

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 MARY JILL RODGERS, sep est; SUSAN A. RAUCH, sep est; LIZABETH CAROL NOWOJ, sep est; and PATTI JO NOWOJ, sep est
Mailing address 673 Gore Rd
City/state/zip Selah, WA 98942
Phone (including area code) _____

2 Buyer/Grantee

Name NOWOJ'S LITTLE PIECE OF HEAVEN, LLC, a Washington limited liability company
Mailing address 673 Gore Rd
City/state/zip Selah, WA 98942
Phone (including area code) _____

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

Name NOWOJ'S LITTLE PIECE OF HEAVEN
c/o MARY JILL RODGERS
Mailing address 673 Gore Rd
City/state/zip Selah, WA 98942

List all real and personal property tax parcel account numbers	Personal property?	Assessed value(s)
<u>1-108-00-006-0000-0000</u>	<input type="checkbox"/>	<u>\$ 504,300.00</u>
<u>1-108-00-007-0000-0000</u>	<input type="checkbox"/>	<u>\$ 122,700.00</u>
_____	<input type="checkbox"/>	<u>\$ 0.00</u>

4 Street address of property 4860 Rogersburg Rd, Asotin, WA 99402

This property is located in Asotin County (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 Exhibit A attached for legal description

5 11 - Household, single family units

7 List all personal property (tangible and intangible) included in selling price.

Enter any additional codes _____
(see back of last page for instructions)

N/A

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

If claiming an exemption, list WAC number and reason for exemption.

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

WAC number (section/subsection) WAC 458-61A-211(2)(a)
Reason for exemption transfer to LLC; mere change of identity

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

Type of document Quit Claim Deed

Is this property receiving special valuation as historical property per RCW 84.26? Yes No

Date of document 10/31/23

If any answers are yes, complete as instructed below.

Gross selling price _____ 0.00

(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.

*Personal property (deduct) _____ 0.00

This land: does does not qualify for continuance.

Exemption claimed (deduct) _____ 0.00

Deputy assessor signature _____ Date _____

Taxable selling price _____ 0.00

(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.

Excise tax: state _____ 0.00

(3) NEW OWNER(S) SIGNATURE

Less than \$525,000.01 at 1.1% _____ 0.00

Signature _____ Signature _____

From \$525,000.01 to \$1,525,000 at 1.28% _____ 0.00

Print name _____ Print name _____

From \$1,525,000.01 to \$3,025,000 at 2.75% _____ 0.00

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

Signature of grantor or agent Mary Jill Rodgers
Name (print) MARY JILL RODGERS, SUSAN A. RAUCH, LIZABETH CAROL NOWOJ, or PATTI JO NOWOJ
Date & city of signing 10-27-23 Selah, WA

Signature of grantee or agent Susan A. Rauch
Name (print) SUSAN A. RAUCH, Manager
Date & city of signing 10/31/23, Lewiston, ID

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

Total due _____ 10.00

[Handwritten signatures and initials]

EXHIBIT A

Legal Description

Lot 6. of ROGERSBURG SECOND ADDITION according to plat recorded in Book D of Plats, page 19, Asotin County, Washington;

TOGETHER WITH that part of Gov. Lot 4 of Section 13 of Township 7 North, Range 46 E.W.M., and of Gov. Lot 1 of Section 18 of Township 7 North, Range 47 E.W.M., Asotin County, Washington, more particularly described as follows: Commencing at the NE corner of Lot 6 of ROGERSBURG SECOND ADDITION; thence N 16°28'15" E, 50.91 feet to a point on the North right-of-way line of the platted road, said point being the TRUE POINT OF BEGINNING; thence N 16°28'15" E to a point on the Ordinary High Water Line of the left bank of the Snake River; thence Westerly along said High Water Line to a point on the West line of said Lot 6 if extended North; thence S 16°28'15" W along said extended West line to a point on the North right-of-way line of the platted road; thence S 84°23'21" E along said right-of-way line 101.82 feet to the TRUE PLACE OF BEGINNING. ("Area North of Lot 6 of ROGERSBURG SECOND ADDITION".)

[Parcel No: 1-108-00-006-0000-0000]

Lot 7 of ROGERSBURG SECOND ADDITION, Asotin County, State of Washington, according to the recorded plat thereof.

TOGETHER WITH that part of Government Lot 1 of Section 18 of Township 7 North, Range 47 E.W.M., Asotin County, Washington, more particularly described as follows: Commencing at the NE corner of Lot 7 of ROGERSBURG SECOND ADDITION; thence N 2°31'45" W, 50.51 feet to a point on the North right-of-way line of the platted road, said point being the TRUE PLACE OF BEGINNING; thence continue N 2°31'45" W, to a point on the Ordinary High Water line of the left bank of the Snake River; thence Westerly along said high water line to a point on the West line of said Lot 7 if extended North; thence S 16°28'15" W, along said extended West line to a point on the North right-of-way line of the platted road; thence S 84°23'21" E along said right-of-way line of 58.41 feet to the TRUE PLACE OF BEGINNING. ("Area North of Lot 7 of ROGERSBURG SECOND ADDITION".)

AND TOGETHER WITH that part of Government Lot 1 of Section 18 of Township 7 North, Range 47 East of the Willamette Meridian, Asotin County, Washington, more particularly described as follows: Beginning at the Southeast corner of Lot 7 of ROGERSBURG SECOND ADDITION, according to Plat recorded in Book D of Plats, page 19; thence North 16°28'15" East along the Easterly lot line of said Lot 7 a distance of 150.0 feet; thence North 2°31'45" West along said lot line a distance of 80.45 feet; thence South 54°38'24" East a distance of 80.52 feet; thence South 16°28'15" West a distance of 200.0 feet; thence North 73°31'45" West a distance of 50.0 feet to the place of beginning. ("Area East of Lot 7 of ROGERSBURG SECOND ADDITION".)

5/4/53

SUBJECT TO Right of Way Agreement with Ideal Cement Company recorded as Instrument Number 68807 and Right of Way easements and conditions contained in Option with Northwestern Rock Products recorded as Instrument Number 90911, records of Asotin County, Washington.

ALONG WITH an easement for a roadway across said Lot 7 for the benefit of Lots 5 and 6, ROGERSBURG SECOND ADDITION, Asotin County, Washington, for the purpose of hauling building materials, single dwelling mobile homes and campers to adjacent Lots 5 and 6.

[Parcel No: 1-108-00-007-0000-0000]

Subject to any Rights, Reservations, Covenants, Conditions, and Restrictions presently of record and general to the area, and any easements and encroachments.

[More commonly known as 4860 Rogersburg Road, Asotin, WA 99402.]