Department of Revenue
Washington State

PLEASE TYPE OR PRINT

REAL ESTATE EXCISE TAX AFFIDAVIT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

This form is your receipt when stamped by cashier.

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: Brit M Ausman - 50%
Lynette M. Ausman - 50%
Mailing Address:
City/State/Zip:
Phone No. (including area code):

2 BUYER GRANTEE

Name: C + M Land, LLC
Mailing Address: 3116 Clemans Rd
City/State/Zip: Clarkston, WA 99403
Phone No. (including area code): 509 243-3303

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	List assessed value(s)
see attached ☐	
☐	
☐	
☐	

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)?	☐	☐

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?	☒	☐
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.

DEPUTY ASSESSOR — DATE 7/29/16

(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

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	$ 0.00
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**:
Name (print): Brit M Ausman
Date & city of signing: 7/26/16 - Asotin, WA

Signature of **Grantee or Grantee's Agent**:
Name (print): Brit M. Ausman
Date & city of signing: 7/26/16 - Asotin, 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 (02/13/07)

THIS SPACE - TREASURER'S USE ONLY

PAID
JUL 29 2016
ASOTIN COUNTY TREASURER

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COUNTY TREASURER

Brit Ausman
Ck# 1522 Va

Return to:

Debra Ausman
3116 Clemans Rd
Clarkston, WA 99403

Statutory Warranty Deed
Real Estate Excise Tax Affidavit

Grantor: **BRIT M. AUSMAN,** a married man, as his sole and separate property, and **LYNETTE M. AUSMAN**, an unmarried woman,
Grantees: **C & M LAND, LLC**, a Washington Limited Liability Company.

Legal Description: (Abbreviated)

Township 7 North, Range 45 E.W.M. – Part of Sections 5 & 6.
Township 8 North, Range 45 E.W.M. – Part of Sections 1, 24, 29, 30, 31, 32,.
Township 9 North, Range 45 E.W.M. – Part of Section 36.
Township 8 North, Range 46 E.W.M. – Part of Section 6.
Township 9 North, Range 46 E.W.M. – Part of Sections 3, 4, 20, 29, 30, 31 & 32.
Township 10 North, Range 46 E.W.M. – Part of Sections 28, 30, 31, 33, 34 & 35.

Tax Parcel No:

20084503350000000;	20094603217000000	20094600322000000;
20094600480000000;	20104602870000000;	20104603070000000;
20104603180000000;	20104603321000000;	20104603350000000;
20104603440000000;	20104603460000000;	20104603533000000;
10560009601540000;	10560009601550000;	10560009601560000;
70074500319800000;	20094603211000000	20084502440000000;
20094602034000000;	20094602038000000;	20094602940000000;
20094602960000000;	20094603027000000;	20094603030000000;
20094603110000000;	20094603128000000;	20094603212000000;
20094603260000000;	30074500330000000;	30074500528000000;
30074500615000000;	30084502933000000;	30084502934000000;
30084503034000000;	30084503044000000;	30084503150000000;
30084503165000000;	30084503256600000;	30084503260000000;
20084500110000000;	20084600620000000;	20094503600000000;
20094603050000000;	20094603127000000;	20094603128700000;
20094603170000000.		

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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 **C & M Land, 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 8 North, Range 45 East of the Willamette Meridian

Section 24: Southeast Quarter (SE¼)

EXCEPTING THEREFROM All that portion of the Northwest Quarter of the Southeast Quarter of Section 24 lying and being Southerly of the now existing traveled Primary State Highway No. 3 and Northerly of a line drawn parallel with and 50 feet distant Southerly when measured at right angles, from the center line survey of Primary State Highway No. 3, Rocky Hollow to Anatone. LESS public road.

Township 9 North, Range 46 East of the Willamette Meridian.

Section 20: North Half of Southwest Quarter (N½SW¼)
Southeast Quarter of Southwest Quarter (SE¼SW¼)

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Section 29: West Half (W½); Southeast Quarter (SE¼)

Section 30: Government Lots 2, 3 and 4
Southeast Quarter of the Northwest Quarter (SE¼NW¼)
East Half of Southwest Quarter (E½SW¼)

Section 31: Northeast Quarter (NE¼)
That part of Government Lot 1 and of the Northeast Quarter of the Northwest Quarter (NE¼NW¼) described as follows: Commencing at a point on the South line of the Northeast Quarter of the Northwest Quarter of Section 31, 330 feet east of the Southwest corner of said forty acres, which point is 30 feet west of the channel of the creek running through said forty acres; thence northwesterly parallel with and 30 feet westerly from said creek for 250 feet; thence northerly to the line of rimrock running through the Northwest Quarter of said Section 31; thence northwesterly along said rimrock to the north line of Lot 1 of said Section 31; thence east to the northeast corner of the Northeast Quarter of the Northwest Quarter of said Section 31; thence south to the southeast corner of said forty acres; thence west to the place of beginning.

