



Only for sales in a single location code on or after April 1, 2024.
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.

Mailing address 2531 Linda Vista Street
City/state/zip Clarkston, WA 99403
Phone (including area code) 509-780-9527

Mailing address 2521 Linda Vista Street
City/state/zip Clarkston, WA 99403
Phone (including area code) 509-552-9574

Name _____

Mailing address _____

City/state/zip _____

4 Street address of property 2521 LINDA VISTA ST. & 2531 LINDA VISTA ST.
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.

SEE ATTACHED

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 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
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

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

Signature of grantor or agent SEE ATTACHED

Name (print) Douglas Gushliak

Date & city of signing 05/03/2024, Lewiston Idaho

Signature of grantee or agent [Signature]

Name (print) Brett Harmon

Date & city of signing 05/03/2024, Lewiston Idaho

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.

REV 84 0001a (03/12/24)

THIS SPACE TREASURER'S USE ONLY

COUNTY TREASURER

B HAR MON

MAY - 3 2024

~~LA~~ 56793

ASOTIN COUNTY
TREASURER

Print on legal size paper.
Page 1 of 6

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 Douglas Gushliak

Mailing address _____

City/state/zip 2531 Linda Vista Street, Clarkston WA 99403

Phone (including area code) 509-780-9527

2 Buyer/Grantee

Name Brett Harmon

Mailing address _____

City/state/zip 2521 Linda Vista Street, Clarkston WA 99403

Phone (including area code) 509-552-9574

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)
<u>1132001470000</u>	☐	<u>\$ 396,200.00</u>
<u>11320014500020000</u>	☐	<u>\$ 368,800.00</u>
	☐	<u>\$ 0.00</u>

4 Street address of property 2521 LINDA VISTA ST & 2531 LINDA VISTA ST

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).

See Attached

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 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 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 Douglas Gushliak

Name (print) Douglas Gushliak

Date & city of signing 5-3-24

Signature of grantee or agent Brett Harmon

Name (print) Brett Harmon

Date & city of signing 5/3/24

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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BOUNDARY LINE ADJUSTMENT DEED

THIS INDENTURE, entered into by Douglas Gushliak, Brett Harmon, and Lisa Larrabee-Sutherland in her capacity as agent with a power of attorney for Renee Larrabee, is an adjustment of the mutually recognized boundary line of their respective real property, and is entered into on that date subscribed by the last signatory party herein below.

Situated in the County of Asotin, State of Washington, the real property of Douglas Gushliak subject to this boundary line adjustment is described at present as follows:

That part of Section 31, Township 11 North, Range 46 East of the Willamette Meridian, Asotin County, Washington, more particularly described as follows:
From the concrete monument at the Northeast Corner of Block "I-4" of Clarkston Heights, said point being on the centerline of the County Road; thence West along the North boundary line of said Block "I-4" for a distance of 1269.96 feet to the True Place of Beginning; thence continue West for a distance of 235.0 feet; thence North for a distance of 145.0 feet; thence East for a distance of 55.0 feet; thence North for a distance of 200.0 feet; thence East for a distance of 280.0 feet; thence South 16 degrees 10' West for a distance of 359.20 feet to the true place of beginning.

Situated in the County of Asotin, State of Washington, the real property of Brett Harmon that is subject to this boundary line adjustment is described at present as follows:

That part of Section 31 of Township 11 North, Range 46 East of the Willamette Meridian, Asotin County, Washington, said point being on the centerline of the County road; thence West along the North boundary line of said Block "I-4" for a distance of 990.03 feet; thence North for a distance of 10.0 feet to the True Place of Beginning; thence continue North for a distance of 335.0 feet; thence West for a distance of 169.52 feet; thence South 16°10' West for a distance of 348.79 feet; thence East for a distance of 266.63 feet to the Place of Beginning.

Situated in the County of Asotin, State of Washington, the real property of Renee Larrabee that is subject to this boundary line adjustment is described at present as follows:

That part of Section 31 of Township 11 North, Range 46 East of the Willamette Meridian, Asotin County, Washington beginning at the south-eastern corner of that real property known as the Gushliak Land, and herein particularly described as:

That part of Section 31, Township 11 North, Range 46 East of the Willamette Meridian, Asotin County, Washington, more particularly described as follows: From the concrete monument at the Northeast Corner of Block "I-4" of Clarkston Heights, said point being on the centerline of the County Road; thence West along the North boundary line of said Block "I-4" for a distance of 1269.96 feet to the True Place of Beginning; thence continue West for a distance of 235.0 feet; thence North for a distance of 145.0 feet; thence East for a distance of 55.0 feet; thence North for a distance of 200.0 feet; thence East for a distance of 280.0 feet; thence South 16 degrees 10' West for a distance of 359.20 feet to the true place of beginning.

Thence running in a north-easterly direction to the south-western corner of that real property known as the Harmon Land, and herein particularly described as:

That part of Section 31 of Township 11 North, Range 46 East of the Willamette Meridian, Asotin County, Washington, said point being on the centerline of the County road; thence West along the North boundary line of said Block "I-4" for a distance of 990.03 feet; thence North for a distance of 10.0 feet to the True Place of Beginning; thence continue North for a distance of 335.0 feet; thence West for a distance of 169.52 feet; thence South 16°10' West for a distance of 348.79 feet; thence East for a distance of 266.63 feet to the Place of Beginning.

