

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

Only for sales in a single location code on or after March 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 Larry L. Gillis, a single man

Mailing address 2702 27th St

City/state/zip Clarkston, WA 99403

Phone (including area code) (509) 758-3417

2 Buyer/Grantee

Name Talvi Neisler and Cindy Cox-Neisler, husband and wife

Mailing address 2670 27th St

City/state/zip Clarkston, WA 99403

Phone (including area code) (208) 790-0591

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

Name _____

Mailing address _____

City/state/zip _____

List all real and personal property tax
parcel account numbers

Personal
property?

Assessed
value(s)

1-132-00-175-0003-0000

☐

\$ 359,967.00

1-132-00-188-0003-0000

☐

\$ 372,300.00

☐

\$ 0.00

4 Street address of property 2670 27th St and 2702 27th St, Clarkston WA 99403

This property is located in Clarkston (for unincorporated locations please select your county)

☒ 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).

Please see the attached legal description for the portion of real property being transferred (Exhibit A), the existing legal descriptions (Exhibit B), and the resulting legal descriptions (Exhibit C).

5

11 - Household, single family units

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 its 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 84.337 ☐ 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 Larry L. Gillis

Name (print) Larry L. Gillis

Date & city of signing 11/7/23 Lewis & Clark

Signature of grantee or agent Cindy Cox-Neisler

Name (print) Cindy Cox-Neisler

Date & city of signing 11-7-23 Lewiston

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)).

To ask about 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 711.

After recording return to:

Lucy L. Dukes
843 Seventh Street, P. O. Box 191
Clarkston, WA 99403

Grantor: Sharon K. Gillis, deceased
Grantee: Larry L. Gillis, surviving spouse
Legal: Part of Sec. 31 Twp. 11N and Sec. 6 Twp. 10N, R46 EWM, Asotin County, WA
Parcel No. 1-132-00-175-0003-0000

AFFIDAVIT
(Lack of Probate)

STATE OF WASHINGTON)
 : ss.
County of Asotin)

Larry L. Gillis, being first duly sworn, on oath, deposes and says:

1. Sharon K. Gillis died on the 11th day of June, 2022, in Asotin County, Washington, then being a resident of Clarkston, Washington, and the owner of property located in the County of Asotin, State of Washington. At the time of her death, Sharon K. Gillis was married to me, Larry L. Gillis.

2. That the heir at law of decedent is as follows:

<u>Name and Address</u>	<u>Relationship</u>	<u>Age</u>
Larry L. Gillis 2702 27 th St Clarkston, WA 99403	Surviving Spouse	L

Affidavit (Lack of Probate)

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3. Sharon K. Gillis died intestate. A certified copy of Sharon K. Gillis's death certificate is attached as **Exhibit A**. The real property described below was community property owned jointly by Sharon K. Gillis and her surviving spouse, Larry L. Gillis. Pursuant to RCW 11.04.015(1)(a), Larry L. Gillis is the lawful surviving heir and owner of the real property described in the attached **Exhibit B**, more commonly known as 2702 27th St, Clarkston WA 99403.

4. This Affidavit is made solely to induce the title insurance company to insure title to real property in which decedent held an interest at the time of her death, and to comply with the provisions of WAC 458-61A-202(6)(h).

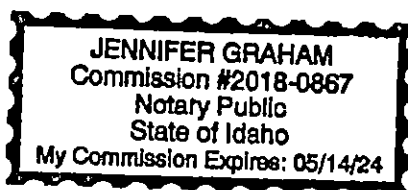
Dated this 7th day of November, 2023.

Larry L. Gillis
LARRY L. GILLIS

STATE OF IDAHO)
: ss.
County of NEZ PERCE)

On this day personally appeared before me Larry L. Gillis, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 7th day of November, 2023.



Jennifer Graham
Notary Public in and for the state of Idaho
Residing at Leviston, Id 83501
My appointment expires 5/14/2024



STATE OF WASHINGTON
DEPARTMENT OF HEALTH



CERTIFICATE OF DEATH



CERTIFICATE NUMBER: 2022-033361

DATE ISSUED: 07/05/2022
FEE NUMBER: 146081769

FIRST AND MIDDLE NAME(S): SHARON KAY
LAST NAME(S): GILLIS

COUNTY OF DEATH: ASOTIN
DATE OF DEATH: JUNE 11, 2022
HOUR OF DEATH: 06:45 AM
SEX: FEMALE AGE: 83 YEARS
SOCIAL SECURITY NUMBER: [REDACTED]

HISPANIC ORIGIN: NO, NOT SPANISH/HISPANIC/LATINO
RACE: WHITE

BIRTH DATE: APRIL 29, 1939
BIRTHPLACE: FREMONT, NE

MARITAL STATUS: MARRIED
SURVIVING SPOUSE: LARRY LAMAR GILLIS

OCCUPATION: SMALL BUSINESS OWNER
INDUSTRY: RETAIL
EDUCATION: SOME COLLEGE CREDIT, BUT NO DEGREE
US ARMED FORCES: NO

INFORMANT: LARRY LAMAR GILLIS
RELATIONSHIP: HUSBAND
ADDRESS: 2702 27TH ST.; CLARKSTON, WA 99403

CAUSE OF DEATH:
A: HEPATIC FAILURE
INTERVAL: 6 WEEKS
B: UNKNOWN
INTERVAL: UNKNOWN
C:
INTERVAL:
D:
INTERVAL:

OTHER CONDITIONS CONTRIBUTING TO DEATH: ATRIAL FIBRILLATION;
RECURRENT FALLS, ELECTROLYTE DISTURBANCE, DEMENTIA, ADULT FAILURE
TO THRIVE, PELVIC FRACTURE

DATE OF INJURY:
HOUR OF INJURY:
INJURY AT WORK:
PLACE OF INJURY:

LOCATION OF INJURY:

CITY, STATE, ZIP:
COUNTY:
DESCRIBE HOW INJURY OCCURRED:

IF TRANSPORTATION INJURY, SPECIFY: NOT APPLICABLE

PLACE OF DEATH: NURSING HOME/LONG TERM CARE FACILITY
FACILITY OR ADDRESS: CLARKSTON HEALTH & REHAB OF CASCADIA
CITY, STATE, ZIP: CLARKSTON, WASHINGTON 99403

RESIDENCE STREET: 2702 27TH ST.
CITY, STATE, ZIP: CLARKSTON, WA 99403
INSIDE CITY LIMITS: NO COUNTY: ASOTIN
TRIBAL RESERVATION: NOT APPLICABLE
LENGTH OF TIME AT RESIDENCE: 45 YEARS

FATHER: GILBERT H RUWE
MOTHER: MARIAN M LANGHORST

METHOD OF DISPOSITION: CREMATION
PLACE OF DISPOSITION: BALL & DODD FUNERAL HOME & CREMATORY

CITY, STATE: SPOKANE, WASHINGTON
DISPOSITION DATE: JULY 01, 2022

FUNERAL FACILITY: NEPTUNE SOCIETY - SPOKANE

ADDRESS: 98 EAST FRANCIS
CITY, STATE, ZIP: SPOKANE, WASHINGTON 99208
FUNERAL DIRECTOR: ALEXANDRA L. SHOOK-SHOUP

MANNER OF DEATH: NATURAL
AUTOPSY: NO
WERE AUTOPSY FINDINGS AVAILABLE TO COMPLETE
CAUSE OF DEATH: NOT APPLICABLE
DID TOBACCO USE CONTRIBUTE TO DEATH: NO
PREGNANCY STATUS IF FEMALE: NO RESPONSE

CERTIFIER NAME: ELIZABETH N. BLACK, MD
TITLE: PHYSICIAN
CERTIFIER ADDRESS: 1271 HIGHLAND AVE STE B
CITY, STATE, ZIP: CLARKSTON, WASHINGTON 99403
DATE SIGNED: JULY 01, 2022

CASE REFERRED TO ME/CORONER: NO
FILE NUMBER: NJA
ATTENDING PHYSICIAN: NOT APPLICABLE

LOCAL DEPUTY REGISTRAR: MAURINE L. NICHOLSON
DATE RECEIVED: JULY 01, 2022

56461
DOH422-132SPO(1/22)



DOH 422-034 August 2019

Affidavit for Correction

This is a legal document. Complete in ink and do not alter.

Mail to: Center for Health Statistics
P.O. Box 47814
Olympia, WA 98504-7814
360-236-4300**STATE OFFICE USE ONLY**

State File Number	Fee Number	Initials	Date	Affidavit Number
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Required	Required information must match current information on record				
	Record Type: ☐ Birth ☐ Death ☐ Marriage ☐ Dissolution (Divorce)				
	1. Name on Record: First Middle Last		2. Date of Event: MM/DD/YYYY	3. Place of Event: (City or County)	
	4. Father/Parent Full Birth Name (Spouse A for Marriage or Dissolution) First Middle Last/Maiden		5. Mother/Parent Full Birth Name (Spouse B for Marriage or Dissolution) First Middle Last/Maiden		
6. Name of Person Requesting Correction: Relationship to Person on Record: ☐ Self ☐ Guardian ☐ Informant ☐ Hospital ☐ Parent(s) ☐ Funeral Director ☐ Other (specify) _____					

7. Return Mailing Address: City State Zip			
Telephone Number: ()		Email Address:	

Use the section below for requesting any changes on the record. The record is incorrect or incomplete as follows:

The record currently shows:		The true fact is:	
8.		9.	
10.		11.	
12.		13.	

I declare under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

14a. Signature: Printed name: Date:		14b. Signature of 2 nd parent (if required): Printed name: Date:	
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INSTRUCTIONS – go to www.doh.wa.gov for more information

Required proof documentation must be submitted with the affidavit and include full name and birth date. Examples of proof documentation include:

- Birth/Marriage/Divorce record
- Military record (DD-214)
- School transcripts
- Social Security Numident Report
- Certificate of Naturalization
- Hospital/medical record
- Copy of Passport / Enhanced ID
- Green/Permanent Resident card (I-551)

You cannot use a Driver's license, Social Security card, or hospital decorative birth certificate as proof documentation.

