

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 Asotin County

Mailing address PO Box 250

City/state/zip Asotin WA 99402

Phone (including area code) _____

2 Buyer/Grantee

Name Asotin Creek Ranch, LLC

C/O Northwest Registered Agent, LLC

Mailing address 522 W Riverside Ave Ste N

City/state/zip Spokane WA 99201-0580 Asotin WA 99402

Phone (including area code) _____

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)
6-049-00-004-0000-0000	☐	\$ 0.00
	☐	\$ 0.00
	☐	\$ 0.00

4 Street address of property Headgate Park, Asotin Creek Rd

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 Attached

5

76 - Parks

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 84.33? ☐ 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 _____

Signature of grantee or agent _____

Name (print) Chris Schubert

Name (print) James Sweetney

Date & city of signing 12-4-2023 Asotin

Date & city of signing Dec 5, 2023 Asotin

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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PAID

PARCEL I:

Beginning at a point on the South bank of Asotin Creek, which point is on the projection of a line parallel to and distant 400 feet Easterly of and at right angles to the East face of a concrete cut-off wall situated in the NW of the SW of Section 20, Township 10 North, Range 45, East Willamette Meridian; thence North 13°54' West on a line parallel to said cut-off wall situated in the NW ¼ of the SW ¼ of Section 20, Township 10 North, Range 45 East, Willamette Meridian; thence North 13°54' West on a line parallel to said cut-off wall a distance of 280 feet more or less; thence North 33°00' West still parallel to the said cut-off wall 158 feet to the former center of the county road; thence along the former center of county road as follows: South 66°47' West 200 feet; thence South 89°30' West 152 feet; thence South 69°46' West 500 feet; thence South 77°50' West 186 feet; thence South 87°57' West 200 feet; thence South 66°17' West 400 feet; thence South 78°27' West 471 feet; thence leaving the former center of the county road North 90 feet; thence West 280.5 feet more or less to the West boundary line of the SE ¼ of the SE ¼ of Section 19, Township 10 North, Range 45 East, Willamette Meridian; thence South along said boundary line to the South bank of Asotin Creek; thence in a generally Northeasterly direction along the South bank of Asotin Creek to the place of beginning; containing 33 acres more or less and being situate in the East half of the SE ¼ of said Section 19 and in the West half of the SW ¼ of said Section 20. The term "South bank of the Asotin Creek" as herein used is understood to mean the foot of the precipitous bluff on the South side of said Creek. The term "centerline of the former county road" as herein used is understood to mean as the road ran in 1962.

Save and except that portion of the previously described parcel lying Northerly of the Southerly right-of-way line of the Asotin Creek Road within Said parcel situated in the SE ¼ of Section 19 and the SW ¼ of Section 20 Township 10 North, Range 45 East, Willamette Meridian, Asotin County, Washington, the centerline of which is described as follows:

EXCEPTING:

A centerline, situated approximately in the South ½ of Sections 19 & 20, Township 10 North, Range 45 East, Willamette Meridian, Asotin County, Washington, with a Southerly right-of-way lying 30-feet left of the following described existing travel way centerline of the Asotin Creek Road:

COMMENCING at the East quarter corner of Section 24, Township 10 North, Range 45 East, monumented with a 1-inch iron pipe as shown on Record of Survey No. 37414, thence South 01°58'10" East, 2,671.00 feet to the Southeast corner of Section 24 monumented with a 1-inch iron pipe as shown on Record of Survey No. 371414; thence along the South line of Section 24, South 87°47'23" West, 2,007.76 feet to a 1.5-inch drill steel as shown on Record of Survey No. 371414; thence along the South line of Sections 24, 23, 22, South 87°54'55" West, 11,305.67 feet to a 5/8-inch iron pin as shown on Record of Survey No. 226273; thence North 80°43'56" West, 11,810.31 feet to the point of tangency station (PT) 366+04.65 and the POINT OF BEGINNING (within Section 20);

Thence South 47°59'23" West, 332.65 feet to the point of curvature station (PC) 369+37.30;
Thence along a curve to the right 163.16 feet, having a radius of 1,116.58 feet, a central angle of 08°22'21" and subtended by a chord bearing South 52°10'33" West, 163.02 feet to the PT 371+00.47;
Thence South 56°21'44" West, 527.22 feet to the PC 376+27.69, from which a set 5/8" x 30" iron pin with plastic cap "HMH Engineering control point" bears North 34° 43' 22" West, 140.20 feet;
Thence along a curve to the right 224.51 feet, having a radius of 989.10 feet, a central angle of 13°00'19" and subtended by a chord bearing South 62°51'54" West, 224.03 feet to the PT 378+52.20;
Thence South 69°22'03" West, 553.33 feet to the PC 384+50.53;
Thence along a curve to the right 221.32 feet, having a radius of 753.21 feet, a central angle of 16°50'08" and subtended by a chord bearing South 77°47'07" West, 220.52 feet to the PT 386+26.85;
Thence South 86°12'11" West, 110.50 feet to the PC 387+37.34 (which is approximately in Section 19);
Thence through Section 19, along a curve to the left 343.31 feet, having a radius of 1,161.35 feet, a central angle of 16°56'15" and subtended by a chord bearing South 77°44'04" West, 342.06 feet to the PT 390+80.65;
Thence South 69°15'56" West, 980.78 feet to the PI 400+61.44;
Thence South 64°13'24" West, 810.25 feet to the PC 408+71.69 and the POINT OF TERMINUS, from which a set 5/8" x 30" iron pin with plastic cap "HMH Engineering control point" bears South 62° 05' 38" West, 6186.14 feet.

The sidelines of said strip are to be lengthened or shortened to form a closed figure.

AND ALSO Vacated road currently known as "Headgate Park Road" within said described Parcel I.

APN: 6-049-00-004-0000-0000

DATED this 1st day of December 2000

56502