West a distance of 487.17 feet; thence South 51°29'24" East a distance of 450.03 feet to the true place of beginning. (Lot 5 of Ackerman's Bar).

EXCEPTING THEREFROM that part of Government Lot 4 in Section 12 of Township 9 North, Range 46 East of the Willamette Meridian, Asotin County, Washington, more particularly described as follows: Commencing at the Southwest corner of said Section 12; thence South 88°49'33" East along the South line of said Section 12 a distance of 3753.52 feet; thence North 51°29'24" West a distance of 544.38 feet to the true place of beginning; thence North 39°04'15" East a distance of 485.01 feet to a point on the Westerly right of way line of the county road; thence North 50°55'45" West along said right of way line a distance of 212.17 feet to the beginning of a tangent curve; thence continue along said right of way line along said tangent curve to the left, the radius of which bears South 39°04'15" West a distance of 2330.00 feet, a central angle of 0°23'57", the chord of which bears North 51°07'43" West a distance of 16.23 feet, having an arc length of 16.23 feet; thence South 38°40'18" West a distance of 487.17 feet; thence South 51°29'24" East a distance of 225.01 feet to the true place of beginning.
APN: 1-049-00-073-0005

PARCEL 2:

That part of Government Lot 4 in Section 12 of Township 9 North, Range 46 East of the Willamette Meridian, Asotin County, Washington, more particularly described as follows: Commencing at the Southwest corner of said Section 12; thence South 88°49'33" East along the South line of said Section 12 a distance of 3753.52 feet; thence North 51°29'24" West a distance of 544.38 feet to the true place of beginning; thence North 39°04'15" East a distance of 485.01 feet to a point on the Westerly right of way line of the county road; thence North 50°55'45" West along said right of way line a distance of 212.17 feet to the beginning of a tangent curve; thence continue along said right of way line along said tangent curve to the left, the radius of which bears South 39°04'15" West a distance of 2330.00 feet, a central angle of 0°23'57", the chord of which bears North 51°07'43" West a distance of 16.23 feet, having an arc length of 16.23 feet; thence South 38°40'18" West a distance of 487.17 feet; thence South 51°29'24" East a distance of 225.01 feet to the true place of beginning.

AND That part of the Southeast Quarter of the Southwest Quarter and of Government Lot 4 in Section 12, and the Northeast Quarter of the Northwest Quarter of Section 13, Township 9 North, Range 46 East of the Willamette Meridian, Asotin County, Washington, more particularly described as follows:

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Commencing at the Southwest corner of said Section 12; thence South 88°49'33" East along the South line of said Section 12 a distance of 3753.52 feet; thence North 51°29'24" West a distance of 544.38 feet to the true place of beginning; thence continuing North 51°29'24" West a distance of 321.76 feet; thence South 65°29'39" West a distance of 900.00 feet; thence South 24°16'52" East a distance of 286.73 feet; thence North 65°29'39" East a distance of 1047.12 feet to the true place of beginning.

TOGETHER WITH: a water line easement over, across, and under a strip of land laying 15 feet Northwesterly from the Southeasterly line of the following described parcel: That part of Government Lot 4 in Section 12 of Township 9 North, Range 46 East of the Willamette Meridian, Asotin County, Washington, more particularly described as follows: Commencing at the Southwest corner of said Section 12; thence South 88°49'33" East along the south line of said Section 12 a distance of 3753.52 feet; thence North 51°29'24" West a distance of 866.13 feet to the true place of beginning; thence North 51°29'24" West a distance of 92.14 feet; thence South 63°50'13" West a distance of 376.75 feet; thence North 34°21'23" East a distance of 806.68 feet to a point on the Westerly right of way line of the county road; thence South 55°38'37" East along said right of way line a distance of 235.13 feet to the beginning of a tangent curve; thence continue along said right of way line along said tangent curve to the left, the radius of which bears South 34°21'23" West a distance of 2330.00 feet, a central angle of 02°01'08", the chord of which bears South 54°38'03" East a distance of 82.10 feet, having an arc length of 82.10 feet; thence South 39°04'15" West a distance of 485.58 feet to the true place of beginning. (2-009-46-012-6000-0000; 2-009-49-013-5000-0000)

TO BE ADDED TO PARCEL NUMBER 1-049-00-073-0006-0000: described as follows:

That part of Government Lot 4 in Section 12 of Township 9 North, Range 46 East of the Willamette Meridian, Asotin County, Washington, more particularly described as follows: Commencing at the Southwest corner of said Section 12; thence South 88°49'33" East along the South line of said Section 12 a distance of 3753.52 feet; thence North 51°29'24" West a distance of 769.39 feet to the true place of beginning; thence North 51°29'24" West a distance of 188.90 feet; thence South 63°50'13" West a distance of 376.75 feet; thence North 34°21'23" East a distance of 806.68 feet to a point on the Westerly right of way line of the county road; thence South 55°38'37" East along said right of way line a distance of 235.13 feet to the beginning of a tangent curve; thence continue along said right of way line along said tangent curve to the left, the radius of which bears South 38°21'23" West a distance of 2330.00 feet, a central angle of 02°25'05", the chord of which bears South 53°29'10" East a distance of 175.45 feet, having an arc length of 175.49 feet; thence South 38°40'18" West a distance of 487.17 feet to the true place of beginning. (Lot 6 of Ackerman's Bar).

