

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
Only for sales in a single location code on or after January 1, 2020.

Check box if the sale occurred in more than one location code.

PLEASE TYPE OR PRINT

Check box if partial sale, indicate % sold. List percentage of ownership acquired next to each name.

SELLER GRANTOR	1 Name <u>Nez Perce Tribe</u>	BUYER GRANTEE	2 Name <u>Nez Perce Tribe</u>
	Mailing Address <u>P.O. Box 305</u>		Mailing Address <u>P.O. Box 305</u>
	City/State/Zip <u>Lapwai, ID 83540</u>		City/State/Zip <u>Lapwai, ID 83540</u>
	Phone No. (including area code) <u>(208) 843-2253</u>		Phone No. (including area code) <u>(208) 843-2253</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		<u>1-049-00-064-0003-000</u> <input type="checkbox"/>	List assessed value(s) <u>105,000.00</u>
Mailing Address		<u>1-049-00-064-0002-000</u> <input type="checkbox"/>	<u>405,000.00</u>
City/State/Zip		<input type="checkbox"/>	<u>0.00</u>
Phone No. (including area code)		<input type="checkbox"/>	<u>0.00</u>

4 Street address of property: SNAKE RIVER ROAD - LAND ONLY
This property is located in Asotin County
 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 ATTACHED.

5 Select Land Use Code(s):
71 - Cultural activities and nature exhibitions
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)? YES NO
Is this property predominantly used for timber (as classified under RCW 84.34 and 84.33) or agriculture (as classified under RCW 84.34.020)? See ETA 3215 YES NO

6 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.

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) NEW 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-217(1)
Reason for exemption RECORDED TO CORRECT LEGAL DESCRIPTION
Type of Document ARGUED DEED
Date of Document 7-27-20

Gross Selling Price \$	<u>0.00</u>
Personal Property (deduct) \$	<u>0.00</u>
Exemption Claimed (deduct) \$	<u>0.00</u>
Taxable Selling Price \$	<u>0.00</u>
Excise Tax: State	
Less than \$500,000.01 at 1.1%	<u>0.00</u>
From \$500,000.01 to \$1,500,000 at 1.28%	<u>0.00</u>
From \$1,500,000.01 to \$3,000,000 at 2.75%	<u>0.00</u>
Above \$3,000,000 at 3.0%	<u>0.00</u>
Agricultural and timberland at 1.28%	<u>0.00</u>
Total Excise Tax: State \$	<u>0.00</u>
<u>0.0025</u> Local \$	<u>0.00</u>
*Delinquent Interest: State \$	<u>0.00</u>
Local \$	<u>0.00</u>
*Delinquent Penalty \$	<u>0.00</u>
Subtotal \$	<u>0.00</u>
*State Technology Fee \$	<u>5.00</u>
Affidavit Processing Fee \$	<u>5.00</u>
Total Due \$	<u>10.00</u>

PAID
JUL 30 2020
ASOTIN COUNTY
TREASURER

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) Shannon F. Wheeler
Date & city of signing 7-27-20, Lapwai Idaho

Signature of Grantee or Grantee's Agent _____
Name (print) Shannon F. Wheeler
Date & city of signing 7-27-20, Lapwai Idaho

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)).

053316

ASOTIN 1 & 2

ASOTIN1 (1-049-00-064-0003-0000), the Northern Tract currently described by Correction Deed 361860 as follows:

The Grantor, The Nez Perce Tribe, hereby warrants, to the Grantee, Nez Perce Tribe, the following described real property situated in Asotin County, State of Washington:

"LOT 1": NORTHERLY PARCEL

A parcel of land, being all of that parcel referenced in "Exhibit B (Lot 1)" as described in the Quitclaim Deed filed as Instrument No. 190037, Records of Asotin County, Washington, said parcel located in Section 8, Township 8 North, Range 47 East, Willamette Meridian, Asotin County, Washington, more particularly described as follows:

Commencing at a bronze cap monument marking "Azimuth Mark Burr", Washington State Department of Transportation Monument I.D. 2043, from which a brass cap monument marking "GP02-8", Washington State Department of Transportation Monument I.D. No. 2031, bears

S 34°03'15" E a distance of 7537.72 feet;

Thence, S 30°28'08" E a distance of 1537.13 feet to a point on the westerly Right-of-Way line of Snake River Road (as shown on the Construction and Right-of-Way Plans for Asotin County Project 214) opposite centerline station 20+00, the True **POINT-OF-BEGINNING** for this description.

