

Real Estate Excise Tax Affidavit (RCW 82.45 WAC 458-61A)

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.

1 Seller/Grantor

Name Bob Rylaarsdam

Ruby Rylaarsdam

Mailing address 1820 38th St N

City/state/zip Lewiston ID 83501

Phone (including area code) 208-983-6552

2 Buyer/Grantee

Name Casey Hagenah

Rena Hagenah

Mailing address 3861 Cloverland Rd

City/state/zip Asotin WA 99402

Phone (including area code) 509-254-1750

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)

2-010-45-025-7000

☐

\$ 18,315.00

2-010-45-025-3200

☐

\$ 975.00

☐

\$ 0.00

4 Street address of property 3861 Cloverland Rd

This property is located in Asotin

☒ (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 83 - Agriculture classified under current use ch

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
continuation

Deputy assessor signature Kevin Gilbert Date 4/4/24

(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 Casey Hagenah
Print name Casey Hagenah

Signature Rena Hagenah
Print name Rena Hagenah

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 Bob Rylaarsdam

Name (print) Bob Rylaarsdam

Date & city of signing 4-2-24 Clarkston, WA

Signature of grantee or agent Casey Hagenah

Name (print) Casey Hagenah

Date & city of signing 4-2-24

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)).

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"
Legal Description

See Attached:

Before 3 Pages

After 4 Pages

56714

HAGENAH BLA

BEFORE

PARCEL A

PARCEL NUMBER: 2-010-45-025-3200-0000

A DESCRIPTION OF A PORTION OF A DEED FILED AS AUDITOR'S FILE NUMBER (AFN) 371931, LOCATED IN THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 10 NORTH, RANGE 45 EAST, WILLAMETTE MERIDIAN, RECORDS OF ASOTIN COUNTY, AUDITOR'S PARCEL NUMBER 2-010-45-025-3200-0000 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF LAND LYING SOUTH OF THE RIGHT-OF-WAY (ROW) THE CLOVERLAND GRADE LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE;

BEGINNING AT A POINT ON WESTERLY ROW OF CLOVERLAND GRADE, ASOTIN COUNTY

THENCE NORTH 73°08'11" WEST A DISTANCE OF 130.163 FEET, MORE OR LESS TO A STEEL TEE POST;

THENCE NORTH 57°50'18" WEST A DISTANCE OF 388.78 FEET TO A STEEL TEE POST;

THENCE NORTH 10°33'41" EAST A DISTANCE OF 33.50 FEET TO A STEEL TEE POST;

THENCE NORTH 11°08'03" WEST A DISTANCE OF 40.89 FEET TO A STEEL TEE POST;

THENCE NORTH 43°35'03" WEST A DISTANCE OF 45.85 FEET TO A STEEL TEE POST;

THENCE NORTH 69°13'38" WEST A DISTANCE OF 81.55 FEET TO A STEEL TEE POST;

THENCE NORTH 86°07'49" WEST A DISTANCE OF 226.43 FEET TO A STEEL TEE POST;

THENCE SOUTH 88°57'18" WEST A DISTANCE OF 141.58 FEET TO A STEEL TEE POST;

THENCE NORTH 03°11'32" WEST A DISTANCE OF 338.74 FEET, MORE OR LESS TO SAID ROW OF CLOVERLAND GRADE;

THENCE EASTERLY ALONG THE SAID ROW OF CLOVERLAND GRADE TO THE POINT OF BEGINNING;

CONTAINING: 15.0 ACRES OF LAND, MORE OR LESS.

56714

PARCEL B

PARCEL NUMBER: 2-010-45-025-7000-0000

A DESCRIPTION OF PORTIONS OF LAND LOCATED IN SECTIONS 25, TOWNSHIP 10 NORTH, RANGE 45 EAST, WILLAMETTE MERIDIAN, AS RECORDED AS AUDITOR'S FILE NUMBER (AFN) 181945, RECORDS OF ASOTIN COUNTY, AUDITOR'S PARCEL NUMBER 2-010-45-025-7000-0000. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTHEAST QUARTER, THE EAST HALF OF THE SOUTHWEST QUARTER, THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER LYING EAST OF THE COUNTY ROAD AS NOW LOCATED AND ALL THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER LYING AND BEING SOUTH AND EAST OF THE COUNTY ROAD, ALL IN SECTION 25, TOWNSHIP 10 NORTH, RANGE 45 E.W.M.,

EXCEPTING RIGHT OF WAY FOR ROADS AND POWER LINES AS NOW LOCATED.

