

REAL ESTATE EXCISE TAX AFFIDAVIT

This form is your receipt when stamped by cashier.

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)

Check box if partial sale of property

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

SELLER GRANTOR	Name <u>Claassen Bros., LLC</u>	BUYER GRANTEE	Name <u>Claassen Bros., LLC</u>
	Mailing Address <u>135 Kestrel Drive</u>		Mailing Address <u>135 Kestrel Drive</u>
	City/State/Zip <u>Clarkston WA 99403</u>		City/State/Zip <u>Clarkston WA 99403</u>
	Phone No. (including area code) _____		Phone No. (including area code) _____
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 <u>Claassen Bros., LLC</u>		2011450353300000 <input type="checkbox"/>	
Mailing Address <u>135 Kestrel Drive</u>		<del>2011450352700000</del> <input type="checkbox"/>	
City/State/Zip <u>Clarkston WA 99403</u>		2011450353800000 <input type="checkbox"/>	
Phone No. (including area code) _____		_____ <input type="checkbox"/>	
		List assessed value(s) <u>8,288.00</u> <del>8,288.00</del> <del>18,230.00</del> <del>7,887.00</del>	

Street address of property: Land Only, Clarkston, WA

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

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.  
see attached legal

Select Land Use Code(s):  
91 Undeveloped land (land only)  
enter any additional codes: \_\_\_\_\_  
(See back of last page for instructions)

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)?  YES  NO

Is this property designated as forest land per chapter 84.33 RCW?  YES  NO

Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW?  YES  NO

Is this property receiving special valuation as historical property per chapter 84.26 RCW?  YES  NO

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.  
Sail Walker 2/6/19  
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**  
Keith W. Claassen  
PRINT NAME  
KEITH W. CLAASSEN

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-109(2)(b)  
Reason for exemption Trading/exchanging property and boundary line adjustments

Type of Document Quit Claim Deed (QCD)  
Date of Document 01/31/19

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
Local \$	0.00
*Delinquent Interest: State \$	0.00
Local \$	0.00
*Delinquent Penalty \$	0.00
Subtotal \$	0.00
*State Technology Fee \$	5.00 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

I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.

Signature of Grantor or Grantor's Agent <u>Keith W. Claassen</u>	Signature of Grantee or Grantee's Agent <u>Keith W. Claassen</u>
Name (print) <u>Claassen Bros., LLC</u>	Name (print) <u>Claassen Bros., LLC</u>
Date & city of signing: <u>02-01-19, Clarkston, WA</u>	Date & city of signing: <u>02-01-19, 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.20.020 (1C)).

REV 84 0001a (6/26/14) THIS SPACE - TREASURER'S USE ONLY COUNTY TREASURER

ATEC CLK#246231  
KRM

FEB - 6 2019  
ASOTIN COUNTY  
TREASURER

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OLD LEGAL: Current Tax Parcel Number: 2-011-45-035-3300-0000

That part of the West half of the Northwest Quarter of the Southwest Quarter and the Southwest Quarter of the Southwest Quarter of Section 35, Township 11 North, Range 45 East of the Willamette Meridian, Asotin County, Washington,

EXCEPTING

**THEREFROM** that part of the Southwest Quarter of Section 35, more particularly described as follows: Beginning at the Northwest corner of said Southwest Quarter; thence North 89°14'36" East along the North line of said Southwest Quarter a distance of 907.42 feet to a point on the centerline of Silcot Road, said point being a point on curve; thence deflect right along said centerline around a curve to the right with a radius of 1200.00 feet for a distance of 405.96 feet; thence South 19°05' East along said centerline a distance of 714.48 feet to the intersection of Silcot Road and Peola Road, said point on curve; thence deflect left along the centerline of Peola Road around a curve to the right with a radius of 85.00 feet for a distance of 42.95 feet; thence South 23°53' East along said centerline a distance of 17.64 feet to a point of curve; thence along said centerline around a curve to the right with a radius of 2000.00 feet for a distance of 179.76 feet; thence South 18°44' East along said centerline a distance of 31.52 feet to a point of curve; thence along said centerline around a curve to the left with a radius of 650.00 feet for a distance of 44.38 feet to a point on the South line of the Northeast Quarter of the Southwest Quarter; thence South 89°17'47" West along said South line a distance of 143.83 feet to the Northeast corner of the Southwest Quarter of the Southwest Quarter; thence South 0°28'47" West along the East line of said Southwest Quarter of the Southwest Quarter a distance of 530.78 feet; thence North 59°43' West, 874.00 feet; thence North 21°44' West, 1504.32 feet to the Place of Beginning.