Birth Certificates

1. Only a parent(s), legal guardian (if the child is under 18), or the named individual (if 18 or older) may change the birth certificate.
2. The proof(s) must match the asserted fact(s). For example, if the affidavit says the name should be Mary Ann Doe, the proof must show the name to be Mary Ann Doe.
3. Proof documentation must be five or more years old or established within five years of birth.
4. This affidavit cannot be used to add a parent to a birth certificate (use Acknowledgment of Parentage form DOH 422-159).

Child under 18**Adult (18 years or older)**

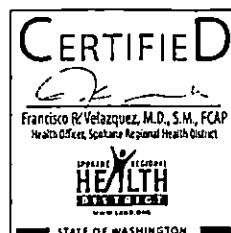
- If legal guardian(s), include certified court order proving guardianship.
- Up to age one or up to one year following the filing of an Acknowledgment of Parentage form, last name can be changed once to either parents' name on certificate (can be any combination of the first, middle or last names); thereafter, a court order is required to change the last name.
- No proof is required to change the first or middle name.
- To correct parent's information, one proof documentation is required.
- To correct the sex of the child, one proof documentation from a medical provider is required.
- To change any part of the name of a child using this form, signatures from both parents listed on the certificate are required. If one parent is deceased, submit a death certificate with request.
- Only the adult can change his or her birth certificate.
- If the first or middle name is missing, three pieces of proof documentation are required.
- If the first, middle and/or last name is misspelled, or month and/or day of birth is incorrect, two pieces of proof documentation are required.
- To correct parent's birth date, place of birth, or name, one proof documentation is required.

Death Certificates

1. Only the informant may change the non-medical information without proof documentation. The funeral director, executors/administrators, or a family member may change the non-medical information with proof documentation. Family members are spouse or registered domestic partner, parent, sibling, or adult child or stepchild. Marital status requires a certified court order if someone other than the informant is requesting the change.
2. The medical information (cause of death) may be changed only by the certifying physician or the coroner/medical examiner.

Marriage/Dissolution (Divorce) Certificates

1. Personal facts (minor spelling changes in name, date or place of birth, or residence) may be changed by the person with one piece of proof documentation.
2. To change the date or place of marriage or dissolution, the officiant (marriage) or clerk of court (dissolution) must complete and submit the affidavit.



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LAND TO BE TRANSFERRED

THAT PART OF SECTION 31 OF TOWNSHIP 11 NORTH, RANGE 46 EAST, WILLAMETTE MERIDIAN, ASOTIN COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MONUMENT AT THE INTERSECTION OF CRITCHFIELD ROAD AND 6TH AVENUE;

THENCE NORTH 89°04'44" WEST ALONG THE CENTERLINE OF 6TH AVENUE FOR A DISTANCE OF 2475.00 FEET;

THENCE SOUTH 0°55'16" WEST FOR A DISTANCE OF 660.00 FEET TO THE POINT OF BEGINNING:

THENCE SOUTH 0°55'16" WEST FOR A DISTANCE OF 330.00 FEET;

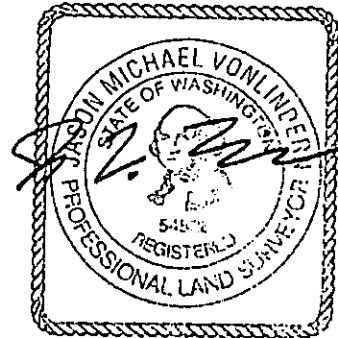
THENCE NORTH 89°04'44" WEST FOR A DISTANCE OF 188.07 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 31;

THENCE ALONG SAID WEST LINE NORTH 00°47'30" EAST FOR A DISTANCE OF 330.00 FEET TO THE SOUTHWEST CORNER OF AVENCERRO ADDITION, AFN 158028, RECORDS OF ASOTIN COUNTY;

THENCE LEAVING SAID WEST LINE ALONG THE SOUTH LINE OF SAID AVENCERRO ADDITION SOUTH 89°04'44" EAST FOR A DISTANCE OF 188.81 FEET TO THE POINT OF BEGINNING.

CONTAINING: 62,186 SQUARE FEET OR 1.43 ACRES OF LAND, MORE OR LESS.

PREPARED BY SYNTIER ENGINEERING.



10-31-2023

EXHIBIT A

56461

BEFORE

PN: 11320018800030000

DESCRIBED IN QUITCLAIM DEED RECORDED IN ASOTIN COUNTY UNDER AUDITOR'S FILE NUMBER 281740, BEING THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 11 NORTH, RANGE 46 EAST OF THE WILLAMETTE MERIDIAN, ASOTIN COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MONUMENT AT THE INTERSECTION OF THE CENTERLINES OF 6TH AVENUE AND CRITCHFIELD ROAD;

THENCE NORTH 89°04'44" WEST ALONG THE CENTERLINE OF 6TH AVENUE A DISTANCE 2310.0 FEET;

THENCE SOUTH 0°55'16" WEST A DISTANCE OF 890 FEET TO THE TRUE POINT OF BEGINNING:

THENCE CONTINUE SOUTH 0°55'16" WEST A DISTANCE OF 100 FEET;

THENCE NORTH 89°04'44" WEST A DISTANCE OF 165 FEET;

THENCE NORTH 0°55'16" EAST A DISTANCE OF 100 FEET;

THENCE SOUTH 89°04'44" EAST A DISTANCE OF 165 FEET TO THE POINT OF BEGINNING.