Section 32: West Half (W½)
Northwest Quarter of Northeast Quarter (NW¼NE¼)

EXCEPTING THEREFROM that portion thereof conveyed to State of Washington by deed recorded November 3, 1950, as Instrument No. 44522 described as follows: All that portion of the Southeast Quarter of the Southwest Quarter of Section 32 described as follows: Beginning at a point opposite Highway Engineer's Station 671+23.2 and 35 feet westerly, when measured at right angles from the centerline of Primary State Highway No. 3, Asotin to Anatone; thence North 88°04' West 129.5 feet; thence North 6°31' West 305.0 feet; thence North 0°01' West 297.0 feet; thence North 89°59' East 164.0 feet to the West right of way line of said highway; thence South 0°01' East 604.4 feet, more or less, to the point of beginning.

FURTHER EXCEPTING That part of the West Half of Section 32 of Township 9 North, Range 46 East, Willamette Meridian, Asotin County, Washington, more particularly described as follows: Commencing at the Northwest corner of said Section 32; thence S.34°21'E., 998.84 feet to the true place of beginning; thence S.4°11'E., 620.43 feet; thence S.5°21W., 754.38 feet; thence S.12°07'E., 165.14 feet; thence S.21°27'E., 329.50 feet; thence S.44°55'E., 260.73 feet; thence S. 61°37'E., 145.35 feet; thence

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S.11°53'E., 623.91 feet; thence S.4°00'E., 1055.00 feet; thence S.41°09'E., 421.17 feet; thence S.11°22'E., 515.66 feet to a point on the South line of said Section 32; thence east along said South line 938.92 feet to a point 129.50 feet Westerly of the West right-of-way line of S.R. 129; thence N.6°31'W., 305.00 feet; thence N.0°01'W., 297.00 feet; thence N.89°59'E., 164.00 feet to a point on the West right-of-way line of S.R. 129; thence N.0°01'W., along said right-of-way line 246.42 feet; thence S.88°48'W., 392.36 feet; thence N.32°20'W., 256.44 feet; thence N.29°20'W., 109.39 feet; thence N.5°03'W., 1532.80 feet; thence N.1°02'E., 2295.11 feet; thence S.74°25'W., 1468.47 feet to the true place of beginning, containing 125.87 acres.

TOGETHER with an easement for ingress and egress lying 10 feet on each side of the following described centerline: Commencing at the Northwest corner of the above described tract; thence S.4°11'E., 86.35 feet to the true place of beginning; thence S.75°41'W., 588.16 feet to a point on the centerline of the County Road, said point being the terminus of the above described centerline.

TOGETHER with an easement for ingress and egress lying 10 feet on each side of the following described centerline: Commencing at the Northeast corner of the above described tract; thence S.74°25'W., 41.57 feet to the true place of beginning; thence N.27°49'E., 1103.40 feet; thence N.39°33'E., 95.23 feet; thence N.56°24'E., 85.25 feet; thence N.76°38'E, 103.05 feet to a point on the centerline of S.R. 129, said point being the terminus of the above described centerline.

The centerline of the County Road on the West line of Section 32 was considered to be North and South.

Township 7 North, Range 45 East of the Willamette Meridian.

Section 6: East Half of Northeast Quarter (E½NE¼)

Township 8 North, Range 45 East of the Willamette Meridian.

Section 29: Southeast Quarter of Southwest Quarter (SE¼SW¼)

EXCEPT the following described tract: Beginning at the Northwest corner of said Southeast Quarter of Southwest Quarter of said Section 29; thence East 152 feet; thence South 27.5° West 329 feet to the West line of said forty; and thence North 292 feet to the place of beginning.

Section 30: Southeast Quarter of Southwest Quarter (SE¼SW¼)
Southeast Quarter of Southeast Quarter (SE¼SE¼).

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Section 31: East Half (E½)
East Half of West Half (E½W½).

Section 32: Northeast Quarter of Northwest Quarter (NE¼NW¼)

That part of the Northwest Quarter of the Northwest Quarter (NW¼NW¼) that lies north of the surveyed road through the forty.

That part of the Southwest Quarter of the Northeast Quarter (SW¼NE¼) of Section 32 described as follows: Beginning at the center of Section 32, Township 8 North, Range 45 E.W.M.; thence East 592 feet; thence North 54°22' East a distance of 526 feet; thence North 83°7' West a distance of 356 feet; thence North 72°35' West a distance of 600 feet; thence North 79°12' West to the West boundary line of the Southwest Quarter of the Northeast Quarter of said Section 32; thence south along the said boundary line to place of beginning.

That part of the Southeast Quarter of the Northwest Quarter (SE¼NW¼) of Section 32 lying southwest of the County Road and particularly described as follows: Beginning at the Southeast corner of said Southeast Quarter of the Northwest Quarter (SE¼NW¼) of Section 32; thence North 420 feet; thence North 79°12' West 140 feet; thence North 39°37' West 246 feet; thence North 28°08' West 336 feet; thence North 37°20' West 329 feet; thence North 20°32' West 107 feet; thence West 645 feet; thence South ¼ mile; thence East ¼ mile to the point of beginning, according to the U.S. Survey.

