

REAL ESTATE EXCISE TAX AFFIDAVIT

This form is your receipt when stamped by cashier.

PLEASE TYPE OR PRINT

CHAPTER 82.45 RCW - CHAPTER 458-61A WAC  
THIS AFFIDAVIT WILL NOT BE ACCEPTED UNLESS ALL AREAS ON ALL PAGES ARE FULLY COMPLETED

(See back of last page for instructions)

Check box if partial sale of property

If multiple owners, list percentage of ownership next to name.

SELLER GRANTOR	1 Name <u>KEITH E. and CAROLYN M. AUSMAN</u> <u>husband and wife</u>	BUYER GRANTEE	2 Name <u>K &amp; C BLUE MOUNTAIN LAND, LLC</u> <u>a Washington limited liability company</u>
	Mailing Address <u>1474 Weissenfels Road</u>		Mailing Address <u>1474 Weissenfels Road</u>
	City/State/Zip <u>Asotin, WA 99402</u>		City/State/Zip <u>Asotin, WA 99402</u>
	Phone No. (including area code) <u>(509) 243-4566</u>		Phone No. (including area code) <u>(509) 243-4566</u>

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

Name \_\_\_\_\_  
Mailing Address \_\_\_\_\_  
City/State/Zip \_\_\_\_\_  
Phone No. (including area code) \_\_\_\_\_

List all real and personal property tax parcel account numbers - check box if personal property

SEE "EXHIBIT A" ATTACHED

List assessed value(s)  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

4 Street address of property: \_\_\_\_\_

This property is located in Asotin 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 more space is needed, you may attach a separate sheet to each page of the affidavit)

SEE "EXHIBIT A" ATTACHED HERETO.

5 Select Land Use Code(s):  
94 - Open space land classified under chapter 84.34 RCW  
enter any additional codes: 95, 91, 99  
(See back of last page for instructions)

Was the seller receiving a property tax exemption or deferral under chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)?  
YES  NO

6 YES NO  
Is this property designated as forest land per chapter 84.33 RCW?    
Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW?    
Is this property receiving special valuation as historical property per chapter 84.26 RCW?

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 RCW 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.

Debi Dillard 7/26/15  
DEPUTY ASSESSOR 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) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale.

(3) OWNER(S) SIGNATURE  
Keith E. Ausman  
PRINT NAME Keith E. Ausman  
Keith E. Ausman

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

Metal building on Lots 12, 13, 14 of Block 1 Town of Anatone

If claiming an exemption, list WAC number and reason for exemption:  
WAC No. (Section/Subsection) 458-61A-212(2)(e)  
Reason for exemption Transfer where gain or loss is not recognized under Sec. 721 of I.R.C. of 1986, as amended

Type of Document Quitclaim Deed  
Date of Document June 30, 2015

Gross Selling Price \$	_____
*Personal Property (deduct) \$	_____
Exemption Claimed (deduct) \$	_____
Taxable Selling Price \$	0.00
Excise Tax : State \$	0.00
<u>0.0025</u> Local \$	0.00
*Delinquent Interest: State \$	_____
Local \$	_____
*Delinquent Penalty \$	_____
Subtotal \$	0.00
*State Technology Fee \$	5.00
*Affidavit Processing Fee \$	_____
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 Grantor's Agent <u>Keith E. Ausman</u>	Signature of Grantee or Grantee's Agent <u>Keith E. Ausman Mgr</u>
Name (print) <u>KEITH E. AUSMAN</u>	Name (print) <u>KEITH E. AUSMAN, Manager</u>
Date & city of signing: <u>6-30-15 Asotin</u>	Date & city of signing: <u>6-30-15 Asotin</u>

Perjury: Perjury is a class C felony which is punishable by imprisonment in the state correctional institution for a maximum term of not more than five years, or by a fine in an amount fixed by the court of not more than five thousand dollars (\$5,000.00), or by both imprisonment and fine (RCW 9A.20.020 (1C)).

**“EXHIBIT A”  
TO  
REAL ESTATE EXCISE TAX AFFIDAVIT**

PARCEL 1 (#1-053-01-011-0000): 6400

The Northerly 9 feet of Lot 10 of Block 1 of the TOWN OF ANATONE according to the recorded plat thereof, being a strip of land 9 feet in width lying between the Northerly line of said Lot 10 of Block 1 and a line parallel to and 9 feet distant therefrom, measurements at right angles Southerly to the Northerly line of said lot.

AND ALSO, Lot 11 of Block 1 of the TOWN OF ANATONE, according to the recorded plat thereof, in Asotin County, Washington.

PARCEL 2 (#1-053-01-014-0000): 23800

Lots 12, 13 and 14 of Block 1 of the TOWN OF ANATONE, according to plat recorded in Book B of Plats, page 48, in Asotin County, Washington.

