

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

This form is your receipt when stamped by cashier.

Check box if partial sale, indicate %

(See back of last page for instructions)

List percentage of ownership acquired next to each name.

SELLER GRANTOR	1 Name <u>Donald C. O'Malley, Jr.</u>	BUYER GRANTEE	2 Name <u>Rafter O Land and Cattle II, LLC, a Washington limited liability company</u>
	Mailing Address <u>2153 23rd Street</u>		Mailing Address <u>2153 23rd Street</u>
	City/State/Zip <u>Clarkston, WA 99403</u>		City/State/Zip <u>Clarkston, WA 99403</u>
	Phone No. (including area code) <u>(509) 758-2719</u>		Phone No. (including area code) <u>(509) 758-2719</u>
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>45500</u>	
City/State/Zip _____		<u>412,300</u>	
Phone No. (including area code) _____		_____	

Street address of property: 2153 23rd Street

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)
See EXHIBIT "A" attached.

Select Land Use Code(s):
11 - Household, single family units

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-212(2)(e)
Reason for exemption Transfer where gain or loss on contribution to partnership is not recognized under Section 721 of the Internal Revenue Code of 1986, as amended.

Type of Document Quitclaim Deed

Date of Document 6/28/18

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 \$	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 Donald C. O'Malley Jr
Name (print) Donald C. O'Malley, Jr.
Date & city of signing: 6/28/18 Clarkston, Wa

Signature of Grantee or Grantee's Agent Donald C. O'Malley Jr
Name (print) Donald C. O'Malley, Jr., Manager
Date & city of signing: 6/28/18 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 (09/06/17)
Irwin, Myklebust, Savage
Brown
ck# 52257

THIS SPACE - TREASURER'S USE ONLY

JUL 16 2018
ASOTIN COUNTY TREASURER

COUNTY TREASURER
51398

EXHIBIT A

That part of Lots 3 and 4 of Block E-3 of Clarkston Heights, Asotin County, Washington, more particularly described as follows:

Commencing at the Northwest corner of said Lot 3, said point being at the intersection of centerlines of Johnson Road and 23rd Street; thence South $19^{\circ}38'30''$ West, along the centerline of 23rd Street a distance of 82.50 feet to the true place of beginning; thence continue South $19^{\circ}38'30''$ West, 237.72 feet; thence North $89^{\circ}57'30''$ East, 234.74 feet; thence North $0^{\circ}02'30''$ West, 220.91 feet to a point on the South right-of-way line of realigned Johnson Road; thence North $75^{\circ}56'24''$ West along said right-of-way line 88.19 feet (record is 88.27 feet); thence South $65^{\circ}14'57''$ West, along said right-of-way line 11.61 feet; thence South $21^{\circ}17'$ West, along said right-of-way line 18.36 feet; thence South $79^{\circ}54'39''$ West, along said right-of-way line 28.82 feet to a point on the East right-of-way line of 23rd Street; thence North $70^{\circ}21'30''$ West, 25.00 feet to the true place of beginning

ALSO INCLUDING Lot 5 of Block "E-3" of Clarkston Heights according to Plat recorded in Book B of Plats, Page 109, in Asotin County, Washington, and that part of Lots 3 and 4 of said Block E-3 more particularly described as follows:

Beginning at the Northwest corner of Lot 3, Block E-3 of Clarkston Heights, said point being on the intersection of the centerlines of county road; thence southerly along the westerly boundary line of Lots 3 and 4 to the Southwest corner of said Lot 4; thence deflect left $109^{\circ}41'$ a distance of 620.00 feet along the southerly boundary line of Lot 4 to the Southeast corner of said Lot; thence deflect left $70^{\circ}19'$ a distance of 110.92 feet along the easterly boundary line of said Lot 4; thence deflect left $109^{\circ}41'$ a distance of 348 feet parallel to the southerly boundary line of said Lot 4; thence deflect right $90^{\circ}00'$ a distance of 424.09 feet to a point on the northerly line of Lot 3, Block E-3; thence deflect left $98^{\circ}04'$ a distance of 128.0 feet along the northerly boundary line of said Lot 3 to the place of beginning.

EXCEPTING THEREFROM that part of Lots 3 and 4 of Block E-3 of Clarkston Heights, Asotin County, Washington, more particularly described as follows: Beginning at the Northwest corner of said Lot 3, said point being the intersection of center lines of 23rd Street and Johnson Road; thence North $81^{\circ}49'30''$ East along the centerline of Johnson Road a distance of 128.34 feet; thence South $0^{\circ}02'30''$ East a distance of 423.37 feet; thence South $89^{\circ}57'30''$ West a distance of 10.0 feet; thence South $2^{\circ}53'$ West a distance of 59.76 feet; thence South $87^{\circ}01'$ West a distance of 285.76 feet to a point on the centerline of 23rd Street; thence North $19^{\circ}38'30''$ East along said centerline a distance of 509.32 feet to the place of beginning.