

**REAL ESTATE EXCISE TAX AFFIDAVIT**  
CHAPTER 82.45 RCW - CHAPTER 458-61A WAC

This form is your receipt  
when stamped by cashier.

**THIS AFFIDAVIT WILL NOT BE ACCEPTED UNLESS ALL AREAS ON ALL PAGES ARE FULLY COMPLETED**  
Only for sales in a single location code on or after January 1, 2020.

☐ Check box if the sale occurred  
in more than one location code.

PLEASE TYPE OR PRINT

☐ Check box if partial sale, indicate % sold.

List percentage of ownership acquired next to each name.

<b>1</b> SELLER GRANTOR	Name <u>Mary Jane Parris, personal representative</u> for the Estate of Dolphas D. Parris	<b>2</b> BUYER GRANTEE	Name <u>Mary Jane Parris</u>
	Mailing Address <u>465 HWY 12 E</u>		Mailing Address <u>465 HWY 12 E</u>
	City/State/Zip <u>Pomeroy WA 99347</u>		City/State/Zip <u>Pomeroy WA 99347</u>
	Phone No. (including area code) <u>(509) 843-1706</u>		Phone No. (including area code) <u>(509) 843-1706</u>
<b>3</b>	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 _____	List assessed value(s)	
	Mailing Address _____	<u>20124203430100000</u> <input type="checkbox"/> <u>2,909.00</u>	
	City/State/Zip _____	<u>20124203430600000</u> <input type="checkbox"/> <u>1,600.00</u>	
	Phone No. (including area code) _____	<u>20660100810200000</u> <input type="checkbox"/> <u>153,600.00</u>	
		<u>20660900818200000</u> <input type="checkbox"/> <u>59,909.00</u>	

**4** Street address of property: 465 HWY 12, AND 15 Grove ST, Pomeroy WA 99347; 20671500210000000 (\$1202) 20671000410000000 (\$1,513)

This property is located in Garfield 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 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 - Household, single family units

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)? ☐ ☒

Is this property predominantly used for timber (as classified under  
RCW 84.34 and 84.33) or agriculture (as classified under RCW  
84.34.020)? See ETA 3215 ☐ ☒

**6** YES NO

Is this property designated as forest land per chapter 84.33 RCW? ☐ ☒

Is this property classified as current use (open space, farm and  
agricultural, or timber) land per chapter 84.34 RCW? ☐ ☒

Is this property receiving special valuation as historical property  
per chapter 84.26 RCW? ☐ ☒

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 classi-  
fication, 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 calcu-  
lated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or  
transferor at the time of sale.

**(3) NEW 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) WAC 458-61A-202

Reason for exemption  
inheritance

Type of Document PR Deed

Date of Document 5/28/2020

Gross Selling Price \$	420,000.00
Personal Property (deduct) \$	0.00
Exemption Claimed (deduct) \$	420,000.00
Taxable Selling Price \$	0.00
Excise Tax: State	
Less than \$500,000.01 at 1.1% \$	0.00
From \$500,000.01 to \$1,500,000 at 1.28% \$	0.00
From \$1,500,000.01 to \$3,000,000 at 2.75% \$	0.00
Above \$3,000,000 at 3.0% \$	0.00
Agricultural and timberland at 1.28% \$	0.00
Total Excise Tax: State \$	0.00
<u>0.0025</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

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>Kimberly R Boggs</u>	Signature of Grantee or Grantee's Agent <u>Kimberly R Boggs</u>
Name (print) <u>Kimberly R Boggs</u>	Name (print) <u>Kimberly R Boggs</u>
Date & city of signing <u>5/28/20 Pomeroy WA</u>	Date & city of signing <u>5/28/20 Pomeroy 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)).

## **EXHIBIT A**

### **Parcel 1**

That part of the Southeast quarter of the Southwest quarter of Section 34 of Township 12 North, Range 42 East, Willamette Meridian, Garfield County, Washington, more particularly described as follows:

Commencing at the southeast corner of Lot 5 of Block 1 of the original town of Pataha City; thence North  $9^{\circ}12'23''$  East, 130.00 feet; thence South  $80^{\circ}47'37''$  East, 150.00 feet to the true place of beginning; thence continue South  $80^{\circ}47'37''$  East, 88.47 feet to a point on the East line of the Southeast quarter of the Southwest quarter of said Section 34; thence South  $0^{\circ}05'47''$  West, 10.16 feet; thence North  $80^{\circ}74'37''$  West, 90.08 feet; thence North  $9^{\circ}12'23''$  East, 10.00 feet to the true place of beginning.

### **Parcel 2**

Lots 6, 7 and 8 in Block 1 of Pataha City according to the plat thereof recorded in Volume A of Plats, page 6, records of Garfield County, Washington, together with vacated alley attaching thereto; and Assessor's Tax Lot 21 in Section 34, Township 12 North, Range 42 East, Willamette Meridian, described as follows:

Beginning at a point on the East line of Lot 8, Block 1, Pataha City, according to plat thereof recorded in Volume A of Plats, page 6, records of Garfield County, Washington, 120 feet northerly of the southeast quarter corner of said Lot 8; thence southerly along said line 120 feet to said southeast corner; thence South  $81^{\circ}10'$  East to the East line of the Southeast Quarter of Section 34, Township 12 North, Range 42 East, Willamette Meridian; thence north on said east line to a point South  $81^{\circ}10'$  East from the point of beginning; thence North  $81^{\circ}10'$  West to the place of beginning, all located in Garfield County, Washington.

### **Parcel 3**

Lots 5, 6, 7 and 8 in Block 9 of the original town of Pataha City; Lots 3 and 4 in Block 10 of Rigsby's Addition and Lots 1 and 2 in Block 15 of Rigsby's Addition to Pataha City; and the following described tract: Commencing at the northwest corner of Lot 2 in Block 15 of Rigsby's Addition to Pataha City, thence west on a parallel line with Pataha Street 200 feet, thence south on a parallel line with Grove Street to a point 90 feet north of the Township line between Townships 11 and 12, thence west at a right angle for a distance of 80 feet, thence in a Southerly direction at right angles to the aforesaid Township line, thence east following said Township line to the southwest corner of the aforesaid Lot 2, thence north along the west line of Lot 2 to the point of beginning.

TOGETHER WITH vacated portions of streets and alleys abutting the above described property.



# REAL ESTATE EXCISE TAX AFFIDAVIT

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☐ Check box if the sale occurred  
in more than one location code.

PLEASE TYPE OR PRINT

<input type="checkbox"/> Check box if partial sale, indicate % sold.		List percentage of ownership acquired next to each name.	
1 SELLER GRANTOR	Name <u>Shirley Marie Brown</u>	2 BUYER GRANTEE	Name <u>Ashley Dixon and Benjamin Dixon, wife &amp; husband</u>
	Mailing Address <u>613 Pataha Street</u>		Mailing Address <u>208 13th Street</u>
	City/State/Zip <u>Pomeroy, WA 99347</u>		City/State/Zip <u>Pomeroy, WA 99347</u>
	Phone No. (including area code) _____		Phone No. (including area code) <u>(208) 816-2601</u>
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 _____	1-053-02-001-1000 <input type="checkbox"/>	
	Mailing Address _____	<input type="checkbox"/>	
	City/State/Zip _____	<input type="checkbox"/>	
	Phone No. (including area code) _____	<input type="checkbox"/>	
		List assessed value(s)	
		<u>140,675</u> 0.00	
		_____ 0.00	
		_____ 0.00	
		_____ 0.00	

4 Street address of property: 1594 Main Street

This property is located in Pomeroy

☐ 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)

Lot 1 in Block 2 of Mulkey's Addition to the City of Pomeroy

<p>5 Select Land Use Code(s):</p> <p><u>11 - Household, single family units</u></p> <p>enter any additional codes: _____</p> <p>(See back of last page for instructions) YES NO</p> <p>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 checked="" type="checkbox"/> YES <input type="checkbox"/> NO</p> <p>Is this property predominantly used for timber (as classified under RCW 84.34 and 84.33) or agriculture (as classified under RCW 84.34.020)? See ETA 3215 <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p> <p>6 YES NO</p> <p>Is this property designated as forest land per chapter 84.33 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p> <p>Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p> <p>Is this property receiving special valuation as historical property per chapter 84.26 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p> <p>If any answers are yes, complete as instructed below.</p> <p>(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.</p> <p>This land <input type="checkbox"/> does <input type="checkbox"/> does not qualify for continuance.</p> <p>DEPUTY ASSESSOR _____ DATE _____</p> <p>(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.</p> <p>(3) NEW OWNER(S) SIGNATURE _____</p> <p>PRINT NAME _____</p>	<p>7 List all personal property (tangible and intangible) included in selling price.</p> <p>If claiming an exemption, list WAC number and reason for exemption:</p> <p>WAC No. (Section/Subsection) _____</p> <p>Reason for exemption _____</p> <p>Type of Document <u>Statutory Warranty Deed</u></p> <p>Date of Document <u>6/4/2020</u></p> <table border="0"> <tr> <td>Gross Selling Price \$</td> <td>70,000.00</td> </tr> <tr> <td>Personal Property (deduct) \$</td> <td>0.00</td> </tr> <tr> <td>Exemption Claimed (deduct) \$</td> <td>0.00</td> </tr> <tr> <td>Taxable Selling Price \$</td> <td>70,000.00</td> </tr> <tr> <td colspan="2">Excise Tax: State</td> </tr> <tr> <td>Less than \$500,000.01 at 1.1% \$</td> <td>770.00</td> </tr> <tr> <td>From \$500,000.01 to \$1,500,000 at 1.28% \$</td> <td>0.00</td> </tr> <tr> <td>From \$1,500,000.01 to \$3,000,000 at 2.75% \$</td> <td>0.00</td> </tr> <tr> <td>Above \$3,000,000 at 3.0% \$</td> <td>0.00</td> </tr> <tr> <td>Agricultural and timberland at 1.28% \$</td> <td>0.00</td> </tr> <tr> <td>Total Excise Tax: State \$</td> <td>770.00</td> </tr> <tr> <td><u>0.0025</u> Local \$</td> <td>175.00</td> </tr> <tr> <td>*Delinquent Interest: State \$</td> <td>0.00</td> </tr> <tr> <td>Local \$</td> <td>0.00</td> </tr> <tr> <td>*Delinquent Penalty \$</td> <td>0.00</td> </tr> <tr> <td>Subtotal \$</td> <td>945.00</td> </tr> <tr> <td>*State Technology Fee \$</td> <td>5.00</td> </tr> <tr> <td>*Affidavit Processing Fee \$</td> <td>0.00</td> </tr> <tr> <td>Total Due \$</td> <td>950.00</td> </tr> </table> <p>A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS</p>	Gross Selling Price \$	70,000.00	Personal Property (deduct) \$	0.00	Exemption Claimed (deduct) \$	0.00	Taxable Selling Price \$	70,000.00	Excise Tax: State		Less than \$500,000.01 at 1.1% \$	770.00	From \$500,000.01 to \$1,500,000 at 1.28% \$	0.00	From \$1,500,000.01 to \$3,000,000 at 2.75% \$	0.00	Above \$3,000,000 at 3.0% \$	0.00	Agricultural and timberland at 1.28% \$	0.00	Total Excise Tax: State \$	770.00	<u>0.0025</u> Local \$	175.00	*Delinquent Interest: State \$	0.00	Local \$	0.00	*Delinquent Penalty \$	0.00	Subtotal \$	945.00	*State Technology Fee \$	5.00	*Affidavit Processing Fee \$	0.00	Total Due \$	950.00
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Total Due \$	950.00																																						

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

Signature of Grantor or Grantor's Agent <u>Dana M Dixon</u>	Signature of Grantee or Grantee's Agent <u>Ashley Dixon</u>
Name (print) <u>Dana M Dixon</u>	Name (print) <u>Ashley Dixon</u>
Date & city of signing <u>6-14-2020 Pomeroy</u>	Date & city of signing <u>6-4-20 Pomeroy, 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)).