Further excepting therefrom the following tracts:

Tract 9 of the Record of Survey recorded on November 7, 2008 as Instrument No. 309289, Official Records of Asotin County, Washington. Commonly known as Lot 9 of Sparrow Hawk Estates, per Deed recorded by Instrument No. 344629. More particularly described as follows: That part of Government Lot 4 (NWNW) of Section 2 of Township 10 North, Range 45 East of the Willamette Meridian and of the Southwest Quarter of the Southwest Quarter of Section 35 of Township 11 North, Range 45 East of the Willamette Meridian, Asotin County, Washington, more particularly described as follows: Commencing at the Southwest corner of the Southwest Quarter of the Southeast Quarter of Section 34 of said Township 11 North, Range 45 East; thence North 1°27'32" East along the West line of said Southwest Quarter of the Southeast Quarter a distance of 18.01 feet; thence South 88°32'28" East a distance of 60.00 feet; thence North 1°27'32" East a distance of 367.13 feet to a point of curve; thence around a curve to the right with a central angle of 88°32'28" and a radius of 25.00 feet for a distance of 38.63 feet; thence East a distance of 2719.99 feet to the True Place of Beginning; thence continue East a distance of 316.50 feet; thence South a distance of 614.67 feet; thence South 65°10' West a distance of 348.75 feet; thence North a distance of 761.14 feet to the True Place of Beginning.

Tract 10 of the Record of Survey recorded on November 7, 2008 as Instrument No. 309289, Official Records of Asotin County, Washington. Commonly known as Lot 10 of Sparrow Hawk Estates, per Deed recorded by Instrument No. 344629. Described as follows: That part of Government Lot 4 (NWNW) of Section 2 of Township 10 North, Range 45 East of the Willamette Meridian and of the Southwest Quarter of the Southwest Quarter of Section 35 of Township 11 North, Range 45 East of the Willamette Meridian, Asotin County, Washington, more particularly described as follows: Commencing at the Southwest corner of the Southwest Quarter of the Southeast Quarter of Section 34 of said Township 11 North, Range 45 East; thence North 1°27'32" East along the West line of said Southwest Quarter of the Southeast Quarter a distance of 18.01 feet; thence South 88°32'28" East a distance of 60.00 feet; thence North 1°27'32" East a distance of 367.13 feet to a point of curve; thence around a curve to the right with a central angle of 88°32'28" and a radius of 25.00 feet for a distance of 38.63 feet; thence East a distance of 3036.49 feet to the True Place of Beginning; thence continue East a distance of 220.00 feet

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to a point of curve; thence around a curve to the right with a central angle of  $155^{\circ}10'$  and a radius of 244.00 feet for a distance of 660.79 feet; thence South  $65^{\circ}10'$  West for a distance of 355.33 feet; thence North a distance of 614.67 feet to the True Place of Beginning.

That part of Government Lot 4 (NWNW) of Section 2 and Government Lot 1 (NENE) of Section 3 of Township 10 North, Range 45 East, W.M. and Southeast Quarter of the Southeast Quarter of Section 34 and Southwest Quarter of the Southwest Quarter of Section 35 of Township 11 North, Range 45 East, W.M., Asotin County, Washington, more particularly described as follows: Commencing at the Southwest corner of the Southwest Quarter of the Southeast Quarter of said Section 34; thence North  $1^{\circ}27'32''$  East along the West line of said Southwest Quarter of the Southeast Quarter a distance of 18.01 feet; thence South  $88^{\circ}32'28''$  East, 60.00 feet; thence North  $1^{\circ}27'32''$  East, 367.13 feet to a point of curve; thence around a curve to the right with a central angle of  $88^{\circ}32'28''$  and a radius of 25.00 feet for a distance of 38.63 feet; thence East 2320.00 feet to the true place of beginning; thence continue East 399.99 feet; thence South 574.00 feet; thence West 399.99 feet; thence North 574.00 feet to the true place of beginning. Also known as Lot 11 of Sparrow Hawk Estates as per Record of Survey recorded November 7, 2008 as Instrument No. 309289.

