

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	1 Name <u>Claassen Bros., L.L.C.</u>	BUYER GRANTEE	2 Name <u>Claassen Bros., L.L.C.</u>
	Mailing Address <u>c/o Steve Claassen, 135 Kestrel Drive</u>		Mailing Address <u>c/o Steve Claassen, 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)
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>Claassen Bros., L.L.C.</u>		2011450353300000 <input type="checkbox"/>	
Mailing Address <u>c/o Steve Claassen, 135 Kestrel Drive</u>		<input type="checkbox"/>	
City/State/Zip <u>Clarkston WA 99403</u>		<input type="checkbox"/>	
Phone No. (including area code)		<input type="checkbox"/>	
		List assessed value(s) <u>5,183.00</u>	

4 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

5 Select Land Use Code(s):
91 Undeveloped land (land only)
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-109(2)(b)
Reason for exemption boundary line adjustments to split out a tract/lot

Type of Document	<u>Quit Claim Deed (QCD)</u>	
Date of Document	<u>10/13/20</u>	
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	\$	<u>0.00</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> <u>5.00</u>
*Affidavit Processing Fee	\$	<u>5.00</u>
Total Due	\$	<u>10.00</u>

02-00

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 <u>[Signature]</u>	Signature of Grantee or Grantee's Agent <u>[Signature]</u>
Name (print) <u>Claassen Bros., L.L.C.</u>	Name (print) <u>Claassen Bros., L.L.C.</u>
Date & city of signing: <u>10-13-2020, Clarkston, WA</u>	Date & city of signing: <u>10-13-2020, 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 CR#349267

PAID
OCT 14 2020
ASOTIN COUNTY
TREASURER
053578

CURRENT LEGAL: 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 $89^{\circ}14'36''$ 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 $19^{\circ}05'$ 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 $23^{\circ}53'$ 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 $18^{\circ}44'$ 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 $89^{\circ}17'47''$ 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 $0^{\circ}28'47''$ West along the East line of said Southwest Quarter of the Southwest Quarter a distance of 530.78 feet; thence North $59^{\circ}43'$ West, 874.00 feet; thence North $21^{\circ}44'$ 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 $1^{\circ}27'32''$ 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 a distance of 60.00 feet; thence North $1^{\circ}27'32''$ East a distance of 367.13 feet to a point of curve; thence around 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 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 $65^{\circ}10'$ 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 $1^{\circ}27'32''$ 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 a distance of 60.00 feet; thence North $1^{\circ}27'32''$ East a distance of 367.13 feet to a point of curve; thence around a curve to the right with a central angle of $88^{\circ}32'28''$ 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 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

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

EXCEPTING THEREFROM: That portion of the Southwest Quarter of the Southwest Quarter of Section 35, Township 11 North, Range 45 East, Willamette Meridian, Asotin County, Washington, described as follows: COMMENCING at the South Quarter Corner of Section 34, Township 11 North, Range 45 East, W.M., (from which

the Southwest corner of said Section 34 bears North 89°21'26" West, a distance of 2,727.39 feet); thence North 01°27'32" East along the West line of the Southeast Quarter of said Section 34, a distance of 18.01 feet, more or less, to the westerly right-of-way line of Sparrow Hawk Drive; thence South 88°32'28" East, a distance of 30.00 feet, more or less, to the centerline of said Sparrow Hawk Drive; thence North 01°27'32" East along said centerline, a distance of 420.75 feet, more or less, to the centerline intersection of said Sparrow Hawk Drive and Kestrel Drive; thence North 90°00'00" East along the centerline of said Kestrel Drive, a distance of 3,310.11 feet; thence North 00°00'00" West, a distance of 30.00 feet, more or less, to the northerly right-of-way line of said Kestrel Drive; thence North 90°00'00" West along said northerly right-of-way line, a distance of 39.84 feet, more or less, to the southwest corner of Tract 24 as shown on said Record of Survey, said point being the POINT OF BEGINNING; thence North 00°00'00" West, a distance of 743.11 feet; thence South 58°23'00" East, a distance of 633.32 feet; thence South 34°56'00" West, a distance of 568.27 feet, more or less, to the northerly right-of-way line of said Kestrel Drive; thence along said northerly right-of-way line 185.35 feet along the arc of a curve to the left, having a radius of 304.00 feet, through a central angle of 34°56'00", said curve having a long chord that bears North 72°32'00" West a chord distance of 182.49 feet; thence North 90°00'00" West continuing along said northerly right-of-way line, a distance of 39.84 feet to the POINT OF BEGINNING. Also known as 'Tract 24' as shown on Record of Survey Recorded as Instrument Number 309289, Records of Asotin County, Washington.

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

PARCEL I I

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.

