

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 Rock'n J Ranches, Inc.

Mailing address 333 S State St. STE 100 MD116

City/state/zip LAKE OSWEGO, OR 97034

Phone (including area code) _____

2 Buyer/Grantee

Name Rock'n J Properties, LLC

Mailing address 333 S State Street STE 100 MD116

City/state/zip LAKE OSWEGO, OR 97034

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

See attached ex. "A"

Personal
property?

Assessed
value(s)

☐

\$0.00 SEE ATT.

☐

\$0.00

☐

\$0.00

4 Street address of property

This property is located in LAND ONLY
Select Location ASOTIN CO. (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 Exhibit "B"

5

Select land use code(s) 94

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 [Signature] Date 4-25-24

(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 Kellie Parle 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 Kellie Parle, agent

Name (print) Kellie Parle, agent

Date & city of signing 4/25/24, ASOTIN WA

Signature of grantee or agent Kellie Parle, agent

Name (print) Kellie Parle, agent

Date & city of signing 4/25/24, ASOTIN, WA

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.

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

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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 Rock'n J Ranches, Inc.

Mailing address 333 S State Street STE VPMB116

City/state/zip Lake Oswego, OR 97034

Phone (including area code) _____

2 Buyer/Grantee

Name Rock'n J Properties, LLC

Mailing address 333 S State Street STE VPMB116

City/state/zip Lake Oswego, OR 97034

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

See attached Ex "A"

Personal
property?

☐

☐

☐

Assessed
value(s)

4 Street address of property

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 Exhibit "B"

5 94 - Open space land classified under chapter 84.

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 Jenny Rymann Date 4-25-24

(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 John Dixon Signature _____
Print name John Dixon Print name _____

7 List all personal property (tangible and intangible) included in selling price.

N/A

If claiming an exemption, list WAC number and reason for exemption.

WAC number (section/subsection) 458-61A-211 (2)(d)

Reason for exemption

Change in Identity

Type of document Limited Warranty Deed

Date of document April 25, 2024

Gross selling price	0.00
*Personal property (deduct)	0.00
Exemption claimed (deduct)	0.00
Taxable selling price	0.00
Excise tax: state	
Less than \$525,000.01 at 1.1%	0.00
From \$525,000.01 to \$1,525,000 at 1.28%	0.00
From \$1,525,000.01 to \$3,025,000 at 2.75%	0.00
Above \$3,025,000 at 3%	0.00
Agricultural and timberland at 1.28%	0.00
Total excise tax: state	0.00
0.0025 Local	0.00
*Delinquent interest: state	0.00
Local	0.00
*Delinquent penalty	0.00
Subtotal	0.00
*State technology fee	5.00
Affidavit processing fee	5.00
Total due	10.00

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 John Dixon

Name (print) John Dixon

Date & city of signing April 25, 2024 Lewiston, ID

Signature of grantee or agent John Dixon

Name (print) John Dixon

Date & city of signing April 25, 2024 Lewiston, ID

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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56773

Exhibit "A"

Parcel Number	Assessed Value
20064400136000000	\$5200
20064400220000000	\$10400
20064400232000000	\$2600
20064400250000000	\$20040
20064400340000000	\$10400
20064401112000000	\$2600
20064401121000000	\$2600
20064501522000000	\$5000
20074403546000000	\$5200

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Exhibit "B"

The Northwest quarter of the Southwest quarter (NW1/4SW1/4) of Section 2, Township 6 North, Range 44, East of the Willamette Meridian.

AND

The Southeast quarter of Section 3, Township 6 North, Range 44, East of the Willamette Meridian, containing 280 acres more or less, according to the Government survey.

AND

The Northwest quarter (NW1/4) of Section 2, Township 6 North, Range 44, East of the Willamette Meridian.

AND

The West Half of the Southwest quarter (W1/2SW1/4) of Section 1, Township 6 North, Range 44, East of the Willamette Meridian.

AND

The East Half (E1/2) of Section 2, Township 6 North, Range 44, East of the Willamette Meridian.

AND

The Northeast Quarter of the Northwest Quarter (NE1/4NW1/4) of Section 11, Township 6 North, Range 44, East of the Willamette Meridian.

AND

The Northwest Quarter of the Northeast Quarter (NW1/4NE1/4), of Section 11, Township 6 North, Range 44, East of the Willamette Meridian.

AND

Lots 3 and Four 4, of Section 15, Township 6 North, Range 45, E.W.M., Asotin, County Washington.

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AND

The West Half of the Southeast Quarter (W1/2SE1/4), Section Thirty-five (35), Township 7 North, Range 44, East of the Willamette Meridian, containing 640 acres, more or less, according to the Government Survey thereof.

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