

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 Quail Ridge Golf LLC

Mailing address 3600 SWALLOWS NEST LOOP

City/state/zip Clarkston, WA 99403

Phone (including area code) (509) 758-8501

2 Buyer/Grantee

Name Reid A. Folsom & Kirstin T. Folsom

Mailing address 2501 S. Slope Lane

City/state/zip Clarkston, WA 99403

Phone (including area code) (509) 552-1590

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)

6-049-00-038-0015-0000

☐

\$ 361,100.00

1-049-00-038-0012-0000

☐

\$ 0.00

☐

4 Street address of property N/A

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, Exhibit A

5 91 - Undeveloped land (land only)

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 _____

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

None

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

WAC number (section/subsection) WAC 458-61A-109(2)(b)

Reason for exemption

Boundary Line Adjustment

Type of document: Boundary Line Adjustment Deed - QUICCLAIMED

Date of document: 11-1-23

Gross selling price 0.00

*Personal property (deduct) 0.00

Exemption claimed (deduct) 0.00

Taxable selling price 0.00

Excise tax: state

Less than \$525,000.01 at 1.1% 0.00

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

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

Above \$3,025,000 at 3% 0.00

Agricultural and timberland at 1.28% 0.00

Total excise tax: state 0.00

0.0025 Local 0.00

*Delinquent interest: state 0.00

Local 0.00

*Delinquent penalty 0.00

Subtotal 0.00

*State technology fee 5.00

Affidavit processing fee 5.00

Total due 10.00

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

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

Signature of grantor or agent [Signature]

Name (print) Zachary A. Battles, Member

Date & city of signing 11/1/2023 Lewiston, IDAHO

Signature of grantee or agent [Signature]

Name (print) Reid A. Folsom

Date & city of signing 7 NOV. 2023 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)).

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.

EXHIBIT B to Quail Ridge to Folsom Boundary Line Adjustment/Quitclaim Deed

BLA PORTION OF CHUKAR LANE EXTENDED

A PORTION OF LAND DESCRIBED IN SAID PARCEL NUMBER 6-049-00-038-0014-0000, (QUAIL RIDGE GOLF COURSE), RECORDS OF ASOTIN COUNTY, SITUATE IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6 OF TOWNSHIP 10 NORTH, RANGE 46 EAST OF THE WILLAMETTE MERIDIAN, ASOTIN COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE MONUMENT AT THE CENTER OF THE CUL-DE-SAC OF CHUKAR LANE, LOWER DOVE ADDITION, INSTRUMENT NUMBER 211919, RECORDS OF ASOTIN COUNTY;

THENCE SOUTHEASTERLY ALONG SAID CENTERLINE, SOUTH 47°25'00" EAST A DISTANCE OF 19.82 FEET;

THENCE LEAVING SAID CENTERLINE AND CONTINUING, SOUTH 47°25'00" EAST A DISTANCE OF 26.19 FEET TO A POINT ON THE NORTHWEST LINE OF SAID WARRANTY DEED AND THE **POINT OF BEGINNING**;

THENCE LEAVING NORTHWEST LINE OF SAID PARCEL SOUTH 46°18'05" EAST A DISTANCE OF 3.00 FEET;

THENCE SOUTH 43°41'55" WEST A DISTANCE OF 184.52 FEET MORE OR LESS, TO THE NORTHWEST LINE OF SAID PARCEL;

THENCE NORTH 33°57'22" WEST ALONG SAID NORTHWEST LINE TO THE NORTHWESTERLY CORNER OF SAID WARRANTY DEED NUMBER 195237 (FOLSOM) A DISTANCE OF 21.47 FEET;

THENCE ALONG THE NORTHWESTERLY LINE OF SAID PARCEL THE FOLLOWING 2 COURSES:

- 1) NORTH 50°45'38" EAST A DISTANCE OF 126.22 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT;
- 2) ALONG SAID TANGENT CURVE TO THE LEFT, WITH A RADIUS THAT BEARS NORTH 39°14'23" WEST A DISTANCE OF 350.00 FEET, A CENTRAL ANGLE OF 08°58'02", THE CHORD OF WHICH BEARS NORTH 46°16'37" EAST FOR A DISTANCE OF 54.72 FEET, AN ARC DISTANCE OF 54.78 FEET TO THE **POINT OF BEGINNING**.

SAID EXCEPTION CONTAINING: 1,896 SQUARE FEET OR 0.04 ACRES OF LAND, MORE OR LESS.

