



REAL ESTATE EXCISE TAX AFFIDAVIT

CHAPTER 82.45 RCW - CHAPTER 458-61A WAC

This form is your receipt when stamped by cashier.

PLEASE TYPE OR PRINT

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

1 Name SJ Farms; Mailing Address 17037 Cloverland Rd.; City/State/Zip Asotin WA 99402; Phone No. (including area code)

2 Name James Franklin; Anna Franklin; Mailing Address 80 1st Alley P.O. Box 774; City/State/Zip Asotin WA 99402; Phone No. (including area code)

3 Send all property tax correspondence to Same as Buyer/Grantee; Name James Franklin Anna Franklin; Mailing Address 80 1st Alley P.O. Box 774; City/State/Zip Asotin WA 99402; Phone No. (including area code)

List all real and personal property tax parcel account numbers - check box if personal property; 20104503137000000; List assessed value(s) 14,825.00

4 Street address of property: Bare land - Asotin, WA 99402; This property is located in unincorporated Asotin County OR within city of Unincorp; See attached legal description.

5 Select Land Use Code(s): 83 Agriculture classified under current use; 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)?

6 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?

(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. DEPUTY ASSESSOR DATE 6-1-16

(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 James Franklin Anna Franklin

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) Reason for exemption

Type of Document Statutory Warranty Deed (SWD) Date of Document 05/06/16

Table with 2 columns: Description and Amount. Rows include Gross Selling Price (\$40,000.00), Personal Property (deduct) (\$0.00), Exemption Claimed (deduct) (\$0.00), Taxable Selling Price (\$40,000.00), Excise Tax: State (\$512.00), Local (\$100.00), Delinquent Interest: State (\$0.00), Local (\$0.00), Delinquent Penalty (\$0.00), Subtotal (\$612.00), State Technology Fee (\$5.00), Affidavit Processing Fee (\$0.00), Total Due (\$617.00).

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 Chad Johnson; Name (print) SJ Farms; Date & city of signing: 5/25/2016 - Clarkston, WA

Signature of Grantee or Grantee's Agent James Franklin; Name (print) James Franklin; Date & city of signing: 5/31/2016 - Clarkston, WA

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)).

REV 84.0001a (6/26/14) THIS SPACE - TREASURER'S USE ONLY COUNTY TREASURER

ATEC CK# 15637

PAID JUN 01 2016 ASOTIN COUNTY TREASURER

49362

EXHIBIT "A"

312640

That part of the South half of the Southwest Quarter of Section 31 of Township 10 North, Range 45 East of the Willamette Meridian, Asotin County, Washington, more particularly described as follows: Commencing at the Southwest corner of said Section 31; thence East along the South line of said Section 31 and the centerline of Parson Road a distance of 485.97 feet to the true place of beginning; thence continue East along said South line and centerline a distance of 2316.26 feet to the intersection of Bowman Road; thence North $0^{\circ}33'01''$ West along the centerline of Bowman Road a distance of 1015.65 feet to a point of curve; thence along said centerline around a curve to the left with a radius of 262.00 feet for a distance of 93.56 feet (chord bears North $10^{\circ}46'49''$ West, 93.06 feet); thence North $21^{\circ}00'36''$ West along said centerline 47.96 feet to a point of curve; thence along said centerline around a curve to the right with a radius of 128.00 feet for a distance of 122.34 feet (chord bears North $6^{\circ}22'20''$ East, 117.74 feet); thence North $50^{\circ}55'16''$ West, 29.12 feet; thence North $6^{\circ}07'54''$ East, 98.96 feet; thence South $81^{\circ}05'06''$ West, 363.05 feet; thence South $74^{\circ}59'33''$ West, 359.00 feet; thence South $63^{\circ}37'50''$ West, 289.23 feet; thence South $35^{\circ}30'11''$ West, 249.62 feet; thence South $50^{\circ}24'17''$ West, 284.50 feet; thence South $71^{\circ}33'23''$ West, 165.26 feet; thence South $57^{\circ}25'41''$ West, 426.07 feet; thence South $60^{\circ}45'10''$ West, 253.88 feet; thence South $33^{\circ}04'53''$ West, 356.19 feet; thence South $33^{\circ}04'53''$ West, 22.82 feet to the true place of beginning

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