ALSO: Beginning at the quarter section corner between Sections 5 and 6, Township 7 North, Range 45 E.W.M.: thence North 53°59' East a distance of 178 feet; thence North 36°03' East a distance of 27 feet; thence North 74°35' East a distance of 303 feet; thence North 53°53' East a distance of 217 feet; thence North 54°31' East a distance of 238 feet; thence North 45°36' East a distance of 47 feet; thence North 36°58' East a distance of 354 feet; thence North 73°47' East a distance of 244 feet; thence North 54°35' East a distance of 327 feet; thence North 33°13' East a distance of 25 feet; thence North 15°43' East a distance of 151 feet; thence North 18°50' East a distance of 305 feet; thence North 18°56' East a distance of 250 feet to a point on the North boundary line of the Northeast Quarter of the Northwest Quarter (NE¼NW¼) of Section 5; thence North 23°30' East a distance of 218 feet; thence North 0°14' West a distance of 304 feet; thence North 45°10' East a distance of 191 feet; thence North 2°14' West a distance of 360 feet; thence North 32°45' East a distance of 200 feet; thence North 13°49' East a distance of 426 feet; thence North 15°19' West a distance of 200 feet; thence North 10°31' East a distance of 290 feet; thence North 23°42' East a distance of 303 feet; thence North 54°22' East a distance of 896 feet to intersection of roads; thence North 83°07' West a distance of 371 feet; thence North 72°35' West a distance of 600 feet; thence North 79°12' West a distance of 150 feet more or

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less to an intersection with the West boundary line of the Southwest Quarter of the Northeast Quarter (SW¼NE¼) of Section 32, Township 8 North, Range 45 E.W.M.; thence South to the southwest corner of said forty; thence West ¼ mile; thence North approximately 3/8 of a mile to a wagon road; thence along wagon road as follows: North 78°52' West a distance of 384 feet; thence South 57°50' West a distance of 376 feet; thence South 56°32' West a distance of 378 feet; thence South 72°37' West a distance of 322 feet; thence South 44°26' West a distance of 284 feet; thence South 20°37' West a distance of 172 feet to a point on the South boundary line of the Northeast Quarter of the Northeast Quarter (NE¼NE¼) of Section 31, Township 8 North, Range 45 E.W.M. 110 feet West of its Southeast corner; thence East 110 feet to the Southeast corner of said Northeast Quarter of the Northeast Quarter (NE¼NE¼); thence South along the Section line between Sections 31 and 32, Township 8 North, Range 45 E.W.M. and Sections 5 and 6, Township 7 North, Range 45 E.W.M. 1¼ miles to the place of beginning, all according to L.K. Brown's Survey. Excepting therefrom the reservation to Arthur Farrish Lbr. Co., a corporation, but NOT to the Public, a personal permit to maintain a logging road across said property, upon condition that where ever such road crosses fences of this property, said corporation shall maintain good gates and adequate stock passes.

AND

SW¼SW¼ of Section 29, Township 8 North, Range 45 East of the Willamette Meridian, Asotin County, Washington.

Parcel 2:

Full interest in the following described real property:

That part of Section 30 of Township 9 North, Range 46 East, W.M., Asotin County, Washington, more particularly described as follows: Beginning at the Southeast corner of said Section 30; thence N. 89°49'W., along the South line of said section to the center of section line; thence N.0°05'04"E., along said center of section line a distance of 4318.07 feet; thence S.84°00'E., a distance of 1624.41 feet; thence S.78°00'E., a distance of 273.90 feet; thence S.24°30'E., a distance of 183.46 feet; thence S.89°27'14"E., a distance of 710.86 feet to a point on the East line of said Section 30; thence S.0°10'11"W., along said East line a distance of 3926.16 feet to the place of beginning.

All of Section 36, Township 9, North Range 45, EWM. Lots 1 and 2, S½NE¼ of Section 1, Township 8, North Range 45, EWM. Lots 3, 4, 5, SE¼NW¼ of Section 6, Township 8, North Range 46, EWM. SE¼, E½ SW¼, Lots 2, 3, 4, SE¼NW¼ of Section 31, and Commencing at the Southwest corner of Lot 1, Section 31, Township 9, North Range. 46, EWM, from thence running East along the South line of said Lot 1 to the Southeast corner of said lot and then

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East along the South line of the NE¼NW¼ of said Section 31 for about 330 feet to a point on the said South line of said forty acres 30 feet West of the channel of the creek running through said forty acres, thence northwesterly parallel with and 30 feet westerly from said creek 250 feet; thence northerly to the line of rimrock running through the NW¼ of said Section 31, thence northwesterly along said rimrock to the north line of said Lot 1, thence West to the Northwest corner of said Lot 1, and thence South along the West line of said Lot 1 to place of beginning, said lot, piece or parcel of land being situated in Lot 1, and the NE¼NW¼ of Section 31, Township 9 North Range 46 EWM.