RESERVING FROM THE ABOVE DESCRIBED TRACT FOR ROAD AND UTILITY EASEMENTS THAT PORTION THEREOF DEEDED TO THE COUNTY BY DEED RECORDED AS INSTRUMENT NO. 112564.

PN: 11320017500030000

DESCRIBED IN STATUTORY WARRANTY DEED RECORDED IN ASOTIN COUNTY UNDER AUDITOR'S FILE NUMBER 203131, BEING THAT PART OF SECTION 31 OF TOWNSHIP 11 NORTH, RANGE 46 EAST, WILLAMETTE MERIDIAN, AND OF SECTION 6 OF TOWNSHIP 10 NORTH, RANGE 46 EAST, WILLAMETTE MERIDIAN, ASOTIN COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MONUMENT AT THE INTERSECTION OF CRITCHFIELD ROAD AND 6TH AVENUE;

THENCE NORTH 89°04'44" WEST ALONG THE CENTERLINE OF 6TH AVENUE FOR A DISTANCE OF 2475.0 FEET;

THENCE SOUTH 0°55'16" WEST FOR A DISTANCE OF 660.0 FEET TO THE TRUE PLACE OF BEGINNING:

THENCE CONTINUE SOUTH 0°55'16" WEST FOR A DISTANCE OF 660.0 FEET;

THENCE SOUTH 89°04'44" EAST FOR A DISTANCE OF 165.0 FEET;

THENCE SOUTH 0°55'16" WEST FOR A DISTANCE OF 330.0 FEET;

THENCE NORTH 89°04'44" WEST FOR A DISTANCE OF 354.91 FEET TO A POINT ON THE WEST BOUNDARY LINE OF SAID SECTION 6;

THENCE NORTH 1°20' EAST ALONG SAID WEST BOUNDARY LINE FOR A DISTANCE OF 352.4 FEET TO THE SECTION CORNER COMMON TO SAID SECTIONS 6 AND 31;

EXHIBIT B

564/61

THENCE NORTH 0°47'30" EAST ALONG THE WEST BOUNDARY LINE OF SAID SECTION 31 FOR A DISTANCE OF 637.61 FEET;

THENCE SOUTH 89°04'44" EAST FOR A DISTANCE OF 188.81 FEET TO THE **TRUE PLACE OF BEGINNING**.

RESERVING FROM THE ABOVE DESCRIBED TRACT FOR ROAD AND UTILITY EASEMENTS, A STRIP OF LAND 25 FEET IN WIDTH LYING WEST AND SOUTH OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE SOUTHEAST CORNER OF THE ABOVE DESCRIBED TRACT:

THENCE NORTH 0°55'16" EAST FOR A DISTANCE OF 330.0 FEET;

THENCE NORTH 89°04'44" WEST FOR A DISTANCE OF 165.0 FEET TO THE **TERMINATION** OF THE ABOVE DESCRIBED LINE.

EXCEPTING THAT PART OF SECTION 6 OF TOWNSHIP 10 NORTH, RANGE 46, EAST OF THE WILLAMETTE MERIDIAN, ASOTIN COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MONUMENT AT THE INTERSECTION OF THE CENTERLINE OF 6TH AVENUE AND 27TH STREET;

THENCE SOUTH 0°55'16" WEST ALONG THE CENTERLINE OF 27TH STREET A DISTANCE OF 1538.00 FEET TO THE **TRUE PLACE OF BEGINNING**:

THENCE CONTINUE SOUTH 0°55'16" WEST, 112.00 FEET;

THENCE NORTH 89°04'44" WEST ALONG THE EXTENSION OF THE NORTH LINE OF BLOCK ONE OF UPPER DOVE ADDITION A DISTANCE OF 346.71 FEET (RECORD DISTANCE OF 354.91 FEET) TO A POINT ON THE WEST LINE OF SAID SECTION 6, SAID POINT ALSO BEING ON THE EAST LINE OF BLOCK 1 OF SCENIC HILLS ADDITION;

THENCE NORTH 0°03'01" WEST (RECORD BEARS NORTH 1°20' EAST) ALONG THE WEST LINE OF SAID SECTION 6, ALSO THE EAST LINE OF SAID SCENIC HILLS ADDITION A DISTANCE OF 112.01 FEET;

THENCE SOUTH 89°04'44" EAST A DISTANCE OF 348.62 FEET TO THE **TRUE PLACE OF BEGINNING**.

RESERVING THEREFROM THAT PORTION LYING IN THE COUNTY ROAD RIGHT-OF-WAY.