Thence north-east along the western most boundary line of the Harmon Land to the north-western most corner of the Harmon Land; thence approximately 10 feet west to the north-eastern corner of the Gushliak Land; thence south-west along the eastern most boundary line of the Gushliak Land to the point of beginning.

Henceforth, the parties Douglas Gushliak, Brett Harmon and Lisa Larrabee-Sutherland in her capacity as agent with a power of attorney for Renee Larrabee agree that the real property descriptions for the aforementioned real property of Brett Harmon, Douglas Gushliak, and Renee Larrabee shall henceforth be as follows:

The real property of Douglas Gushliak shall be described henceforth with such legal description as appears in **Exhibit "A"**.

The real property of Brett Harmon shall be described henceforth with such legal description as appears in **Exhibit "B"**.

The real property of Renee Larrabee shall be described henceforth with such legal description as appears in **Exhibit "C"**.

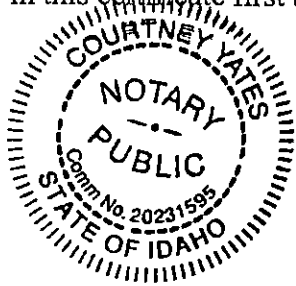
Douglas Gushliak
Douglas Gushliak

Date: 4-30, 2024

STATE OF Idaho)
County of Nez Perce) ss.

On this 30th day of April, 2024, before me, the undersigned a notary public in and for said state, personally appeared Douglas Gushliak, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



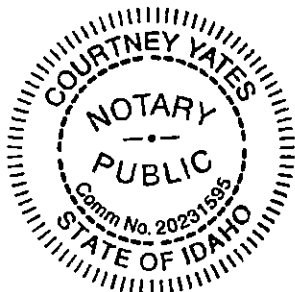
Courtney Yates
Notary Public for the State of Idaho
Residing at: Lewiston, ID 83501
My commission expires: April 6, 2029

Brett Harmon
Brett Harmon

Date: April 25, 2024

On this 25 day of April, 2024, before me, the undersigned a notary public in and for said state, personally appeared Brett Harmon, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Courtney Yates
Notary Public for the State of Idaho
Residing at: Lewiston, ID
My commission expires: April 6, 2029

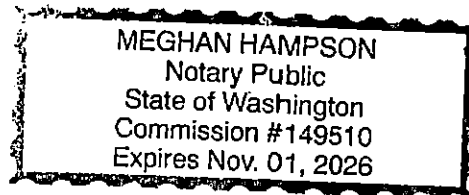
Lisa Larrabee-Sutherland
Lisa Larrabee-Sutherland

Date: 4/25/, 2024

On this 25th day of April, 2024, before me, the undersigned a notary public in and for said state, personally appeared Lisa Larrabee-Sutherland, in her capacity as agent with a power of attorney on behalf of Renee Larrabee, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Meghan Hampson
Notary Public for the State of Washington
Residing at: Lewiston, Idaho
My commission expires: Nov. 1, 2026





Rim Rock Consulting, Inc.

PROFESSIONAL LAND SURVEYORS
GIS & MAPPING SERVICES

MICHAEL E. DAHLIN, PLS / ID, WA
GABRIEL A. CIRKA, PLS / ID
TAMARA L. WARDLE, PLS / ID

PROPERTY DESCRIPTION FOR DOUGLAS GUSHIAK NEW PARCEL DESCRIPTION

A parcel of land located in northwest quarter of Section 31, Township 11 North, Range 46 East of the Willamette Meridian, Asotin County, Washington, described as follows:

COMMENCING at the northeast corner of Block "1-4" of Clarkston Heights; Thence along the north line of said Block, S 87°26'04" W, 1282.13 feet (record West, 1269.96 feet) to the POINT OF BEGINNING:

Thence continuing along said north line said line also being the south line of a parcel described in Statutory Warranty Deed AFN 219921, Asotin County records, S 87°26'04" W, 221.77 feet (record West, 235.0 feet);
Thence leaving said north line but continuing along said deed line the following four (4) courses:

N 02°33'51" W, 144.51 feet (record North, 145.0 feet);

Thence N 87°26'09" E, 55.00 feet (record East, 55.0 feet);

Thence N 02°33'51" W, 199.92 feet (record North, 200.0 feet) to a point on the south right of way line of the County Road (Linda Vista Street);

Thence along said right of way line, N 87°25'51" E, 385.58 feet (record East, 280.0 feet);

Thence leaving said deed line and said right of way line, S 50°43'14" W, 200.47 feet;

Thence S 17°36'04" W, 122.18 feet;

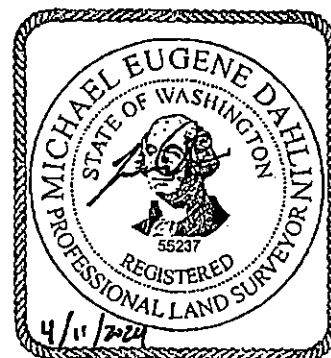
Thence S 06°37'31" W, 100.10 feet;

Thence S 02°33'56" E, 11.11 feet to the POINT OF BEGINNING.

