

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 Edward Allen Hogan and Jessie Hogan

Mailing address 2701 S. Slope Avenue

City/state/zip Clarkston, WA 99403

Phone (including area code) _____

2 Buyer/Grantee

Name Reid A. Folsom and Kristin T. Folsom

Mailing address 2501 South Slope Ln

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)

10490003800101000

☐

\$ 341,200.00

10490003800110000

☐

\$ 0.00

10490003800110000

☐

\$ 0.00

4 Street address of property MULTIPLE

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 Exhibits A-E.

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 Ed A. Hogan

Name (print) Edward Allan Hogan

Date & city of signing 2-9-24 Lewiston

Signature of grantee or agent Reid A. Folsom

Name (print) Reid A. Folsom

Date & city of signing 2-9-24 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.

EXHIBIT A

BEFORE

HOGAN PARCEL I

PARCEL NUMBER: 10490003800101000 AND 10490003800100000

(Note: Original Basis of bearings differs from description being transferred)

APN: 10490003800101000

THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6 OF TOWNSHIP 10 NORTH, RANGE 48 EAST OF THE WILLAMETTE MERIDIAN, ASOTIN COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER;

THENCE SOUTH 87°25' WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER A DISTANCE OF 1156.74 FEET TO THE TRUE PLACE OF BEGINNING;

THENCE CONTINUE SOUTH 87°25' WEST, 329.14 FEET;

THENCE NORTH 0°46'41" WEST, 540.51 FEET;

THENCE NORTH 1°03'05" EAST 274.69 FEET;

THENCE NORTH 51°19' EAST 572.20 FEET TO A POINT ON A CURVE;

THENCE DEFLECT RIGHT AND CONTINUE AROUND A CURVE TO THE LEFT WITH A RADIUS OF 407.38 FEET FOR A DISTANCE OF 101.03 FEET;

THENCE SOUTH 38°41' EAST, 45.00 FEET;

THENCE SOUTH 51°19' WEST, 300.73 FEET;

THENCE SOUTH 2°35' EAST, 849.82 FEET TO THE TRUE PLACE OF BEGINNING.

BEFORE

FOLSOM PARCEL II

PARCEL NUMBER: 10490003800110000

(NOTE: ORIGINAL BASIS OF BEARINGS DIFFERS FROM DESCRIPTION BEING TRANSFERRED)

THAT PART OF THE SW1/4SE1/4 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 SOUTHEAST CORNER OF SAID SW1/4SE1/4;

THENCE SOUTH 87°25' WEST ALONG THE SOUTH LINE OF SAID SW1/4SE1/4 A DISTANCE OF 474.41 FEET TO THE TRUE PLACE OF BEGINNING;

EXHIBIT A

THENCE CONTINUE SOUTH 87°25' WEST 682.33 FEET;

THENCE NORTH 2°36' WEST 849.82 FEET;

THENCE NORTH 51°19' EAST, 504.50 FEET;

THENCE SOUTH 33°24' EAST, 172.61 FEET;

THENCE SOUTH 34°19' EAST, 419.23 FEET;

THENCE SOUTH 0°28' WEST 643.18 FEET TO THE TRUE PLACE OF BEGINNING.

56613



EXHIBIT C

HOGAN BLA

LAND TO BE TRANSFERRED FROM PARCEL 1 TO PARCEL 2

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:

COMMENCING AT THE SOUTHEAST CORNER OF AUDITOR'S FILE NUMBER 284415, THENCE SOUTH 84°50'11" WEST A DISTANCE OF 682.33 FEET ALONG THE SOUTHERLY LINE OF SAID INSTRUMENT NUMBER 284415, TO THE SOUTHWEST CORNER OF SAID INSTRUMENT NUMBER 284415;

THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID AUDITOR'S FILE NUMBER 284415 FOR THE FOLLOWING 2 COURSES;

- 1) NORTH 5°09'49" WEST A DISTANCE OF 849.79 FEET
- 2) NORTH 48°43'19" EAST A DISTANCE OF 275.75 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 40°42'05" WEST A DISTANCE OF 31.29 FEET;

THENCE NORTH 44°47'03" EAST A DISTANCE OF 25.08 FEET;

THENCE SOUTH 40°42'05" EAST A DISTANCE OF 33.00 FEET;

THENCE SOUTH 48°43'26" WEST A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING;

CONTAINING: 803 SQUARE FEET OF LAND, MORE OR LESS.

SUBJECT TO EXISTING EASEMENTS

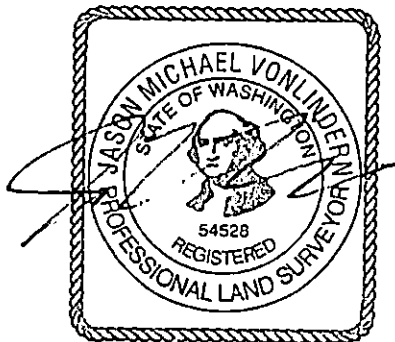


EXHIBIT D

PROPOSED OWNERSHIP B (HOGAN) PARCEL I

APN: 10490003800101000 AND 10490003800101000

THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6 OF TOWNSHIP 10 NORTH, RANGE 48 EAST OF THE WILLAMETTE MERIDIAN, ASOTIN COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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THENCE CONTINUE SOUTH 87°25' WEST, 329.14 FEET;

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THENCE NORTH 51°14' EAST, 572.20 FEET TO A POINT ON A CURVE;

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THENCE SOUTH 38°41' EAST, 45.00 FEET;

THENCE SOUTH 51°19' WEST, 300.73 FEET;

THENCE SOUTH 2°35' EAST, 849.82 FEET TO THE TRUE PLACE OF BEGINNING.

EXCEPTING THEREFROM 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:

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2) NORTH 48°43'19" EAST A DISTANCE OF 275.75 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 40°42'05" WEST A DISTANCE OF 31.29 FEET;

THENCE NORTH 44°47'03" EAST A DISTANCE OF 25.08 FEET;

THENCE SOUTH 40°42'05" EAST A DISTANCE OF 33.00 FEET;

THENCE SOUTH 48°43'26" WEST 25.00 FEET TO THE POINT OF BEGINNING;

EXHIBIT D

SUBJECT TO EASEMENTS

AFTER

PROPOSED OWNERSHIP A (FOLSOM) PARCEL II

APN: 10490003800101000

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THENCE CONTINUE SOUTH 87°25' WEST 682.33 FEET;

THENCE NORTH 2°36' WEST 849.82 FEET;

THENCE NORTH 51°19' EAST, 504.50 FEET;

THENCE SOUTH 33°24' EAST, 172.61 FEET;

THENCE SOUTH 34°19' EAST, 419.23 FEET;

THENCE SOUTH 0°28' WEST, 643.18 FEET TO THE TRUE PLACE OF BEGINNING.

TOGETHER WITH 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:

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THENCE SOUTH 48°43'26" WEST 25.00 A DISTANCE A DISTANCE OF FEET TO THE POINT OF BEGINNING;

SUBJECT TO EXISTING EASEMENTS.

EXHIBIT E



Narrative