ALSO EXCEPTING THAT PART OF SECTION 6 OF TOWNSHIP 10 NORTH, RANGE 46 EAST, WILLAMETTE MERIDIAN, ASOTIN COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MONUMENT AT THE INTERSECTION OF CRITCHFIELD ROAD AND 6TH AVENUE;

THENCE NORTH 89°04'44" WEST ALONG THE CENTERLINE OF 6TH AVENUE FOR A DISTANCE OF 2310.00 FEET TO THE INTERSECTION OF SAID 6TH AVENUE AND 27TH STREET;

THENCE SOUTH 0°55'16" WEST ALONG THE CENTERLINE OF SAID 27TH STREET, A DISTANCE OF 1531.0 FEET TO THE **TRUE POINT OF BEGINNING**:

THENCE CONTINUE SOUTH 0°55'16" WEST ALONG THE CENTERLINE OF SAID 27TH STREET, A DISTANCE OF 7.00 FEET;

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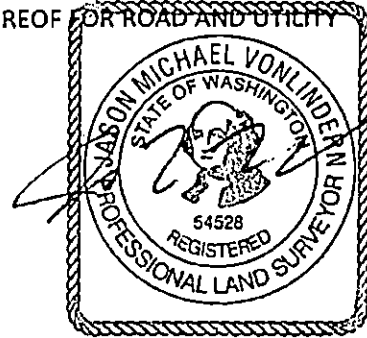
THENCE NORTH 89°04'44" WEST A DISTANCE OF 348.62 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 6 AND ALSO THE EAST LINE OF BLOCK 1 OF SCENIC HILLS ADDITION;

THENCE NORTH 0°03'01 WEST, ALONG SAID WEST LINE OF SECTION 6, AND THE EAST LINE OF BLOCK 1 OF SCENIC HILLS ADDITION, A DISTANCE OF 7.00 FEET;

THENCE LEAVING SAID WEST LINE OF SECTION 6, AND EAST LINE OF BLOCK 1 OF SCENIC HILLS ADDITION, SOUTH 89°04'44" EAST A DISTANCE OF 348.74 FEET BACK TO THE TRUE POINT OF BEGINNING.

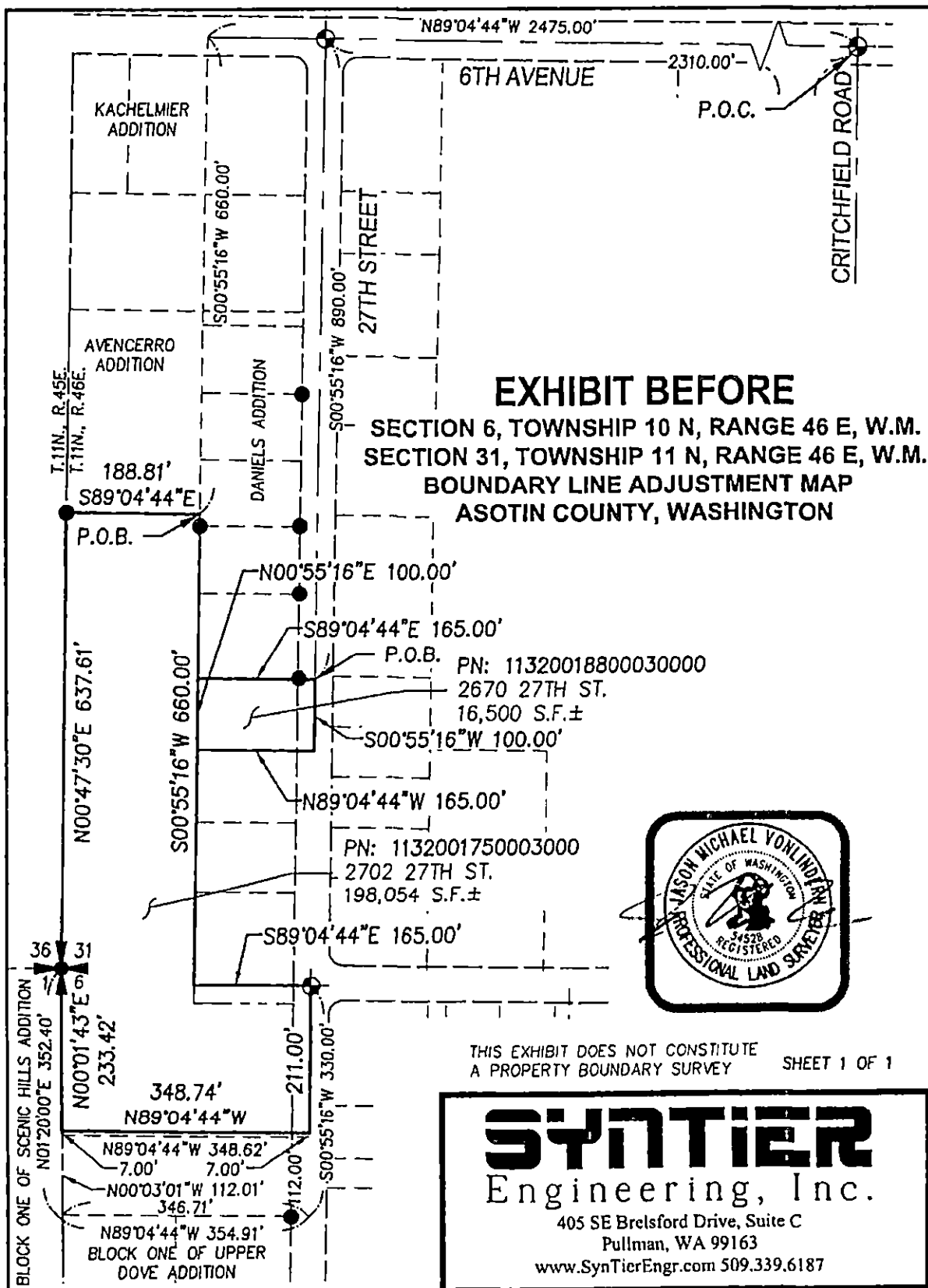
RESERVING FROM THE ABOVE DESCRIBED TRACT, THE EAST 25 FEET THEREOF FOR ROAD AND UTILITY EASEMENTS FOR SAID 27TH STREET.

