

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

Only for sales in a single location code on or after March 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 Sharen M. Peters, Trustee of the Charles & Laurel Cassell Trust & Jeannette Bauer, Trustee of the Everett & Beryl Cassell Family Trust
Mailing address 1850 4th Avenue
City/state/zip Clarkston, WA 99403
Phone (including area code) 509-552-2080

2 Buyer/Grantee

Name Sharen M. Peters, Trustee of the Charles & Laurel Cassell Trust & Jeannette Bauer, Trustee of the Everett & Beryl Cassell Family Trust
Mailing address 1850 4th Avenue
City/state/zip Clarkston, WA 99403
Phone (including area code) 509-552-2080

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)
See attached <u>1-049-00-038-0012</u>	<input type="checkbox"/>	\$ 4,000.00
<u>NEU</u>	<input type="checkbox"/>	\$ 0.00
	<input type="checkbox"/>	\$ 0.00

4 Street address of property: No street address; see attached

This property is located in Clarkston (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 legal description and profile map.

5 91 - Undeveloped land (land only)

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 Sharen M. Peters
Name (print) Sharen M. Peters, Trustee
Date & city of signing 5/04/2023 Lewiston

Signature of grantee or agent Sharen M. Peters
Name (print) Sharen M. Peters, Trustee
Date & city of signing 5/04/2023 Lewiston

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.

0200

Gross selling price	0.00
*Personal property (deduct)	0.00
Exemption claimed (deduct)	0.00
Taxable selling price	0.00
Excise tax: state	
Less than \$525,000.01 at 1.1%	0.00
From \$525,000.01 to \$1,525,000 at 1.28%	0.00
From \$1,525,000.01 to \$3,025,000 at 2.75%	0.00
Above \$3,025,000 at 3%	0.00
Agricultural and timberland at 1.28%	0.00
Total excise tax: state	0.00
0.0025 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

A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX

*SEE INSTRUCTIONS

CREASON, MOORE,
DOLLEN & GENDL
CA# 147914

MAY 08 2023
ASOTIN COUNTY
TREASURER

#56051

EXHIBIT "A"

A PORTION OF UNPLATTED LAND SITUATE IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6 OF TOWNSHIP 10 NORTH, RANGE 46 EAST OF THE WILLAMETTE MERIDIAN, ASOTIN COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE FURTHER MOST SOUTHEASTERLY CORNER OF LOT 13, BLOCK 1, BEING ON THE CUL-DE-SAC RIGHT-OF-WAY (ROW) OF CHUKAR LANE, LOWER DOVE ADDITION, INSTRUMENT NUMBER 211919, RECORDS OF ASOTIN COUNTY;

THENCE LEAVING SAID LOT 13, BLOCK 1, OF LOWER DOVE ADDITION, ALONG A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS POINT THAT BEARS NORTH 53°02'52" EAST A DISTANCE OF 46.00 FEET, A CENTRAL ANGLE OF 100°27'52", THE CHORD OF WHICH BEARS SOUTH 87°11'04" EAST FOR A DISTANCE OF 70.72 FEET, AN ARC DISTANCE OF 80.66 FEET TO A NON-TANGENT CURVE TO THE RIGHT BEING ON THE NORTHWESTERLY LINE OF WARRANTY DEED NUMBER 192028 (QUAIL RIDGE GOLF COURSE), RECORDS OF ASOTIN COUNTY;

THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE FOR THE FOLLOWING 2 COURSES:

1) ALONG SAID NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS THAT BEARS NORTH 48°12'24" WEST A DISTANCE OF 350.00 FEET, A CENTRAL ANGLE OF 08°58'02", THE CHORD OF WHICH BEARS SOUTH 46°16'37" WEST FOR A DISTANCE OF 54.72 FEET, AN ARC DISTANCE OF 54.78 FEET;

2) SOUTH 50°45'38" WEST A DISTANCE OF 126.22 FEET, MORE OR LESS, TO THE NORTHWESTERLY CORNER OF WARRANTY DEED NUMBER 192028 (QUAIL RIDGE GOLF COURSE) BEING THE COMMON NORTHEASTERLY CORNER OF WARRANTY DEED NUMBER 195237 (FOLSOM);

THENCE CONTINUING SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF SAID WARRANTY DEED NUMBER 195237 (FOLSOM) SOUTH 50°45'38" WEST A DISTANCE OF 203.56 FEET;

THENCE LEAVING SAID WARRANTY DEED NUMBER 195237 (FOLSOM) NORTH 38°41'00" WEST A DISTANCE OF 44.95 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE ALONG SAID NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS THAT BEARS NORTH 50°36'32" EAST A DISTANCE OF 407.38 FEET, A CENTRAL ANGLE OF 14°55'27", THE CHORD OF WHICH BEARS NORTH 31°55'45" WEST FOR A DISTANCE OF 105.81 FEET, AN ARC DISTANCE OF 106.11 FEET;

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THENCE NORTH $51^{\circ}19'00''$ EAST A DISTANCE OF 25.84 FEET TO THE NORTHWESTERLY CORNER OF LOT 12, BLOCK 1, OF SAID LOWER DOVE ADDITION, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE ALONG THE BOUNDARY OF SAID LOT 12, BLOCK 1, LOWER DOVE ADDITION, FOR THE FOLLOWING 3 COURSES:

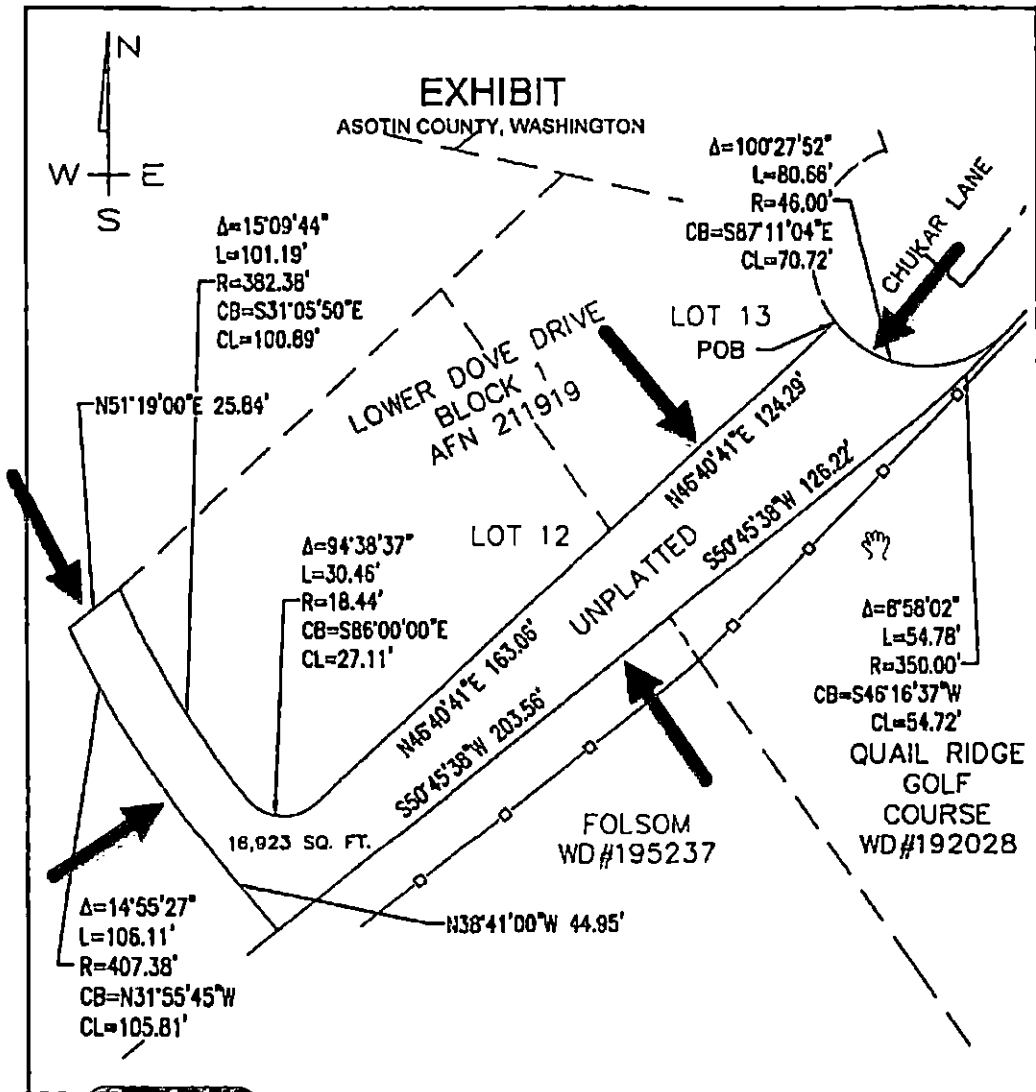
1) ALONG SAID NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS THAT BEARS NORTH $66^{\circ}29'03''$ EAST A DISTANCE OF 382.38 FEET, A CENTRAL ANGLE OF $15^{\circ}09'44''$, THE CHORD OF WHICH BEARS SOUTH $31^{\circ}05'50''$ EAST FOR A DISTANCE OF 100.89 FEET, AN ARC DISTANCE OF 101.19 FEET TO THE BEGINNING OF A CURVE TO THE LEFT;

THENCE ALONG SAID CURVE TO THE LEFT, WITH A RADIUS THAT BEARS NORTH $51^{\circ}19'18''$ EAST A DISTANCE OF 18.44 FEET, A CENTRAL ANGLE OF $94^{\circ}38'37''$, THE CHORD OF WHICH BEARS SOUTH $86^{\circ}00'00''$ EAST FOR A DISTANCE OF 27.11 FEET, AN ARC DISTANCE OF 30.46 FEET;

THENCE NORTH $46^{\circ}40'41''$ EAST A DISTANCE OF 163.06 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 13;

THENCE NORTHEASTERLY ALONG THE EASTERLY LINE OF SAID LOT 13, NORTH $46^{\circ}40'41''$ EAST A DISTANCE OF 124.29 FEET TO THE POINT OF BEGINNING.

56051



Pt. SWSE Sec. 6 / T10N / R46EWM
Clarkston, WA 99403

THIS MAP IS FURNISHED AS AN ACCOMODATION STRICTLY FOR THE PURPOSES OF GENERALLY LOCATING THE LAND. IT DOES NOT REPRESENT A SURVEY OF THE LAND OR IMPLY ANY REPRESENTATIONS AS TO THE SIZE, AREA OR ANY OTHER FACTS RELATED TO THE LAND SHOWN THEREOF

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