Thence, S 47°44'53" W a distance of 60.00 feet;

Thence, S 43°51'49" E a distance of 305.55 feet;

Thence, S 08°36'20" E a distance of 250.01 feet;

Thence, S 22°33'02" W a distance of 89.86 feet;

Thence, S 27°06'37" E a distance of 215.05 feet;

Thence, S 30°13'14" E a distance of 205.24 feet;

Thence, S 05°43'00" E a distance of 115.28 feet;

Thence, N 80°31'11" E a distance of 260.24 feet to a point on said westerly Right-of-Way line of Snake River Road opposite centerline station 33+00.20, said point being the beginning of a non-tangent curve concave westerly, the radius point of which bears S 80°31'58" W a distance of 778.51 feet; thence, northwesterly along said curve and Right-of-Way line of Snake River Road, through a central angle of 12°22'15", a distance along the arc of 168.09 feet to a point opposite centerline station 31+23.47;

Thence, N 21°50'11" W, continuing along said westerly Right-of-Way line of Snake River Road, a distance of 203.04 feet to a point opposite centerline station 29+20.43, said point being the beginning of a curve concave westerly, the radius point of which bears S 68°09'43" W a distance of 778.51 feet, northwesterly along said curve and Right-of-Way line of Snake River Road, through a central angle of 23°39'52", a distance along the arc of 321.54 feet to a point opposite centerline station 25+82.37;

Thence, N 45°30'09" W, continuing along said Right-of-Way line of Snake River Road, a distance of 357.66 feet to a point being the beginning of a curve concave northeasterly, the radius point of which bears N 44°29'51" E a distance of 2677.36 feet; thence northwesterly along said curve and Right-of-Way line of Snake River Road, through a central angle of 3°15'02", a distance along the arc of 151.89 feet to a point opposite centerline station 20+75.08;

Thence, N 42°15'07" W continuing along said Right-of-Way a distance of 75.08 feet to the True **POINT-OF-BEGINNING**.

Said described parcel contains 5.09 acres (221,570.3 square feet), more or less.

And

ASOTIN2 (1-049-00-064-0002-0000), the Southern Tract

Warranty Deed 352884 as follows:

The Grantor, the Nez Perce Tribe, hereby conveys and warrants, to the Grantee, Nez Perce Tribe, the following described real property situated in Asotin County, State of Washington:

New Parcel One

A parcel of land, being a portion of "Exhibit C (Lot 2)" as described in the Quitclaim Deed filed as Instrument No. 190037, Records of Asotin County, Washington, said parcel located in the South Half, Section 8, Township 8 North, Range 47 East, Willamette Meridian, Asotin County, Washington, more particularly described as follows:

Commencing at a bronze cap monument marking "Azimuth Mark Burr", Washington State Department of Transportation Monument I.D. 2043, from which a brass cap monument bears

S 34°03'15" E a distance of 7537.72 feet;

Thence, S 30°25'53" E a distance of 5206.23 feet to a point on the southwesterly Right-of-Way line of Snake River Road (as shown on the Construction and Right-of-Way Plans for Asotin County Project 214) opposite centerline station 57+29.66, the True **POINT-OF-BEGINNING** for this description.