EXCEPTING THEREFROM That part of the NW¼ of Section 6 of Township 8 North, Range 46 East, W.M., Asotin County Washington, more particularly described as follows: Beginning at the Southeast corner of said NW¼, said point being on the centerline of the County Road; thence West along said centerline 2234.85 feet; thence N.2°46'W., 34.63 feet; thence N.47°50'E., 547.27 feet; thence N.56°37'E., 598.20 feet; thence N.48°37'E., 242.93 feet; thence N.32°05'E., 91.82 feet; thence N.0°40'W., 1683.66 feet to a point on the North line of said Section 6; thence N.88°33'E. along said North line 1086.75 feet to the Northeast corner of the NW¼ of said Section 6; thence S.0°43'E. along the East line of said NW¼ a distance of 2680.77 feet to the true place of beginning.

RESERVING UNTO LYNN H. AUSMAN and MARY M. AUSMAN, their heirs or assigns, a non-exclusive road easement over and across the West 25 feet and the North 25 feet of the West 701 feet of the above described tract.

TOGETHER WITH that part of the SE¼NW¼ of Section 31 of Township 9 North, Range 46 East, W.M., Asotin County, Washington, more particularly described as follows: Commencing at the S¼ corner of said Section 31; thence N.13°23'34"W., 3811.45 feet to the true place of beginning; thence N.54°53'W., 15.00 feet; thence S.35°07'W., 70.00 feet; thence S.54°53'E., 30.00 feet; thence N.35°07'E., 70.00 feet; thence N.54°53'W., 15.00 feet to the true place of beginning. Reserving unto Grantors a joint right to the water from the water source located upon the parcel of real property immediately hereinabove described, which joint right shall be equal to at least five percent (5%) of the water from said water source.

TOGETHER with an easement for ingress and egress over and across the SW¼ and of the S½NW¼ of said Section 31, lying 7½ feet on each side of the following described centerline: Commencing at the S¼ corner of said Section 31; thence N.13°23'34"W., 3811.45 feet to the true place of beginning; thence N.35°07'E., 41.18 feet; thence S.72°17'E., 60.52 feet; thence S.44°04'E., 24.62 feet; thence S.31°23'E., 107.21 feet; thence S.18°07'E., 58.03 feet; thence S.1°29'W., 79.15 feet; thence S.8°45'W., 181.64 feet; thence S.63°22'W., 38.55 feet; thence S.88°46'W., 168.29 feet; thence N.70°40'W., 221.39 feet; thence

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N.68°57'W., 187.81 feet; thence N.81°12'W., 34.80 feet; thence S.71°06'W., 33.48 feet; thence S.42°26'W., 25.02 feet; thence S.15°23'W., 28.41 feet; thence S.0°59'E., 176.83 feet; thence S.3°00'E., 618.34 feet; thence S.16°03'E., 49.05 feet; thence S.36°43'E., 825.90 feet; thence S.42°07'E., 535.35 feet; thence S.33°19'E., 57.52 feet; thence S.23°57'E., 57.21 feet; thence S.13°16'E., 133.65 feet; thence S.6°42'E., 163.50 feet; thence S.3°12'E., 802.82 feet; thence S.3°34'W., 189.80 feet; thence S.10°33'W., 95.75 feet to a point on the South line of said Section 31, said point being the terminus of the above described centerline.

TOGETHER with a distribution and maintenance easement lying 7½ feet on each side of an existing water line as it now exists and traverses in the SW¼ and the S½NW¼ of said Section 31.

A bearing of East/West was assumed on the centerline of the County Road lying on the South line of the NW¼ of said Section 6.

FURTHER RESERVING UNTO LYNN H. AUSMAN and MARY M. AUSMAN, their heirs or assigns, a perpetual easement to have water run off flow into the ponds presently in existence and located on the westerly side of the real property first hereinabove described.

FURTHER EXCEPTING That part of the W½ of Section 36 of Township 9 North, Range 45 East, W.M., Asotin County Washington, more particularly described as follows: Beginning at the Northwest corner of said Section 36; thence Easterly along the North line of said Section 36 a distance of 1122.76 feet; thence S.47°48'E., 576.96 feet; thence S.30°06'E., 595.86 feet; thence S.16°46'E., 537.15 feet; thence S.3°34'W., 188.78 feet; thence N.88°13'W., 983.90 feet; thence S.17°29'W., 498.41 feet; thence S.15°18'W., 684.56' thence S.19°56'W., 670.61 feet; thence S.22°31'W., 689.90 feet; thence S.21°09'W., 673.19 feet; thence N.83°38'W., 16.80 feet more or less to a point on the West line of said Section 36; thence Northerly along said West line a distance of 4605.17 feet to the place of beginning.

Parcel 3:

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

The Northeast Quarter of the Northeast Quarter (NE¼NE¼) and the South Half (S½) of the Northeast Quarter (NE¼) of Section 32, Township 9 North, Range 46 E.W.M., according to the recorded plat thereof, Asotin County, Washington.