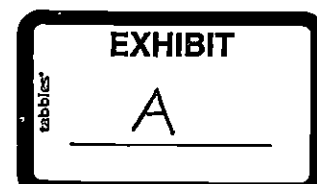
Containing 2.00 Acres more or less.

This description was prepared by Michael E. Dahlin on April 11, 2024.

129 West 3rd Street, #102 • Moscow, ID 83843
(208) 883-5339 phone • (208) 883-4309 fax
rimrock@rimrockconsulting.net



56793





Rim Rock Consulting, Inc.

PROFESSIONAL LAND SURVEYORS
GIS & MAPPING SERVICES

MICHAEL E. DAHLIN, PLS / ID, WA
GABRIEL A. CIRKA, PLS / ID
TAMARA L. WARD LE, PLS / ID

PROPERTY DESCRIPTION FOR BRETT HARMON NEW PARCEL DESCRIPTION

A parcel of land located in northwest quarter of Section 31, Township 11 North, Range 46 East of the Willamette Meridian, Asotin County, Washington, described as follows:

COMMENCING at the northeast corner of Block "1-4" of Clarkston Heights; Thence along the north line of said Block, S 87°26'04" W, 988.92 feet (record West, 990.03 feet); Thence leaving said north line, N 02°34'07" W, 9.48 feet (record North, 10.0 feet) to the southeast corner of the parcel described in Quitclaim Deed AFN 369353, Asotin County records and the POINT OF BEGINNING:

Thence along the east line of said deed, N 02°34'07" W, 334.99 feet (record North, 335.0 feet) to a point on the south right of way line of the County Road (Linda Vista Street);
Thence along said deed line and said right of way line, S 87°25'51" W, 57.65 feet (record West, 169.52 feet);
Thence leaving said deed line and said right of way line, S 50°43'14" W, 210.90 feet (record S 16°10' W, 348.79 feet);
Thence S 17°36'04" W, 118.25 feet;
Thence S 06°37'31" W, 99.14 feet;
Thence N 87°26'31" E, 283.34 feet (record East, 266.63 feet) along the south line of said deed to the POINT OF BEGINNING.

Containing 1.66 Acres more or less.

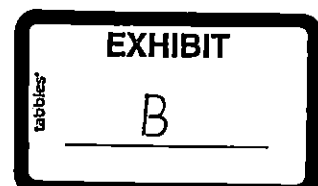
This description was prepared by Michael E. Dahlin on April 11, 2024.



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GIS & MAPPING SERVICES

MICHAEL E. DAHLIN, PLS / ID, WA
GABRIEL A. CIRKA, PLS / ID
TAMARA L. WARD LE, PLS / ID

PROPERTY DESCRIPTION FOR EQUESTRIAN TRAIL

A parcel of land located in northwest quarter of Section 31, Township 11 North, Range 46 East of the Willamette Meridian, Asotin County, Washington, described as follows:

COMMENCING at the northeast corner of Block "I-4" of Clarkston Heights; Thence along the north line of said Block, S 87°26'04" W, 988.92 feet; Thence leaving said north line, N 02°34'07" W, 344.47 feet to the northeast corner of the parcel described in Quitclaim Deed AFN 369353, Asotin County records; Thence along the north line of said parcel and along the south right of way line of the County Road (Libby Street), S 87°25'51" W, 57.65 feet to the POINT OF BEGINNING;

Thence leaving said north line and said right of way line, S 50°43'14" W, 210.90 feet;

Thence S 17°36'04" W, 118.25 feet;

Thence S 06°37'31" W, 99.14 feet;

Thence N 87°26'31" E, 6.24 feet;

Thence S 13°36'09" W, 9.90 feet to a point on the north line of Block "I-4" of Clarkston Heights;

Thence along said north line, S 87°26'04" W, 13.35 feet;

Thence leaving said north line, N 02°33'56" W, 11.11 feet;

Thence N 06°37'31" E, 100.10 feet;

Thence N 17°36'04" E, 122.18 feet;

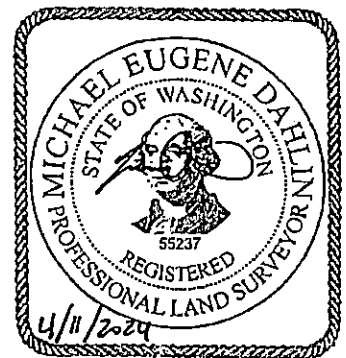
Thence N 50°43'14" E, 200.47 feet to a point on the south right of way line of the County Road (Libby Street);

Thence along said right of way line, N 87°25'51" E, 16.73 feet to the POINT OF BEGINNING.

Containing 4,403 Square Feet more or less.

This description was prepared by Michael E. Dahlin on April 11, 2024.

129 West 3rd Street, #102 • Moscow, ID 83843
(208) 883-5339 phone • (208) 883-4309 fax
rimrock@rimrockconsulting.net



EXHIBIT

C

56793