PREPARED BY SYNTIER ENGINEERING.



10-31-2023

56461



AFTER

OWNERSHIP A

THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 11 NORTH, RANGE 46 EAST OF THE WILLAMETTE MERIDIAN, ASOTIN COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MONUMENT AT THE INTERSECTION OF THE CENTERLINES OF 6TH AVENUE AND CRITCHFIELD ROAD;

THENCE NORTH 89°04'44" WEST ALONG THE CENTERLINE OF 6TH AVENUE A DISTANCE 2310.0 FEET;

THENCE SOUTH 0°55'16" WEST A DISTANCE OF 890 FEET TO THE **POINT OF BEGINNING**:

THENCE CONTINUE SOUTH 0°55'16" WEST A DISTANCE OF 100 FEET;

THENCE NORTH 89°04'44" WEST A DISTANCE OF 165 FEET;

THENCE NORTH 0°55'16" EAST A DISTANCE OF 100 FEET;

THENCE SOUTH 89°04'44" EAST A DISTANCE OF 165 FEET TO THE **POINT OF BEGINNING**.

RESERVING FROM THE ABOVE DESCRIBED TRACT FOR ROAD AND UTILITY EASEMENTS THAT PORTION THEREOF DEEDED TO THE COUNTY BY DEED RECORDED AS INSTRUMENT NO. 112564.

TOGETHER WITH THAT PART OF SECTION 31 OF TOWNSHIP 11 NORTH, RANGE 46 EAST, WILLAMETTE MERIDIAN, ASOTIN COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MONUMENT AT THE INTERSECTION OF CRITCHFIELD ROAD AND 6TH AVENUE;

THENCE NORTH 89°04'44" WEST ALONG THE CENTERLINE OF 6TH AVENUE FOR A DISTANCE OF 2475.00 FEET;

THENCE SOUTH 0°55'16" WEST FOR A DISTANCE OF 660.00 FEET TO THE **POINT OF BEGINNING**:

THENCE SOUTH 0°55'16" WEST FOR A DISTANCE OF 330.00 FEET;

THENCE NORTH 89°04'44" WEST FOR A DISTANCE OF 188.07 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 31;

THENCE ALONG SAID WEST LINE NORTH 00°47'30" EAST FOR A DISTANCE OF 330.00 FEET TO THE SOUTHWEST CORNER OF AVENCERRO ADDITION, AFN 158028, RECORDS OF ASOTIN COUNTY;

THENCE LEAVING SAID WEST LINE ALONG THE SOUTH LINE OF SAID AVENCERRO ADDITION SOUTH 89°04'44" EAST FOR A DISTANCE OF 188.81 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 78,686 SQUARE FEET OR 1.81 ACRES OF LAND, MORE OR LESS.

EXHIBIT C

56461

OWNERSHIP B

THAT PART OF SECTION 31 OF TOWNSHIP 11 NORTH, RANGE 46 EAST, WILLAMETTE MERIDIAN, AND OF SECTION 6 OF TOWNSHIP 10 NORTH, RANGE 46 EAST, WILLAMETTE MERIDIAN, ASOTIN COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MONUMENT AT THE INTERSECTION OF CRITCHFIELD ROAD AND 6TH AVENUE;

THENCE NORTH 89°04'44" WEST ALONG THE CENTERLINE OF 6TH AVENUE FOR A DISTANCE OF 2475.0 FEET;

THENCE SOUTH 0°55'16" WEST FOR A DISTANCE OF 660.0 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUE SOUTH 0°55'16" WEST FOR A DISTANCE OF 660.0 FEET;

THENCE SOUTH 89°04'44" EAST FOR A DISTANCE OF 165.0 FEET;

THENCE SOUTH 0°55'16" WEST FOR A DISTANCE OF 330.0 FEET;

THENCE NORTH 89°04'44" WEST FOR A DISTANCE OF 354.91 FEET TO A POINT ON THE WEST BOUNDARY LINE OF SAID SECTION 6;

THENCE NORTH 1°20' EAST ALONG SAID WEST BOUNDARY LINE FOR A DISTANCE OF 352.4 FEET TO THE SECTION CORNER COMMON TO SAID SECTIONS 6 AND 31;

THENCE NORTH 0°47'30" EAST ALONG THE WEST BOUNDARY LINE OF SAID SECTION 31 FOR A DISTANCE OF 637.61 FEET;

THENCE SOUTH 89°04'44" EAST FOR A DISTANCE OF 188.81 FEET TO THE **POINT OF BEGINNING**.