Township 10 North, Range 46 E.W.M.:

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Section 28: W½NE¼NE¼
SE¼NE¼
NE¼SE¼
NW¼NE¼

EXCEPTING THEREFROM that part of the SE¼NE¼ and NE¼SE¼ more particularly described as follows: Commencing at the Northeast corner of said Section 28; thence Westerly along the North line of said Section 28 a distance of 782.5 feet to a point on the centerline of P.S.H. No. 3; thence South 7°30' East along said centerline a distance of 2405.0 feet; thence South 82°30' West a distance of 30.0 feet to a point on the West right of way line of said P.S.H. No. 3, said point being the True Place of Beginning; thence South 7°30' East along said right of way line a distance of 660.0 feet; thence South 82°30' West a distance of 560.0 feet; thence North 7°30' West a distance of 660.0 feet; thence North 82°30' East a distance of 560.0 feet to the true place of beginning.

S½SE¼
NW¼SE¼
SW¼
E½NW¼
SW¼NE¼
W½NW¼

ALSO EXCEPTING THEREFROM those portions deeded to Stephen H. Heitstuman on March 30, 1993 as Instrument No. 201008 as follows: The Northwest Quarter; the West half of the Northeast Quarter; the Southeast Quarter of the Northeast Quarter; West half of the Northeast Quarter of the Northeast Quarter, EXCEPTING therefrom that portion of the Northwest Quarter of the Northwest Quarter deeded to the State of Washington by Right of Way Deed recorded October 20, 1923 in Book 38 of Deeds, page 291, records of Asotin County, Washington.

AND FURTHER EXCEPTING THEREFROM that part of the South half, more particularly described as follows: Commencing at the West ¼ corner of Section 28; thence Easterly along the North line of the South half of said Section 28 a distance of 787.44 feet to the True Place of Beginning; thence South 25 degrees 47' East, 265.44 feet; thence South 15 degrees 23' East, 135.60 feet; thence South 34 degrees 24' East, 371.44 feet; thence South 11 degrees 35' East, 365.99 feet; thence South 27 degrees 32' East, 395.80 feet; thence North 65 degrees 21' East, 64.80 feet; thence North 10 degrees 44' West, 382.57 feet; thence North 20 degrees 13' East, 301.12 feet; thence North 35 degrees 50' East, 200.15 feet; thence North 82 degrees 11' East 131.03 feet; thence South 68 degrees 39' East 210.73 feet; thence South 54 degrees 23' East, 249.53 feet; thence South 67 degrees 17' East, 207.70 feet; thence South 7 degrees 50' East,

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113.42 feet; thence South 73 degrees 05' East, 404.68 feet; thence South 21 degrees 41' East 256.29 feet; thence south 47 degrees 51' East 128.49 feet; thence North 86 degrees 30' East, 110.84 feet; thence North 35 degrees 15' East, 145.10 feet; thence North 32 degrees 07' East, 396.21 feet; thence North 39 degrees 51' East, 118.17 feet; thence North 45 degrees 18' East, 75.82 feet; thence North 61 degrees 00' East, 43.05 feet; thence South 86 degrees 11' East 83.32 feet; thence South 64 degrees 06' East, 99.44 feet; thence South 43 degrees 10' East, 35.03 feet; thence South 31 degrees 04' East, 449.37 feet; thence South 5 degrees 59' East, 444.94 feet; thence South 9 degrees 52' East, 469.06 feet; thence South 61 degrees 47' East, 179.11 feet; thence North 43 degrees 46' East, 443.83 feet; thence North 28 degrees 59' East, 223.34 feet; thence North 3 degrees 10' East, 394.58 feet; thence North 33 degrees 24' East, 373.40 feet; thence South 68 degrees 41' East, 106.68 feet to a point on the centerline of SR 129; thence Southerly along said centerline to a point on the South line of said Section 28; thence Easterly along said south line 1093.00 feet more or less to the Southeast corner of said Section 28; thence Northerly along the East line of said Section 28 a distance of 2669.87 feet more or less to the East ¼ corner of said Section 28; thence Westerly along the North line of the South half of said Section 28 a distance of 4652.99 feet more or less to the True Place of Beginning. Subject to all that portion lying in the right of way of SR 129.

Section 30: The Southeast Quarter
The Southwest Quarter

Beginning at a point on the line dividing the SE¼NE¼ and the SW¼NE¼ Section 30, said township and range, 535 feet north of the east and west center line said section; thence North 79°36' West a distance of 100 feet; thence South 74°17' West a distance of 200 feet; thence South 41°00' West a distance of 701 feet to the said center section line; thence east along the last mentioned line a distance of 753 feet to the southeast corner of the SW¼NE¼ of said section, and thence North along the one-eighth section line 535 feet to the place of beginning; containing 6.33 acres more or less.

Also beginning at a point on the east and west center line of the above-named Section 30, that is, 753 feet west from the southeast corner of the SW¼NE¼ thereof and from thence North 36°08' West 962 feet to an intersection with the north and south center line of said section, thence North 70°08' West for 200 feet, thence South 79°52' West for 200 feet; thence south 47°07' West a distance of 1303 feet to the southwest corner of the SE¼NW¼, of said Section 30, and thence east along the south line of said SE¼NW¼ Section 30, 1341 feet to the southeast corner thereof, and thence east along the south line of the SW¼NE¼ said Section, 567 feet to the place of beginning, containing 22.8 acres, more or less.

