

**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 Cools Spring Ranch, LLC

**2 Buyer/Grantee**

Name Mark A. Ramsden and Caroline A. Ramsden

Mailing address 8350 Piney Woods Road

City/state/zip Fairfield NC 27826

Phone (including area code) \_\_\_\_\_

Mailing address 69694 Allen Canyon Loop

City/state/zip Wallowa, Oregon 97885

Phone (including area code) \_\_\_\_\_

**3 Send all property tax correspondence to:**  Same as Buyer/Grantee

Name \_\_\_\_\_

Mailing address \_\_\_\_\_

City/state/zip \_\_\_\_\_

List all real and personal property tax parcel account numbers	Personal property?	Assessed value(s)
10490004990010000	<input type="checkbox"/>	\$ 107,800.00
_____	<input type="checkbox"/>	\$ 0.00
_____	<input type="checkbox"/>	\$ 0.00

**4 Street address of property** NA

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** 11 - Household, single family units

Enter any additional codes \_\_\_\_\_

(see back of last page for Instructions)

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

**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

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 [Signature]

Name (print) Cools Spring Ranch by W. Brinkley Melvin/Manager

Date & city of signing March 22, 2023 Clarkston

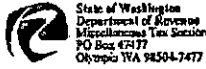
Signature of grantee or agent [Signature]

Name (print) Mark A. Ramsden

Date & city of signing March 22, 2023 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)).

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**REAL ESTATE EXCISE TAX  
SUPPLEMENTAL STATEMENT**  
(WAC 458-61A-304)

This form must be submitted with the Real Estate Excise Tax Affidavit (FORM REV 84 0001A for deeded transfers and Form REV 84 0001B for controlling interest transfers) for claims of tax exemption as provided below. Completion of this form is required for the types of real property transfers listed in numbers 1-3 below. Only the first page of this form needs original signatures.

**AUDIT:** Information you provide on this form is subject to audit by the Department of Revenue. In the event of an audit, it is the taxpayers' responsibility to provide documentation to support the selling price or any exemption claimed. This documentation must be maintained for a minimum of four years from date of sale. (RCW 82.45.100) Failure to provide supporting documentation when requested may result in the assessment of tax, penalties, and interest. Any filing that is determined to be fraudulent will carry a 50% evasion penalty in addition to any other accrued penalties or interest when the tax is assessed.

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)).

The persons signing below do hereby declare under penalty of perjury that the following is true (check appropriate statement):

**DATE OF SALE:** (WAC 458-61A-306(2))

I, (print name) CHANCE PRYTON, certify that the QUITCLAIM DEED (type of instrument), dated 1-11-23, was delivered to me in escrow by MARK RAMSDEN (seller's name). NOTE: Agent named here must sign below and indicate name of firm. The payment of the tax is considered current if it is not more than 90 days beyond the date shown on the instrument. If it is past 90 days, interest and penalties apply to the date of the instrument.

Reasons held in escrow DOCS SIGNED OUT OF TOWN  
 Signature [Signature] Firm Name ALLIANCE TITLE

**2. GIFTS:** (WAC 458-61A-201) The gift of equity is non-taxable; however, any consideration received is not a gift and is taxable. The value exchanged or paid for equity plus the amount of debt equals the taxable amount. One of the boxes below must be checked. Both Grantor (seller) and Grantee (buyer) must sign below.

Grantor (seller) gifts equity valued at \$ \$1,000.00 to grantee (buyer).  
 NOTE: Examples of different transfer types are provided on the back. This is to assist you with correctly completing this form and paying your tax.

"Consideration" means money or anything of value, either tangible (boats, motor homes, etc) or intangible, paid or delivered, or contracted to be paid or delivered, including performance of services, in return for the transfer of real property. The term includes the amount of any lien, mortgage, contract indebtedness, or other encumbrance, given to secure the purchase price, or any part thereof, or remaining unpaid on the property at the time of sale. "Consideration" includes the assumption of an underlying debt on the property by the buyer at the time of transfer.

**A. Gifts with consideration**

1.  Grantor (seller) has made and will continue to make all payments after this transfer on the total debt of \$ \_\_\_\_\_ and has received from the grantee (buyer) \$ \_\_\_\_\_ (include in this figure the value of any items received in exchange for property). Any consideration received by grantor is taxable.
2.  Grantee (buyer) will make payments on \_\_\_\_\_ % of total debt of \$ \_\_\_\_\_ for which grantor (seller) is liable and pay grantor (seller) \$ \_\_\_\_\_ (include in this figure the value of any items received in exchange for property). Any consideration received by grantor is taxable.

**B. Gifts without consideration**

1.  There is no debt on the property; Grantor (seller) has not received any consideration towards equity. No tax is due.
2.  Grantor (seller) has made and will continue to make 100% of the payments on the total debt of \$ \_\_\_\_\_ and has not received any consideration towards equity. No tax is due.
3.  Grantee (buyer) has made and will continue to make 100% of the payments on total debt of \$ \_\_\_\_\_ and has not paid grantor (seller) any consideration towards equity. No tax is due.
4.  Grantor (seller) and grantee (buyer) have made and will continue to make payments from joint account on total debt before and after the transfer. Grantee (buyer) has not paid grantor (seller) any consideration towards equity. No tax is due.

