

**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 SELLER GRANTOR	Name <u>Britt M Ausman - <del>Britt M Ausman</del> - 50%</u> <u>Lynette M Ausman - <del>Lynette M Ausman</del> - 50%</u>	2 BUYER GRANTEE	Name <u>FTFA, LLC</u>
	Mailing Address <u>3116 Clemans Rd</u>		Mailing Address <u>3116 Clemans Rd</u>
	City/State/Zip <u>Clarkston, WA 99403</u>		City/State/Zip <u>Clarkston, WA 99403</u>
	Phone No. (including area code) <u>509 243-3303</u>		Phone No. (including area code) <u>509-243-3303</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 _____		see attached <input type="checkbox"/>	
Mailing Address _____		<input type="checkbox"/>	
City/State/Zip _____		<input type="checkbox"/>	
Phone No. (including area code) _____		<input type="checkbox"/>	
4 List assessed value(s)			

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

This property is located in  unincorporated Asotin County OR within  city of \_\_\_\_\_

Check box if any of the listed parcels are being segregated from a larger parcel.

Legal description of property (if more space is needed, you may attach a separate sheet to each page of the affidavit)  
see attached

5 Select Land Use Code(s): 83

enter any additional codes: \_\_\_\_\_

(See back of last page for instructions)

	YES	NO
Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)?	<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?	<input checked="" type="checkbox"/>	<input 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.

[Signature] 7/28/16  
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**  
[Signature] Lynette Ausman  
PRINT NAME

7 List all personal property (tangible and intangible) included in selling price.  
none

If claiming an exemption, list WAC number and reason for exemption:  
WAC No. (Section/Subsection) 458-61A-211(2)(a)  
Reason for exemption Mere Change

Type of Document Statutory Warranty Deed  
Date of Document 7/25/16

Gross Selling Price \$	_____
*Personal Property (deduct) \$	_____
Exemption Claimed (deduct) \$	_____
Taxable Selling Price \$	_____
Excise Tax : State \$	_____
Local \$	_____
*Delinquent Interest: State \$	_____
Local \$	_____
*Delinquent Penalty \$	_____
Subtotal \$	_____
*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>[Signature]</u>	Signature of Grantee or Grantee's Agent <u>[Signature]</u>
Name (print) <u>Britt M Ausman</u>	Name (print) <u>Britt M Ausman</u>
Date & city of signing: <u>7/26/16 - Asotin, WA</u>	Date & city of signing: <u>7/26/16 - Asotin, 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 both imprisonment and fine (RCW 9A.20.020 (1C)).

Return to:

**Debra Ausman**  
3116 Clemans Rd  
Clarkston, WA 99403

**Statutory Warranty Deed  
Real Estate Excise Tax Affidavit**

**Grantors:** BRIT M. AUSMAN, a married man, as his sole and separate property, and  
LYNETTE M. AUSMAN, an unmarried woman.

**Grantees:** FTFA, LLC, a Washington limited liability company.

**Legal Description: (Abbreviated)**

Township 7 North, Range 45 E.W.M. – Part of Sections 3 & 4.  
Township 8 North, Range 45 E.W.M. – Part of Sections 33 & 34.

**Tax Parcel No:**

30074500414000000;	20074500330000000;	20074500438000000;
30074500478000000;	30074500480000000;	30084503350000000;
30074500417000000;	20084503422000000;	20074500332000000.

49515

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30074500478000000;	30074500480000000;	30084503350000000;
30074500417000000;	20084503422200000;	20074500332000000.