EXCEPTING THEREFROM

A DESCRIPTION OF PORTION OF A DEED FILED AS AUDITOR'S FILE NUMBER (AFN) 181945, LOCATED IN THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 10 NORTH, RANGE 45 EAST, WILLAMETTE MERIDIAN, RECORDS OF ASOTIN COUNTY, AUDITOR'S PARCEL NUMBER 2-010-45-025-3200, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF LAND LYING SOUTH OF THE RIGHT-OF-WAY (ROW) THE CLOVERLAND GRADE LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE;

BEGINNING AT A POINT ON WESTERLY ROW OF CLOVERLAND GRADE, ASOTIN COUNTY

THENCE NORTH 73°08'11" WEST A DISTANCE OF 130.16 FEET, MORE OR LESS TO A STEEL TEE POST;

THENCE NORTH 57°50'18" WEST A DISTANCE OF 388.78 FEET TO A STEEL TEE POST;

THENCE NORTH 10°33'41" EAST A DISTANCE OF 33.50 FEET TO A STEEL TEE POST;

THENCE NORTH 11°08'03" WEST A DISTANCE OF 40.90 FEET TO A STEEL TEE POST;

THENCE NORTH 43°35'03" WEST A DISTANCE OF 45.85 FEET TO A STEEL TEE POST;

THENCE NORTH 69°13'38" WEST A DISTANCE OF 81.55 FEET TO A STEEL TEE POST;

THENCE NORTH 86°07'49" WEST A DISTANCE OF 226.43 FEET TO A STEEL TEE POST;

THENCE SOUTH 88°57'18" WEST A DISTANCE OF 141.58 FEET TO A STEEL TEE POST;

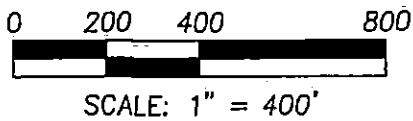
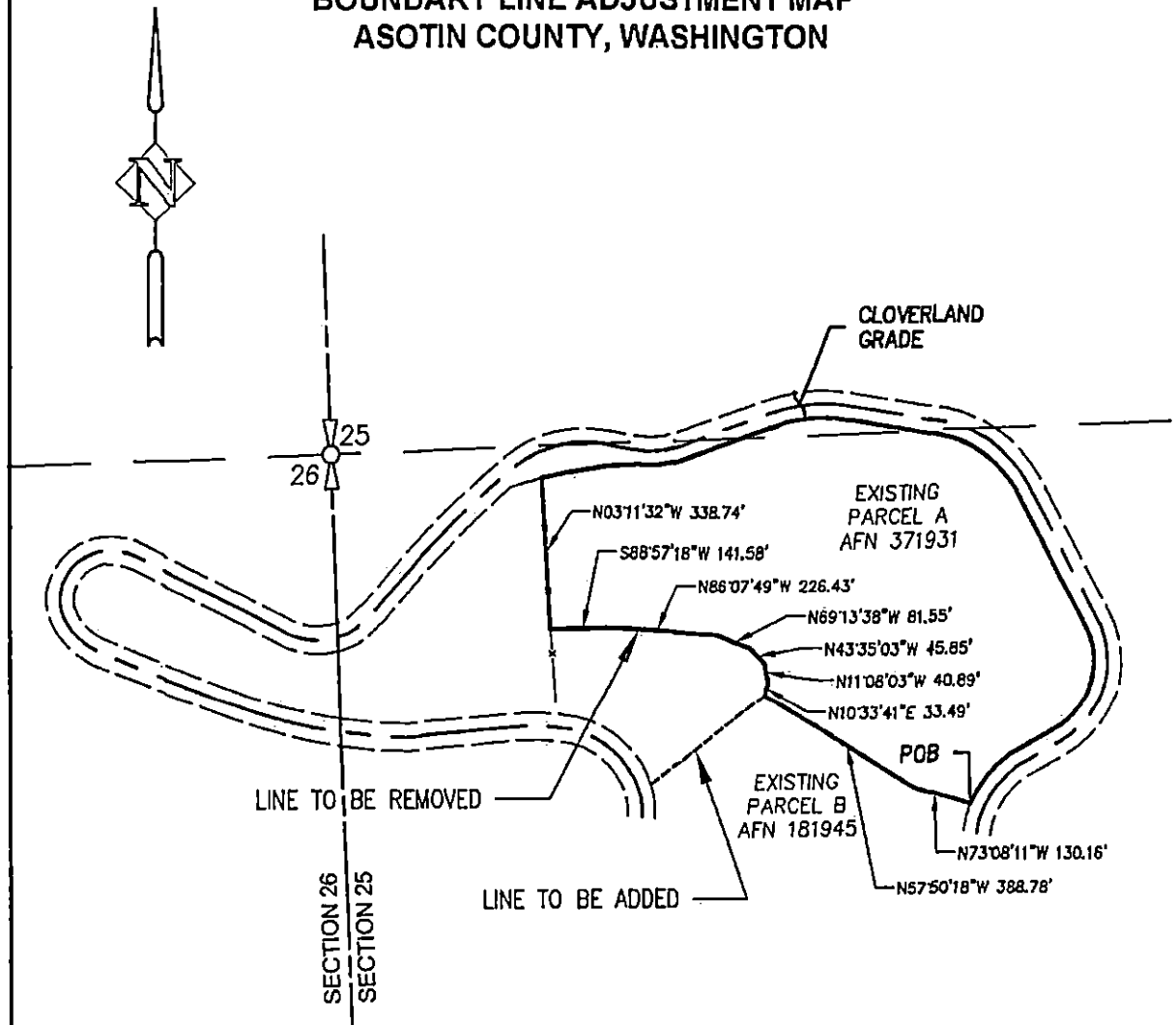
THENCE NORTH 03°11'32" WEST A DISTANCE OF 338.74 FEET, MORE OR LESS TO SAID ROW OF CLOVERLAND GRADE;