PAID

JUN 05 2020

TERESA SUMMERS  
GARFIELD COUNTY TREASURER

**REAL ESTATE EXCISE TAX AFFIDAVIT**  
CHAPTER 82.45 RCW - CHAPTER 458-61A WAC

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in more than one location code.

PLEASE TYPE OR PRINT

☐ Check box if partial sale, indicate % sold.

List percentage of ownership acquired next to each name.

<b>1</b> SELLER GRANTOR	Name <u>Dennis R. Gillis</u>	<b>2</b> BUYER GRANTEE	Name <u>Judy M. Gillis</u>
	Mailing Address <u>P.O. Box 280</u>		Mailing Address <u>P.O. Box 280</u>
	City/State/Zip <u>Pomeroy, WA 99347</u>		City/State/Zip <u>Pomeroy, WA 99347</u>
	Phone No. (including area code) <u>509-843-3542</u>		Phone No. (including area code) <u>509-843-3542</u>
<b>3</b>	Send all property tax correspondence to: <input type="checkbox"/> Same as Buyer/Grantee	List all real and personal property tax parcel account numbers - check box if personal property	
	Name <u>Judy M. Gillis</u>	<u>107036050 40400</u> <input checked="" type="checkbox"/>	
	Mailing Address <u>P.O. Box 280</u>	<input type="checkbox"/>	
	City/State/Zip <u>Pomeroy, WA 99347</u>	<input type="checkbox"/>	
	Phone No. (including area code) <u>509-843-3542</u>	<input type="checkbox"/>	
		List assessed value(s)	
		0.00	
		0.00	
		0.00	
		0.00	

**4** Street address of property: 324 West Main St (Highway 12)

This property is located in Select Location

☐ 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)

**5** Select Land Use Code(s):

Select Land Use Codes 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)? ☐ ☐

Is this property predominantly used for timber (as classified under  
RCW 84.34 and 84.33) or agriculture (as classified under RCW  
84.34.020)? See ETA 3215 ☐ ☒

**6** YES NO

Is this property designated as forest land per chapter 84.33 RCW? ☐ ☒

Is this property classified as current use (open space, farm and  
agricultural, or timber) land per chapter 84.34 RCW? ☐ ☒

Is this property receiving special valuation as historical property  
per chapter 84.26 RCW? ☐ ☒

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 classi-  
fication, 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.

[Signature] 6-8-20  
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 calcu-  
lated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or  
transferor at the time of sale.

**(3) NEW 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-202(6)(i)

Reason for exemption Lack of probate

Type of Document Quick Claim Deed

Date of Document 6-08-2020

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 \$500,000.01 at 1.1% \$	0.00
From \$500,000.01 to \$1,500,000 at 1.28% \$	0.00
From \$1,500,000.01 to \$3,000,000 at 2.75% \$	0.00
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*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

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

Signature of Grantor or Grantor's Agent <u>Judy M. Gillis</u>	Signature of Grantee or Grantee's Agent <u>Judy M. Gillis</u>
Name (print) <u>Judy M. Gillis</u>	Name (print) <u>Judy M. Gillis</u>
Date & city of signing <u>06-08-2020</u>	Date & city of signing <u>06-08-2020 Pomeroy, WA 99347</u>

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CHAPTER 82.45 RCW - CHAPTER 45B-61A WAC

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in more than one location code.

PLEASE TYPE OR PRINT

☐ Check box if partial sale, indicate % sold.

List percentage of ownership acquired next to each name.

1 SELLER GRANTOR	Name	Ronald Niebel, Sr., Oscar Niebel, and Robert Niebel	2 BUYER GRANTEE	Name	PARJIM FARMLAND HOLDINGS, LLC
	Mailing Address	PO Box 134		Mailing Address	18 Cressent Key
	City/State/Zip	Pomeroy, WA 99347		City/State/Zip	Bellevue, WA 98006
	Phone No. (including area code)			Phone No. (including area code)	425-301-0728
3	Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantor		List all real and personal property tax parcel account numbers - check box if personal property		
	Name			See Attached	<input type="checkbox"/>
	Mailing Address				<input type="checkbox"/>
	City/State/Zip				<input type="checkbox"/>
	Phone No. (including area code)				<input type="checkbox"/>
					0.00
					0.00
					0.00
					0.00

4 Street address of property: N/A

This property is located in Garfield 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 more space is needed, you may attach a separate sheet to each page of the affidavit)

See Attached

5 Select Land Use Code(s):

83-Ag-Current Use

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

Is this property predominantly used for timber (as classified under RCW 84.34 and 84.35) or agriculture (as classified under RCW 84.34.020)? See ETA 3215 ☐ YES ☒ NO

6 Is this property designated as forest land per chapter 84.35 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 84.24.105). 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 6-12-20

(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) NEW OWNER(S) SIGNATURE

PRINT NAME

PARJIM FARMLAND HOLDINGS LLC BY JAY GIBBON

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: 6/10/2020

Gross Selling Price \$	1,100,000.00
Personal Property (deduct) \$	0.00
Exemption Claimed (deduct) \$	0.00
Taxable Selling Price \$	1,100,000.00
Excise Tax: State	
Less than \$500,000.01 at 1.1%	0.00
From \$500,000.01 to \$1,500,000 at 1.28%	0.00
From \$1,500,000.01 to \$3,000,000 at 2.75%	0.00
Above \$3,000,000 at 3.0%	0.00
Agricultural and timberland at 1.28%	14,080.00
Total Excise Tax: State \$	14,080.00
0.0025 Local \$	2,750.00
*Delinquent Interest: State \$	0.00
Local \$	0.00
*Delinquent Penalty \$	0.00
Subtotal \$	16,830.00
*State Technology Fee \$	5.00
*Affidavit Processing Fee \$	0.00
Total Due \$	16,835.00

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: Oscar Niebel  
Name (print): Oscar Niebel  
Date & city of signing: 6/10/2020, Pomeroy

Signature of Grantee or Grantee's Agent: JAY GIBBON  
Name (print): JAY GIBBON  
Date & city of signing: BELLEVUE, WA

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.20.030(1C)).

REV 84 0001a (12/6/19)

THIS SPACE - TREASURER'S USE ONLY

COUNTY TREASURER

**PAID**  
JUN 12 2020

TERESA SUMMERS  
GARFIELD COUNTY TREASURER

# EXHIBIT A

Situated in the County of Garfield, State of Washington.

In Township 10 North, Range 41 E.W.M.

Government Lots 3 and 4, the South half of the Northwest quarter, the Southwest quarter of the Northeast quarter, the Northwest quarter of the Southeast quarter, and the Southwest quarter of Section 2.

EXCEPT (Ron's house) that part of the Southwest quarter of the Southwest quarter and the Northwest quarter of the Southwest quarter of said Section 2, more particularly described as follows:

Commencing at the Northwest corner of said Section 2, said point being monumented with a two inch aluminum cap stamped "Bryan Land Surveying PLS 39568", and bears South 89°45'00" East 5311.40 feet from the Northwest corner of Section 3 in said Township and Range, said point being monumented with a three and one half inch aluminum cap stamped "Department of Wildlife PLS 19612" as shown on that survey recorded in Book 1 at Page 109; thence South 14°32'32" East 3956.71 feet to a point on the South right of way line of Linville Gulch Road, hereafter referred to as Point "A", and the True Point of Beginning for this description; thence South 08°43'29" West 378.93 feet; thence South 65°35'13" West 181.51 feet; thence North 41°53'58" West 138.10 feet; thence North 09°11'38" West 185.76 feet; thence South 71°23'46" West 579.04 feet, more or less, to the West line of the Southwest quarter of said Section 2; thence North 00°37'34" East 179.71 feet, more or less, to the South right of way line of Linville Gulch Road; thence, along the South right of way line of Linville Gulch Road, the following courses, North 70°57'18" East 300.01 feet; thence along a curve to the right having a central angle of 18°18'01", radius length of 970.00 feet, chord bearing of North 77°36'18" East, chord length of 224.67 feet, a curve length of 225.17 feet; thence North 84°15'19" East 286.78 feet; thence along a curve to the right having a central angle of 18°34'55", radius length of 320.00 feet, chord bearing of South 86°27'14" East, chord length of 103.33 feet, a curve length of 103.78 feet to the point of beginning for this description.

TOGETHER WITH a 30 foot wide easement for the service and maintenance of a domestic water supply line, including the use of all water that traverses said line, having 15 feet on both sides of centerline, the centerline of which is more particularly described as follows: commencing at the aforesaid Point "A"; thence South 08°43'29" West 220 feet; thence South 81°16'31" East 15 feet to the True Point of Beginning for this description; thence South 08°43'29" West 150 feet; thence South 68°48'43" East 565 feet to the point of terminus for this description.

Government Lot 1 and the Southeast quarter of the Northeast quarter of Section 3.