RESERVING FROM THE ABOVE DESCRIBED TRACT FOR ROAD AND UTILITY EASEMENTS, A STRIP OF LAND 25 FEET IN WIDTH LYING WEST AND SOUTH OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE SOUTHEAST CORNER OF THE ABOVE DESCRIBED TRACT: THENCE NORTH 0°55'16" EAST FOR A DISTANCE OF 330.0 FEET;

THENCE NORTH 89°04'44" WEST FOR A DISTANCE OF 165.0 FEET TO THE **TERMINATION** OF THE ABOVE DESCRIBED LINE.

EXCEPTING THAT PART OF SECTION 6 OF TOWNSHIP 10 NORTH, RANGE 46, EAST OF THE WILLAMETTE MERIDIAN, ASOTIN COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MONUMENT AT THE INTERSECTION OF THE CENTERLINE OF 6TH AVENUE AND 27TH STREET;

THENCE SOUTH 0°55'16" WEST ALONG THE CENTERLINE OF 27TH STREET A DISTANCE OF 1538.00 FEET TO THE **TPOINTOF BEGINNING**;

THENCE CONTINUE SOUTH 0°55'16" WEST, 112.00 FEET;

THENCE NORTH 89°04'44" WEST ALONG THE EXTENSION OF THE NORTH LINE OF BLOCK ONE OF UPPER DOVE ADDITION A DISTANCE OF 346.71 FEET (RECORD DISTANCE OF 354.91 FEET) TO A POINT ON THE

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WEST LINE OF SAID SECTION 6, SAID POINT ALSO BEING ON THE EAST LINE OF BLOCK 1 OF SCENIC HILLS ADDITION;

THENCE NORTH $0^{\circ}03'01''$ WEST (RECORD BEARS NORTH $1^{\circ}20'$ EAST) ALONG THE WEST LINE OF SAID SECTION 6, ALSO THE EAST LINE OF SAID SCENIC HILLS ADDITION A DISTANCE OF 112.01 FEET;

THENCE SOUTH $89^{\circ}04'44''$ EAST A DISTANCE OF 348.62 FEET TO THE **TPOINTOF BEGINNING**.

RESERVING THEREFROM THAT PORTION LYING IN THE COUNTY ROAD RIGHT-OF-WAY.

ALSO EXCEPTING THAT PART OF SECTION 6 OF TOWNSHIP 10 NORTH, RANGE 46 EAST, WILLAMETTE MERIDIAN, ASOTIN COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MONUMENT AT THE INTERSECTION OF CRITCHFIELD ROAD AND 6TH AVENUE;

THENCE NORTH $89^{\circ}04'44''$ WEST ALONG THE CENTERLINE OF 6TH AVENUE FOR A DISTANCE OF 2310.00 FEET TO THE INTERSECTION OF SAID 6TH AVENUE AND 27TH STREET;

THENCE SOUTH $0^{\circ}55'16''$ WEST ALONG THE CENTERLINE OF SAID 27TH STREET, A DISTANCE OF 1531.0 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUE SOUTH $0^{\circ}55'16''$ WEST ALONG THE CENTERLINE OF SAID 27TH STREET, A DISTANCE OF 7.00 FEET;

THENCE NORTH $89^{\circ}04'44''$ WEST A DISTANCE OF 348.62 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 6 AND ALSO THE EAST LINE OF BLOCK 1 OF SCENIC HILLS ADDITION;

THENCE NORTH $0^{\circ}03'01''$ WEST, ALONG SAID WEST LINE OF SECTION 6, AND THE EAST LINE OF BLOCK 1 OF SCENIC HILLS ADDITION, A DISTANCE OF 7.00 FEET;

THENCE LEAVING SAID WEST LINE OF SECTION 6, AND EAST LINE OF BLOCK 1 OF SCENIC HILLS ADDITION, SOUTH $89^{\circ}04'44''$ EAST A DISTANCE OF 348.74 FEET BACK TO THE **POINT OF BEGINNING**.

RESERVING FROM THE ABOVE DESCRIBED TRACT, THE EAST 25 FEET THEREOF FOR ROAD AND UTILITY EASEMENTS FOR SAID 27TH STREET.

ALSO EXCEPTING THAT PART OF SECTION 31 OF TOWNSHIP 11 NORTH, RANGE 46 EAST, WILLAMETTE MERIDIAN, ASOTIN COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MONUMENT AT THE INTERSECTION OF CRITCHFIELD ROAD AND 6TH AVENUE;

THENCE NORTH $89^{\circ}04'44''$ WEST ALONG THE CENTERLINE OF 6TH AVENUE FOR A DISTANCE OF 2475.00 FEET;

THENCE SOUTH $0^{\circ}55'16''$ WEST FOR A DISTANCE OF 660.00 FEET TO THE **POINT OF BEGINNING**;

THENCE SOUTH $0^{\circ}55'16''$ WEST FOR A DISTANCE OF 330.00 FEET;

THENCE NORTH $89^{\circ}04'44''$ WEST FOR A DISTANCE OF 188.07 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 31;