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The southeast quarter of the northeast quarter.

EXCEPTING THEREFROM all that portion deeded to Stephen H. Heitstuman on March 30, 1993 as Instrument No. 201008, described as follows: Beginning at the East ¼ corner of said Section 30; thence Northerly along the East line of said Section 30, 1366.35 feet more or less to the Northeast corner of the Southeast Quarter of the Northeast Quarter of said Section 30; thence Westerly along the North line of said Southeast Quarter of the Northeast Quarter 1326.93 feet more or less to the Northwest corner of said Southeast Quarter of the Northeast Quarter; thence South 785.00 feet; thence North 79 degrees 36' West, 100.00 feet; thence South 74 degrees 17' West, 200.00 feet; thence South 41 degrees 00' West, 701.00 feet; thence North 36 degrees 08' West, 962.00 feet; thence North 70 degrees 08' West, 200.00 feet; thence South 79 degrees 52' West, 200.00 feet; thence South 47 degrees 07' West, 1303.00 feet more or less to a point on the North line of the Southwest Quarter of said Section 30; thence Westerly along said North line 1320.00 feet more or less to the Northwest corner of said Southwest Quarter; thence Southerly along the West line of said Southwest Quarter 2640.00 feet more or less to the Southwest corner of said Southwest Quarter; thence Easterly along the South line of said Southwest Quarter 1225.59 feet; thence North 0 degrees 52' West, 342.08; thence North 21 degrees 02' East, 633.24 feet; thence North 50 degrees 16' East 319.56 feet; thence North 66 degrees 33' East, 863.59 feet; thence North 48 degrees 40' East, 1578.74 feet; thence North 54 degrees 16' East, 325.27 feet; thence South 85 degrees 53' East, 1067.69 feet; thence South 30 degrees 37' East, 621.03 feet to a point on the West line of said Section 30; thence South 0 degrees 59'32" West along said West line 258.57 feet; thence South 48 degrees 41' West, 326.39 feet; thence South 17 degrees 19' West, 184.57 feet; thence South 33 degrees 39' East, 252.51 feet; thence South 37 degrees 39' West, 509.57; thence South 12 degrees 59' West, 44.67 feet; thence South 74 degrees 03' East, 479.47 feet to a point on the West line of said Section 30; thence South 0 degrees 59'32" West along said West line 364.26 feet; thence South 16 degrees 57' West, 139.09 feet; thence South 12 degrees 01' East, 169.87 feet to the Southeast corner of said Section 30; thence North 0 degrees 59'32" East along the East line of said Section 30, 2701.01 feet more or less to the Place of Beginning.

Section 31: Lots 1 and 2 and the East Half of the Northwest quarter (E½NW¼) and the Northeast Quarter (NE¼).

EXCEPTING THEREFROM that portion deeded to Stephen H. Heitstuman on March 30, 1993 as Instrument No. 201008, described as follows: That part of the North half more particularly described as follows: Commencing at the East ¼ corner of said Section 31; thence West along the south line of said North half 2345.76 feet to the True Place

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of Beginning; thence North 22 degrees 17' West, 27.63 feet; thence North 45 degrees 26' West, 705.06 feet; thence North 24 degrees 39' West, 388.77 feet; thence North 28 degrees 00' East, 202.71 feet; thence North 47 degrees 09' East, 304.39 feet; thence North 33 degrees 50' West, 221.07 feet; thence North 72 degrees 45' West, 1226.99 feet; thence North 0 degrees 52' West, 796.71 feet to a point on the North line of said Section 31; thence Westerly along said North line 1225.59 feet to the Northwest corner of said Section 31; thence Southerly along the West line of said Section 31; thence Southerly along the West line of said Section 31, 2604.17 feet more or less to the West ¼ corner of said Section 31; thence Easterly along the South line of the North half of said Section 31, 2934.24 feet more or less to the True Place of Beginning. TOGETHER with an easement for ingress and egress over and across the South 20.00 feet of the West 1506.00 feet of the East 2345.76 feet of the North half of said Section 31.

Section 33: East half of the southeast quarter, the southwest quarter of the southeast quarter, the east half of the northeast quarter, the northwest quarter of the northeast quarter.

EXCEPTING THEREFROM that portion deeded to Stephen H. Heitstuman on March 30, 1993 as Instrument No. 201008, as follows: That part of the East half more particularly described as follows: Commencing at the Southeast corner of said Section 33; thence Northerly along the East line of said Section 33, 2729.23 feet to the True Place of Beginning; thence North 73 degrees 06' West, 127.92 feet; thence South 31 degrees 05' West, 448.83 feet; thence South 23 degrees 23' West, 257.40 feet; thence North 75 degrees 49' West, 184.13 feet; thence North 2 degrees 58' East, 330.68 feet; thence North 18 degrees 49' East, 487.49 feet; thence North 31 degrees 23' East, 456.41 feet; thence North 23 degrees 36' West, 837.88 feet; thence south 84 degrees 51' West, 752.56 feet to a point on the centerline of SR 129; thence Northerly along said centerline to a point on the North line of said Section 33; thence Easterly along said North line 1093.00 feet more or less to the Northeast corner of said Section 33; thence southerly along the East line of said Section 33, 2610.49 feet more or less to the True Place of Beginning. Subject to that portion lying in the right of way of SR 129.

