

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, indicate % sold.

List percentage of ownership acquired next to each name.

SELLER GRANTOR	1 Name <u>Hells Canyon Luxury Land & Livestock, LLC</u>	BUYER GRANTEE	2 Name <u>Hells Canyon Luxury Land & Livestock, LLC</u>
	c/o Brian Bailey, Governing Person		c/o Brian Bailey, Governing Person
	Mailing Address <u>20288 Snake River Road</u>		Mailing Address <u>20288 Snake River Road</u>
	City/State/Zip <u>Asotin/WA/99402</u>		City/State/Zip <u>Asotin/WA/99402</u>
	Phone No. (including area code) <u>(509) 552-0156</u>		Phone No. (including area code) <u>(509) 552-0156</u>

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

Name _____ Mailing Address _____ City/State/Zip _____ Phone No. (including area code) _____

List all real and personal property tax parcel account numbers - check box if personal property	List assessed value(s)
<u>10490005901040000</u> <input type="checkbox"/>	<u>\$405,700.00</u>
<u>10490005901050000</u> <input type="checkbox"/>	<u>\$2,597.00</u>
_____ <input type="checkbox"/>	_____
_____ <input type="checkbox"/>	_____

4 Street address of property: 20288 Snake River Road, Asotin, WA 99402

This property is located in Asotin

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)

PARCEL 1: Government Lot 7 in Section 6 of Township 8 North, Range 47 East of the Willamette Meridian EXCEPTING therefrom any portion lying within the County Road.

PARCEL 2: Government Lot 6 in Section 6 of Township 8 North, Range 47 East of the Willamette Meridian, EXCEPTING therefrom any portion lying within the County Road

5 Select Land Use Code(s):

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 chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)?

YES NO

6

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) OWNER(S) SIGNATURE _____

PRINT NAME _____

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

None

If claiming an exemption, list WAC number and reason for exemption:

WAC No. (Section/Subsection) WAC 458-61A-215

Reason for exemption _____

Judgment on Quiet Title Action

Asotin Co. Case No.: 21-2-00218-02

Type of Document Quiet Title Decree

Date of Document 6/29/22

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
<u>0.0075</u> Local \$	0.00
*Delinquent Interest: State \$	0.00
Local \$	0.00
*Delinquent Penalty \$	0.00
Subtotal \$	0.00
*State Technology Fee \$	5.00
*Affidavit Processing Fee \$	5.00
Total Due \$	10.00

0200

PAID

JUL - 1 2022

ASOTIN COUNTY TREASURER

*SEE INSTRUCTIONS

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

Signature of Grantor or Grantor's Agent Brian Bailey

Name (print) Brian Bailey, Governing Person

Date & city of signing: 6-30-2022 Charleston

Signature of Grantee or Grantee's Agent Brian Bailey

Name (print) Brian Bailey, Governing Person

Date & city of signing: 6-30-2022 Charleston

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)).

Creason, Moore, Dokken + Geidl
PK# 14281 AA

055341

CERTIFIED

FILED

2022 JUN 29 AM 9: 22

MCKENZIE A. CAMPBELL
COUNTY CLERK
ASOTIN COUNTY, WA

SUPERIOR COURT OF WASHINGTON
FOR THE COUNTY OF ASOTIN

DARELD LOOKABILL and LYNN)
LOOKABILL, husband and wife,)

Case No. 21-2-00218-02

Plaintiffs,)

DECREE

vs.)

HELLS CANYON LUXURY LAND &)
LIVESTOCK, LLC, a Washington limited)
liability company; BRIAN BAILEY; JANE)
DOE BAILEY; DOES 1-100,)

Defendants.)

HELLS CANYON LUXURY LAND &)
LIVESTOCK, LLC, a Washington limited)
liability company;)

Counterclaimant,)

vs.)

DARELD LOOKABILL and LYNN)
LOOKABILL, husband and wife,)

Counterdefendant.)

DECREE - 1

Samuel T. Creason, WSBA# 43637
Creason, Moore, Dokken & Geidl, PLLC
P.O. Drawer 835, Lewiston, ID 83501
(208) 743-1516; Fax: (208) 746-2231

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1 THE COURT HEREBY ADJUDGES AND DECREES:

2
3 HELLS CANYON LUXURY LAND & LIVESTOCK, LLC, a Washington limited
4 liability company, holds all right title and interest in and to the real property located at 2028 8 Snake
5 River Road, located in Asotin County, State of Washington, described as:

6 **PARCEL 1:**

7 Government Lot 7 in Section 6 of Township 8 North, Range 47 East of the
8 Willamette Meridian EXCEPTING therefrom any portion lying within the
County Road.

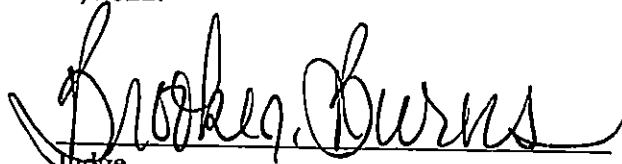
9 **PARCEL 2:**

10 Government Lot 6 in Section 6 of Township 8 North, Range 47 East of the
11 Willamette Meridian, EXCEPTING therefrom any portion lying within the
County Road

12 Assessor's Parcel Nos. 1-049-00-059-0104-0000 and 1-049-00-059-0105-0000.

13 And as particularly described and depicted in the *Record of Survey* recorded in Asotin County
14 Auditor as Instrument No. 371664, attached as Exhibit A to this Decree.