THENCE EASTERLY ALONG THE SAID ROW OF CLOVERLAND GRADE TO THE POINT OF BEGINNING.

506714

EXHIBIT BEFORE

SECTION 25, TOWNSHIP 10 N, RANGE 45 E, W.M.
BOUNDARY LINE ADJUSTMENT MAP
ASOTIN COUNTY, WASHINGTON



THIS EXHIBIT DOES NOT CONSTITUTE A
PROPERTY BOUNDARY SURVEY
SHEET 1 OF 1



SYNTIER
Engineering, Inc.

405 BRELSFORD DRIVE, SUITE C
PULLMAN, WA 99163
www.SynTierEngr.com 509.467.1550

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AFTER

PROPOSED OWNERSHIP 1

PARCEL NUMBER: 2-010-45-025-3200-0000

A DESCRIPTION OF A PORTION OF A DEED FILED AS AUDITOR'S FILE NUMBER (AFN) 371931, LOCATED IN THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 10 NORTH, RANGE 45 EAST, WILLAMETTE MERIDIAN, RECORDS OF ASOTIN COUNTY, AUDITOR'S PARCEL NUMBER 2-010-45-025-3200-0000 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF LAND LYING SOUTH OF THE RIGHT-OF-WAY (ROW) THE CLOVERLAND GRADE LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE;

BEGINNING AT A POINT ON WESTERLY ROW OF CLOVERLAND GRADE, ASOTIN COUNTY

THENCE NORTH 73°08'11" WEST A DISTANCE 130.16 FEET, MORE OR LESS TO A STEEL TEE POST;

THENCE NORTH 57°50'19" WEST A DISTANCE OF 388.78 FEET TO A STEEL TEE POST;

THENCE SOUTH 52°05'17" WEST A DISTANCE OF 324.09 FEET, MORE OR LESS TO SAID NORTHERLY ROW OF CLOVERLAND GRADE;

THENCE WESTERLY ALONG THE SAID NORTHERLY ROW OF CLOVERLAND GRADE TO THE WESTERLY LINE OF SAID SECTION 25;

THENCE NORTHERLY ALONG SAID WESTERLY LINE OF SAID SECTION 25 TO THE SOUTHERLY ROW OF SAID CLOVERLAND GRADE;

THENCE EASTERLY ALONG SAID SOUTHERLY ROW OF SAID CLOVERLAND GRADE TO THE POINT OF BEGINNING;

CONTAINING: 23.47 ACRES OF LAND, MORE OR LESS.