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1°48'47" East along said East line a distance of 215.89 feet; thence South 79°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

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°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

EXCEPTING THEREFROM: That portion of the Southwest Quarter of the Southwest Quarter of Section 35, Township 11 North, Range 45 East, Willamette Meridian, Asotin County, Washington, described as follows: COMMENCING at the South Quarter Corner of Section 34, Township 11 North, Range 45 East, W.M., (from which the Southwest corner of said Section 34 bears North 89°21'26" West, a distance of 2,727.39 feet); thence North 01°27'32" East along the West line of the Southeast Quarter of said Section 34, a distance of 18.01 feet, more or less, to the westerly right-of-way line of Sparrow Hawk Drive; thence South 88°32'28" East, a distance of 30.00 feet, more or less, to the centerline of said Sparrow Hawk Drive; thence North 01°27'32" East along said centerline, a distance of 420.75 feet, more or less, to the centerline intersection of said Sparrow Hawk Drive and Kestrel Drive; thence North 90°00'00" East along the centerline of said Kestrel Drive, a distance of 3,310.11 feet; thence North 00°00'00" West, a distance of 30.00 feet, more or less, to the northerly right-of-way line of said Kestrel Drive; thence North 90°00'00" West along said northerly right-of-way line, a distance of 39.84 feet, more or less, to the southwest corner of Tract 24 as shown on said Record of Survey, said point being the POINT OF BEGINNING; thence North 00°00'00" West, a distance of 743.11 feet; thence South 58°23'00" East, a distance of 633.32 feet; thence South 34°56'00" West, a distance of 568.27 feet, more or less, to the northerly right-of-way line of said Kestrel Drive; thence along said northerly right-of-way line 185.35 feet along the arc of a curve to the left, having a radius of 304.00 feet, through a central angle of 34°56'00", said curve having a long chord that bears North 72°32'00" West a chord distance of 182.49 feet; thence North 90°00'00" West continuing along said northerly right-of-way line, a distance of 39.84 feet to the POINT OF BEGINNING. Also known as 'Tract 24' as shown on Record of Survey Recorded as Instrument Number 309289, Records of Asotin County, Washington.

FURTHER EXCEPTING THEREFROM That portion of the Southwest Quarter of the Southwest Quarter of Section 35, Township 11 North, Range 45 East of the Willamette Meridian, Asotin County, Washington, described as follows: COMMENCING at the South Quarter Corner of Section 34, Township 11 North, Range 45 East, W.M., (from which the Southwest corner of said Section 34 bears North 89°21'26" West, a distance of 2,727.39 feet); thence North 01°27'32" East along the west line of the Southeast Quarter of said Section 34, a distance of 18.01 feet, more or less, to the westerly right-of-way line of Sparrow Hawk Drive; thence South 88°32'28" East, a distance of 30.00 feet, more or less, to the centerline of said Sparrow Hawk Drive; thence North 01°27'32" East along said centerline, a distance of 420.75 feet, more or less, to the centerline intersection of said Sparrow Hawk Drive and Kestrel Drive; thence North 90°00'00" East along the centerline of said Kestrel Drive, a distance of 3,310.11 feet; thence North 00°00'00" West, a distance of 30.00 feet, more or less, to the northerly right-of-way line of said Kestrel Drive; thence North 90°00'00" West along said northerly right-of-way line, a distance of 39.84 feet, more or less, to the Southeast corner of Tract 23 as shown on said Record of Survey, said point being

the POINT OF BEGINNING; thence North 90°00'00" West along said northerly right-of-way line, a distance of 546.87 feet; thence 39.27 feet along the arc of a curve to the right, having a radius of 25.00 feet, through a central angle of 90°00'00, said curve having a long chord that bears North 45°00'00" West a chord distance of 35.36 feet; thence North 00°00'00" East, a distance of 524.00 feet; thence North 71°15'00" East, a distance of 603.92 feet; thence South 00°00'00" East, a distance of 743.11 feet, more or less, to the POINT OF BEGINNING. Also known as 'Tract 23' as shown on Record of Survey Recorded as Instrument Number 309289, Records of Asotin County, Washington.

PARCEL II: New Parcel Number: 1-132-00-286-0023-0000

That portion of the Southwest Quarter of the Southwest Quarter of Section 35, Township 11 North, Range 45 East of the Willamette Meridian, Asotin County, Washington, described as follows: COMMENCING at the South Quarter Corner of Section 34, Township 11 North, Range 45 East, W.M., (from which the Southwest corner of said Section 34 bears North 89°21'26" West, a distance of 2,727.39 feet); thence North 01°27'32" East along the west line of the Southeast Quarter of said Section 34, a distance of 18.01 feet, more or less, to the westerly right-of-way line of Sparrow Hawk Drive; thence South 88°32'28" East, a distance of 30.00 feet, more or less, to the centerline of said Sparrow Hawk Drive; thence North 01°27'32" East along said centerline, a distance of 420.75 feet, more or less, to the centerline intersection of said Sparrow Hawk Drive and Kestrel Drive; thence North 90°00'00" East along the centerline of said Kestrel Drive, a distance of 3,310.11 feet; thence North 00°00'00" West, a distance of 30.00 feet, more or less, to the northerly right-of-way line of said Kestrel Drive; thence North 90°00'00" West along said northerly right-of-way line, a distance of 39.84 feet, more or less, to the Southeast corner of Tract 23 as shown on said Record of Survey, said point being the POINT OF BEGINNING; thence North 90°00'00" West along said northerly right-of-way line, a distance of 546.87 feet; thence 39.27 feet along the arc of a curve to the right, having a radius of 25.00 feet, through a central angle of 90°00'00, said curve having a long chord that bears North 45°00'00" West a chord distance of 35.36 feet; thence North 00°00'00" East, a distance of 524.00 feet; thence North 71°15'00" East, a distance of 603.92 feet; thence South 00°00'00" East, a distance of 743.11 feet, more or less, to the POINT OF BEGINNING. Also known as 'Tract 23' as shown on Record of Survey Recorded as Instrument Number 309289, Records of Asotin County, Washington.