15
16 DATED this 29th day of June, 2022.

17
18 
19 Judge

20
21
22
23
24 DECREE - 2

Samuel T. Creason, WSBA# 43637
Creason, Moore, Dokken & Geidl, PLLC
P.O. Drawer 835, Lewiston, ID 83501
(208) 743-1516; Fax: (208) 746-2231


55341

1 Presented by:

2
3 
4 Samuel T. Creason, WSBA #43637

5 Attorneys for Defendants
6 CREASON, MOORE, DOKKEN & GEIDL, PLLC
7 1219 Idaho Street, P.O. Drawer 835
8 Lewiston, ID 83501
9 (208) 743-1516; Fax: (208) 746-2231
10 Email: samc@cmd-law.com

11 Approved as to Form and Content:

12 
13 Gregory M. George, WSBA #45377

14 Attorneys for Plaintiff
15 MACOMBER LAW, PLLC
16 1900 Northwest Blvd., Ste. 110
17 Coeur d'Alene, ID 83814
18 (208) 664-4700
19 Email: greg@macomberlaw.com
20
21
22
23
24

DECREE - 3

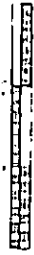
Samuel T. Creason, WSBA# 43637
Creason, Moore, Dokken & Geidl, PLLC
P.O. Drawer 835, Lewiston, ID 83501
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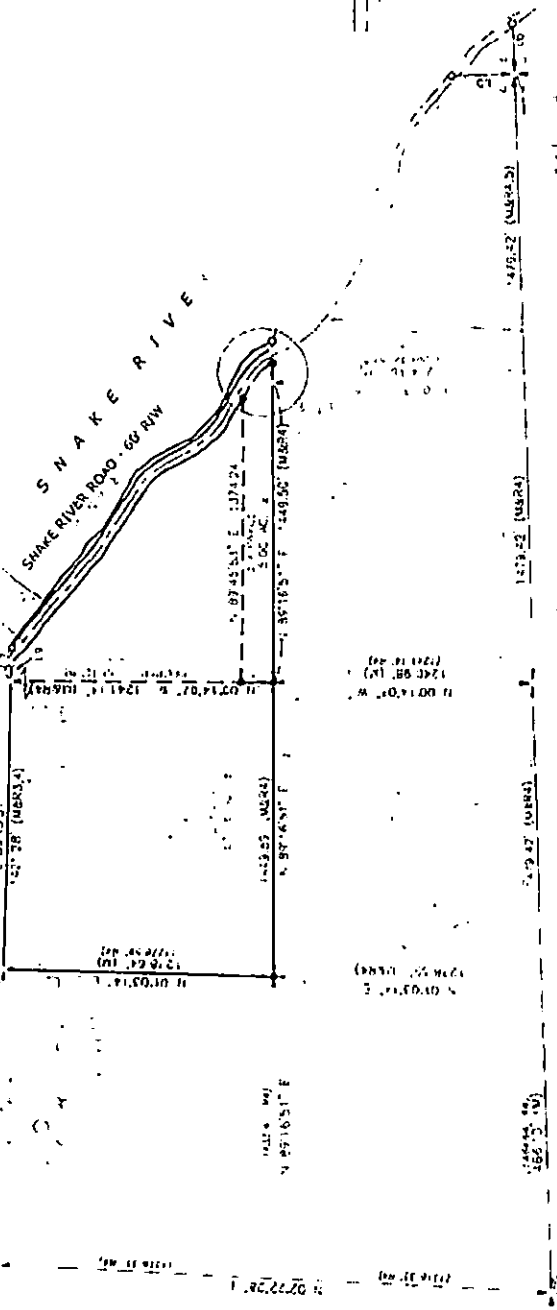
T 8 N. R 47 E. S 6

RECORD OF SURVEY

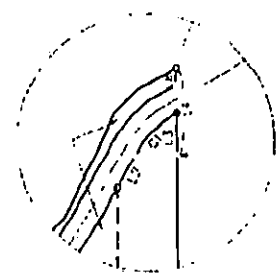
A Boundary Line Adjustment Located
Between the NW 1/4 of Sec 34 & Sec 35
T8N. R47E. W. 6th Range N.M.P.M. 100
Acres (containing) Magistrate



(6)



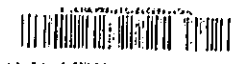
LINE	BEARING	DISTANCE	AREA
1	N 87°45'14\"	137.12	10,000.00
2	S 87°45'14\"	137.12	10,000.00
3	N 87°45'14\"	137.12	10,000.00
4	S 87°45'14\"	137.12	10,000.00
5	N 87°45'14\"	137.12	10,000.00
6	S 87°45'14\"	137.12	10,000.00
7	N 87°45'14\"	137.12	10,000.00
8	S 87°45'14\"	137.12	10,000.00
9	N 87°45'14\"	137.12	10,000.00
10	S 87°45'14\"	137.12	10,000.00



RIM ROCK CONSULTING, INC.
1000 1st St. N.E.
Seattle, WA 98102
Phone: (206) 462-1234
Fax: (206) 462-5678

COUNTY AUDITOR CERTIFICATE
STATE OF WASHINGTON COUNTY OF SPOKANE
RECORDED IN THE BOOK NO. 1007 PAGE 10
AT 1:30 P.M. THIS 20th DAY OF 2007
BY
AUDITOR: Dana W. ...
DEPUTY: ...

EXHIBIT A



55441