REAL ESTATE EXCISE TAX  
PAID \$ 0 DATE 7/29/16  
RECEIPT No. 49515  
ASOTIN COUNTY TREASURER  
By [Signature]  
SALE PRICE 0

**49515**

**STATUTORY WARRANTY DEED**

THE GRANTORS, **BRIT M. AUSMAN**, a married man, as his sole and separate property, and **LYNETTE M. AUSMAN**, an unmarried woman, for and in consideration of contribution to a limited liability company, convey and warrant unto **FTFA, LLC**, a Washington Limited Liability Company, GRANTEE, whose address is 3116 Clemans Road, Clarkston, WA 99403, in and to the following-described real estate, situate in Asotin County, State of Washington, to wit:

**Parcel 1:**

**An undivided one-half (1/2) interest in and to the following described real property:**

**Township 7 North Range 45 East W.M., Section 3 West Half of the Southwest Quarter, North Half Southeast Quarter of the Southwest Quarter lying South of Mountain Road and West of Smyth Road.  
295999**

**EXCEPTING THEREROM All that part of the N $\frac{1}{2}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 3 of Township 7 North, Range 45 East of the Willamette Meridian, Asotin County, Washington, lying West of Smyth Road and South of the East**

49515

Mountain Road, as Tract is shown and recorded on a record of survey filed as Instrument No. 239621.

**FURTHER EXCEPTING THEREFROM** The East 351.23 feet of the W $\frac{1}{2}$ SW $\frac{1}{4}$  of Section 3 of Township 7 North, Range 45 East of the Willamette Meridian, Asotin County, Washington, lying South of the East Mountain Road, said Tract is as shown and recorded on a record of Survey filed as Instrument No. 239621.

**FURTHER EXCEPTING THEREFROM** The East 272.00 feet of the West 692.58 feet of the W $\frac{1}{2}$ SW $\frac{1}{4}$  of Section 3 of Township 7 North, Range 45 East of the Willamette Meridian, Asotin County, Washington, lying South of the East Mountain Road, said Tract is as shown and recorded on a record of Survey filed as Instrument No. 239621.

**FURTHER EXCEPTING THEREFROM** The East 300.00 feet of the West 992.58 feet of the W $\frac{1}{2}$ SW $\frac{1}{4}$  of Section 3 of Township 7 North, Range 45 East W.M., Asotin County, Washington, lying South of the East Mountain Road, said Tract is as shown and recorded on a record of Survey filed as Instrument No. 239621.

**FURTHER EXCEPTING THEREFROM** The West 420.58 feet of W $\frac{1}{2}$ SW $\frac{1}{4}$  of Section 3 of Township 7 North, Range 45 East W.M., Asotin County, Washington, lying South of the East Mountain Road, said Tracts are shown and recorded on a record of Survey filed as Instrument No. 239621.

Township 7 North, Range 45 E.W.M.

Section 4: The East Half of the Southeast Quarter lying South of East Mountain Road and West of Smyth Road.

**EXCEPTING THEREFROM** the East 411.43 feet of the E $\frac{1}{2}$ SE $\frac{1}{4}$  of Section 4 of Township 7 North, Range 45 East W.M., Asotin County, Washington, lying South of the East Mountain Road said tract is shown and recorded on a Record of Survey filed as Instrument No. 239621.

Parcel 2:

An undivided one-half (1/2) interest in and to the following described real property:

Township 7 North, Range 45 E.W.M.

Section 3: North half of the southwest quarter, southwest quarter of the southwest quarter, north half of the southeast quarter of the southwest quarter.

49515

**EXCEPTING** all that part of the N $\frac{1}{2}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$  and the NE $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 3 of Township 7 North, Range 45, East of the Willamette Meridian, Asotin County, Washington, lying East of the County road.

**FURTHER EXCEPTING** all that part of the W $\frac{1}{2}$ SW $\frac{1}{4}$ , N $\frac{1}{2}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 3 of Township 7 North, Range 45 East, W.M., Asotin County, Washington, lying south of East Mountain Road and West of Smyth Road

Township 7 North, Range 45 E.W.M.

Section 4: The east half of the southeast quarter, **EXCEPTING** therefrom the E $\frac{1}{2}$ SE $\frac{1}{4}$  of Section 4 of Township 7 North, Range 45 East, W.M., Asotin County, Washington, lying south of East Mountain Road and West of Smyth Road.

Northwest quarter of the northeast quarter (Lot 2).

