

375-13

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>Michael T. DeFaccio and Mark A. DeFaccio, as Co-Trustees of the Paul M. DeFaccio and Dianne L. DeFaccio Irrevocable Trust</u>	BUYER GRANTEE	2 Name: <u>WHSC, LLC, a Washington limited liability company</u>
	Mailing Address: <u>18155 Marine View Dr SW</u> City/State/Zip: <u>Seattle, WA 98166</u> Phone No. (including area code): _____		Mailing Address: <u>1610 Dudley Road</u> City/State/Zip: <u>Thorp, WA 98946</u> 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: _____	868336/19-17-33020-0008 <input type="checkbox"/>	List assessed value(s)	
Mailing Address: _____	067834/19-17-28030-0004 <input type="checkbox"/>	<u>265,660.00</u> 83	
City/State/Zip: _____	_____ <input type="checkbox"/>	<u>\$191,780.00</u>	
Phone No. (including area code): _____	_____ <input type="checkbox"/>	<u>25,570.00</u> 83	

4 Street address of property 1610 Dudley Road, Thorp, WA 98946
This property is located in _____
 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)
SEE ATTACHED EXHIBIT A

5 Select Land Use Code(s):
11
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"/>

6	YES	NO
Is this project 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 checked="" type="checkbox"/>	<input 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.

C. Adams 3/25/16
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
[Signature]
PRINT NAME
Lee Rhodes

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) _____
Reason for exemption _____

Type of Document Statutory Warranty Deed
Date of Document March 21, 2016

Gross Selling Price	<u>\$400,000.00</u>
Personal Property (deduct)	_____
Exemption Claimed (deduct)	_____
Taxable Selling Price	<u>\$400,000.00</u>
Excise Tax: State	<u>\$5,120.00</u>
Local	<u>\$1,000.00</u>
*Delinquent Interest: State	_____
Local	_____
*Delinquent Penalty	_____
Subtotal	<u>\$6,120.00</u>
*State Technology Fee	<u>\$5.00</u>
*Affidavit Processing Fee	_____
Total Due	<u>\$6,125.00</u>

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> Name (print) <u>Edi Carr</u> Date & city of signing: <u>3/24/16</u> <u>Ellen</u>	Signature of Grantee or Grantee's Agent <u>[Signature]</u> Name (print) <u>Lee Rhodes</u> Date & city of signing: <u>Seattle</u> <u>3/24/16</u>
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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)).

LTE 3-25-16 [Signature] 2016-0488

Parcel A

The North 630 feet of that portion of the Northwest Quarter of the Northwest Quarter lying East of the Yakima River.

AND

That portion of the North 630 feet of the Northwest Quarter of the Northeast Quarter lying Southwesterly of the Burlington Northern Railroad Company right of way.

AND

The North 630 feet of the Northeast Quarter of the Northwest Quarter.

EXCEPT any portion thereof which may be lying Northerly of the Southerly of the Burlington Northern Railroad Company right of way.

All in Section 33, Township 19 North, Range 17 East, W.M., in the County of Kittitas, State of Washington.

Parcel B

That portion of the South Half of the Southwest Quarter of Section 28, Township 19 North, Range 17 East, W.M., County of Kittitas, State of Washington, as shown and described on the record of survey drawing prepared by Western Pacific Engineering, Inc., dated July 1987, and as described as follows:

Commencing at a 5/8 inch iron pin with surveyor's cap monument set to mark the Southeast corner of the Southwest Quarter of said Section, said point bears South 89°06'49" West on the Southerly boundary line of the Southeast Quarter of said Section a distance of 2615.20 feet from a found 2 inch iron pipe monument marking the Southeast corner of the Southeast Quarter of said Section, said point also bears South 89°06'41" East on the Southerly boundary line of the Southwest Quarter of said Section a distance of 2608.24 feet from a found 1 1/2 inch iron pin marking the Southwest corner of the Southwest Quarter of said Section; Thence North 89°06'41" West on the Southerly boundary line of the Southwest Quarter of said Section a distance of 168.62 feet to the Southwesterly right-of-way boundary line of the Burlington Northern Railroad Company (formerly known as Northern Pacific Railway Company) and to the point of beginning; Thence continuing North 89°06'41" West on the Southerly boundary line of the Southwesterly Quarter of said Section a distance of 1148.59 feet to the highwater mark of the Yakima River; Thence Northeasterly on the highwater mark of said River to the Southwesterly right-of-way boundary line of said Railroad, said point bears North 24°36'55" East a distance of 1166.97 feet from the aforementioned course; Thence Southeasterly on Southwesterly right-of-way boundary line of said Railroad on a 1144.45 foot radius curve concave to the Northeast an arc distance of 978.55 feet to a point that is Southwesterly of the Railroad Engineer's centerline station S.C. 75 +93.0, said line being concentric with and 200.00 feet Southwesterly of the centerline of said Railroad the long chord of said curve being South 23°38'36" East a distance of 949.01 feet; Thence Southeasterly on the Southwesterly right-of-way boundary line of said Railroad to a point 200.00 feet Southwesterly of the Railroad Engineer's centerline station T.S. 73+50, said point bears South 52°43'18" East a distance of 271.16 feet from the aforementioned course; Thence South 55°38'19" East on the Southwesterly right-of-way boundary line of said Railroad a distance of 79.98 feet to the point of beginning, said line being parallel with and 200.00 feet Southwesterly of the centerline of said Railroad.

EXCEPT that portion described as follows:

Beginning at a point on the Southwesterly boundary line of the Burlington Northern Railroad 400 foot right-of-way in said Southeast Quarter of the Southwest Quarter that bears North 55°30'46" West a distance of 800.3 feet from the South Quarter corner of said Section 28 as evidenced by a 2 1/2-inch iron pipe with 3-inch DEA brass cap; Thence leaving said boundary line South 72°41'07" West a distance of 109.5 feet; Thence North 60°00'03" West a distance of 408 feet, more or less, to the highwater mark on the Easterly bank of the Yakima River; Thence in a Northeasterly direction along said highwater mark a distance of 569 feet, more or less, to a point of intersection with the Westerly boundary line of said Railroad right-of-way; Thence Southeasterly along said right-of-way, parallel with and 200.00 feet Westerly of the centerline of said Railroad a distance of 651 feet, more or less, to the point of beginning.