Commencing at the Northeast corner of Section 34, said Township and Range, said point being monumented with a two inch aluminum cap stamped "Bryan Land Surveying PLS 39568", and bears South  $89^{\circ}13'44''$  East 5238.22 feet from the Northwest corner of said Section 34, said point being monumented with a three and one half inch aluminum cap stamped "Department of Wildlife PLS 19612" as shown on that Survey recorded in Book 1 at Page 109; thence North  $89^{\circ}13'44''$  West 1309.56 feet, to the Northwest corner of the Northeast quarter of the Northeast quarter of said Section 34 and the True Point of Beginning for this description; thence South  $00^{\circ}31'34''$  East 1234.43 feet, along the West line of the Northeast quarter of the Northeast quarter of said Section 34; thence South  $73^{\circ}32'21''$  East 83.00 feet to the West right of way line of Niebel Grade Road; thence northeasterly, along the West right of way line of said road the following courses: along a curve to the right having a central angle of  $30^{\circ}16'19''$ , radius length of 1080.00 feet, chord bearing of North  $29^{\circ}53'28''$  East, chord length of 564.00 feet, a curve length of 570.61 feet; thence North  $45^{\circ}01'37''$  East 300.28 feet; thence along a curve to the right having a central angle of  $18^{\circ}57'57''$ , radius length of 830.00 feet, chord bearing of North  $54^{\circ}30'36''$  East, chord length of 273.49 feet, a curve length of 274.75 feet; thence North  $63^{\circ}59'34''$  East 235.08 feet; thence along a curve to the left having a central angle of  $58^{\circ}52'15''$ , radius length of 255.00 feet, chord bearing of North  $34^{\circ}33'27''$  East, chord length of 250.64 feet, a curve length of 262.01 feet; thence North  $05^{\circ}07'20''$  East 406.09 feet; thence North  $08^{\circ}52'35''$  East 776.58 feet; thence North  $14^{\circ}49'26''$  East 556.28 feet; thence South  $87^{\circ}20'59''$  West 282.34 feet; thence North  $69^{\circ}34'34''$  West 96.37 feet; thence South  $76^{\circ}42'36''$  West 165.07 feet; thence North  $86^{\circ}13'52''$  West 356.51 feet; thence North  $38^{\circ}56'54''$  West 83.45 feet; thence North  $41^{\circ}42'04''$  East 336.95 feet; thence North  $16^{\circ}33'33''$  East 801.04 feet; thence North  $60^{\circ}30'19''$  East 250.02 feet; thence South  $77^{\circ}59'27''$  East 120.78 feet; thence North  $74^{\circ}41'41''$  East 245.13 feet; thence North  $39^{\circ}31'07''$  West 107.26 feet; thence North  $03^{\circ}13'07''$  West 202.31 feet; thence North  $08^{\circ}43'00''$  East 422.52 feet; thence North  $16^{\circ}57'31''$  West 102.67 feet; thence North  $30^{\circ}26'48''$  East 102.73 feet; thence North  $02^{\circ}44'14''$  West 317.16 feet; thence North  $57^{\circ}30'23''$  East 227.75 feet; thence along a curve to the left having a central angle of  $18^{\circ}05'36''$ , radius length of 685.00 feet, chord bearing of South  $76^{\circ}46'30''$  West, chord length of 215.42 feet, a curve length of 216.31 feet; thence South  $67^{\circ}43'42''$  West 64.76 feet; thence along a curve to the right having a central angle of  $169^{\circ}02'28''$ , radius length of 40.00 feet, chord bearing of North  $27^{\circ}45'04''$  West, chord length of 79.63 feet, a curve length of 118.01 feet; thence North  $56^{\circ}46'10''$  East 89.84 feet; thence along a curve to the left having a central angle of  $77^{\circ}10'01''$ , radius length of 85.00 feet, chord bearing of North  $18^{\circ}11'10''$  East, chord length of 106.02 feet, a curve length of 114.48 feet; thence North  $20^{\circ}23'51''$  West 241.47 feet; thence along a curve to the left having a central angle of  $80^{\circ}12'35''$ , radius length of 165.00 feet, chord bearing of North  $60^{\circ}30'09''$  West, chord length of 212.58 feet, a curve length of 230.99 feet; thence South  $79^{\circ}23'34''$  West 145.69 feet; thence along a curve to the right having a central angle of  $131^{\circ}59'12''$ , radius length of 40.00 feet, chord bearing of North  $34^{\circ}36'50''$  West, chord length of 73.08 feet, a curve length of 92.14 feet; thence North  $31^{\circ}22'46''$  East 55.01 feet; thence along a curve to the left having a central angle of  $30^{\circ}35'05''$ , radius length of 485.00 feet, chord bearing of

North 16°05'14" East, chord length of 255.83 feet, a curve length of 258.89 feet; thence North 00°47'41" East 211.30 feet; thence along a curve to the left having a central angle of 58°42'58", radius length of 35.00 feet, chord bearing of North 28°33'48" West, chord length of 34.32 feet, a curve length of 35.87 feet; thence North 57°55'16" West 63.58 feet; thence South 25°51'07" West 485.19 feet; thence South 00°14'15" West 606.87 feet; thence South 47°01'14" West 132.79 feet; thence South 65°45'28" West 243.61 feet; thence South 23°31'42" East 113.45 feet; thence South 04°41'42" East 161.42 feet; thence South 52°36'03" East 71.22 feet; thence South 89°01'19" East 98.14 feet; thence South 39°57'34" East 48.88 feet; thence South 02°06'39" West 199.83 feet; thence South 27°49'22" East 156.85 feet; thence South 03°29'57" East 100.00 feet; thence South 04°40'09" West 393.89 feet; thence South 13°07'36" West 807.36 feet; thence South 89°48'22" West 221.55 feet; thence South 51°13'33" West 79.33 feet; thence South 29°53'58" West 299.59 feet; thence South 47°58'49" West 349.68 feet; thence South 02°47'16" East 349.78 feet; thence North 88°27'21" East 266.88 feet; thence South 79°07'23" East 175.06 feet; thence South 19°19'51" East 305.87 feet; thence South 81°49'15" East 218.52 feet; thence South 33°40'30" East 63.62 feet; thence South 13°58'16" East 619.12 feet; thence South 08°18'58" West 189.14 feet; thence North 64°39'25" West 382.73 feet; thence South 37°50'25" West 54.89 feet; thence South 31°02'47" East 103.60 feet; thence South 25°01'06" West 101.99 feet; thence North 64°58'12" West 75.59 feet; thence North 44°44'08" West 436.11 feet; thence North 09°13'51" West 282.62 feet; thence North 84°05'11" West 124.99 feet; thence South 00°16'24" East 575.75 feet to the point of beginning for this description.

TOGETHER WITH a 20 foot wide cattle migration easement, to move cattle from Pasture 2 to Pasture 1. Location is as shown on that survey recorded in Book 1 of Surveys at Page 437-443.

ALSO EXCEPT (Pasture 3) a tract of land located in the Northeast quarter of the Southeast quarter of said Section 34, the Southwest quarter and the Southeast quarter of said Section 35, the Northeast quarter of the Northeast quarter of Section 3, the Northwest quarter of Section 2, and the West one-half of the Northeast quarter of Section 2, in Township 10 North, Range 41 E.W.M., more particularly described as follows:

Beginning at the Southeast corner of Section 34, Township 11 North, Range 41 E.W.M., said point being monumented with a two inch aluminum cap stamped "Bryan Land Surveying PLS 39568" and bears South 89°45'00" East 5311.40 feet from the Southwest corner of said Section 34, said point being monumented with a three and one half inch aluminum cap stamped "U.S. Dept. of Wildlife PLS 19612" as shown on that Survey in Book 1 at Page 109; thence North 89°45'00" West 1106.00 feet, along the South line of said Section 34, to the East boundary of the Cox/Bartels Cemetery; thence South 00°00'00" West 207.00 feet to the Southeast corner of the Cox/Bartels Cemetery; thence South 90°00'00" West 207.00 feet, along the South boundary of the Cox/Bartels Cemetery, to the East right of way line of Bartels Road; thence, along the East right of way line of said Road the following courses, South 03°03'41" East 489.83 feet; thence



along a curve to the left having a central angle of  $49^{\circ}08'55''$ , radius length of 170.00 feet, chord bearing of South  $27^{\circ}38'09''$  East, chord length of 141.40 feet, a curve length of 145.83 feet; thence South  $52^{\circ}12'36''$  East 164.22 feet; thence along a curve to the right having a central angle of  $19^{\circ}15'36''$ , radius length of 205.00 feet, chord bearing of South  $42^{\circ}34'48''$  East, chord length of 68.59 feet, a curve length of 68.91 feet; thence, departing said East right of way line, North  $28^{\circ}51'37''$  East 81.42 feet; thence North  $80^{\circ}01'28''$  East 318.70 feet; thence South  $38^{\circ}56'28''$  East 244.65 feet; thence South  $01^{\circ}29'31''$  West 87.70 feet; thence South  $43^{\circ}46'03''$  East 171.91 feet; thence North  $67^{\circ}54'07''$  East 353.29 feet; thence North  $36^{\circ}49'45''$  East 304.18 feet; thence North  $42^{\circ}53'19''$  East 324.31 feet; thence North  $27^{\circ}46'27''$  East 804.03 feet; thence North  $75^{\circ}49'07''$  East 181.63 feet; thence North  $50^{\circ}30'27''$  East 455.75 feet; thence South  $86^{\circ}17'34''$  East 243.45 feet; thence South  $57^{\circ}26'50''$  East 240.86 feet; thence South  $36^{\circ}46'49''$  West 531.12 feet; thence South  $02^{\circ}04'08''$  West 180.86 feet; thence South  $08^{\circ}20'49''$  East 703.79 feet; thence North  $73^{\circ}12'56''$  East 115.19 feet; thence North  $05^{\circ}10'17''$  East 530.65 feet; thence North  $59^{\circ}23'24''$  East 261.01 feet; thence South  $82^{\circ}47'25''$  East 534.40 feet; thence South  $21^{\circ}13'52''$  East 211.91 feet; thence South  $12^{\circ}06'47''$  East 312.67 feet; thence South  $17^{\circ}20'54''$  West 110.81 feet; thence South  $35^{\circ}00'13''$  West 449.20 feet; thence South  $87^{\circ}07'09''$  East 929.66 feet; thence North  $15^{\circ}24'45''$  East 1511.22 feet; thence North  $41^{\circ}56'17''$  East 539.87 feet; thence North  $01^{\circ}08'37''$  West 1042.99 feet; thence South  $79^{\circ}42'40''$  East 362.36 feet, more or less, to the boundary of the lands of Niebel; thence North  $25^{\circ}00'00''$  West 349.93 feet, along the boundary of the lands of Niebel; thence North  $74^{\circ}25'15''$  West 1534.35 feet, more or less, along the boundary of the lands of Niebel, to the center of said Section 35; thence North  $00^{\circ}45'00''$  East 500.00 feet, more or less, to the center of said Section 35; thence South  $89^{\circ}57'54''$  West 2780.88 feet, along the center of Section 35; thence South  $52^{\circ}45'00''$  West 435.83 feet; thence South  $20^{\circ}47'32''$  West 109.52 feet; thence South  $05^{\circ}50'07''$  East 80.33 feet; thence South  $55^{\circ}02'48''$  West 82.20 feet; thence North  $56^{\circ}05'52''$  West 229.25 feet; thence South  $47^{\circ}57'07''$  West 79.63 feet; thence South  $13^{\circ}10'22''$  East 215.99 feet; thence South  $31^{\circ}54'41''$  East 133.49 feet; thence South  $11^{\circ}56'25''$  West 257.20 feet; thence South  $41^{\circ}03'04''$  West 417.97 feet, to the North line of the Southeast quarter of the Southeast quarter of said Section 34; thence South  $89^{\circ}30'28''$  East 1059.86 feet, along said North line, to the Northeast corner of the Southeast quarter of the Southeast quarter of said Section 34; thence South  $00^{\circ}43'07''$  East 1318.42 feet to the point of beginning.

TOGETHER WITH a 20 foot wide cattle migration easement, to move cattle from pasture 2 to pasture 3. Location is as shown on that survey recorded in Book 1 of Surveys at Page 437-443.