That part of Government Lot 4 of Section 2 of Township 10 North, Range 45 East of the Willamette Meridian and the Southwest Quarter of the Southwest Quarter of Section 35 of Township 11 North, Range 45 East of the Willamette Meridian, Asotin County, Washington, more particularly described as follows: Commencing at the Southwest corner of the Southwest Quarter of the Southeast Quarter of Section 34 of said Township 11 North, Range 45 East of the Willamette meridian; thence  $1^{\circ}27'32''$  East along the West line of said Southwest Quarter of the Southeast Quarter a distance of 468.00 feet; thence East a distance of 3339.35 feet to a point of curve; thence around a curve to the right with a central angle of  $79^{\circ}34'$  and a radius of 304.00 feet for a distance of 422.16 feet to the True Place of Beginning; thence continue along said curve to the right with a central angle of  $75^{\circ}36'$  and a radius of 304.00 feet for a distance of 401.12 feet; thence South  $32^{\circ}00'$  East a distance of 362.29 feet to a point on the Westerly right of way line of Peola Road, said point being a point of curve; thence deflect left and continue along said right of way line around a curve to the left with a central angle of  $32^{\circ}43'19''$  and a radius of 820.00 feet for a distance of 468.31 feet; thence North  $21^{\circ}41'$  East along said right of way line 25.53 feet to a point of curve; thence continue along said right of way line around a curve to the right with a central angle of  $22^{\circ}10'45''$  and a radius of 330.00 feet for a distance of 127.74 feet to a point on the East line of the Southwest Quarter of the Southwest Quarter of said Section 35; thence North  $1^{\circ}48'47''$  East along said East line a distance of 215.89 feet; thence South  $79^{\circ}34'$  West a distance of 396.92 feet to the True Place of Beginning. Also known as Lot 26 of Sparrow Hawk Estates as per Record of Survey recorded November 7, 2008 as Instrument No. 309289

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NEW LEGALS:

Parcel I: (Tax numbers: 2-011-45-035-3300-0000)

That part of the West half of the Northwest Quarter of the Southwest Quarter and the Southwest Quarter of the Southwest Quarter of Section 35, Township 11 North, Range 45 East of the Willamette Meridian, Asotin County, Washington,  
EXCEPTING

**THEREFROM that part of the Southwest Quarter of Section 35, more particularly described as follows: Beginning at the Northwest corner of said Southwest Quarter; thence North 89°14'36" East along the North line of said Southwest Quarter a distance of 907.42 feet to a point on the centerline of Silcot Road, said point being a point on curve; thence deflect right along said centerline around a curve to the right with a radius of 1200.00 feet for a distance of 405.96 feet; thence South 19°05' East along said centerline a distance of 714.48 feet to the intersection of Silcot Road and Peola Road, said point on curve; thence deflect left along the centerline of Peola Road around a curve to the right with a radius of 85.00 feet for a distance of 42.95 feet; thence South 23°53' East along said centerline a distance of 17.64 feet to a point of curve; thence along said centerline around a curve to the right with a radius of 2000.00 feet for a distance of 179.75 feet; thence South 18°44' East along said centerline a distance of 31.52 feet to a point of curve; thence along said centerline around a curve to the left with a radius of 650.00 feet for a distance of 44.38 feet to a point on the South line of the Northeast Quarter of the Southwest Quarter; thence South 89°17'47" West along said South line a distance of 143.83 feet to the Northeast corner of the Southwest Quarter of the Southwest Quarter; thence South 0°28'47" West along the East line of said Southwest Quarter of the Southwest Quarter a distance of 530.78 feet; thence North 59°43' West, 874.00 feet; thence North 21°44' West, 1504.32 feet to the Place of Beginning.**

Further excepting therefrom the following tracts:

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a distance of 3036.49 feet to the True Place of Beginning; thence continue East a distance of 220.00 feet to a point of curve; thence around a curve to the right with a central angle of  $155^{\circ}10'$  and a radius of 244.00 feet for a distance of 660.79 feet; thence South  $65^{\circ}10'$  West for a distance of 355.33 feet; thence North a distance of 614.67 feet to the True Place of Beginning.

