

REAL ESTATE EXCISE TAX AFFIDAVIT

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)

This form is your receipt when stamped by cashier.

Check box if partial sale of property

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

SELLER GRANTOR	1 Name <u>Evergreen Estates JV, L.P.</u>	BUYER GRANTEE	2 Name <u>Tri-State Evergreen, L.L.C.</u>
	Mailing Address <u>P.O. Box 189</u>		Mailing Address <u>P.O. Box 189</u>
	City/State/Zip <u>Clarkston, WA 99403</u>		City/State/Zip <u>Clarkston, WA 99403</u>
	Phone No. (including area code) <u>(509) 758-4650</u>		Phone No. (including area code) <u>(509) 758-4650</u>
3 Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers - check box if personal property	
Name _____		List assessed value(s)	
Mailing Address _____		<u>1-004-15-005-0006-0000</u> <input type="checkbox"/> <u>2,172,000</u>	
City/State/Zip _____		<u>1-004-15-006-0004-0000</u> <input type="checkbox"/> <u>3,340,500</u>	
Phone No. (including area code) _____		<u>1-004-15-009-0001-0000</u> <input type="checkbox"/> <u>145,500</u>	

4 Street address of property: 1215 Evergreen Ct

This property is located in Clarkston

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)
Please see the attached Exhibit A.

5 Select Land Use Code(s):
17 - Institutional lodging (convalescent homes, nursing homes, etc.)
enter any additional codes: _____
(See back of last page for instructions)

	YES	NO
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)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	YES	NO
Is this property designated as forest land per chapter 84.33 RCW?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is this property receiving special valuation as historical property per chapter 84.26 RCW?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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.

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 _____
PRINT NAME _____

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

If claiming an exemption, list WAC number and reason for exemption:
WAC No. (Section/Subsection) 458-61A-211
Reason for exemption This is a merger in which there is no change in beneficial ownership.

Type of Document Statutory Warranty Deed
Date of Document 8/27/15

Gross Selling Price \$	0.00
*Personal Property (deduct) \$	0.00
Exemption Claimed (deduct) \$	0.00
Taxable Selling Price \$	0.00
Excise Tax : State \$	0.00
<u>0.0025</u> 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 Grantor's Agent <u>Donald J. Wee</u>	Signature of Grantee or Grantee's Agent <u>Donald J. Wee</u>
Name (print) <u>Donald J. Wee</u>	Name (print) <u>Donald J. Wee</u>
Date & city of signing: <u>August 27, 2015; Clarkston, WA</u>	Date & city of signing: <u>August 27, 2015; Clarkston, WA</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.20.021 (1)(c)).

Exhibit A

Parcel I:

That part of Lots 5 and 6 of Block "V" of Vineland, Asotin County, Washington, more particularly described as follows:

Commencing at the Northeast corner of said Lot 5, said point being on the centerline of Highland Avenue; thence S.0°4½'E., along the East line of said Lot 5 a distance of 610.18 feet to the true place of beginning; thence continue S.0°4½'E., along the East line a distance of 313.82 feet to a point on the South line of the North 924 feet of said Lot 5; thence S.89°55½'W., along the said South line a distance of 331.27 feet to a point on the West line of said Lot 5; thence N.0°00½'E., along said West line a distance of 50.0 feet; thence S.89°48'W., a distance of 164.83 feet to a point on the West line of the East half of said Lot 6; thence North along said West line a distance of 365.24 feet; thence N.89°48'E., a distance of 274.17 feet; thence S.0°12'E., a distance of 147.14 feet; thence N.89°48'E., a distance of 104.08 feet; thence N.0°12'W., a distance of 45.0 feet; thence North 89°48'E., a distance of 117.07 feet to the true place of beginning.

EXCEPTING THEREFROM all that portion of the above-described parcel lying between the following described Lines 1 and 2:

Line 1: Beginning at a point opposite said Station 41+47.07 on the Fleshman Way line survey of Fleshman Way/15th Street Project and 110.51 feet Northerly therefrom; thence Southeasterly to a point opposite Station 44+49.82 on said Fleshman Way line survey and 60 feet Northeasterly therefrom; thence Southeasterly parallel with said Fleshman Way line survey to a point opposite Station 51+99.56 and the end of this line description.

Line 2: Beginning at a point opposite Station 44+00.00 on the Fleshman Way line survey of the Fleshman Way/15th Street Project and 70 feet Southwesterly therefrom; thence Southeasterly parallel with said Fleshman Way line survey to a point opposite Station 46+00; thence Southeasterly to a point opposite Station 47+34.11 on said Fleshman Way line survey and 74.04 feet Southwesterly therefrom; thence Southeasterly to a point opposite Station 52+73.14 on said Fleshman Way line survey and 56.12 feet Southwesterly therefrom and the end of this line description.

Parcel II:

TOGETHER WITH a non-exclusive easement for ingress and egress over the following described property, subject to the terms and conditions of that particular Easement Agreement dated April 14, 1988 and recorded August 9, 1988, under Asotin County, Washington Auditor's Filing No. 179301, records of Asotin

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County, Washington:

That part of Lots 5 and 6 of Block "V" of Vineland according to the recorded plat thereof, records of Asotin County, Washington, more particularly described as follows:

Beginning at the Northeast corner of said Lot 5, said point being on the centerline of Highland Avenue; thence South $0^{\circ}4\frac{1}{2}'$ East along the East line of said Lot 5 a distance of 508.04 feet; thence South $89^{\circ}48'$ West a distance of 117.29 feet; thence North 20.0 feet; thence South $89^{\circ}48'$ West a distance of 118.26 feet; thence South 20.0 feet; thence South $89^{\circ}48'$ West a distance of 35.0 feet; thence North 20.0 feet; thence South $89^{\circ}48'$ West a distance of 95.0 feet; thence South 20.0 feet; thence South $89^{\circ}48'$ West a distance of 45.0 feet; thence North 20.0 feet; thence South $89^{\circ}48'$ West a distance of 65.0 feet; thence South 20 feet; thence South $89^{\circ}48'$ West a distance of 20.0 feet; thence North 509.12 feet to a point on the centerline of Highland Avenue; thence North $89^{\circ}55\frac{1}{2}'$ East along said centerline a distance of 20.0 feet; thence South 469.08 feet; thence North $89^{\circ}48'$ East a distance of 455.50 feet; thence North $0^{\circ}4\frac{1}{2}'$ West a distance of 468.08 feet to a point on the centerline of Highland Avenue; thence North $89^{\circ}55\frac{1}{2}'$ East along said centerline a distance of 20.0 feet to the place of beginning.

Parcel III:

The West 28.5 feet of the South 66.25 feet of Lot 3, the South 66.25 feet of Lot 4, and the West 193.25 feet of Lot 9 of Block "V" of Vineland according to the recorded plat thereof, records of Asotin County, Washington.

Parcel IV:

Together with access easement as described and set forth in Easement Agreement recorded August 9, 1988 under Instrument No. 179301 and modified by instrument recorded October 17, 2000 under Instrument No. 249755, records of Asotin County, Washington.

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