Has there been or will there be a refinance of the debt?  YES  NO (If yes, please call 360-704-5905 to see if this transfer is taxable). If grantor (seller) was on title as co-signor only, please see WAC 458-61A-215 for exemption requirements. The undersigned acknowledge this transaction may be subject to audit and have read the above information regarding record-keeping requirements and evasion penalties.

[Signature] 1-11-2023  
 Grantor's Signature Date  
 W. Brinkley Melvin, Manager of Cool Springs Ranch, LLC  
 Grantor's Name (print)

[Signature] 2/2/23  
 Grantee's Signature Date  
 Mark A. Ramsden  
 Grantee's Name (print)  
[Signature] 2/2/23  
 Carline A. Ramsden  
 Grantee's Name (print) Grantee's Signature Date

**IRS "TAX DEFERRED" EXCHANGE** (WAC 458-61A-213)

I, (print name) \_\_\_\_\_, certify that I am acting as an Exchange Facilitator in transferring real property to \_\_\_\_\_ pursuant to IRC Section 1031, and in accordance with WAC 458-61A-213. NOTE: Exchange Facilitator must sign below.

Exchange Facilitator's Signature \_\_\_\_\_ Date \_\_\_\_\_ Exchange Facilitator's Name (print) \_\_\_\_\_

55925

UNPLATTED ASOTIN, ROS #294183 LOT 1, 24-7-46 PT S ½ NW, 5.39 ACRES

Old legal description: A parcel of land located in Section 24, Township 7 North, Range 46 East of the Willamette Meridian, Asotin County, Washington, described as follows:

Commencing at the West Quarter Corner of said Section 24; thence South 89°33'51" East along the South line of said Northwest Quarter a distance of 1037.96 feet to a 5/8" rebar with cap #38492; thence leaving said Section line North 76°24'43" East a distance of 575.74 feet to a 5/8" rebar with cap #38492; thence North 51°05'18" East a distance of 937.37 feet to a 5/8" rebar with cap #38492; thence North 36°45'51" West a distance of 261.59 feet to the True Point of Beginning; thence North 36°45'51" West a distance of 261.59 feet to a 5/8" rebar with cap #38492; thence North 51°25'47" East a distance of 449.39 feet to a 5/8" rebar with cap #38492, said point being in the Westerly right of way line of Grande Ronde Road; thence along said right of way South 38°43'29" East a distance of 5 feet; thence continuing along said right of way line on a curve to the right having a radius of 1138.98 feet, an arc length of 38.53 feet, the long chord of which bears South 37°45'21" East a distance of 38.52 feet; thence continuing along said right of way line South 36°44'27" East a distance of 218.24 feet; thence leaving said right of way line South 51°27'12" West a distance of 450.13 feet to the True Point of Beginning.

And

A parcel of land located in Section 24, Township 7 North, Range 46 East of the Willamette Meridian, Asotin County, Washington, described as follows:

Commencing at the West Quarter Corner of said Section 24; thence South 89°33'51" East along the South line of said Northwest Quarter a distance of 1037.96 feet to a 5/8" rebar with cap #38492; thence leaving said Section line North 76°24'43" East a distance of 575.74 feet to a 5/8" rebar with cap #38492; thence North 51°05'18" East a distance of 937.37 feet to a 5/8" rebar with cap #38492, said point being the True Point of Beginning; thence North 36°45'51" West a distance of 261.59 feet; thence North 51°27'12" East a distance of 450.13 feet to a point on the Westerly right of way line of Grande Ronde Road; thence along said right of way line South 36°47'02" East a distance of 258.72 feet to a 5/8" rebar with cap #38492; thence leaving said right of way line South 51°05'18" West a distance of 450.32 feet to the True Point of Beginning.

Corrected to new description described as: All that portion of section 24, Township 7 North, Range 46 East of the Willamette Meridian, Asotin County, Washington, described as follows:

Commencing at the West Quarter Corner of said Section 24; thence along the East-West Quarter line of said Section South 89°33'51" East a distance of 658.75 feet; thence North 00°00'00" East a distance of 59.70 feet; thence North 51°25'47" East a distance of 2182.56 feet to a point in the Southwest right of way of Snake River Road, (60 feet in width) being the True Point of Beginning; thence along said right of way South 38°43'29" East a distance of 5 feet; thence continuing along said right of way a distance of 38.53 feet along the arc of a 1138.98 foot radius curve to the right, through a central angle of 1°56'17", with a chord of South 37°45'21" East a distance of 38.52 feet; thence continuing along said right of way South 36°45'51" East a distance of 476.96 feet; thence leaving said right of way South 51°05'18" West a distance of 450.32 feet; thence North 36°45'51" West a distance of 523.15 feet; thence North 51°25'47" East a distance of 449.39 feet to the True Point of Beginning. Said tract is shown as Parcel 1 on Record of Survey recorded in the records of Asotin County, Washington on September 21, 2006 under Instrument No. 294183.

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