Thence, S 41°26'37" W a distance of 224.72 feet;

Thence, S 48°10'08" E a distance of 36.51 feet;

Thence, S 41°33'37" W a distance of 60.25 feet;

Thence, S 13°41'42" E a distance of 160.64 feet;

Thence, N 74°30'28" E a distance of 61.44 feet;

Thence, N 83°15'48" E a distance of 97.49 feet;

Thence, N 71°22'27" E a distance of 262.64 feet to a point on said southwesterly Right-of-Way line of Snake River Road opposite centerline station 61+07.15, said point being the beginning of a non-tangent curve concave southwesterly, the radius point of which bears S 69°21'25" W a distance of 650 feet;

Thence, northwesterly along said curve and Right-of-Way line of Snake River Road, through a central angle of 27°54'49", a distance along the arc of 316.67 feet;

Thence, N 48°33'23" W, continuing along said southwesterly Right-of-Way line of Snake River Road, a distance of 36.46 feet to the True **POINT OF BEGINNING**.

Said described parcel contains 2.01 acres (87,702.5 square feet), more or less.

The Nez Perce Tribe, owner of these two property parcels, the current deeds of which are Correction Deed filed as Instrument No. 361860, and Warranty Deed filed as Instrument No. 352884, Records of Asotin County, Washington; finds both deeds to have flawed legal descriptions that inhibit the accurate mapping of said parcels. The chain of title for these two parcels is as follows:

In 1991, Don & Lanoma Hendrickson conveyed three parcels that included the subject parcels to Asotin County by Quitclaim Deed filed as Instrument No. 190037, Records of Asotin County, Washington, said parcels located, in Section 8 & Section 17, Township 8 North, Range 47 East, of the Willamette Meridian, more particularly described as follows.....

In 2017, Asotin County divided one of the parent parcels to create ASOTIN2 (1-049-00-064-0002-0000), the Southern Parcel; and conveyed it to the Nez Perce Tribe by Warranty Deed filed as Instrument No. 352884, Records of Asotin County, Washington; said parcel of land, being a portion of Exhibit C (Lot 2) as described in Quitclaim Deed filed as Instrument No. 190037, Records of Asotin County, Washington; said parcel located in the South Half (S1/2), Section 8, Township 8 North, Range 47 East, of the Willamette Meridian, more particularly described as follows.....

In 2017, Asotin County conveyed ASOTIN1 as (1-049-00-064-0001-0000), the Northern parcel; to the Nez Perce Tribe by Warranty Deed filed as Instrument No. 352885, Records of Asotin County, Washington; said parcel of land, being all that parcel referenced in "EXHIBIT B (Lot 1)" as described in the Quitclaim Deed filed as Instrument No. 190037, Records of Asotin County, Washington; said parcel located in Section 17, Township 8 North, Range 47 East, of the Willamette Meridian, Asotin County Washington, more particularly described as follows.....

This deed contained a scrivener error that mistakenly placed the parcel in Section 17 instead of Section 8.

In 2019, Asotin County again conveyed ASOTIN1 as (1-049-00-064-0003-0000), the Northern parcel; to the Nez Perce Tribe by Correction Deed filed as Instrument No. 361860, Records of Asotin County, Washington; said parcel of land, being all that parcel referenced in "EXHIBIT B (Lot 1)" as described in the Quitclaim Deed filed as Instrument No. 190037, Records of Asotin County, Washington; said parcel located in Section 8, Township 8 North, Range 47 East, of the Willamette Meridian, Asotin County Washington, more particularly described as follows.....

Now therefore the Nez Perce Tribe desires to amend Correction Deed filed as Instrument No. 361860 and Warranty Deed filed as Instrument No. 352884, Records of Asotin County, Washington with corrected legal descriptions for Asotin1&2 as depicted on EXHIBIT MAPS A, B, & C as follows:

ASOTIN1 (1-049-00-064-0003-0000), the Northern Tract, being all that parcel referenced in "EXHIBIT MAP B (Lot 1)" as described in Quitclaim Deed filed as Instrument No. 190037, Records of Asotin County, Washington, said parcel located in Gov't. Lots 2 & 3, Section 8, Township 8 North, Range 47 East, Willamette Meridian, Asotin County, Washington, as shown on EXHIBIT MAPS A & B, and more particularly described as follows:

COMMENCING at the South Quarter corner of Section 8 from which the Southwest corner of Section

8 bears South 87° 41' 25" West at 2882.57 feet;
 Thence North 19° 07' 25" West a distance of 3788.80 feet to a 5/8" iron rod on the westerly right of way of Snake River Road and the **POINT OF BEGINNING**;
 Thence South 47° 44' 53" West a distance of 60.00 feet;
 Thence South 43° 51' 49" East a distance of 305.55 feet;
 Thence South 8° 36' 20" East a distance of 250.01 feet to a 5/8" iron rod;
 Thence South 22° 33' 02" East a distance of 89.86 feet to a 5/8" iron rod;
 Thence South 27° 06' 37" East a distance of 215.05 feet to a 5/8" iron rod;
 Thence South 30° 13' 14" East a distance of 205.24 feet to a 5/8" iron rod;
 Thence South 05° 43' 00" East a distance of 115.28 feet to a 5/8" iron rod;
 Thence North 80° 31' 11" East a distance of 260.00 feet to a 5/8" iron rod on the westerly right of way line of Snake River Road;
 Thence Northwesterly along said right of way line through a non-tangent curve to the left with a long chord bearing of North 15° 39' 33" West, with a central angle of 12° 21' 27", a radius of 778.51 feet, and a distance along the arc of 167.91 feet;
 Thence North 21° 50' 17" West along said right of way line a distance of 203.06 feet;
 Thence Northwesterly along said right of way line through a curve to the left with a long chord bearing of North 33° 40' 13" West, with a central angle of 23° 39' 51", a radius of 778.51 feet, and a distance along the arc of 321.54 feet;
 Thence North 45° 30' 09" West along said right of way line a distance of 357.66 feet;
 Thence Northwesterly along said right of way line through a curve to the left with a long chord bearing of North 43° 52' 38" West, a central angle of 3° 15' 02", a radius of 2677.36 feet, and a distance along the arc of 151.89 feet;
 Thence North 42° 15' 07" West along said right of way line a distance of 75.08 feet to a 5/8" iron rod and the **POINT OF BEGINNING**. Said described parcel contains 5.09 acres, more or less.

ASOTIN2 (1-049-00-064-0002-0000) the Southern Tract, a parcel of land, being a portion of "EXHIBIT MAP C (Lot 2)" as described in Quitclaim Deed filed as Instrument No. 190037, Records of Asotin County, Washington, said parcel located in Gov't. Lot 4, Section 8, Township 8 North, Range 47 East, Willamette Meridian, Asotin County, Washington, as shown on EXHIBIT MAPS A & C, and more particularly described as follows:

COMMENCING at the South Quarter corner of Section 8 from which the Southwest corner of Section 8 bears South 87° 41' 25" West at 2882.57 feet;
 Thence North 56° 00' 23" East a distance of 743.18 feet to a 5/8" iron rod on the westerly right of way of Snake River Road and the **POINT OF BEGINNING**;
 Thence South 41° 26' 37" West a distance of 224.72 feet;
 Thence South 48° 10' 08" East a distance of 36.51 feet;
 Thence South 41° 33' 37" West a distance of 60.25 feet;
 Thence South 13° 41' 42" West a distance of 160.64 feet to a 5/8" iron rod;
 Thence North 74° 30' 28" East a distance of 61.44 feet to a 5/8" iron rod;
 Thence North 83° 15' 48" East a distance of 97.49 feet to a 5/8" iron rod;
 Thence North 71° 22' 27" East a distance of 262.64 feet to a 5/8" iron rod on the westerly right of way line of Snake River Road;
 Thence Northwesterly along said right of way line through a non-tangent curve to the left with a

long chord bearing of North 34° 35' 58" West, a central angle of
27° 54' 49", a radius of 650.00 feet, and a distance along the arc of 316.67 feet;
Thence North 48° 33' 23" West, continuing along said right of way line a distance of 36.46 feet to a
5/8" iron rod and the **Point of Beginning**. Said described parcel contains 2.01 acres, more or
less.