TOGETHER WITH (Access 2 – to benefit agricultural ground) a 30 foot wide strip of land, having 15 feet on both sides of centerline, to be used for ingress/egress across the surface of those lands located in the Southeast quarter of the Southeast quarter of said Section 27, and in the Northeast quarter of the Northeast quarter of said Section 34, the centerline of which is more particularly described as follows:

Commencing at the Northeast corner of said Section 34, said point being monumented with a two inch aluminum cap stamped "Bryan Land Surveying PLS 39568", and bears South 89°13'44" East 5238.22 feet from the Northwest corner of said Section 34, said point being monumented with a three and one half inch aluminum cap stamped "Department of Wildlife PLS 19612" as shown on that Survey recorded in Book 1 at Page 109; thence South 51°47'33" West 575.04 feet to a point on the West right of way line of Niebel Grade Road and the True Point of Beginning for this description; thence North 37°39'08" West 40.67 feet; thence along a curve to the right having a central angle of 81°59'15", radius length of 50.00 feet, chord bearing of North 03°20'30" East, chord length of 65.60 feet, a curve length of 71.55 feet; thence North 44°20'08" East 53.02 feet; thence along a curve to the left having a central angle of 40°29'26", radius length of 50.00 feet, chord bearing of North 24°05'25" East, chord length of 34.60 feet, a curve length of 35.33 feet; thence North 03°50'42" East 27.29 feet; thence along a curve to the left having a central angle of 73°56'15", radius length of 50.00 feet, chord bearing of North 33°07'26" West, chord length of 60.14 feet, a curve length of 64.52 feet; thence North 70°05'34" West 217.04 feet; thence along a curve to the right having a central angle of 61°35'38", radius length of 50.00 feet, chord bearing of North 39°17'44" West, chord length of 51.20 feet, a curve length of 53.75 feet; thence North 08°29'55" West 68.81 feet; thence along a curve to the left having a central angle of 27°51'51", radius length of 250.00 feet, chord bearing of North 22°25'51" West, chord length of 120.39 feet, a curve length of 121.58 feet to the point of terminus for this description.

EXCEPT public road rights of way.

In Township 10 North, Range 41 E.W.M.

Government Lot 2 of Section 2.

ALSO that part of Government Lot 1 of said Section 2, more particularly described as follows:

Beginning at the Southwest corner of the Northeast quarter of the Northeast quarter (Government Lot 1) of said Section 2; thence East 150 feet; thence northeasterly in a straight line to a point on the North line thereof, 275 feet East of the Northwest corner thereof; thence West 275 feet to said Northwest corner; thence South on the West line thereof to the place of beginning.

That part of the Southeast quarter of Section 35, more particularly described as follows: Beginning 500 feet South of the center of said Section; thence South on line to the Southwest corner of said Southeast quarter; thence East on line to a point 275 feet East of the Southwest corner of the Southeast quarter of the Southeast quarter of said Section; thence northeasterly in a straight line to a point 400 feet East of the Northwest corner of the Southeast quarter of the Southeast quarter; thence North 25°00' West 450 feet; thence northwesterly in a straight line to the place of beginning.

EXCEPT that part thereof contained in the following:

(Pasture 3) a tract of land located in the Northeast quarter of the Southeast quarter of said Section 34, the Southwest quarter and the Southeast quarter of said Section 35, the Northeast quarter of the Northeast quarter of Section 3, the Northwest quarter of Section 2, and the West one-half of the Northeast quarter of Section 2, in Township 10 North, Range 41 E.W.M., more particularly described as follows:

Beginning at the Southeast corner of Section 34, Township 11 North, Range 41 E.W.M., said point being monumented with a two inch aluminum cap stamped "Bryan Land Surveying PLS 39568" and bears South 89°45'00" East 5311.40 feet from the Southwest corner of said Section 34, said point being monumented with a three and one half inch aluminum cap stamped "U.S. Dept. of Wildlife PLS 19612" as shown on that Survey in Book 1 at Page 109; thence North 89°45'00" West 1106.00 feet, along the South line of said Section 34, to the East boundary of the Cox/Bartels Cemetery; thence South 00°00'00" West 207.00 feet to the Southeast corner of the Cox/Bartels Cemetery; thence South 90°00'00" West 207.00 feet, along the South boundary of the Cox/Bartels Cemetery, to the East right of way line of Bartels Road; thence, along the East right of way line of said Road the following courses, South 03°03'41" East 489.83 feet; thence along a curve to the left having a central angle of 49°08'55", radius length of 170.00 feet, chord bearing of South 27°38'09" East, chord length of 141.40 feet, a curve length of 145.83 feet; thence South 52°12'36" East 164.22 feet; thence along a curve to the right having a central angle of 19°15'36", radius length of 205.00 feet, chord bearing of South 42°34'48" East, chord length of 68.59 feet, a curve length of 68.91 feet; thence, departing said East right of way line, North 28°51'37" East 81.42 feet; thence North 80°01'28" East 318.70 feet; thence South 38°56'28" East 244.65 feet; thence South 01°29'31" West 87.70 feet; thence South 43°46'03" East 171.91 feet; thence North 67°54'07" East 353.29 feet; thence North 36°49'45" East 304.18 feet; thence North 42°53'19" East 324.31 feet; thence North 27°46'27" East 804.03 feet; thence North 75°49'07" East 181.63 feet; thence North 50°30'27" East 455.75 feet; thence South 86°17'34" East 243.45 feet; thence South 57°26'50" East 240.86 feet; thence South 36°46'49" West 531.12 feet; thence South 02°04'08" West 180.86 feet; thence South 08°20'49" East 703.79 feet; thence North 73°12'56" East 115.19 feet; thence North 05°10'17" East 530.65 feet; thence North 59°23'24" East 261.01 feet; thence South 82°47'25" East 534.40 feet; thence South 21°13'52" East 211.91 feet; thence South 12°06'47" East 312.67 feet; thence South 17°20'54" West 110.81 feet; thence South 35°00'13" West 449.20 feet; thence South 87°07'09" East 929.66 feet; thence North 15°24'45" East 1511.22 feet; thence North 41°56'17" East 539.87 feet; thence North 10°8'37" West 1042.99 feet; thence South 79°42'40" East 362.36 feet, more or less, to the boundary of the lands of Niebel; thence North 25°00'00" West 349.93 feet, along the boundary of the lands of Niebel; thence North 74°25'15" West 1534.35 feet, more or less, along the boundary of the lands of Niebel, to the center of said Section 35; thence North 00°45'00" East 500.00 feet, more or less, to the center of said Section 35; thence South 89°57'54" West 2780.88 feet, along

the center of Section 35; thence South 52°45'00" West 435.83 feet; thence South 20°47'32" West 109.52 feet; thence South 05°50'07" East 80.33 feet; thence South 55°02'48" West 82.20 feet; thence North 56°05'52" West 229.25 feet; thence South 47°57'07" West 79.63 feet; thence South 13°10'22" East 215.99 feet; thence South 31°54'41" East 133.49 feet; thence South 11°56'25" West 257.20 feet; thence South 41°03'04" West 417.97 feet, to the North line of the Southeast quarter of the Southeast quarter of said Section 34; thence South 89°30'28" East 1059.86 feet, along said North line, to the Northeast corner of the Southeast quarter of the Southeast quarter of said Section 34; thence South 00°43'07" East 1318.42 feet to the point of beginning. TOGETHER WITH a 20 foot wide cattle migration easement, to move cattle from pasture 2 to pasture 3. Location is as shown on that survey recorded in Book 1 of Surveys at Page 437-443.

EXCEPT public road rights of way.

In Township 10 North, Range 41 E.W.M.

The Southeast quarter of the Northwest quarter, the Southwest quarter of the Northeast quarter of Section 1, and that part of the Southeast quarter of the Northeast quarter and of the Northeast quarter of the Southeast quarter of said Section 1 lying West of the County Road.

EXCEPT beginning at a point 165 feet East of the Southwest corner of Government Lot 1 in said Section 1; thence South 132 feet; thence West 330 feet; thence North 132 feet; thence East 165 feet to the place of beginning.

EXCEPT public road rights of way.

In Township 11 North, Range 41 E.W.M.

That part of the Northwest quarter of the Northwest quarter of Section 26 lying West of the County road.

ALSO that part of said Section 26 more particularly described as follows:

Beginning at the Northwest corner of the Southwest quarter of the Southwest quarter of said Section 26; thence East 99 feet; thence North 17°30' East 561 feet; thence North 21°00' East 561 feet; thence North 04°00' East 594 feet; thence North 13°30' East 1023 feet; thence West 733.92 feet to the Southwest corner of the Northwest quarter of the Northwest quarter of said Section 26; thence South on the Section line between Sections 26 and 27 to the place of beginning.

The East half of the Northeast quarter and Northeast quarter of the Southeast quarter of Section 27.

TOGETHER WITH an easement for a right of way 20 feet in width, for the watering of cattle, over and across that part of the Northwest quarter of the Northwest quarter of said Section 26 lying East of the County Road, said right of way extending from the cattle underpass beneath said County Road to the creek on the aforesaid tract.

EXCEPT (Access 3 - to benefit pasture 2) a 30 foot wide strip of land, having 15 feet on both sides of centerline, to be used for ingress/egress across the surface of those lands located in the Northwest quarter of the Northwest quarter of said Section 26, the centerline of which is more particularly described as follows:

Commencing at the Northeast corner of Section 34, said Township and Range, said point being monumented with a two inch aluminum cap stamped "Bryan Land Surveying PLS 39568", and bears South 89°13'44" East 5238.22 feet from the Northwest corner of said Section 34, said point being monumented with a three and one half inch aluminum cap stamped "Department of Wildlife PLS 19612" as shown on that Survey recorded in Book 1 at Page 109; thence North 09°43'38" east 4323.51 feet to a point on the westerly right of way line of Niebel Grade Road and the True Point of Beginning for this strip description; thence South 81°31'10" West 146.19 feet; thence South 88°40'26" West 135.77 feet; thence along a curve to the left having a central angle of 20°56'44", radius length of 700.00 feet, chord bearing of South 78°12'04" West, chord length of 254.47 feet, a curve length of 255.90 feet; thence South 67°43'42" West 64.76 feet to the point of terminus for this description.

Parcel #: 2-010-41-001-2010; 2-010-41-002-1010; 2-010-41-002-2000;  
2-010-41-003-1000; 2-011-41-026-2010; 2-011-11-027-1000;  
2-011-41-027-2030; 2-011-41-034-1000; 2-011-41-035-3000;  
2-011-41-035-4000

**REAL ESTATE EXCISE TAX AFFIDAVIT**

PLEASE TYPE OR PRINT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

This form is your receipt  
when stamped by cashier.

**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.

1 SELLER GRANTOR	Name <u>Estate of Loretta L. Niebel</u>	2 BUYER GRANTEE	Name <u>Ronald Niebel, Sr.</u>
	Mailing Address <u>14 Linville Gulch Rd</u>		Mailing Address <u>14 Linville Gulch Rd</u>
	City/State/Zip <u>Pomeroy, WA 99347</u>		City/State/Zip <u>Pomeroy, WA 99347</u>
	Phone No. (including area code)		Phone No. (including area code)
3 Send all property tax correspondence to: <input type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers – check box if personal property	
Name _____		<u>See Attached</u> <input type="checkbox"/>	
Mailing Address _____		<input type="checkbox"/>	
City/State/Zip _____		<input type="checkbox"/>	
Phone No. (including area code) _____		<input type="checkbox"/>	
		List assessed value(s)	

4 Street address of property: N/A

This property is located in Garfield 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 more space is needed, you may attach a separate sheet to each page of the affidavit)

See Exhibit "A," attached.

