

**Real Estate Excise Tax Affidavit (RCW 82.45 WAC 458-61A)**

Only for sales in a single location code on or after January 1, 2023.  
This affidavit will not be accepted unless all areas on all pages are fully and accurately completed.  
This form is your receipt when stamped by cashier. *Please type or print.*

Check box if partial sale, indicate % \_\_\_\_\_ sold.

List percentage of ownership acquired next to each name.

**1 Seller/Grantor**  
Name Quail Ridge Golf Course, LLC  
178  
Mailing address 28 Lochsa Court  
City/state/zip Lewiston, ID 83501  
Phone (including area code) \_\_\_\_\_

**2 Buyer/Grantee**  
Name Quail Ridge Golf, LLC  
Mailing address 803-46th Avenue 3600 Swallows Nest Drive  
City/state/zip Lewiston, ID 83501 Clarkston, WA 99403  
Phone (including area code) 2097919601

**3 Send all property tax correspondence to:**  Same as Buyer/Grantee  
Name Quail Ridge Golf, LLC

List all real and personal property tax parcel account numbers	Personal property?	Assessed value(s)
<u>See Attached</u>	<input type="checkbox"/>	<u>\$ 0.00</u>
	<input type="checkbox"/>	<u>\$ 0.00</u>
	<input type="checkbox"/>	<u>\$ 0.00</u>

Mailing address 803-46th Avenue 3600 Swallows Nest Dr  
City/state/zip Lewiston, ID 83501 Clarkston, WA 99403

**4 Street address of property** 3600 Swallows Nest Drive, Clarkston, WA 99403  
This property is located in Asotin County (for unincorporated locations please select your 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 you need more space, attach a separate sheet to each page of the affidavit).

See Attached Exhibit "A"

**5** 74 - Recreational activities (golf courses, etc.)  
Enter any additional codes 3  
(see back of last page for instructions)

**7 List all personal property (tangible and intangible) included in selling price.**

Was the seller receiving a property tax exemption or deferral under RCW 84.36, 84.37, or 84.38 (nonprofit org., senior citizen or disabled person, homeowner with limited income)?  Yes  No  
Is this property predominately used for timber (as classified under RCW 84.34 and 84.33) or agriculture (as classified under RCW 84.34.020) and will continue in it's current use? If yes and the transfer involves multiple parcels with different classifications, complete the predominate use calculator (see instructions)  Yes  No

If claiming an exemption, list WAC number and reason for exemption.  
WAC number (section/subsection) \_\_\_\_\_  
Reason for exemption RCW 84.38

**6** Is this property designated as forest land per RCW 84.33?  Yes  No  
Is this property classified as current use (open space, farm and agricultural, or timber) land per RCW 84.34?  Yes  No  
Is this property receiving special valuation as historical property per RCW 84.26?  Yes  No

Type of document	Statutory Warranty Deed
Date of document	<u>2/3/2023</u>
Gross selling price	<u>2,100,000.00</u>
*Personal property (deduct)	<u>200,000.00</u>
Exemption claimed (deduct)	<u>0.00</u>
Taxable selling price	<u>1,900,000.00</u>
Excise tax: state	
Less than \$525,000.01 at 1.1%	<u>5,775.00</u>
From \$525,000.01 to \$1,525,000 at 1.28%	<u>12,800.00</u>
From \$1,525,000.01 to \$3,025,000 at 2.75%	<u>10,312.50</u>
Above \$3,025,000 at 3%	<u>0.00</u>
Agricultural and timberland at 1.28%	<u>0.00</u>
Total excise tax: state	<u>28,887.50</u>
0.0025 Local	<u>4,750.00</u>
*Delinquent interest: state	<u>0.00</u>
Local	<u>0.00</u>
*Delinquent penalty	<u>0.00</u>
Subtotal	<u>33,637.50</u>
*State technology fee	<u>5.00</u>
Affidavit processing fee	<u>0.00</u>
Total due	<u>33,642.50</u>

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 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 signature \_\_\_\_\_ 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) doesn't wish to continue, all additional tax calculated pursuant to RCW 84.26, shall be due and payable by the seller or transferor at the time of sale.