The southeast quarter of the northwest quarter **EXCEPTING** East 789.00 feet of the SE $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 4 of Township 7 North, Range 45 East, W.M., Asotin County, Washington.

And all of those portions of the northeast quarter of the northwest quarter (Lot 3); and of the northwest quarter of the Northwest quarter (Lot 4), and of the southwest quarter of the northwest quarter lying east of the County Road.

The northeast quarter of the northeast quarter.

The North half of the southwest quarter (N $\frac{1}{2}$ SW $\frac{1}{4}$ ) and the northwest quarter of the southeast quarter (NW $\frac{1}{4}$ SE $\frac{1}{4}$ ) of Section 4, Township 7 North, Range 45 E.W.M., Asotin County, Washington, **EXCEPT** the following.

Commencing at the Northeast corner of the SW $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 4, Township 7 North, Range 45 E.W.M., which is the point of beginning, thence due East on the North boundary of the SE $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 4 a distance of 629 feet to a point; thence deflect left 90°00' a distance of 302 feet to a point; thence deflect left in a Northwesterly direction of 372 feet to a point on a line that is parallel to the North boundary of SE $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 4 and 620 feet due North therefrom; thence due West on a line parallel to the North boundary of SE $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 4 a distance of 328 feet to a point; thence deflect left in a Southwesterly direction to a point on the North line of SW $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 4, 182 feet due West of the point of beginning; thence 182 feet due East on the North line of the SW $\frac{1}{4}$ SW $\frac{1}{4}$  to the point of beginning, all being in Section 4, Township 7 North, Range 45 E.W.M., and

49515

reserving to the grantors existing paths, roads and right of way. ALSO EXCEPTING That part of the NW¼SW¼ of Section 4 of Township 7 North, Range 45 East, W.M., Asotin County, Washington, more particularly described as follows: Beginning at the Southwest corner of said NW¼SW¼; thence S. 89°36' E. along the South line of said NW¼SW¼ a distance of 1174.71 feet; thence N. 25°28' E., 82.80 feet; thence N. 89°36' W., 1209.52 feet to a point on the West line of said NW¼SW¼; thence S. 0°36'18" W., along said West line a distance of 75.00 feet to the place of beginning.

Township 8 North, Range 45 E.W.M.

Section 33: Southwest quarter of the southeast quarter and all that portion of the southeast quarter of the southwest quarter, lying east of the County Road.

The northeast quarter of the southeast quarter except a strip thirty feet wide off the east side of said forty acres to be used as public highway.

The southwest quarter of the northeast quarter and the northwest quarter of the southeast quarter excepting a right-of-way not to exceed sixty feet wide along the West line of the southwest quarter of the northeast quarter, and a right-of-way not to exceed thirty feet wide as half the width of the county road along the west line of the northwest quarter of the southeast quarter of the Section Thirty-three; the southeast quarter of the northeast quarter and the southeast quarter of the southeast quarter of Section thirty-three.

Sections 33 and 34:

That part of the north half of the northeast quarter of Section Thirty-three (33), and the northwest quarter of the northwest quarter of Section Thirty-four (34), Township Eight (8) North, Range Forty-five (45) East of the Willamette Meridian, described as follows: From the corner of Sections Thirty-three (33), Thirty-four (34), Twenty-seven (27) and Twenty-eight (28) of Township eight North, Range Forty-five (45) East of the Willamette Meridian, the place of beginning, thence West along the Section line between Sections Thirty-three (33) and Twenty-eight (28) a distance of eight hundred forty (840) feet; thence deflect left 24°04' a distance of seven hundred sixty-six (766) feet; thence deflect left 11°28' a distance of Three Hundred Eighty-six (386) feet; thence deflect left 19°40' a distance of Five Hundred Twenty (520) feet; thence deflect right 6°20' a distance of Four Hundred Sixty-seven (467) feet; thence deflect left 131°20' a distance of One Thousand Four Hundred Eighty-four (1,484) feet along the South line of the North Half of the Northeast Quarter of Section Thirty-three (33) to a point; thence continue along the south line of the north half of the northeast quarter of Section Thirty-three (33) to the southeast corner of northeast quarter of the northeast quarter of Section Thirty-three (33); thence North along the east line of said Section Thirty-three (33) a distance of Twenty (20) rods to a