That part of Government Lot 4 (NWNW) of Section 2 and Government Lot 1 (NENE) of Section 3 of Township 10 North, Range 45 East, W.M. and Southeast Quarter of the Southeast Quarter of Section 34 and Southwest Quarter of the Southwest Quarter of Section 35 of Township 11 North, Range 45 East, W.M., Asotin County, Washington, more particularly described as follows: Commencing at the Southwest corner of the Southwest Quarter of the Southeast Quarter of said Section 34; thence North  $1^{\circ}27'32''$  East along the West line of said Southwest Quarter of the Southeast Quarter a distance of 18.01 feet; thence South  $88^{\circ}32'28''$  East, 60.00 feet; thence North  $1^{\circ}27'32''$  East, 367.13 feet to a point of curve; thence around a curve to the right with a central angle of  $88^{\circ}32'28''$  and a radius of 25.00 feet for a distance of 38.63 feet; thence East 2320.00 feet to the true place of beginning; thence continue East 399.99 feet; thence South 574.00 feet; thence West 399.99 feet; thence North 574.00 feet to the true place of beginning. Also known as Lot 11 of Sparrow Hawk Estates as per Record of Survey recorded November 7, 2008 as Instrument No. 309289.

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AND ALSO EXCEPTING: That part of Southwest Quarter of the Southwest Quarter in Section 35 in Township 11 North, Range 45 East of the Willamette Meridian. Asotin County, Washington, more particularly described as follows: Commencing at the Southwest corner of the Southwest Quarter of the Southeast Quarter of Section 34 of said Township 11 North, Range 45 East of the Willamette Meridian; thence N.  $1^{\circ}27'32''$  E. along the West line of said Section 34 a distance of 468.00 feet; thence East 3,339.30 feet to a point curve; thence around said curve to the right with a radius of 304.00 for a distance of 185.35 feet (chord bears S.  $72^{\circ}32'00''$  E., 182.49 feet) to the TRUE PLACE OF BEGINNING; thence continue along said curve to the right with a radius of 304.00 feet for a distance of 236.81 feet (chord bears S.  $32^{\circ}45'01''$  E., 230.87 feet); thence N.  $79^{\circ}34'$  E., 396.92 feet to a point on East line of said Southwest Quarter of the Southwest Quarter of said Section 35; thence N.  $1^{\circ}48'47''$  E. along said East line a distance of 462.52 feet; thence N.  $58^{\circ}23'$  W., 240.13 feet; thence S.  $34^{\circ}56'$  W., 568.27 feet to the TRUE PLACE BEGINNING, also known as Tract 25 of Sparrow Hawk Estates as shown on Record of Survey recorded November 7, 2008 as Instrument No. 309289

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Parcel II:

That part of Southwest Quarter of the Southwest Quarter in Section 35 in Township 11 North, Range 45 East of the Willamette Meridian. Asotin County, Washington, more particularly described as follows: Commencing at the Southwest corner of the Southwest Quarter of the Southeast Quarter of Section 34 of said Township 11 North, Range 45 East of the Willamette Meridian; thence N.1°27'32"E. along the West line of said Section 34 a distance of 468.00 feet; thence East 3,339.30 feet to a point curve; thence around said curve to the right with a radius of 304.00 for a distance of 185.35 feet (chord bears S.72°32'00"E., 182.49 feet) to the TRUE PLACE OF BEGINNING; thence continue along said curve to the right with a radius of 304.00 feet for a distance of 236.81 feet (chord bears S.32°45'01"E., 230.87 feet); thence N.79°34'E., 396.92 feet to a point on East line of said Southwest Quarter of the Southwest Quarter of said Section 35; thence N.1°48'47"E. along said East line a distance of 462.52 feet; thence N.58°23'W., 240.13 feet; thence S.34°56'W., 568.27 feet to the TRUE PLACE BEGINNING, also known as Tract 25 of Sparrow Hawk Estates as shown on Record of Survey recorded November 7, 2008 as Instrument No. 309289

New Tax number to be assigned: 1-132-00-286-0025-0000

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