5 Select Land Use Code(s): <u>83 - Agriculture classified under current use chapter 84.34 RCW</u> enter any additional codes: _____ (See back of last page for instructions)	7 List all personal property (tangible and intangible) included in selling price.
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 <input type="checkbox"/> NO <input checked="" type="checkbox"/>	If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) <u>82.45.197(1)(f)</u> Reason for exemption <u>Inheritance</u>
6 Is this property designated as forest land per chapter 84.33 RCW? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> Is this property receiving special valuation as historical property per chapter 84.26 RCW? YES <input type="checkbox"/> NO <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 <input checked="" type="checkbox"/> does <input type="checkbox"/> does not qualify for continuance. <u>[Signature]</u> <u>6/12/20</u> 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	Type of Document <u>Lack of Probate Affidavit</u> Date of Document <u>6/10/2020</u> Gross Selling Price \$ _____ *Personal Property (deduct) \$ _____ Exemption Claimed (deduct) \$ _____ Taxable Selling Price \$ _____ 0.00 Excise Tax : State \$ _____ 0.00 <u>0.0025</u> Local \$ _____ 0.00 *Delinquent Interest: State \$ _____ Local \$ _____ *Delinquent Penalty \$ _____ 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

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

Signature of Grantor or Grantor's Agent <u>Oscar Niebel P.O.A</u>	Signature of Grantee or Grantee's Agent <u>Oscar Niebel P.O.A</u>
Name (print) <u>Oscar Niebel</u>	Name (print) <u>Oscar Niebel, agent</u>
Date & city of signing: <u>Pomeroy, 6-10-2020</u>	Date & city of signing: <u>Pomeroy, 6-10-2020</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)).

JUN 12 2020

TEREASA SUMMERS  
GARFIELD COUNTY TREASURER

# EXHIBIT A

Situated in the County of Garfield, State of Washington.

In Township 10 North, Range 41 E.W.M.

Government Lots 3 and 4, the South half of the Northwest quarter, the Southwest quarter of the Northeast quarter, the Northwest quarter of the Southeast quarter, and the Southwest quarter of Section 2.

EXCEPT (Ron's house) that part of the Southwest quarter of the Southwest quarter and the Northwest quarter of the Southwest quarter of said Section 2, more particularly described as follows:

Commencing at the Northwest corner of said Section 2, said point being monumented with a two inch aluminum cap stamped "Bryan Land Surveying PLS 39568", and bears South 89°45'00" East 5311.40 feet from the Northwest corner of Section 3 in said Township and Range, said point being monumented with a three and one half inch aluminum cap stamped "Department of Wildlife PLS 19612" as shown on that survey recorded in Book 1 at Page 109; thence South 14°32'32" East 3956.71 feet to a point on the South right of way line of Linville Gulch Road, hereafter referred to as Point "A", and the True Point of Beginning for this description; thence South 08°43'29" West 378.93 feet; thence South 65°35'13" West 181.51 feet; thence North 41°53'58" West 138.10 feet; thence North 09°11'38" West 185.76 feet; thence South 71°23'46" West 579.04 feet, more or less, to the West line of the Southwest quarter of said Section 2; thence North 00°37'34" East 179.71 feet, more or less, to the South right of way line of Linville Gulch Road; thence, along the South right of way line of Linville Gulch Road, the following courses, North 70°57'18" East 300.01 feet; thence along a curve to the right having a central angle of 18°18'01", radius length of 970.00 feet, chord bearing of North 77°36'18" East, chord length of 224.67 feet, a curve length of 225.17 feet; thence North 84°15'19" East 286.78 feet; thence along a curve to the right having a central angle of 18°34'55", radius length of 320.00 feet, chord bearing of South 86°27'14" East, chord length of 103.33 feet, a curve length of 103.78 feet to the point of beginning for this description.

TOGETHER WITH a 30 foot wide easement for the service and maintenance of a domestic water supply line, including the use of all water that traverses said line, having 15 feet on both sides of centerline, the centerline of which is more particularly described as follows: commencing at the aforesaid Point "A"; thence South 08°43'29" West 220 feet; thence South 81°16'31" East 15 feet to the True Point of Beginning for this description; thence South 08°43'29" West 150 feet; thence South 68°48'43" East 565 feet to the point of terminus for this description.

Government Lot 1 and the Southeast quarter of the Northeast quarter of Section 3.

EXCEPT one square acre for cemetery in the Northwest corner of said Government Lot 1.

In Township 11 North, Range 41 E.W.M.

The Southeast quarter of the Southeast quarter, the West half of the Southeast quarter, and the East half of the Southwest quarter of Section 27.

The East half of the Northeast quarter and the North half of the Southeast quarter of Section 34.

The Southwest quarter of Section 35.

EXCEPT (Delbert's house) that part of the Northeast quarter of the Northeast quarter of said Section 34, and the Southeast quarter of the Southeast quarter of said Section 27, more particularly described as follows:

Beginning at the Northeast corner of Section 34, said Township and Range, said point being monumented with a two inch aluminum cap stamped "Bryan Land Surveying PLS 39568", and bears South  $89^{\circ}13'44''$  East 5238.22 feet from the Northwest corner of said Section 34, said point being monumented with a three and one half inch aluminum cap stamped "Department of Wildlife PLS 19612" as shown on that Survey recorded in Book 1 at Page 109; thence South  $00^{\circ}43'38''$  East 508.63 feet, along the East line of the Northeast quarter of said Section 34; thence North  $70^{\circ}35'47''$  West 161.56 feet; thence South  $66^{\circ}19'31''$  West 334.21 feet; thence South  $52^{\circ}18'03''$  West 607.61 feet; thence North  $63^{\circ}33'43''$  West 81.29 feet to the easterly right of way line of Niebel Grade Road; thence northeasterly, along the easterly right of way line of Niebel Grade Road the following courses, along a curve to the right having a central angle of  $09^{\circ}37'42''$ , radius length of 1020.00 feet, chord bearing of North  $40^{\circ}12'46''$  East, chord length of 171.20 feet, a curve length of 171.41 feet; thence North  $45^{\circ}01'37''$  East 300.28 feet; thence along a curve to the right having a central angle of  $18^{\circ}57'57''$ , radius length of 770.00 feet, chord bearing of North  $54^{\circ}30'36''$  East, chord length of 253.72 feet, a curve length of 254.88 feet; thence North  $63^{\circ}59'34''$  East 235.08 feet; thence along a curve to the left having a central angle of  $58^{\circ}52'15''$ , radius length of 315.00 feet, chord bearing of North  $34^{\circ}33'27''$  East, chord length of 309.61 feet, a curve length of 323.66 feet; thence North  $05^{\circ}07'20''$  East 295.11 feet; thence departing said right of way line, South  $57^{\circ}19'08''$  East 71.88 feet, more or less, to the East line of the Southeast quarter of the Southeast quarter of said Section 27; thence South  $00^{\circ}43'38''$  East 178.98 feet to the point of beginning for this description.

ALSO EXCEPT (Pasture 2) that part of the Northeast quarter of the Northeast quarter of said Section 34, and the Southeast quarter of the Southeast quarter of Section 27, more particularly described as follows:



Commencing at the Northeast corner of Section 34, said Township and Range, said point being monumented with a two inch aluminum cap stamped "Bryan Land Surveying PLS 39568", and bears South  $89^{\circ}13'44''$  East 5238.22 feet from the Northwest corner of said Section 34, said point being monumented with a three and one half inch aluminum cap stamped "Department of Wildlife PLS 19612" as shown on that Survey recorded in Book 1 at Page 109; thence North  $89^{\circ}13'44''$  West 1309.56 feet, to the Northwest corner of the Northeast quarter of the Northeast quarter of said Section 34 and the True Point of Beginning for this description; thence South  $00^{\circ}31'34''$  East 1234.43 feet, along the West line of the Northeast quarter of the Northeast quarter of said Section 34; thence South  $73^{\circ}32'21''$  East 83.00 feet to the West right of way line of Niebel Grade Road; thence northeasterly, along the West right of way line of said road the following courses: along a curve to the right having a central angle of  $30^{\circ}16'19''$ , radius length of 1080.00 feet, chord bearing of North  $29^{\circ}53'28''$  East, chord length of 564.00 feet, a curve length of 570.61 feet; thence North  $45^{\circ}01'37''$  East 300.28 feet; thence along a curve to the right having a central angle of  $18^{\circ}57'57''$ , radius length of 830.00 feet, chord bearing of North  $54^{\circ}30'36''$  East, chord length of 273.49 feet, a curve length of 274.75 feet; thence North  $63^{\circ}59'34''$  East 235.08 feet; thence along a curve to the left having a central angle of  $58^{\circ}52'15''$ , radius length of 255.00 feet, chord bearing of North  $34^{\circ}33'27''$  East, chord length of 250.64 feet, a curve length of 262.01 feet; thence North  $05^{\circ}07'20''$  East 406.09 feet; thence North  $08^{\circ}52'35''$  East 776.58 feet; thence North  $14^{\circ}49'26''$  East 556.28 feet; thence South  $87^{\circ}20'59''$  West 282.34 feet; thence North  $69^{\circ}34'34''$  West 96.37 feet; thence South  $76^{\circ}42'36''$  West 165.07 feet; thence North  $86^{\circ}13'52''$  West 356.51 feet; thence North  $38^{\circ}56'54''$  West 83.45 feet; thence North  $41^{\circ}42'04''$  East 336.95 feet; thence North  $16^{\circ}33'33''$  East 801.04 feet; thence North  $60^{\circ}30'19''$  East 250.02 feet; thence South  $77^{\circ}59'27''$  East 120.78 feet; thence North  $74^{\circ}41'41''$  East 245.13 feet; thence North  $39^{\circ}31'07''$  West 107.26 feet; thence North  $03^{\circ}13'07''$  West 202.31 feet; thence North  $08^{\circ}43'00''$  East 422.52 feet; thence North  $16^{\circ}57'31''$  West 102.67 feet; thence North  $30^{\circ}26'48''$  East 102.73 feet; thence North  $02^{\circ}44'14''$  West 317.16 feet; thence North  $57^{\circ}30'23''$  East 227.75 feet; thence along a curve to the left having a central angle of  $18^{\circ}05'36''$ , radius length of 685.00 feet, chord bearing of South  $76^{\circ}46'30''$  West, chord length of 215.42 feet, a curve length of 216.31 feet; thence South  $67^{\circ}43'42''$  West 64.76 feet; thence along a curve to the right having a central angle of  $169^{\circ}02'28''$ , radius length of 40.00 feet, chord bearing of North  $27^{\circ}45'04''$  West, chord length of 79.63 feet, a curve length of 118.01 feet; thence North  $56^{\circ}46'10''$  East 89.84 feet; thence along a curve to the left having a central angle of  $77^{\circ}10'01''$ , radius length of 85.00 feet, chord bearing of North  $18^{\circ}11'10''$  East, chord length of 106.02 feet, a curve length of 114.48 feet; thence North  $20^{\circ}23'51''$  West 241.47 feet; thence along a curve to the left having a central angle of  $80^{\circ}12'35''$ , radius length of 165.00 feet, chord bearing of North  $60^{\circ}30'09''$  West, chord length of 212.58 feet, a curve length of 230.99 feet; thence South  $79^{\circ}23'34''$  West 145.69 feet; thence along a curve to the right having a central angle of  $131^{\circ}59'12''$ , radius length of 40.00 feet, chord bearing of North  $34^{\circ}36'50''$  West, chord length of 73.08 feet, a curve length of 92.14 feet; thence North  $31^{\circ}22'46''$  East 55.01 feet; thence along a curve to the left having a central angle of  $30^{\circ}35'05''$ , radius length of 485.00 feet, chord bearing of