FURTHER EXCEPTING THEREFROM All that part of the SW¼SE¼ of Section 33 of Township 10 North, Range 46 East, W.M., Asotin County, Washington, lying West of S.R. 129, EXCEPTING therefrom all that portion more particularly described as follows: Commencing at the Southwest corner of said SW¼SE¼; thence S.89°14'E. along the South line of said Section 33 a distance of 133.40 feet to the true place of beginning; thence continue S.89°14'E., 628.34 feet to a point on the centerline of S.R. 129; thence N.18°56'E. along said centerline 97.97 feet;

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thence N. 87°21'W., 457.76 feet; thence N.59°54'W., 152.21 feet; thence S.33°05'W., 113.27 feet; thence S.6°06'W., 87.35 feet to the true place of beginning, containing 26.3 acres more or less. ALSO excepting all that portion lying in the right-of-way of the County Road.

FURTHER EXCEPTING That part of the SW¼SE¼ of Section 33 of Township 10 North, Range 46 East, W.M. Asotin County, Washington, more particularly described as follows: Commencing at the Southwest corner of said SW¼SE¼; thence S. 89°14' E. along the South line of said Section 33 a distance of 133.40 feet to the true place of beginning; thence S. 6°06' W., 108.86 feet; thence S. 80°10' E., 237.91 feet; thence N. 17°10'E., 186.48 feet; thence S. 88°38' E., 360.48 feet more or less to a point on the centerline of S.R. 129; thence N. 18°56' E. along said centerline a distance of 67.20 feet; thence N. 87°21' W., 457.76 feet; thence N. 59°54' W., 152.21 feet; thence S. 33°05' W., 113.27 feet; thence S. 6°06' W., 87.35 feet to the place of beginning, containing 2.15 acres. EXCEPTING therefrom all portions lying in the right-of-way of S.R. 129.

Section 34: Southwest quarter; west half of the northwest quarter, Northwest Quarter of the Northeast Quarter, East Half of the Northwest Quarter, Southeast Quarter.

EXCEPTING THEREFROM that portion deeded to Watson Farms, Inc., a Washington corporation on January 27, 1993 as Instrument No. 199899 as follows: That part of the East half of the Southeast Quarter of Section 34, more particularly described below: Commencing at the Southeast corner of said Section 34; thence Northerly along the East line of said Section 34 a distance of 753.50 feet to the True Place of Beginning; thence continue Northerly along said West line a distance of 1232.23 feet; thence South 40 degrees 42' West, 780.99 feet; thence South 15 degrees 54' East, 342.65 feet; thence South 30 degrees 01' East, 247.36 feet; thence North 80 degrees 12' East, 169.10 feet; thence South 43 degrees 12' East, 171.70 feet to the True Place of Beginning.

ALSO EXCEPTING THEREFROM that portion deeded to Stephen H. Heitstuman on March 30, 1993 as Instrument No. 201008 described as follows: The North half of the Northwest Quarter; Northwest Quarter of the Northeast Quarter; that part of Section 34 described as follows: Commencing at the Southwest corner of said Section 34; thence Northerly along the West line of said Section 34, 2729.23 feet to the True Place of Beginning; thence South 73 degrees 06' East, 107.35 feet; thence South 19 degrees 13' East, 350.65 feet; thence South 13 degrees 47' East, 424.12 feet; thence South 75 degrees 38' East, 155.01 feet; thence North 31 degrees 12' East, 452.89 feet; thence North 42 degrees 36' East, 519.14 feet; thence South 79 degrees 21' East, 1379.81 feet; thence South 43 degrees 39' East, 486.77 feet; thence North 77 degrees 32' East, 304.14

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feet; thence South 32 degrees 49' East, 579.77 feet; thence South 54 degrees 14' East, 229.55 feet; thence North 79 degrees 23' East, 257.73 feet; thence North 61 degrees 05' East, 312.38 feet; thence South 85 degrees 03' East, 611.74 feet; thence South 15 degrees 54' East, 359.03 feet; thence North 40 degrees 42' East, 780.99 feet to a point on the East line of said Section 34; thence Northerly along the East line of said Section 34, 705.36 feet more or less to the East ¼ corner of said Section 34; thence Westerly along the North line of said South half of said Section 34, 2647.87 feet more or less to the Southeast corner of the Northwest Quarter of said Section 34; thence Northerly along the East line of said Northwest Quarter, 1340.17 feet to the Northeast corner of the South half of the Northwest Quarter of said Section 34; thence Westerly along the North line of said South half of the Northwest Quarter, 2635.02 feet more or less to a point on the West line of said Section 34; thence Southerly along said West line 1275.56 feet more or less to the True Place of Beginning.

Section 35: The Southwest quarter of the Southwest Quarter.