EXCEPTING THEREFROM that part of Government Lot 4 in Section 12 of Township 9 North, Range 46 East of the Willamette Meridian, Asotin County, Washington, more particularly described as follows: Commencing at the Southwest corner of said Section 12; thence South 88°49'33" East along the South line of said Section 12 a distance of 3753.52 feet; thence North 51°29'24" West a distance of 866.13 feet to the true place of beginning; thence North 51°29'24" West a distance of 92.14 feet; thence South 63°50'13" West a distance of 376.75 feet; thence North 34°21'23" East a distance of 806.68 feet to a point on the Westerly right of way line of the county road; thence South 55°38'37" East along said right of way line a distance of 235.13 feet to the beginning of a tangent curve; thence continue along said right of way line along said tangent curve to the left, the radius of which bears South 34°21'23" West a distance of 2330.00 feet, a central angle of 02°01'08", the chord of which bears South 54°38'03" East a distance of 82.10 feet, having an arc length of 82.10 feet; thence South 39°04'15" West a distance of 485.58 feet to the true place of beginning.
APN: 1-049-00-073-0006-0000

PARCEL 3:

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That part of Government Lot 4 in Section 12 of Township 9 North, Range 46 East of the Willamette Meridian, Asotin County, Washington, more particularly described as follows: Commencing at the Southwest corner of said Section 12; thence South 88°49'33" East along the South line of said Section 12 a distance of 3753.52 feet; thence North 51°29'24" West a distance of 866.13 feet to the true place of beginning; thence North 51°29'24" West a distance of 92.14 feet; thence South 63°50'13" West a distance of 376.75 feet; thence North 34°21'23" East a distance of 806.68 feet to a point on the Westerly right of way line of the county road; thence South 55°38'37" East along said right of way line a distance of 235.13 feet to the beginning of a tangent curve; thence continue along said right of way line along said tangent curve to the left, the radius of which bears South 34°21'23" West a distance of 2330.00 feet, a central angle of 02°01'08", the chord of which bears South 54°38'03" East a distance of 82.10 feet, having an arc length of 82.10 feet; thence South 39°04'15" West a distance of 485.58 feet to the true place of beginning.

AND that part of the Southeast Quarter of the Southwest Quarter and of Government Lot 4 in Section 12, Township 9 North, Range 46 East of the Willamette Meridian, Asotin County, Washington, more particularly described as follows: Commencing at the Southwest corner of said Section 12; thence South 88°49'33" East along the South line of said Section 12 a distance of 3753.52 feet; thence North 51°29'24" West a distance of 866.13 feet to the true place of beginning; thence continuing North 51°29'24" West a distance of 92.14 feet; thence South 63°50'13" West a distance of 376.75 feet; thence North 49°03'54" West a distance of 304.99 feet; thence South 37°48'22" West a distance of 400.00 feet; thence South 24°16'52" East a distance of 162.75 feet; thence North 65°29'39" East a distance of 900.00 feet to the true place of beginning.

SUBJECT TO: a water line easement over, across, and under a strip of land laying 15 feet Northwesterly from the Southeasterly line of the following described parcel: That part of Government Lot 4 in Section 12 of Township 9 North, Range 46 East of the Willamette Meridian, Asotin County, Washington, more particularly described as follows: Commencing at the Southwest corner of said Section 12; thence South 88°49'33" East along the south line of said Section 12 a distance of 3753.52 feet; thence North 51°29'24" West a distance of 866.13 feet to the true place of beginning; thence North 51°29'24" West a distance of 92.14 feet; thence South 63°50'13" West a distance of 376.75 feet; thence North 34°21'23" East a distance of 806.68 feet to a point on the Westerly right of way line of the county road; thence South 55°38'37" East along said right of way line a distance of 235.13 feet to the beginning of a tangent curve; thence continue along said right of way line along said tangent curve to the left, the radius of which bears South 34°21'23" West a distance of 2330.00 feet, a central angle of 02°01'08", the chord of which bears South 54°38'03" East a distance of 82.10 feet, having an arc length of 82.10 feet; thence South 39°04'15" West a distance of 485.58 feet to the true place of beginning.
(2-009-46-012-6000-0000; 2-009-49-013-5000-0000)

TO BE ADDED TO PARCEL NUMBER 1-049-00-073-0007-0000: described as follows:

That part of Government lot 4 and of the Southeast Quarter of the Southwest Quarter of Section 12 of Township 9 North, Range 46 East of the Willamette Meridian, Asotin County, Washington, more particularly described as follows: Commencing at the Southwest corner of said Section 12; thence South 88°49'33" East along the South line of said Section 12 a distance of 3753.52 feet; thence North 51°29'24" West a distance of 958.29 feet; thence South 63°50'13" West a distance of 376.75 feet to the true place of beginning; thence North 34°21'23" East a distance of 806.68 feet to a point on the Westerly right of way line of the county road; thence North 55°38'37" West along said right of way line a distance of 132.88 feet to the beginning of a tangent curve; thence continue along said right of way line along said tangent curve to the right, the radius of which bears North 37°48'22" East a distance of 2050.00 feet, a central angle of 03°26'59", the chord of which bears North 53°55'08" West a distance of 123.41 feet, having an arc length of 123.43 feet; thence South 37°48'22" West a distance of 776.86 feet; thence South 49°03'54" East a distance of 305.00 feet to the true place of beginning. (Lot 7 of Ackerman's Bar).

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