North 16°05'14" East, chord length of 255.83 feet, a curve length of 258.89 feet; thence North 00°47'41" East 211.30 feet; thence along a curve to the left having a central angle of 58°42'58", radius length of 35.00 feet, chord bearing of North 28°33'48" West, chord length of 34.32 feet, a curve length of 35.87 feet; thence North 57°55'16" West 63.58 feet; thence South 25°51'07" West 485.19 feet; thence South 00°14'15" West 606.87 feet; thence South 47°01'14" West 132.79 feet; thence South 65°45'28" West 243.61 feet; thence South 23°31'42" East 113.45 feet; thence South 04°41'42" East 161.42 feet; thence South 52°36'03" East 71.22 feet; thence South 89°01'19" East 98.14 feet; thence South 39°57'34" East 48.88 feet; thence South 02°06'39" West 199.83 feet; thence South 27°49'22" East 156.85 feet; thence South 03°29'57" East 100.00 feet; thence South 04°40'09" West 393.89 feet; thence South 13°07'36" West 807.36 feet; thence South 89°48'22" West 221.55 feet; thence South 51°13'33" West 79.33 feet; thence South 29°53'58" West 299.59 feet; thence South 47°58'49" West 349.68 feet; thence South 02°47'16" East 349.78 feet; thence North 88°27'21" East 266.88 feet; thence South 79°07'23" East 175.06 feet; thence South 19°19'51" East 305.87 feet; thence South 81°49'15" East 218.52 feet; thence South 33°40'30" East 63.62 feet; thence South 13°58'16" East 619.12 feet; thence South 08°18'58" West 189.14 feet; thence North 64°39'25" West 382.73 feet; thence South 37°50'25" West 54.89 feet; thence South 31°02'47" East 103.60 feet; thence South 25°01'06" West 101.99 feet; thence North 64°58'12" West 75.59 feet; thence North 44°44'08" West 436.11 feet; thence North 09°13'51" West 282.62 feet; thence North 84°05'11" West 124.99 feet; thence South 00°16'24" East 575.75 feet to the point of beginning for this description.

TOGETHER WITH a 20 foot wide cattle migration easement, to move cattle from Pasture 2 to Pasture 1. Location is as shown on that survey recorded in Book 1 of Surveys at Page 437-443.

ALSO EXCEPT (Pasture 3) a tract of land located in the Northeast quarter of the Southeast quarter of said Section 34, the Southwest quarter and the Southeast quarter of said Section 35, the Northeast quarter of the Northeast quarter of Section 3, the Northwest quarter of Section 2, and the West one-half of the Northeast quarter of Section 2, in Township 10 North, Range 41 E.W.M., more particularly described as follows:

Beginning at the Southeast corner of Section 34, Township 11 North, Range 41 E.W.M., said point being monumented with a two inch aluminum cap stamped "Bryan Land Surveying PLS 39568" and bears South 89°45'00" East 5311.40 feet from the Southwest corner of said Section 34, said point being monumented with a three and one half inch aluminum cap stamped "U.S. Dept. of Wildlife PLS 19612" as shown on that Survey in Book 1 at Page 109; thence North 89°45'00" West 1106.00 feet, along the South line of said Section 34, to the East boundary of the Cox/Bartels Cemetery; thence South 00°00'00" West 207.00 feet to the Southeast corner of the Cox/Bartels Cemetery; thence South 90°00'00" West 207.00 feet, along the South boundary of the Cox/Bartels Cemetery, to the East right of way line of Bartels Road; thence, along the East right of way line of said Road the following courses, South 03°03'41" East 489.83 feet; thence

along a curve to the left having a central angle of  $49^{\circ}08'55''$ , radius length of 170.00 feet, chord bearing of South  $27^{\circ}38'09''$  East, chord length of 141.40 feet, a curve length of 145.83 feet; thence South  $52^{\circ}12'36''$  East 164.22 feet; thence along a curve to the right having a central angle of  $19^{\circ}15'36''$ , radius length of 205.00 feet, chord bearing of South  $42^{\circ}34'48''$  East, chord length of 68.59 feet, a curve length of 68.91 feet; thence, departing said East right of way line, North  $28^{\circ}51'37''$  East 81.42 feet; thence North  $80^{\circ}01'28''$  East 318.70 feet; thence South  $38^{\circ}56'28''$  East 244.65 feet; thence South  $01^{\circ}29'31''$  West 87.70 feet; thence South  $43^{\circ}46'03''$  East 171.91 feet; thence North  $67^{\circ}54'07''$  East 353.29 feet; thence North  $36^{\circ}49'45''$  East 304.18 feet; thence North  $42^{\circ}53'19''$  East 324.31 feet; thence North  $27^{\circ}46'27''$  East 804.03 feet; thence North  $75^{\circ}49'07''$  East 181.63 feet; thence North  $50^{\circ}30'27''$  East 455.75 feet; thence South  $86^{\circ}17'34''$  East 243.45 feet; thence South  $57^{\circ}26'50''$  East 240.86 feet; thence South  $36^{\circ}46'49''$  West 531.12 feet; thence South  $02^{\circ}04'08''$  West 180.86 feet; thence South  $08^{\circ}20'49''$  East 703.79 feet; thence North  $73^{\circ}12'56''$  East 115.19 feet; thence North  $05^{\circ}10'17''$  East 530.65 feet; thence North  $59^{\circ}23'24''$  East 261.01 feet; thence South  $82^{\circ}47'25''$  East 534.40 feet; thence South  $21^{\circ}13'52''$  East 211.91 feet; thence South  $12^{\circ}06'47''$  East 312.67 feet; thence South  $17^{\circ}20'54''$  West 110.81 feet; thence South  $35^{\circ}00'13''$  West 449.20 feet; thence South  $87^{\circ}07'09''$  East 929.66 feet; thence North  $15^{\circ}24'45''$  East 1511.22 feet; thence North  $41^{\circ}56'17''$  East 539.87 feet; thence North  $01^{\circ}08'37''$  West 1042.99 feet; thence South  $79^{\circ}42'40''$  East 362.36 feet, more or less, to the boundary of the lands of Niebel; thence North  $25^{\circ}00'00''$  West 349.93 feet, along the boundary of the lands of Niebel; thence North  $74^{\circ}25'15''$  West 1534.35 feet, more or less, along the boundary of the lands of Niebel, to the center of said Section 35; thence North  $00^{\circ}45'00''$  East 500.00 feet, more or less, to the center of said Section 35; thence South  $89^{\circ}57'54''$  West 2780.88 feet, along the center of Section 35; thence South  $52^{\circ}45'00''$  West 435.83 feet; thence South  $20^{\circ}47'32''$  West 109.52 feet; thence South  $05^{\circ}50'07''$  East 80.33 feet; thence South  $55^{\circ}02'48''$  West 82.20 feet; thence North  $56^{\circ}05'52''$  West 229.25 feet; thence South  $47^{\circ}57'07''$  West 79.63 feet; thence South  $13^{\circ}10'22''$  East 215.99 feet; thence South  $31^{\circ}54'41''$  East 133.49 feet; thence South  $11^{\circ}56'25''$  West 257.20 feet; thence South  $41^{\circ}03'04''$  West 417.97 feet, to the North line of the Southeast quarter of the Southeast quarter of said Section 34; thence South  $89^{\circ}30'28''$  East 1059.86 feet, along said North line, to the Northeast corner of the Southeast quarter of the Southeast quarter of said Section 34; thence South  $00^{\circ}43'07''$  East 1318.42 feet to the point of beginning.

TOGETHER WITH a 20 foot wide cattle migration easement, to move cattle from pasture 2 to pasture 3. Location is as shown on that survey recorded in Book 1 of Surveys at Page 437-443.

TOGETHER WITH (Access 2 – to benefit agricultural ground) a 30 foot wide strip of land, having 15 feet on both sides of centerline, to be used for ingress/egress across the surface of those lands located in the Southeast quarter of the Southeast quarter of said Section 27, and in the Northeast quarter of the Northeast quarter of said Section 34, the centerline of which is more particularly described as follows:

Commencing at the Northeast corner of said Section 34, said point being monumented with a two inch aluminum cap stamped "Bryan Land Surveying PLS 39568", and bears South  $89^{\circ}13'44''$  East 5238.22 feet from the Northwest corner of said Section 34, said point being monumented with a three and one half inch aluminum cap stamped "Department of Wildlife PLS 19612" as shown on that Survey recorded in Book 1 at Page 109; thence South  $51^{\circ}47'33''$  West 575.04 feet to a point on the West right of way line of Niebel Grade Road and the True Point of Beginning for this description; thence North  $37^{\circ}39'08''$  West 40.67 feet; thence along a curve to the right having a central angle of  $81^{\circ}59'15''$ , radius length of 50.00 feet, chord bearing of North  $03^{\circ}20'30''$  East, chord length of 65.60 feet, a curve length of 71.55 feet; thence North  $44^{\circ}20'08''$  East 53.02 feet; thence along a curve to the left having a central angle of  $40^{\circ}29'26''$ , radius length of 50.00 feet, chord bearing of North  $24^{\circ}05'25''$  East, chord length of 34.60 feet, a curve length of 35.33 feet; thence North  $03^{\circ}50'42''$  East 27.29 feet; thence along a curve to the left having a central angle of  $73^{\circ}56'15''$ , radius length of 50.00 feet, chord bearing of North  $33^{\circ}07'26''$  West, chord length of 60.14 feet, a curve length of 64.52 feet; thence North  $70^{\circ}05'34''$  West 217.04 feet; thence along a curve to the right having a central angle of  $61^{\circ}35'38''$ , radius length of 50.00 feet, chord bearing of North  $39^{\circ}17'44''$  West, chord length of 51.20 feet, a curve length of 53.75 feet; thence North  $08^{\circ}29'55''$  West 68.81 feet; thence along a curve to the left having a central angle of  $27^{\circ}51'51''$ , radius length of 250.00 feet, chord bearing of North  $22^{\circ}25'51''$  West, chord length of 120.39 feet, a curve length of 121.58 feet to the point of terminus for this description.

EXCEPT public road rights of way.

In Township 10 North, Range 41 E.W.M.

Government Lot 2 of Section 2.

ALSO that part of Government Lot 1 of said Section 2, more particularly described as follows:

Beginning at the Southwest corner of the Northeast quarter of the Northeast quarter (Government Lot 1) of said Section 2; thence East 150 feet; thence northeasterly in a straight line to a point on the North line thereof, 275 feet East of the Northwest corner thereof; thence West 275 feet to said Northwest corner; thence South on the West line thereof to the place of beginning.