**(3) NEW OWNER(S) SIGNATURE**  
Signature \_\_\_\_\_ Signature \_\_\_\_\_  
Print name \_\_\_\_\_ Print name \_\_\_\_\_

**8 I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT**  
Signature of grantor or agent \_\_\_\_\_  
Name (print) Quail Ridge Golf Course, LLC  
Date & city of signing 2/6/23 Clarkston, WA

Signature of grantee or agent Helsey Granger  
Name (print) Quail Ridge Golf, LLC  
Date & city of signing 2/3/23 Clarkston

Perjury in the second degree is a class C felony which is punishable by confinement in a state correctional institution for a maximum term of five years, or by a fine in an amount fixed by the court of not more than \$10,000, or by both such confinement and fine (RCW 9A.72.030 and RCW 9A.20.021(1)(c)).  
To ask about the availability of this publication in an alternate format for the visually impaired, please call 360-705-6705. Teletype (TTY) users may use the WA Relay Service by calling 711.

Tax Parcels and Values

1-183-01-003-0000-0000 / 1,600.00

1-183-01-002-0000-0000 / 1,700.00

1-183-01-001-0000-0000 / 1,500.00

1-183-00-000-2000-0000 / 11,300.00

4-000-00-000-3630-0000 / 97,930.00

6-049-00-038-0015-0000 / 361,100.00

6-204-04-018-0000-0000 / 19,300.00

6-204-04-019-0000-0000 / 5,000.00

6-204-04-020-0000-0000 / 5,000.00

6-049-00-038-0013-0000 / 364,700.00.

6-049-00-038-0012-0000 / 248,000.00

6-049-00-038-0014-0000 / 452,300.00

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File No. 627855

**Exhibit 'A'**

Lots 1, 2, and 3, Block 1 of Swallow's Nest Subdivision according to the official plat thereof, filed in Book D of Plats at Page(s) 69, records of Asotin County, Washington.

1-183-01-001-0000-0000, 1-183-01-002-0000-0000, 1-183-01-003-0000-0000

AND

Tract B, Block 1 of Swallow's Nest Subdivision according to the official plat thereof, filed in Book D of Plats at Page(s) 69, records of Asotin County, Washington.

EXCEPT: That part of Tract B of Swallow's Nest Subdivision to Asotin County Washington, more particularly described as follows: Beginning at the most Northerly corner of said Tract B, said point being on the East right-of-way line of Swallows nest Drive; thence South 39°05' West along said right-of-way line a distance of 212.40 feet; thence South 89°00' East a distance of 217.24 feet; thence North 26°17'03" West a distance of 188.11 feet to the place of beginning.

AND

That part of Tract A, Block 1 of Swallow's Nest Subdivision according to the official plat thereof, filed in Book D of Plats at Page(s) 69, records of Asotin County, Washington, more particularly described as follows:

Beginning at the most Southerly corner of said Tract A; thence North 26°17'03" West along the West line of said Tract A a distance of 173.88 feet; thence South 89°00' East a distance of 237.77 feet to a point on the East line of said Tract A; thence South 46°38'52" West along said East line a distance of 221.05 feet to the place of beginning.

1-183-00-000-2000-0000

AND

Lots 18, 19, 20, Block 4 of Swallows Nest Addition according to the official plat thereof, filed in Book E of Plats at Page(s) 14, records of Asotin County, Washington.

6-204-04-018-0000-0000, 6-204-04-019-0000-0000, 6-204-04-020-0000-0000

AND

The West 8 feet of Lot 28 in Block 2 of Parkview Acres, according to the official plat thereof, filed in Book E of Plats at Page(s) 98, records of Asotin County, Washington.

AND

That part of the SW1/4 of Section 5, and the E1/2 of Section 7 and the NW1/4 of Section 8 of Township 10 North, Range 46 East, W.M., Asotin County Washington, more particularly, described as follows: Beginning at the most Westerly corner of Block 2 of Parkview Acres Addition; thence N 52°12'36"E along the Northwesterly boundary line of said Block 2 a distance of 99.25 feet (record bears N 54°41'E); thence N 45°00'36"E., 200.83 feet (record bears N 50°29'E); thence N 86°23'36"E., 652.31 feet (record bears N 88°52'E) to the Southwest corner of Block 2 of Swallows Crest Addition; thence N 21°16'58"E., along the West boundary line of said Block 2 a distance of 533.23 feet (record bears N 23°45'22"E); thence N 34°28'42"E., 403.53 feet (record bears N 36°57'06"E); thence N 50°53'13"E., 423.05 feet (record bears N 53°21'37"E); thence N 60°37'15"E., 231.59 feet (record bears N 63°05'39"E); thence N

