

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

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Washington State	Only fo This af

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Form 84 0001a ☐ Check box if partial sale, in	This form is your receip	•	st percentage of ownership acquired next	to each nam	۵	
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1 Seller/Grantor Name Bob Rylaarsdam			2 Buyer/Grantee			
Ruby Rylaarsdam			Name Specification			
Mailing address 1820 38th St N		- rona ragonari				
City/state/zip Lewiston ID 83501		that in B address				
one (including area code) 2	08-983-6552		City/state/zip Asotin WA 99402			
ione (meidding area code) 22			Phone (including area code) <u>509-254-1750</u>			
Send all property tax corres	pondence to: 🗆 Same as Buy	yer/Grantee	List all real and personal property tax parcel account numbers	Personal property?	Assessed value(s)	
			2-010-45-025-7000	- 片	\$ 18,315.00	
ailing address			2-010-45-025-3200	- 片	\$ 975.00	
y/state/zip				. Ц	\$ 0.00	
Street address of property	3861 Cloverland Rd					
			parcel, are part of a boundary line adjustneet to each page of the affidavit).			
83 - Agriculture cla nter any additional codes — ee back of last page for instr	assified under current us	se cha	7 List all personal property (tangible and price.	l intangible)	included in selling	
this property predominately us ider RCW 84.34 and 84.33) or a	agriculture (as classified under	ral e)? □Yes ☑ No	If claiming an exemption, enter exemption exemption. *See dor.wa.gov/REET for exemption. *See dor.wa.gov/REET for exemption 以下 (section/subsection). 以下 (Reason for exemption).	emption cod	fes* . \ /	
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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 sub-confinement and fine (RCW 9A.72.030 and RCW 9A.20.021(1)(c)).

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(TTY) users may use the WA Relay Service by calling 7.11.

REV 84 0001a (03/12/24)

THIS SPACE TREASURER'S USE ONLY

COUNTY TREASURER

THIS SPACE TREASURER'S USE ONLY

Clarkston WA Date & city of signing\_

#56714

Date & city of signing 4-1-24

ASOTIN COUNTY TREASURER

# Exhibit "A" Legal Description

See Attached:

Before 3 Pages

After 4 Pages

560714

**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, MÔRE 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.

# 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;

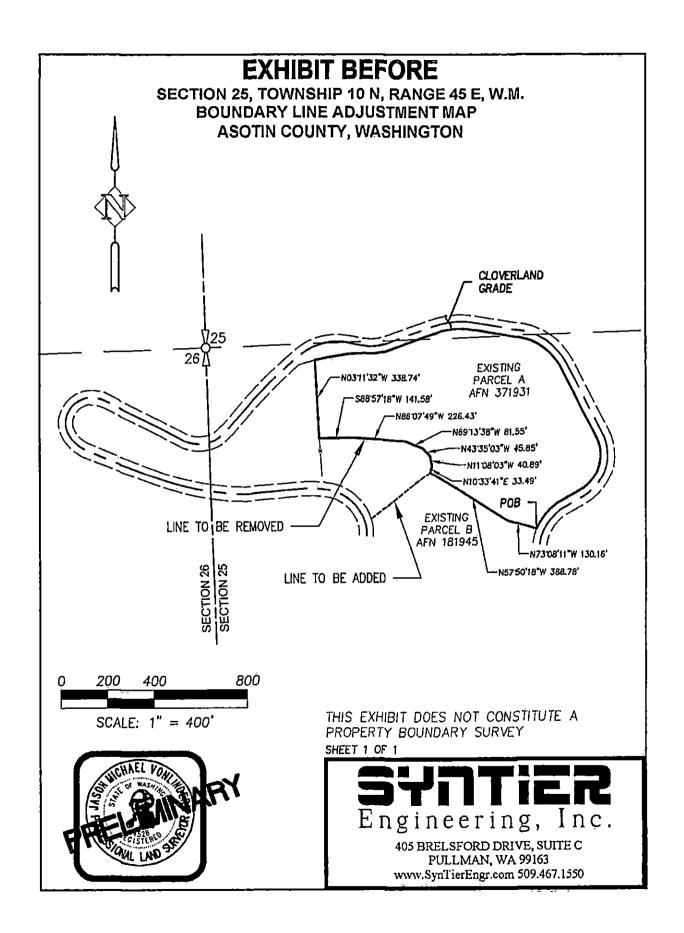
THENCE NORTH 69°13'38" WEST A DISTANCE OF 81.55 FEET TO A STEEL TEE POST;

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.



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.** 

#### 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;

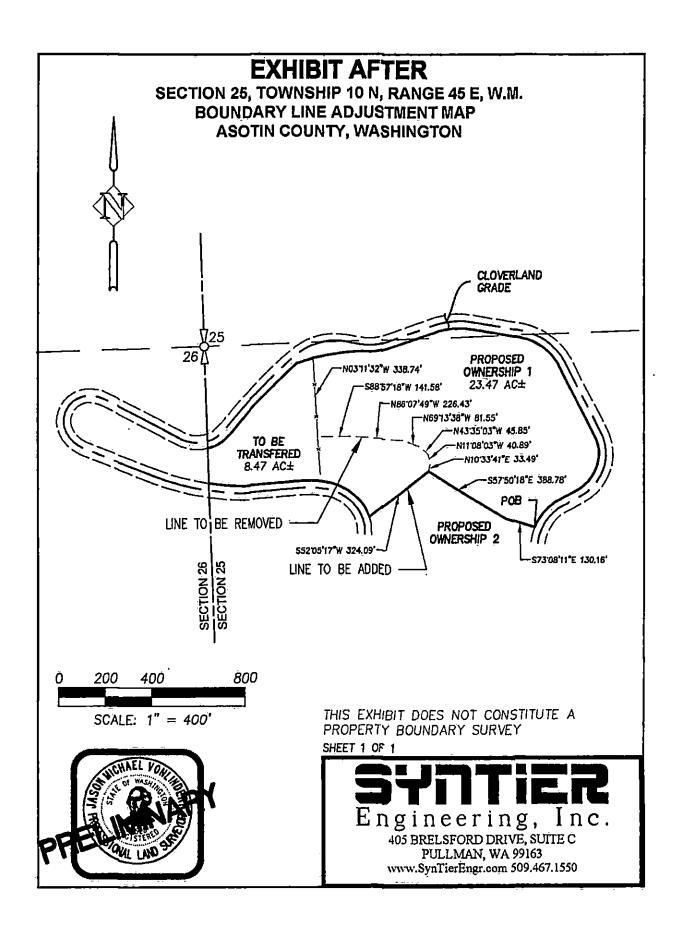
THENCE NORTH 57'50'19" WEST A DISTANCE OF 388.78 FEET TO A STEEL TEE POST;

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**.



# 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;

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 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