56714

PROPOSED OWNERSHIP 2

PARCEL NUMBER: 2-010-45-025-7000-0000

A DESCRIPTION OF PORTIONS OF LAND LOCATED IN SECTIONS 25, TOWNSHIP 10 NORTH, RANGE 45 EAST, WILLAMETTE MERIDIAN, AS RECORDED AS AUDITOR'S FILE NUMBER (AFN) 181945, RECORDS OF ASOTIN COUNTY, AUDITOR'S PARCEL NUMBER 2-010-45-025-7000-0000. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTHEAST QUARTER, THE EAST HALF OF THE SOUTHWEST QUARTER, THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER LYING EAST OF THE COUNTY ROAD AS NOW LOCATED AND ALL THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER LYING AND BEING SOUTH AND EAST OF THE COUNTY ROAD, ALL IN SECTION 25, TOWNSHIP 10 NORTH, RANGE 45 E.W.M.,

EXCEPTING RIGHT OF WAY FOR ROADS AND POWER LINES AS NOW LOCATED.

EXCEPTING THEREFROM

A DESCRIPTION OF PORTION OF A DEED FILED AS AUDITOR'S FILE NUMBER (AFN) 181945, LOCATED IN THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 10 NORTH, RANGE 45 EAST, WILLAMETTE MERIDIAN, RECORDS OF ASOTIN COUNTY, AUDITOR'S PARCEL NUMBER 2-010-45-025-3200, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF LAND LYING SOUTH OF THE RIGHT-OF-WAY (ROW) THE CLOVERLAND GRADE LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE;

BEGINNING AT A POINT ON WESTERLY ROW OF CLOVERLAND GRADE, ASOTIN COUNTY

THENCE NORTH 73°08'11" WEST A DISTANCE 130.16 FEET, MORE OR LESS TO A STEEL TEE POST;

THENCE NORTH 57°50'19" WEST A DISTANCE OF 388.78 FEET TO A STEEL TEE POST;

THENCE SOUTH 52°05'17" WEST A DISTANCE OF 324.09 FEET, MORE OR LESS TO SAID NORTHERLY ROW OF CLOVERLAND GRADE;

THENCE EASTERLY ALONG THE SAID NORTHERLY ROW OF CLOVERLAND GRADE TO THE WESTERLY LINE OF SAID SECTION 25;

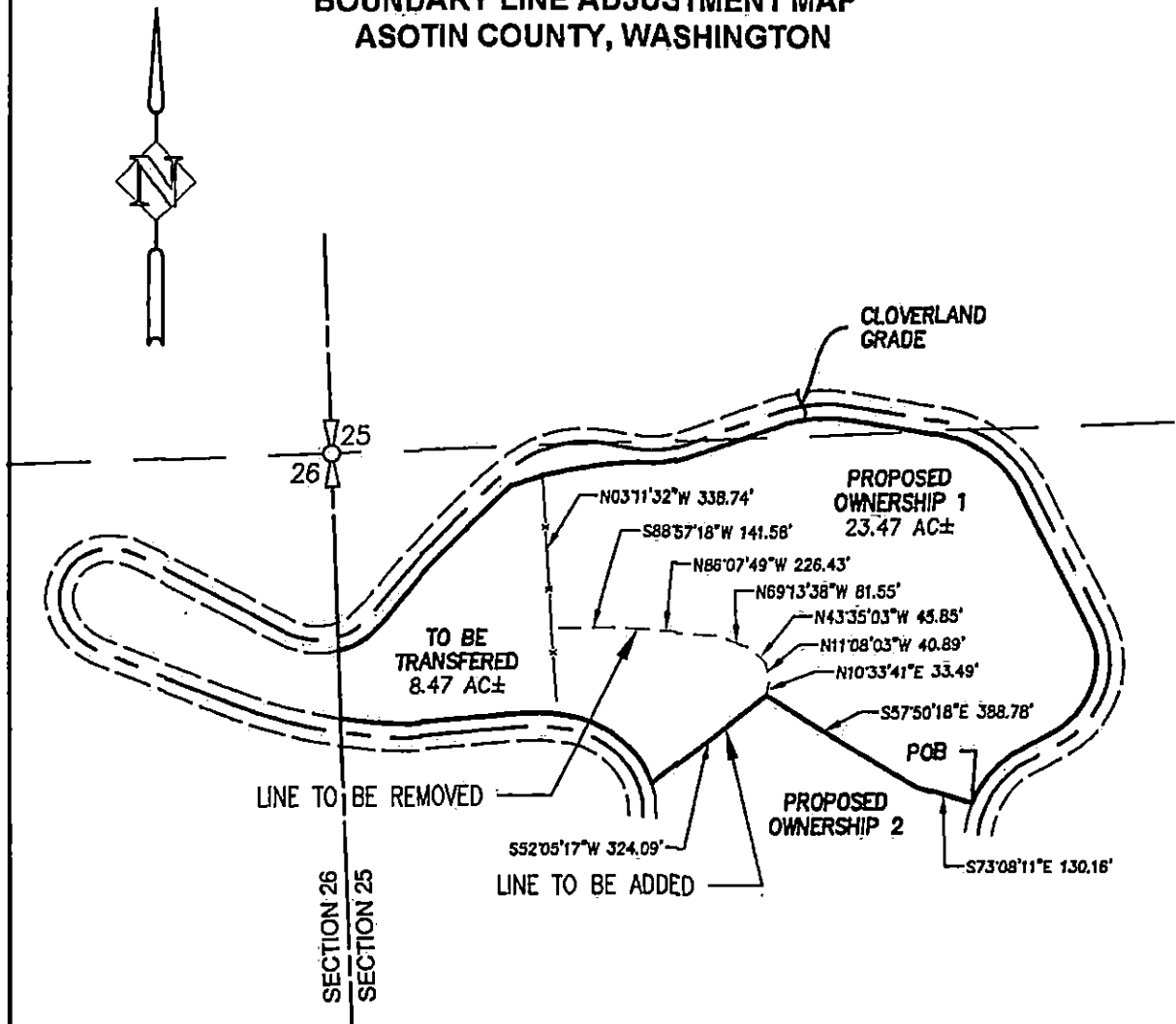
THENCE NORTHERLY ALONG SAID WESTERLY LINE OF SAID SECTION 25 TO THE SOUTHERLY ROW OF SAID CLOVERLAND GRADE;