49515

point; thence continue on the East line of said Section Thirty-three (33) a distance of Five Hundred Eleven (511) feet, thence deflect right 34°40' a distance of Five Hundred Sixty-nine and Six Tenths (569.6) feet to a point on the Section line between Sections Thirty-four (34) and Twenty-seven (27); thence deflect left 124°11' a distance of Three Hundred Twenty-three and nine tenths (323.9) feet to the place of beginning.

**EXCEPTING THEREFROM** That part of the NW¼NE¼ of Section 33 of Township 8 North, Range 45 East, W.M., Asotin County, Washington, more particularly described as follows: Commencing at the Northwest corner of said NW¼NE¼, thence Southerly along the West line of said NW¼NE¼ 318.36 feet to the true place of beginning; thence continue Southerly along said West line 1022.03 feet to the Southwest corner of said NW¼NE¼; thence Easterly along the South line of said NW¼NE¼ 908.63 feet; thence N.38°14'W., 657.00 feet; thence N.40°24'W., 656.74 feet; thence N.61°30'W., 63.89 feet to the true place of beginning.

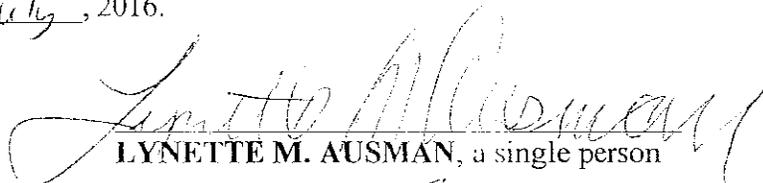
**Parcel 3:**

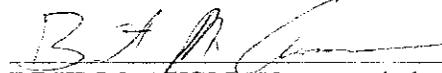
An undivided one-half (1/2) interest in and to the following described real property:

Township 7 North, Range 45 E.W.M.

Section 4: The S1/2NE1/4 and East 789.00 feet of the SE1/4NW1/4 of Section 4 of Township 7 North, Range 45 East, W.M., Asotin County, Washington.

DATED this 25<sup>th</sup> day of July, 2016.

  
LYNETTE M. AUSMAN, a single person

  
BRIT M. AUSMAN, a married person, dealing in his sole and separate property

49515

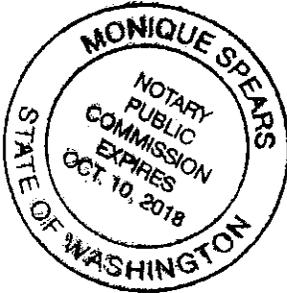
STATE OF WASHINGTON )

: ss.

County of Asotin )

On this 25<sup>th</sup> day of July, 2016, before me, the undersigned, a Notary Public in and for said State, personally appeared **BRIT M. AUSMAN**, a married person dealing in his sole and separate property.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal on the day and year in this certificate first above written.



Monique Spears  
Notary Public in and for the State of Washington,  
residing at Clarkston therein.  
My Commission Expires: 10/10/18

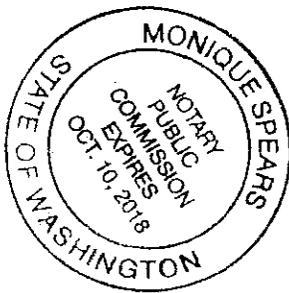
STATE OF WASHINGTON )

: ss.

County of Asotin )

On this 25<sup>th</sup> day of July, 2016, before me, the undersigned, a Notary Public in and for said State, personally appeared **LYNETTE M. AUSMAN**, a single person.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal on the day and year in this certificate first above written.



Monique Spears  
Notary Public in and for the State of Washington,  
residing at Clarkston therein.  
My Commission Expires: 10/10/18

49515