PARCEL 3 (#2-010-46-036-3500): 6069

That part of Government Lots 1 and 2 of Section 36 of Township 10 North, Range 46, East of the Willamette Meridian, Asotin County, Washington, more particularly described as follows: Commencing at the Southwest corner of said Section 36; thence North along the West line of Section 36 a distance of 768.57 feet to the true place of beginning; thence continue North 346.50 feet; thence South 82°09'36" East, 32.55 feet; thence North 39°36'32" East, 533.63 feet to a point on the South right-of-way line of the County Road; thence South 50°23'28" East along said right-of-way line 160.05 feet; thence South 13°31'48" East, 142.77 feet to a point of curve; thence around a curve to the right with a radius of 425.00 feet for a distance of 296.04 feet; thence South 26°22'47" West, 113.28 feet; thence South 41°30'47" West, 288.93 feet; thence leaving said right-of-way North 69°48'10" West, 271.58 feet to the true place of beginning.

PARCEL 4 (#1-049-00-101-0097): 200000

That part of Government Lot 4, Section 35, Township 10 North, Range 46 East, W.M., Asotin County, Washington, more particularly described as follows:

Commencing at the Southeast corner of said Section 35; thence North along the East line of said Section 35 a distance of 2,421.89 feet to a point on the ordinary high water line on the left bank of the Snake River, said point being the true place of beginning; thence North 63°50' West along said high water line 165.05 feet; thence North 61°01' West along said high water line 268.76 feet; thence South 28°45'13" West, 489 feet to a point on the Northerly right-of-way line of Snake River Road; thence South 62°41'47" East along said right-of-way line a distance of 466.20 feet; thence North 24°55' East, 484.66 feet to the place of beginning.

PARCEL 5 (#3-008-44-036-0000): 41600

All of Section 36, Township 8 North, Range 44 East, W.M.

PARCEL 6 (#2-009-46-001-2100): 370

That part of Lot 1, Section 1, Township 9 North, Range 46 East, W.M., Asotin County, Washington, more particularly described as follows:

Commencing at the Northwest Corner of said Lot 1; thence East along the North line of said Lot 1 a distance of 366.37 feet to a point on the East right-of-way line of the County Road, said point being the True Place of Beginning; thence deflect right and continue along said right-of-way line around a curve to the right with a radius of 2918.37 feet for a distance of 131.62 feet; thence South 29°44'13" East a distance of 734.86 feet to a point of curve; thence around a curve to the right with a radius of 750.0 feet for a distance of 136.92 feet; thence South 19°16'36" East a distance of 272.48 feet to a point of curve; thence around a curve to the right with a radius of 660.0 feet for a distance of 106.71 feet; thence leaving said right-of-way line North 27°00'24" East a distance of 43.30 feet to a point on the ordinary high water line of the Snake River; thence North 6°36' East along said high water line a distance of 676.99 feet; thence North 9°54'05" West along said high water line a distance of 331.45 feet; thence North 23°46'10" West along said high water line a distance of 216.37 feet to a point on the North line of said Lot 1; thence East along said North line a distance of 559.24 feet to the true place of beginning.

EXCEPTING THEREFROM that part of Government Lot 1, more particularly described as follows: Commencing at the point of intersection of the North line of said Section 1 with the ordinary high water line on the left bank of the Snake River; thence South 23°46'10" East along said high water line 216.37 feet; thence South 9°54'05" East along said high water line 131.47 feet to the true place of beginning; thence continue South 9°54'05" East 199.98 feet; thence South 6°36' West along said high water line 676.99 feet; thence South 27°00'24" West 43.30 feet to a point on the East right-of-way line of the County Road, said point being a point on a curve; thence deflect right and continue along said right-of-way line around a curve to the left with a radius of 660 feet for a distance of 106.71 feet; thence North 19°16'36" West along said right-of-way line a distance of 272.48 feet to a point of curve thence continue along said right-of-way line around a curve to the left with a radius of 750 feet for a distance of 136.92 feet; thence North 29°44'13" West along said right-of-way line 487.56 feet; thence East 478.54 feet to the true place of beginning.

AND ALSO EXCEPTING that part of Government Lot 1 of said Section 1, more particularly described as follows: Commencing at the point of intersection of the North line of said Section 1 with the ordinary high water line on the left bank of the Snake River; thence South 23°46'10" East along said high water line 216.37 feet; thence South 9°54'05" East along said high water line 16.75 feet to the true place of beginning; thence continue South 9°54'05" East 114.72 feet; thence West 243.45 feet; thence North 63°12' East 250.65 feet to the true place of beginning.