

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 J and J Therrell Family LLC
By: Lisa Therrell, Manager
Mailing address PO Box 632
City/state/zip Leavenworth WA 98826
Phone (including area code)

2 Buyer/Grantee

Name Jessie and Kristian Frost
Mailing address 3791 Roupe Road
City/state/zip Asotin WA 99402
Phone (including area code)

3 Send all property tax correspondence to: Same as Buyer/Grantee

Name Jessie and Kristian Frost
Mailing address 3791 Roupe Road
City/state/zip Asotin WA 99402

Table with 3 columns: List all real and personal property tax parcel account numbers, Personal property?, Assessed value(s). Rows include 20094402516000000, 20094402440000000, 20094402511200000.

4 Street address of property NNA Roupe Road, Asotin, WA 99402

This property is located in Asotin Asotin(city) (for unincorporated locations please select your county) X

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 Land use code 83 Agriculture classified under current use

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 Print name

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

Signature of grantor or agent Name (print) J and J Therrell Family LLC Date & city of signing 4/19/24 Clarkston

Signature of grantee or agent Name (print) Jessie and Kristian Frost Date & city of signing 4/19/24 Clarkston

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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APR 19 2024

ASOTIN COUNTY TREASURER

56759

ATEE CASH 49654

EXHIBIT "A"

657652

A portion of the following descriptions:

Section 24, Township 9 North, Range 44 E.W.M., the Southeast Quarter, North and West of the County Road, and all of the Southwest Quarter of the Southeast Quarter (this portion was inadvertently left off of the conveyance deed #296503 in error, should have been transferred to the LLC)

APN #2-009-44-024-4000-0000

And also:

Section 25, Township 9 North, Range 44 E.W.M. The West Half of the Northeast Quarter. That part of the Northwest Quarter commencing at the Southeast corner; thence North along the East line a distance of 1176.77 feet to the true place of beginning; thence continue North a distance of 335.91 feet; thence South 20°22' West a distance of 300.00 feet; thence South 62°22' East a distance of 117.85 feet to the true place of beginning.

APN #2-009-4-025-1600-0000

To be transferred:

That part of the Northwest Quarter of the Northeast Quarter of Section 25 and the Southwest Quarter of the Southeast Quarter of Section 24, Township 9 North, Range 44 East of the Willamette Meridian, more particularly described as follows:

Commencing at the Northwest corner of said Northeast Quarter of the Northeast Quarter, being a 1-1/2" aluminum cap stamped PLS 21018185, from whence the North Quarter corner of said Section 25, being a 2-1/2" aluminum cap stamped PLS 21018185 bears South 87°23'39" West a distance of 1325.47 feet; thence South 2°36'21" East a distance of 640.21 feet to the point of beginning; thence South 59°38'30" West a distance of 252.32 feet; thence North 2°35'44" West a distance of 998.37 feet; thence North 53°21'17" East a distance of 271.03 feet; thence South 2°23'28" East a distance of 392.39 feet; thence South 2°36'21" East a distance of 640.21 feet to the point of beginning.

The above boundary legal is to be combined to the below legal/parcel (2-009-44-025-1120-0000);

That part of the Northeast Quarter of the Northeast Quarter of Section 25, Township 9 North, Range 44 East of the Willamette Meridian, more particularly described as follows:

Beginning at the Northwest corner of said Northeast Quarter of the Northeast Quarter; thence East along the North line of said Northeast Quarter of the Northeast Quarter a distance of 909.5 feet; thence South 61°00' West a distance of 266 feet; thence South 55° 15' West a distance of 233.6 feet; thence South 9°00' West a distance of 89 feet; thence South 55°30' West a distance of 99 feet; thence South 16°30' West a distance of 188 feet; thence South 31°45' West a distance of 181 feet; thence South 45°30' West a distance of 112 feet; thence South 70°00' West a distance of 133 feet; thence North 85°30' West a distance of 36 feet to a point on the West line of said Northeast Quarter of the Northeast Quarter; thence North along said West line a distance of 861.4 feet to the Place of Beginning.

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