

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 Joe Wesley Rivers, unmarried

Mailing address PO Box 440

City/state/zip Asotin, WA 99401

Phone (including area code) 509-780-1810

2 Buyer/Grantee

Name Curtis Spencer and Yvonne Spencer, H&W

Mailing address 13111 Michael Road

City/state/zip Anchorage AK 99516

Phone (including area code) 907-529-1465

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

Name Curtis Spencer and Yvonne Spencer, H&W

Mailing address 13111 Michael Road

City/state/zip Anchorage AK 99516

List all real and personal property tax parcel account numbers	Personal property?	Assessed value(s)
10490004900080000	☐	194,400.00
	☐	
	☐	

4 Street address of property 38254 Snake River Road, Asotin, WA 99402

This property is located in Asotin Unincorp (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 Legal

5 Land use code 80 Butte and miscellaneous plastic products

Enter any additional codes 11
(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 Joe Wesley Rivers

Name (print) Joe Wesley Rivers, unmarried

Date & city of signing 6-12-24 Clarkston

Signature of grantee or agent Curtis Spencer and Yvonne Spencer

Name (print) Curtis Spencer and Yvonne Spencer, H&W

Date & city of signing 6-13-24 AK 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)).

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REV 84 0001a (02/21/24)

THIS SPACE TREASURER'S USE ONLY

COUNTY TREASURER

EXHIBIT "A"

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That part of the Northwest Quarter of Section 24 of Township 7 North, Range 46 East of the Willamette Meridian, Asotin County, Washington, more particularly described as follows:

Commencing at the Northwest corner of said Section 24; thence South 89°54' East along the North line of said Section 24 a distance of 700.0 feet; thence South a distance of 2722.13 feet more or less to a point on the South line of said Northwest Quarter; thence North 89°05'18" East along said South line a distance of 462.14 feet; thence North 74°05'18" East a distance of 495.69 feet to the true place of beginning; thence continue North 74°05'18" East a distance of 1227.58 feet to a point on the Westerly right-of-way line of the County Road; thence Northwesterly along said right-of-way line to a point 1305.02 feet from the place of beginning; thence South 51°05'18" West a distance of 1305.02 feet to the true place of beginning.

EXCEPTING THEREFROM that part particularly described as follows:

Beginning at the most Northerly corner of the above described tract, said point being on the Westerly right-of-way line of the County Road; thence South 51°05'18" West along the North line of the above described tract a distance of 13.60 feet; thence South 81°15'30" East a distance of 19 feet more or less to a point on the Westerly right-of-way line of the County Road; thence Northwesterly along said right-of-way line to the place of beginning.

AND EXCEPTING: That part of the Northwest Quarter of Section 24 of Township 7 North, Range 46 East, W. M. , Asotin County, Washington, more particularly described as follows:

Commencing at the Northwest corner of said Section 24; thence South 89°54' East along the North line of said Section 24 a distance of 700.0 feet; thence South a distance of 2722.13 feet more or less to a point on the South line of said Northwest Quarter; thence North 89°05'18" East along said South line a distance of 462.14 feet; thence North 74°05'18" East a distance of 495.69 feet; thence North 51°05'18" East a distance of 1033.57 feet to the true place of beginning; thence South 51°05'18" West a distance of 34.04 feet; thence South 15°07' West a distance of 242.55 feet; thence South 59°35'30" West a distance of 53.65 feet; thence South 30°24'30" East a distance of 30.0 feet; thence North 59°35'30" East a distance of 51.63 feet; thence North 15°07' East a distance of 292.55 feet to the true place of beginning.

AND FURTHER EXCEPTING that portion deeded to Asotin County by Deed #167242 described as follows:

That part of the SE1/4NW1/4 and the SW1/4NE1/4 of Section 24, Township 10 North, Range 46 E.W. M. , Asotin County, Washington, more particularly described as follows: Commencing at the Northwest corner of said Section 24; thence South 89°54' East along the North line of said Sec. 24 a distance of 700.00 feet; thence South a distance of 2722.13 feet, more or less to a point on the East-West Subdivision line of said Section 24; thence North 89°05'18" East along said subdivision line a distance of 339.88 feet; thence North 51°05'18" East a distance of 1861.96 feet to a point on the Westerly platted right of way line according to the recorded plat of Grande Ronde Ranches First Addition, Asotin County, Washington; thence South 38°00' East along said line a distance of 232.43 feet to the Southwest corner of said plat; thence continue South 38°00' East a distance of 36.56 feet to the True Point of Beginning; thence continue South 38°00' East a distance of 71.23 feet to a point of curve; thence South 52°00' West a distance of 10.00 feet; thence deflect left 90°00' and proceed around a curve to the right with a radius of 390.00 feet for a distance of 277.94 feet to a point of tangent; thence South 2°50' West a distance of 86.31 feet to a point of curve; thence around a curve to the left with a radius of 2040.00 feet for a distance of 92.58 feet to a point on curve; thence North 74°05' East to a point on the Westerly right of way

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line of the existing County Road; thence Northerly along said line to its intersection with the Southwesterly boundary line of a parcel deeded to Grande Ronde Ranches Water District No. One Asotin County Auditor File No. 133181; thence Northwesterly along said line to the True Point of Beginning.

PARCEL II: Together with the right of ingress and egress from the County Road over and across roads as they now exist and traverse in said Section 24.

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