EXHIBIT A_Excise Tax Affidavit

56459

EXHIBIT C to Quail Ridge to Folsom Boundary Line Adjustment/Quitclaim
Deed

A PORTION OF UNPLATTED LAND SITUATE IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER 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 FURTHER MOST SOUTHEASTERLY CORNER OF LOT 13, BLOCK 1, BEING ON THE CUL-DE-SAC RIGHT-OF-WAY (ROW) OF CHUKAR LANE, LOWER DOVE ADDITION, INSTRUMENT NUMBER 211919, RECORDS OF ASOTIN COUNTY;

THENCE LEAVING SAID LOT 13, BLOCK 1, OF LOWER DOVE ADDITION, ALONG A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS POINT THAT BEARS NORTH 53°02'52" EAST A DISTANCE OF 46.00 FEET, A CENTRAL ANGLE OF 100°27'52", THE CHORD OF WHICH BEARS SOUTH 87°11'04" EAST FOR A DISTANCE OF 70.72 FEET, AN ARC DISTANCE OF 80.66 FEET TO A NON-TANGENT CURVE TO THE RIGHT BEING ON THE NORTHWESTERLY LINE OF WARRANTY DEED NUMBER 192028 (QUAIL RIDGE GOLF COURSE), RECORDS OF ASOTIN COUNTY;

THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE FOR THE FOLLOWING 2 COURSES:

1) ALONG SAID NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS THAT BEARS NORTH 48°12'24" WEST A DISTANCE OF 350.00 FEET, A CENTRAL ANGLE OF 08°58'02", THE CHORD OF WHICH BEARS SOUTH 45°16'37" WEST FOR A DISTANCE OF 54.72 FEET, AN ARC DISTANCE OF 54.78 FEET;

2) SOUTH 50°45'38" WEST (of record South 51°10' West) A DISTANCE OF 126.22 FEET, MORE OR LESS, TO THE NORTHWESTERLY CORNER OF WARRANTY DEED NUMBER 192028 (QUAIL RIDGE GOLF COURSE) BEING THE COMMON NORTHEASTERLY CORNER OF WARRANTY DEED NUMBER 195237 (FOLSOM);

THENCE CONTINUING SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF SAID WARRANTY DEED NUMBER 195237 (FOLSOM) SOUTH 50°45'38" WEST A DISTANCE OF 203.58 FEET;

THENCE LEAVING SAID WARRANTY DEED NUMBER 195237 (FOLSOM) NORTH 38°41'00" WEST A DISTANCE OF 44.95 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE ALONG SAID NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS THAT BEARS NORTH 50°36'32" EAST A DISTANCE OF 407.38 FEET, A CENTRAL ANGLE OF 14°55'27", THE CHORD OF WHICH BEARS NORTH 31°55'45" WEST FOR A DISTANCE OF 105.81 FEET, AN ARC DISTANCE OF 106.11 FEET;

THENCE NORTH 51°19'00" EAST A DISTANCE OF 25.84 FEET TO THE NORTHWESTERLY CORNER OF LOT 12, BLOCK 1, OF SAID LOWER DOVE ADDITION, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE ALONG THE BOUNDARY OF SAID LOT 12, BLOCK 1, LOWER DOVE ADDITION, FOR THE FOLLOWING 3 COURSES:

1) ALONG SAID NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS THAT BEARS NORTH 66°29'03" EAST A DISTANCE OF 382.39 FEET, A CENTRAL ANGLE OF 15°09'44", THE CHORD OF WHICH BEARS SOUTH 31°05'50" EAST FOR A DISTANCE OF 100.89 FEET, AN ARC DISTANCE OF 101.19 FEET TO THE BEGINNING OF A CURVE TO THE LEFT;

THENCE ALONG SAID CURVE TO THE LEFT, WITH A RADIUS THAT BEARS NORTH 51°19'18" EAST A DISTANCE OF 18.44 FEET, A CENTRAL ANGLE OF 94°38'37", THE CHORD OF WHICH BEARS SOUTH 85°00'00" EAST FOR A DISTANCE OF 27.11 FEET, AN ARC DISTANCE OF 30.46 FEET;

56459

THENCE NORTH 46°40'41" EAST A DISTANCE OF 163.06 FEET TO THE SOUTHWESTERLY
CORNER OF SAID LOT 13;

THENCE NORTHEASTERLY ALONG THE EASTERLY LINE OF SAID LOT 13, NORTH 46°40'41" EAST
A DISTANCE OF 124.29 FEET TO THE POINT OF BEGINNING.

56 459