That part of the Southeast quarter of Section 35, more particularly described as follows: Beginning 500 feet South of the center of said Section; thence South on line to the Southwest corner of said Southeast quarter; thence East on line to a point 275 feet East of the Southwest corner of the Southeast quarter of the Southeast quarter of said Section; thence northeasterly in a straight line to a point 400 feet East of the Northwest corner of the Southeast quarter of the Southeast quarter; thence North  $25^{\circ}00'$  West 450 feet; thence northwesterly in a straight line to the place of beginning.

EXCEPT that part thereof contained in the following:

(Pasture 3) a tract of land located in the Northeast quarter of the Southeast quarter of said Section 34, the Southwest quarter and the Southeast quarter of said Section 35, the Northeast quarter of the Northeast quarter of Section 3, the Northwest quarter of Section 2, and the West one-half of the Northeast quarter of Section 2, in Township 10 North, Range 41 E.W.M., more particularly described as follows:

Beginning at the Southeast corner of Section 34, Township 11 North, Range 41 E.W.M., said point being monumented with a two inch aluminum cap stamped "Bryan Land Surveying PLS 39568" and bears South 89°45'00" East 5311.40 feet from the Southwest corner of said Section 34, said point being monumented with a three and one half inch aluminum cap stamped "U.S. Dept. of Wildlife PLS 19612" as shown on that Survey in Book 1 at Page 109; thence North 89°45'00" West 1106.00 feet, along the South line of said Section 34, to the East boundary of the Cox/Bartels Cemetery; thence South 00°00'00" West 207.00 feet to the Southeast corner of the Cox/Bartels Cemetery; thence South 90°00'00" West 207.00 feet, along the South boundary of the Cox/Bartels Cemetery, to the East right of way line of Bartels Road; thence, along the East right of way line of said Road the following courses, South 03°03'41" East 489.83 feet; thence along a curve to the left having a central angle of 49°08'55", radius length of 170.00 feet, chord bearing of South 27°38'09" East, chord length of 141.40 feet, a curve length of 145.83 feet; thence South 52°12'36" East 164.22 feet; thence along a curve to the right having a central angle of 19°15'36", radius length of 205.00 feet, chord bearing of South 42°34'48" East, chord length of 68.59 feet, a curve length of 68.91 feet; thence, departing said East right of way line, North 28°51'37" East 81.42 feet; thence North 80°01'28" East 318.70 feet; thence South 38°56'28" East 244.65 feet; thence South 01°29'31" West 87.70 feet; thence South 43°46'03" East 171.91 feet; thence North 67°54'07" East 353.29 feet; thence North 36°49'45" East 304.18 feet; thence North 42°53'19" East 324.31 feet; thence North 27°46'27" East 804.03 feet; thence North 75°49'07" East 181.63 feet; thence North 50°30'27" East 455.75 feet; thence South 86°17'34" East 243.45 feet; thence South 57°26'50" East 240.86 feet; thence South 36°46'49" West 531.12 feet; thence South 02°04'08" West 180.86 feet; thence South 08°20'49" East 703.79 feet; thence North 73°12'56" East 115.19 feet; thence North 05°10'17" East 530.65 feet; thence North 59°23'24" East 261.01 feet; thence South 82°47'25" East 534.40 feet; thence South 21°13'52" East 211.91 feet; thence South 12°06'47" East 312.67 feet; thence South 17°20'54" West 110.81 feet; thence South 35°00'13" West 449.20 feet; thence South 87°07'09" East 929.66 feet; thence North 15°24'45" East 1511.22 feet; thence North 41°56'17" East 539.87 feet; thence North 10°8'37" West 1042.99 feet; thence South 79°42'40" East 362.36 feet, more or less, to the boundary of the lands of Niebel; thence North 25°00'00" West 349.93 feet, along the boundary of the lands of Niebel; thence North 74°25'15" West 1534.35 feet, more or less, along the boundary of the lands of Niebel, to the center of said Section 35; thence North 00°45'00" East 500.00 feet, more or less, to the center of said Section 35; thence South 89°57'54" West 2780.88 feet, along

the center of Section 35; thence South 52°45'00" West 435.83 feet; thence South 20°47'32" West 109.52 feet; thence South 05°50'07" East 80.33 feet; thence South 55°02'48" West 82.20 feet; thence North 56°05'52" West 229.25 feet; thence South 47°57'07" West 79.63 feet; thence South 13°10'22" East 215.99 feet; thence South 31°54'41" East 133.49 feet; thence South 11°56'25" West 257.20 feet; thence South 41°03'04" West 417.97 feet, to the North line of the Southeast quarter of the Southeast quarter of said Section 34; thence South 89°30'28" East 1059.86 feet, along said North line, to the Northeast corner of the Southeast quarter of the Southeast quarter of said Section 34; thence South 00°43'07" East 1318.42 feet to the point of beginning. TOGETHER WITH a 20 foot wide cattle migration easement, to move cattle from pasture 2 to pasture 3. Location is as shown on that survey recorded in Book 1 of Surveys at Page 437-443.

EXCEPT public road rights of way.

In Township 10 North, Range 41 E.W.M.

The Southeast quarter of the Northwest quarter, the Southwest quarter of the Northeast quarter of Section 1, and that part of the Southeast quarter of the Northeast quarter and of the Northeast quarter of the Southeast quarter of said Section 1 lying West of the County Road.

EXCEPT beginning at a point 165 feet East of the Southwest corner of Government Lot 1 in said Section 1; thence South 132 feet; thence West 330 feet; thence North 132 feet; thence East 165 feet to the place of beginning.

EXCEPT public road rights of way.

In Township 11 North, Range 41 E.W.M.

That part of the Northwest quarter of the Northwest quarter of Section 26 lying West of the County road.

ALSO that part of said Section 26 more particularly described as follows:

Beginning at the Northwest corner of the Southwest quarter of the Southwest quarter of said Section 26; thence East 99 feet; thence North 17°30' East 561 feet; thence North 21°00' East 561 feet; thence North 04°00' East 594 feet; thence North 13°30' East 1023 feet; thence West 733.92 feet to the Southwest corner of the Northwest quarter of the Northwest quarter of said Section 26; thence South on the Section line between Sections 26 and 27 to the place of beginning.

The East half of the Northeast quarter and Northeast quarter of the Southeast quarter of Section 27.

TOGETHER WITH an easement for a right of way 20 feet in width, for the watering of cattle, over and across that part of the Northwest quarter of the Northwest quarter of said Section 26 lying East of the County Road, said right of way extending from the cattle underpass beneath said County Road to the creek on the aforesaid tract.

EXCEPT (Access 3 - to benefit pasture 2) a 30 foot wide strip of land, having 15 feet on both sides of centerline, to be used for ingress/egress across the surface of those lands located in the Northwest quarter of the Northwest quarter of said Section 26, the centerline of which is more particularly described as follows:

Commencing at the Northeast corner of Section 34, said Township and Range, said point being monumented with a two inch aluminum cap stamped "Bryan Land Surveying PLS 39568", and bears South 89°13'44" East 5238.22 feet from the Northwest corner of said Section 34, said point being monumented with a three and one half inch aluminum cap stamped "Department of Wildlife PLS 19612" as shown on that Survey recorded in Book 1 at Page 109; thence North 09°43'38" east 4323.51 feet to a point on the westerly right of way line of Niebel Grade Road and the True Point of Beginning for this strip description; thence South 81°31'10" West 146.19 feet; thence South 88°40'26" West 135.77 feet; thence along a curve to the left having a central angle of 20°56'44", radius length of 700.00 feet, chord bearing of South 78°12'04" West, chord length of 254.47 feet, a curve length of 255.90 feet; thence South 67°43'42" West 64.76 feet to the point of terminus for this description.

Parcel #: 2-010-41-001-2010; 2-010-41-002-1010; 2-010-41-002-2000;  
2-010-41-003-1000; 2-011-41-026-2010; 2-011-11-027-1000;  
2-011-41-027-2030; 2-011-41-034-1000; 2-011-41-035-3000;  
2-011-41-035-4000

**REAL ESTATE EXCISE TAX AFFIDAVIT**

CHAPTER 82.45 RCW - CHAPTER 458-61A WAC

**THIS AFFIDAVIT WILL NOT BE ACCEPTED UNLESS ALL AREAS ON ALL PAGES ARE FULLY COMPLETED**

Only for sales in a single location code on or after January 1, 2020.

This form is your receipt  
when stamped by cashier.

3418

☐ Check box if the sale occurred  
in more than one location code.

PLEASE TYPE OR PRINT

☐ Check box if partial sale, indicate % sold.

List percentage of ownership acquired next to each name.

<b>1</b> SELLER GRANTOR	Name <u>John E. Bieber &amp; Donna M. Bieber, Trustees</u>	<b>2</b> BUYER GRANTEE	Name <u>Charles A. Pitcher and Tanya L. Pitcher, Husband</u>
	of the Bieber Living Trust, Dated Feb. 20, 2003		and wife
	Mailing Address <u>24 Fair Grounds Rd</u>		Mailing Address <u>1885 W. Main Street</u>
	City/State/Zip <u>Pomeroy, WA 99347</u>		City/State/Zip <u>Pomeroy, WA 99347</u>
	Phone No. (including area code) <u>(509) 378-4439</u>		Phone No. (including area code) <u>(509) 730-3511</u>

  

<b>3</b>	Send all property tax correspondence to: <input type="checkbox"/> Same as Buyer/Grantee	List all real and personal property tax parcel account numbers - check box if personal property	List assessed value(s)
	Name <u>Charles &amp; Tanya Pitcher</u>	<u>2-012-42-033-4085-0000</u> <input type="checkbox"/>	<u>127,109.00</u>
	Mailing Address <u>24 Fair Grounds Rd</u>	<input type="checkbox"/>	<u>0.00</u>
	City/State/Zip <u>Pomeroy WA 99347</u>	<input type="checkbox"/>	<u>0.00</u>
	Phone No. (including area code) <u>509-730-3511</u>	<input type="checkbox"/>	<u>0.00</u>

**4** Street address of property: 24 Fair Grounds Road

This property is located in Garfield 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 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 - Household, single family units

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)? ☐ ☒

Is this property predominantly used for timber (as classified under  
RCW 84.34 and 84.33) or agriculture (as classified under RCW  
84.34.020)? See ETA 3215 ☐ ☒

**6** YES NO

Is this property designated as forest land per chapter 84.33 RCW? ☐ ☒

Is this property classified as current use (open space, farm and  
agricultural, or timber) land per chapter 84.34 RCW? ☐ ☒

Is this property receiving special valuation as historical property  
per chapter 84.26 RCW? ☐ ☒

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 classi-  
fication, 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 calcu-  
lated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or  
transferor at the time of sale.