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36°13'03"E, 158.61 feet (record bears N 38°41'27"E); to the Southeast corner of Block 3 of Swallows Nest Addition; thence N 51°25'24"W. along the Southerly boundary line of said Block 3 a distance of 190.00 feet; thence N 38°34'36"E, 150.00 feet; thence N 32°13'12"E., 355.76 feet to the Southeast corner of Block 5 of Swallows Nest Addition; thence N 42°21'09"W along the Southerly boundary line of said Block 5 a distance of 144.14 feet; thence N 47°38'51"E., 100.00 feet; thence N 42°21'09"W., 91.00 feet; thence N 24°25'24"W., 112.61 feet to a point on the Southerly right-of-way line of Swallows Nest Drive; thence S 46°38'52"W. and continuing along said right-of-way line a distance of 171.21 feet to a point of curve; thence around a curve to the right with a radius of 250.00 feet for a distance of 131.70 feet; thence S 76°49'53"W., 199.96 feet to a point of curve; thence around a curve to the right with a radius of 480.00 feet for a distance of 110.24 feet; thence S 89°59'25"W., 226.51 feet to a point of curve, said point being on the Easterly right-of-way line of Swallows Nest Court; thence continue along said right-of-way line around a curve to the left with a radius of 75.00 feet for a distance of 88.22 feet (record distance 81.29 feet); thence S 22°35'47"W., 286.98 feet to a point of curve; thence around a curve to the right with a radius of 525.00 feet for a distance of 15.54 feet; thence S 24°17'33"W., 182.08 feet to a point of curve; thence around a curve to the right with a radius of 125.00 feet for a distance of 47.09 feet; thence S 45°52'40"W., 106.24 feet to a point of curve; thence around a curve to the left with a radius of 75.00 feet for a distance of 50.85 feet; thence S 7°01'40"W., 75.60 feet; thence S 82°58'20"E and leaving said right-of-way line a distance of 114.26 feet; thence N 30°30' W., 31.13 feet; thence N 59°30'E., 452.77 feet; thence S 30°30'E., 33.42 feet; thence S 65°42'E., 134.31 feet; thence S 40°45'W., 162.0 feet; thence S 50° 00' W., 328.00 feet; thence S 23°49'17"W., 244.36 feet; thence S 35°08'W., 130.32 feet to the Northeast corner of Lot 5 of Block 4 of Swallows Nest Addition; thence S 24°57'49"W and continue along the boundary of said Block 4 a distance of 255.37 feet; thence S 16°42'42"W., 334.45 feet; thence S 85°44'51"W., 285.10 feet; thence N 63°45'45"W., 253.37 feet; thence N 39°08'E., 475.00 feet; thence N 38°56'20"E., 210.62 feet to a point on the West right-of-way line of Swallows Nest Court, said point being a point of curve; thence deflect left and continue along said right-of-way line around a curve to the right with a radius of 192.24 feet for a distance of 102.60 feet; thence N 26°28'40"E., 212.82 feet to a point of curve; thence around a curve to the left with a radius of 75.00 feet for a distance of 25.46 feet; thence N 7°01'40"E., 202.26 feet to a point of curve; thence around a curve to the right with a radius of 125.00 feet for a distance of 28.30 feet to the Southeast corner of Lot 18 of Block 4 of Swallows Nest Addition; thence S 76°25'W., 164.82 feet; thence N 19°16'E., 142.65 feet; thence N 40°35'38"E., 239.94 feet; thence S 65°42'27"E., 128.01 feet to the Northeast corner of Lot 20 of said Block 4, said point being on the Westerly right-of-way line of Swallows Nest Court; thence N 24°17'33"E and continuing along said right-of-way line a distance of 92.60 feet to a point of curve; thence around a curve to the left with a radius of 475.00 feet for a distance of 14.06 feet; thence N 22°35'47"E., 286.98 feet to a point of curve; thence around a curve to the right with a radius of 125.00 feet for a distance of 118.83 feet to a point of reverse curve; thence around a curve to the left with a radius of 20.00 feet for a distance of 28.54 feet to a point on the West right-of-way line of Swallows Nest Drive; thence N 4°42'12"W and continue along said right-of-way line a distance of 66.31 feet to a point of curve; thence around a curve to the right with a radius of 285.00 feet for a distance of 294.22 feet; thence N 39°05'E., 238.14 feet to a point of curve; thence around a curve to the right with a radius of 535.00 feet for a distance of 199.93 feet; thence N 60°29'43"E., 139.91 feet to a point on the North line of the SW1/4 SW1/4 of said Section 5; thence leaving said right-of-way line Westerly along said North line a distance of 774.98 feet to the Southeast corner of Lot 23 of Block 3 of Quailwood Heights Addition; thence Southwesterly 3070.75 feet to the place of beginning.