THENCE EASTERLY ALONG SAID SOUTHERLY ROW OF SAID CLOVERLAND GRADE TO THE POINT OF BEGINNING.

56714

EXHIBIT AFTER

SECTION 25, TOWNSHIP 10 N, RANGE 45 E, W.M.
BOUNDARY LINE ADJUSTMENT MAP
ASOTIN COUNTY, WASHINGTON



0 200 400 800
SCALE: 1" = 400'

THIS EXHIBIT DOES NOT CONSTITUTE A
PROPERTY BOUNDARY SURVEY

SHEET 1 OF 1



SYNTIER

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PULLMAN, WA 99163

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TO BE TRANSFERRED

A DESCRIPTION OF A PORTION OF LAND LOCATED IN NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 10 NORTH, RANGE 45 EAST, WILLAMETTE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT A POINT ON WESTERLY ROW OF CLOVERLAND GRADE, ASOTIN COUNTY

THENCE NORTH 73°08'11" WEST A DISTANCE OF 130.163 FEET, MORE OR LESS TO A STEEL TEE POST;

THENCE NORTH 57°50'18" WEST A DISTANCE OF 388.78 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 10°33'41" EAST A DISTANCE OF 33.50 FEET TO A STEEL TEE POST;

THENCE NORTH 11°08'03" WEST A DISTANCE OF 40.89 FEET TO A STEEL TEE POST;

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THENCE SOUTH 88°57'18" WEST A DISTANCE OF 141.58 FEET TO A STEEL TEE POST;

THENCE NORTH 03°11'32" WEST A DISTANCE OF 338.74 FEET, MORE OR LESS TO SAID NORTHERLY ROW OF CLOVERLAND GRADE;

THENCE WESTERLY ALONG THE SAID NORTHERLY ROW OF CLOVERLAND GRADE TO THE WESTERLY LINE OF SAID SECTION 25;

THENCE SOUTHERLY ALONG SAID WESTERLY LINE OF SAID SECTION 25 to the NORTHERLY ROW LINE OF CLOVERLAND GRADE;

THENCE EASTERLY ALONG SAID NORTHERLY ROW LINE OF CLOVERLAND GRADE TO A POINT SOUTH 52°05'17" WEST A DISTANCE OF 324.09 FEET FROM THE POINT OF BEGINNING;

THENCE NORTH 52°05'17" EAST A DISTANCE OF 324.09 FEET TO THE **POINT OF BEGINNING**;

CONTAINING: 8.47 ACRES OF LAND, MORE OR LESS.

PREPARED BY SYNTIER ENGINEERING

DATE: 2-26-24

56714