**(3) NEW 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) \_\_\_\_\_

Reason for exemption \_\_\_\_\_

Type of Document Statutory Warranty Deed

Date of Document June 18 2020

Gross Selling Price \$	220,000.00
Personal Property (deduct) \$	0.00
Exemption Claimed (deduct) \$	0.00
Taxable Selling Price \$	220,000.00
Excise Tax: State	
Less than \$500,000.01 at 1.1% \$	2,420.00
From \$500,000.01 to \$1,500,000 at 1.28% \$	0.00
From \$1,500,000.01 to \$3,000,000 at 2.75% \$	0.00
Above \$3,000,000 at 3.0% \$	0.00
Agricultural and timberland at 1.28% \$	0.00
Total Excise Tax: State \$	2,420.00
<u>0.0025</u> Local \$	550.00
*Delinquent Interest: State \$	0.00
Local \$	0.00
*Delinquent Penalty \$	0.00
Subtotal \$	2,970.00
*State Technology Fee \$	5.00
*Affidavit Processing Fee \$	0.00
Total Due \$	2,975.00

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>John E. Bieber, Trustee</u>	Signature of Grantee or Grantee's Agent <u>Charles A. Pitcher</u>
Name (print) <u>John E. Bieber</u>	Name (print) <u>Charles A. Pitcher</u>
Date & city of signing <u>6/18/20 Pomeroy, WA</u>	Date & city of signing <u>Pomeroy, WA 6-18-2020</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 (12/6/19)

THIS SPACE - TREASURER'S USE ONLY

COUNTY TREASURER

**PAID**  
JUN 19 2020

TEREASA SUMMERS  
GARFIELD COUNTY TREASURER

3418

TS



Exhibit 'A'

The following described real estate, situated in the County of Garfield, State of Washington:

In Section 33, Township 12 North, Range 42 E.W.M.

Beginning at a point on the West line of the Southwest quarter of the Southeast quarter of Section 33 at a point 712.1 feet North of the Southwest corner of said subdivision; thence Easterly at a right angle 218.5 feet; thence Northerly at a right angle 130 feet, more or less to a point 20 feet South of the North line of the tract described in Deed of Record in Garfield County Auditor's book of Deeds 49 at Page 486; thence Easterly on a line parallel to the North line of the tract described in said Deed to the West line of the Brown Gulch Road (now Fairgrounds Road); thence Northerly along said West line of road 20 feet, more or less, to the Northeast corner of the tract described in said Deed; thence Westerly along the North line of said tract 443.9 feet to the West line of the said Southwest quarter of the Southeast quarter of said Section 33; thence South on said West line 150 feet, more or less, to the place of beginning.

SUBJECT TO a road right of way for access over and across the North 20 feet of the East 221 feet, more or less, of said described tract.

**REAL ESTATE EXCISE TAX AFFIDAVIT**

CHAPTER 82.45 RCW - CHAPTER 458-61A WAC

**THIS AFFIDAVIT WILL NOT BE ACCEPTED UNLESS ALL AREAS ON ALL PAGES ARE FULLY COMPLETED**

Only for sales in a single location code on or after January 1, 2020.

This form is your receipt  
when stamped by cashier.

PLEASE TYPE OR PRINT

☐ Check box if the sale occurred  
in more than one location code.

☐ Check box if partial sale, indicate % sold.

List percentage of ownership acquired next to each name.

<b>1</b> SELLER GRANTOR	Name	Joseph L. Evans and Lori A. Evans and	
		Matthew C. Evans	
	Mailing Address	2131 Scafer Drive	
	City/State/Zip	Clarkston WA 99403	
	Phone No. (including area code)		
<b>2</b> BUYER GRANTEE	Name	Justin Bos and Monica Bos	
	Mailing Address	9021 Double Ditch Road	
	City/State/Zip	Lynden WA 98264	
	Phone No. (including area code)		
<b>3</b>	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	List assessed value(s)
Name		2-012-12-024-T010 <input type="checkbox"/>	0.00
Mailing Address		<input type="checkbox"/>	0.00
City/State/Zip		<input type="checkbox"/>	0.00
Phone No. (including area code)		<input type="checkbox"/>	0.00

**4** Street address of property: Vacant Land, Pomeroy Washington

This property is located in Garfield 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 more space is needed, you may attach a separate sheet to each page of the affidavit)

See Exhibit "A" hereto attached

**5** Select Land Use Code(s):

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 chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)? ☐ YES ☒ NO

Is this property predominantly used for timber (as classified under RCW 84.34 and 84.33) or agriculture (as classified under RCW 84.34.020)? See ETA 3215 ☐ 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) NEW 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) \_\_\_\_\_

Reason for exemption \_\_\_\_\_

Type of Document Warranty Deed

Date of Document June 19, 2020

Gross Selling Price \$	64,000.00
Personal Property (deduct) \$	0.00
Exemption Claimed (deduct) \$	0.00
Taxable Selling Price \$	64,000.00
Excise Tax: State	
Less than \$500,000.01 at 1.1% \$	704.00
From \$500,000.01 to \$1,500,000 at 1.28% \$	0.00
From \$1,500,000.01 to \$3,000,000 at 2.75% \$	0.00
Above \$3,000,000 at 3.0% \$	0.00
Agricultural and timberland at 1.28% \$	0.00
Total Excise Tax: State \$	704.00
0.0025 Local \$	160.00
*Delinquent Interest: State \$	0.00
Local \$	0.00
*Delinquent Penalty \$	0.00
Subtotal \$	864.00
*State Technology Fee \$	5.00
*Affidavit Processing Fee \$	0.00
Total Due \$	869.00

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 *Joseph L. Evans*

Name (print) Joseph L. Evans

Date & city of signing June 19, 2020, Lewiston ID 83501

Signature of Grantee or Grantee's Agent *Lori E. Stone*

Name (print) Lori E. Stone, Agent

Date & city of signing June 19, 2020, Lewiston ID 83501

**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)).

Order No. GA-6084

SCHEDULE C

The land referred to herein is situated in the State of Washington, County of Garfield and described as follows:

In Township 12 North, Range 42 E.W.M.

That part of the South half of the Southeast quarter of Section 24, lying South of Smith Gulch Road.

EXCEPT beginning at the Southwest corner of the Southeast quarter of said Section 24; thence East 646.8 feet; thence North 333.3 feet to County Road; thence South 78° West 660.0 feet; thence South 194.7 feet to the place of beginning.

**REAL ESTATE EXCISE TAX AFFIDAVIT**

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

This form is your receipt  
when stamped by cashier.

PLEASE TYPE OR PRINT

**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.

<b>1</b> SELLER GRANTOR	Name <u>Eileen L. Weimer Irrevocable Trust</u>	<b>2</b> BUYER GRANTEE	Name <u>Thomas E. Jensen</u>
	Mailing Address <u>P.O. Box 652</u>		Mailing Address <u>Abigail R. Jensen</u>
	City/State/Zip <u>Pomeroy WA 99347</u>		City/State/Zip <u>1108 S. 11th St.</u>
	Phone No. (including area code) _____		City/State/Zip <u>Mount Vernon WA 98274</u>
<b>3</b> Send all property tax correspondence to: <input type="checkbox"/> Same as Buyer/Grantee Name <u>Thomas E. Jensen Abigail R. Jensen Joseph A.</u> Mailing Address <u>91 14<sup>th</sup> St.</u> City/State/Zip <u>Pomeroy, WA 99347</u> Phone No. (including area code) <u>(360) 265-5793</u>		List all real and personal property tax parcel account numbers – check box if personal property <u>10520100610500000</u> <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/>	
		List assessed value(s) <u>154,575.00</u> _____ _____	

**4** Street address of property: 91 14th St. - Pomeroy, WA 99347

This property is located in ☐ unincorporated Garfield County **OR** within ☒ city of Pomeroy

☐ 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

The land referred to herein is situated in the State of Washington, County of Garfield and described as follows: Lot 6 in Block1 of Pomeroy's Addition to the City of Pomeroy.

<p><b>5</b> Select Land Use Code(s):  <u>11 Household, single family units</u>          enter any additional codes: _____          (See back of last page for instructions)</p> <p>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"/></p> <p><b>6</b> 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.  <b>(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE)</b>          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 <input type="checkbox"/> does <input checked="" type="checkbox"/> does not qualify for continuance.</p> <p>DEPUTY ASSESSOR _____ DATE _____</p> <p><b>(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)</b>          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.</p> <p><b>(3) OWNER(S) SIGNATURE</b>          _____          PRINT NAME</p>	<p><b>7</b> List all personal property (tangible and intangible) included in selling price.          _____          _____          _____          _____</p> <p>If claiming an exemption, list WAC number and reason for exemption:          WAC No. (Section/Subsection) _____          Reason for exemption _____          _____</p> <p>Type of Document <u>Statutory Warranty Deed (SWD)</u>          Date of Document <u>06/19/20</u></p> <table> <tr> <td>Gross Selling Price \$</td> <td><u>150,000.00</u></td> </tr> <tr> <td>*Personal Property (deduct) \$</td> <td><u>0.00</u></td> </tr> <tr> <td>Exemption Claimed (deduct) \$</td> <td><u>0.00</u></td> </tr> <tr> <td>Taxable Selling Price \$</td> <td><u>150,000.00</u></td> </tr> <tr> <td>Excise Tax : State \$</td> <td><u>1,650.00</u></td> </tr> <tr> <td>Local \$</td> <td><u>375.00</u></td> </tr> <tr> <td>*Delinquent Interest: State \$</td> <td><u>0.00</u></td> </tr> <tr> <td>Local \$</td> <td><u>0.00</u></td> </tr> <tr> <td>*Delinquent Penalty \$</td> <td><u>0.00</u></td> </tr> <tr> <td>Subtotal \$</td> <td><u>2,025.00</u></td> </tr> <tr> <td>*State Technology Fee \$</td> <td><u>5.00</u> <u>5.00</u></td> </tr> <tr> <td>*Affidavit Processing Fee \$</td> <td><u>0.00</u></td> </tr> <tr> <td>Total Due \$</td> <td><u>2,030.00</u></td> </tr> </table> <p>A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX          *SEE INSTRUCTIONS</p>	Gross Selling Price \$	<u>150,000.00</u>	*Personal Property (deduct) \$	<u>0.00</u>	Exemption Claimed (deduct) \$	<u>0.00</u>	Taxable Selling Price \$	<u>150,000.00</u>	Excise Tax : State \$	<u>1,650.00</u>	Local \$	<u>375.00</u>	*Delinquent Interest: State \$	<u>0.00</u>	Local \$	<u>0.00</u>	*Delinquent Penalty \$	<u>0.00</u>	Subtotal \$	<u>2,025.00</u>	*State Technology Fee \$	<u>5.00</u> <u>5.00</u>	*Affidavit Processing Fee \$	<u>0.00</u>	Total Due \$	<u>2,030.00</u>
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Total Due \$	<u>2,030.00</u>																										

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

Signature of Grantor or Grantor's Agent <u>Eileen L. Weimer Irrevocable Trust</u>	Signature of Grantee or Grantee's Agent <u>Thomas E. Jensen</u>
Name (print) <u>Eileen L. Weimer Irrevocable Trust</u>	Name (print) <u>Thomas E. Jensen</u>
Date & city of signing: <u>6-23-2020 Clarkston Wa.</u>	Date & city of signing: <u>6/23/2020 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)).

**PAID**  
JUN 25 2020

TEREASA SUMMERS  
GARFIELD COUNTY TREASURER