EXCEPTING THEREFROM that portion deeded to Watson Farms, Inc., a Washington corporation on January 27, 1993 as Instrument No. 199899, described as follows: That part of the Southwest Quarter of the Southwest Quarter of Section 35: Commencing at the Southwest corner of said Section 35; thence Northerly along the West line of said Section a distance of 753.50 feet to the True Place of Beginning; thence continue Northerly along said West line a distance of 592.04 feet to the Northwest corner of said Southwest Quarter of the Southwest Quarter; thence Easterly along the North line of said Southwest Quarter of the Southwest Quarter a distance of 1320 feet more or less to the Northeast corner of said Southwest Quarter of the Southwest Quarter; thence Southerly along the East line of said Southwest Quarter of the Southwest Quarter a distance of 1345.54 feet more or less to the Southeast corner of said Southwest Quarter of the Southwest Quarter; thence Westerly along the South line of said Southwest Quarter of the Southwest Quarter a distance of 477.83 feet; thence North 5 degrees 37' East, 29.18 feet; thence North 49 degrees 28' West, 330.32 feet; thence North 34 degrees 17' West, 209.55 feet; thence North 54 degrees 28' West, 579.22 feet to the True Place of Beginning.

That part of the NE¼NW¼ of Section 33 of Township 10 North, Range 46 East, W.M., Asotin County, Washington, more particularly described as follows: Beginning at the Northeast corner of said NE¼NW¼; thence Southerly along the East line of said NE¼NW¼ 318.36 feet; thence N.61°30'W., 703.11 feet to a point on the North line of said NE¼NW¼; thence Easterly along said North line 624.34 feet to the place of beginning.

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That part of Government Lot 4 of Section 3 of Township 9 North, Range 46 East, W.M., Asotin County Washington, more particularly described as follows: Beginning at the Northwest corner of said Lot 4; thence Southerly along the West line of said Lot 4 411.70 feet; thence N. 86°43'E., 116.38 feet; thence N.64°30'E., 911.65 feet to a point on the North line of said Lot 4; thence Westerly along said North line 928.70 feet to the place of beginning.

Township 9, Range 46 E.W.M.

Section 4: The North Half EXCEPTING therefrom that part of the E½NW¼ and of the NW¼NE¼ of Section 4 of Township 9 North, Range 46 East, W.M., Asotin County, Washington, more particularly described as follows: Beginning at the Northeast corner of the E½NW¼ of said Section 4; thence S. 89°14' E. along the North line of said Section 4 a distance of 133.40 feet; thence S. 6°06' W., 108.86 feet; thence S.27°00' W., 1901.21 feet; thence N. 64°33' W., 546.49 feet; thence N. 14°08'E., 1629.71 feet to a point on the North line of said Section 4; thence S.89°14'E. along said North line 836.90 feet to the place of beginning, containing 31.07 acres.

EXCEPTING THEREFROM That part of the NE¼ of Section 4 of Township 9 North, Range 46 East, W.M., Asotin County, Washington, more particularly described as follows: Commencing at the Northeast corner of said NE¼; thence Southerly along the East line of said NE¼ 411.70 feet to the true place of beginning; thence continue Southerly along said East line 2228.30 feet to the Southeast corner of said NE¼; thence Westerly along the South line of said NE¼ 2442.88 feet; thence N.43°57'E., 709.47 feet; thence N.61°07'E., 413.32 feet; thence N.46°56'E., 96.27 feet; thence N.35°19'E., 779.71 feet; thence N.41°56'E, 756.89 feet; thence N.64°30'E., 207.55 feet; thence N.72°33'E., 87.28 feet; thence N.81°52'E., 131.81 feet; thence N.86°43'E., 215.07 feet to the true place of beginning.

FURTHER EXCEPTING That part of the NW¼NE¼ of Section 4 of Township 9 North, Range 46 East, W.M., more particularly described as follows: Commencing at the Southwest corner of said SW¼SE¼; thence S. 89°14' E. along the South line of said Section 33 a distance of 133.40 feet to the true place of beginning; thence S. 6°06' W., 108.86 feet; thence S. 80°10' E., 237.91 feet; thence N. 17°10'E., 186.48 feet; thence S. 88°38' E., 360.48 feet more or less to a point on the centerline of S.R. 129; thence N. 18°56' E. along said centerline a distance of 67.20 feet; thence N. 87°21' W., 457.76 feet; thence N. 59°54' W., 152.21 feet; thence S. 33°05' W., 113.27 feet; thence S. 6°06' W., 87.35 feet to the place of beginning, containing 2.15 acres. EXCEPTING therefrom all portions lying in the right-of-way of S.R. 129.

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DATED this 25th day of July, 2016.

LYNETTE M. AUSMAN, a single person

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

STATE OF WASHINGTON)
: ss.
County of Asotin)

On this 25th 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 COMMISSION EXPIRES OCT. 10, 2018
STATE OF WASHINGTON

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 25th 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 COMMISSION EXPIRES OCT. 10, 2018
STATE OF WASHINGTON

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

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