AND

That part of the SW1/4 of Section 5, the SE1/4 of Section 6, the E1/2 of Section 7, and the NW1/4 of Section 8 of Township 10 North, Range 46 East, W.M., Asotin County, Washington, more particularly described as follows: Beginning at the most Westerly corner of Block 2 of Parkview Acres Addition; thence S 54°41'W., 50.01 feet; thence N 34°17'W., 249.11 feet; thence S 88°52'W., 78.55 feet; thence S 42°59'45"W., 240.66 feet; thence N 54°44'42"W., 213.56 feet; thence N. 33°27'19"E., 456.10 feet; thence N 34°11'34"W., 1947.43 feet; thence N 34°19'W., 419.23 feet; thence N 33°24'W., 172.61 feet; thence N 51°19'E., 126.22 feet to a point of curve; thence around a curve to the left with a radius of 350.00 feet for a distance of 179.24 feet to the Southwest corner of Lot 11, Block 1 of Lower Dove Addition; thence N

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87°45'44" E., 201.61 feet; thence S 22°18'W., 27.88 feet; thence N 87°45'44"E., 416.00 feet to the Northwest corner of Block 1 of Quailridge Addition; thence S 2°14'16"E along the boundary of said Block 1 a distance of 152.36 feet; thence S 56°57'W., 169.94 feet; thence S 10°10'W., 65.87 feet; thence S 23°23'E., 75.35 feet; thence S 31°10'E., 91.43 feet; thence S 33°30'E., 101.57 feet; thence S 31°02'E., 172.68 feet; thence N 76°12'E., 187.07 feet; thence N 22°54'E., 527.67 feet; thence N 87°45'44"E., 178.00 feet; thence S 62°02'E., 163.43 feet; thence S 42°35'E., 120.54 feet; thence N 45°54'E., 188.95 feet; thence N 72°50'E., 186.28 feet; thence N 87°45'44" E., 519.04 feet to the Southeast corner of Block 1 of Quailridge Addition; thence South 19.79 feet; thence East 31.64 feet; thence N 9°55'37"E., 202.56 feet to a point on the North line of the SW1/4 SW1/4 of said Section 5; thence Easterly along said North line a distance of 205.81 feet to the Southeast corner of Lot 23 of Block 3 of Quailwood Heights Addition; thence Southwesterly 3070.75 feet to the place of beginning.

6-049-00-038-0012-0000, 6-049-00-038-0013-0000, 6-049-00-038-0014-0000, 6-049-00-038-0015-0000

87°45'44"E., 416.00 feet to the  
N 87°45'44"E along the boundary of said  
S 10°10'W., 65.87 feet; thence  
S 23°23'E., 75.35 feet; thence S 31°02'E.,  
172.68 feet; thence N 76°12'E., 187.07  
feet; thence N 22°54'E., 527.67  
feet; thence N 45°54'E., 188.95  
feet; thence N 72°50'E., 186.28 feet  
to the Southeast corner of Block 1  
of Quailridge Addition; thence N 9°55'37"E., 202.56 feet  
to a point on the North line of said Section 5; thence Easterly along said North line a  
distance of 205.81 feet to the Southeast corner of Lot 23 of Block 3 of Quailwood Heights Addition;  
thence Southwesterly 3070.75 feet to the place of beginning.

6-049-00-038-0012-0000, 6-049-00-038-0013-0000, 6-049-00-038-0014-0000, 6-049-00-038-0015-0000

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