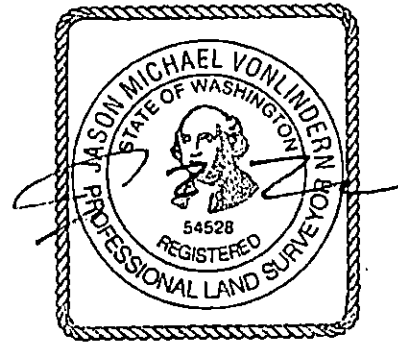
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THENCE ALONG SAID WEST LINE NORTH 00°47'30" EAST FOR A DISTANCE OF 330.00 FEET TO THE SOUTHWEST CORNER OF AVENCERRO ADDITION, AFN 158028, RECORDS OF ASOTIN COUNTY;

THENCE LEAVING SAID WEST LINE ALONG THE SOUTH LINE OF SAID AVENCERRO ADDITION SOUTH 89°04'44" EAST FOR A DISTANCE OF 188.81 FEET TO THE POINT OF BEGINNING.

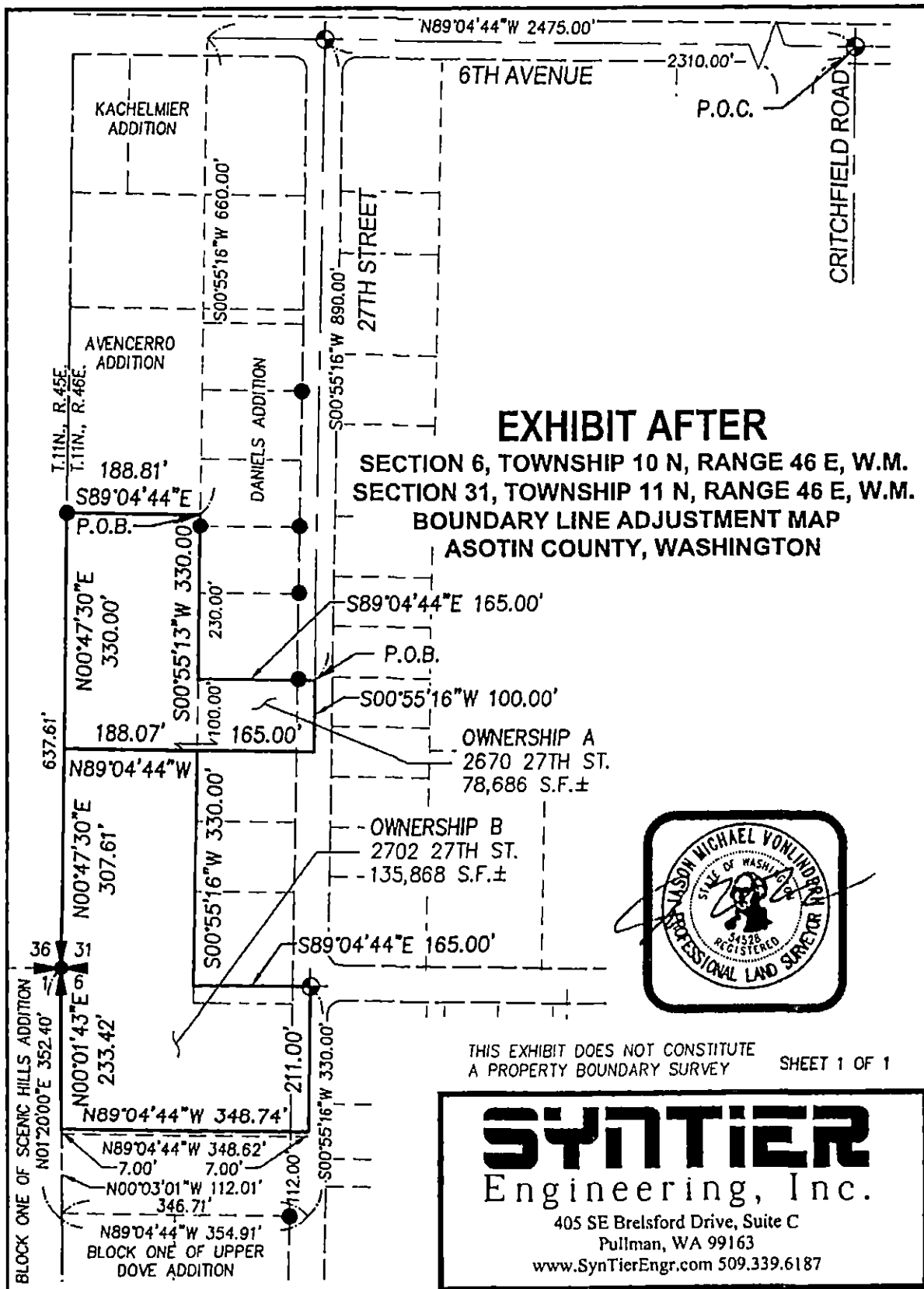
CONTAINING: 135,868 SQUARE FEET OR 3.12 ACRES OF LAND, MORE OR LESS.

PREPARED BY SYNTIER ENGINEERING.



10-31-2023

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