



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

1		2	
Name		Name	
Jared Davis		Adam Phelps	
Mailing Address		Tasha Wessels	
141 S. 21st St.		75 Elm St	
City/State/Zip		City/State/Zip	
Pomeroy, WA 99347		Pomeroy WA 99347	
Phone No. (including area code)		Phone No. (including area code)	
		509-843-7718	

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	List assessed value(s)
Name		10630100580100000 <input type="checkbox"/>	63,106.00
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: 75 Elm Street, Pomeroy, WA 99347

This property is located in Garfield

☐ 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 legal description

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 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 4/27/2020

Gross Selling Price \$	93,000.00
Personal Property (deduct) \$	0.00
Exemption Claimed (deduct) \$	0.00
Taxable Selling Price \$	93,000.00
Excise Tax: State	
Less than \$500,000.01 at 1.1% \$	1,023.00
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 \$	1,023.00
0.0025 Local \$	232.50
*Delinquent Interest: State \$	0.00
Local \$	0.00
*Delinquent Penalty \$	0.00
Subtotal \$	1,255.50
*State Technology Fee \$	5.00
*Affidavit Processing Fee \$	0.00
Total Due \$	1,260.50

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 _____ Signature of Grantee or Grantee's Agent _____

Name (print) Jared Davis Name (print) Adam Phelps

Date & city of signing 04/28/2020, Clarkston, WA Date & city of signing 04/28/2020, Clarkston, 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.20.020(1C)).

REV 84 0001a (12/6/19) THIS SPACE IS FOR COUNTY TREASURER USE ONLY COUNTY TREASURER

TERESA SUMMERS
GARFIELD COUNTY TREASURER

EXHIBIT "A"

473949

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

The North 30 feet of Lot 4 and the South 27 feet of Lot 5 in Block 1 of Highland Addition to the City of Pomeroy.

AP

123



REAL ESTATE EXCISE TAX AFFIDAVIT

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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	Gregory Scott, Personal Representative of the Estate of James A. Scott	
	Mailing Address	PO Box 3569	
	City/State/Zip	Wenatchee, WA 98807	
	Phone No. (including area code)	(509) 860-6902	
2 BUYER GRANTEE	Name	Paulette Scott	
	Mailing Address	PO Box 549	
	City/State/Zip	Pomeroy, WA 99347	
	Phone No. (including area code)	(509) 751-6349	
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	Paulette Scott	
	Mailing Address	PO Box 549	
	City/State/Zip	Pomeroy, WA 99347	
	Phone No. (including area code)	(509) 751-6349	
		List assessed value(s)	
	1-056-05-005-1430-0000 <input type="checkbox"/>	5,344.00	
	1-056-06-001-1500-0000 <input type="checkbox"/>	188,894.00	
	<input type="checkbox"/>	0.00	
	<input type="checkbox"/>	0.00	

4 Street address of property: 1099 Arlington St., Pomeroy, WA 99347

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 6, and the West 40 feet of Lot 5 in Block 5 of Potter's Addition to the City of Pomeroy.

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)? ☐ 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

YES NO

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) 458-61A-202

Reason for exemption

Inheritance

Type of Document Deed of Personal Representative

Date of Document 4-16-20

Gross Selling Price \$ 194,327.00

*Personal Property (deduct) \$ 194,327.00

Exemption Claimed (deduct) \$

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

0.0025 Local \$ 0.00

*Delinquent Interest: State \$ 0.00

Local \$ 0.00

*Delinquent Penalty \$ 0.00

Subtotal \$ 0.00

*State Technology Fee \$ 5.00

*Affidavit Processing Fee \$ 5.00

Total Due \$ 10.00

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

*SEE INSTRUCTIONS

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

Signature of
Grantor or Grantor's Agent

Name (print) Gregory Scott, Personal Representative

Date & city of signing 04/16/20 Wenatchee, WA

Signature of
Grantee or Grantee's Agent

Name (print) Paulette Scott

Date & city of signing April 23, 2020

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) or both imprisonment and fine (RCW 9A.20.020(1C)).

REV 84 0001a (12/5/19)

THIS SPACE - TREASURER'S USE ONLY

COUNTY TREASURER

APR 29 2020

APR 29 2020

TERESA SUMMERS

TERESA SUMMERS

GARFIELD COUNTY TREASURER GARFIELD COUNTY TREASURER

FILED

DEC 19 2019

COUNTY CLERK

GARFIELD COUNTY WASH



SUPERIOR COURT OF WASHINGTON FOR GARFIELD COUNTY

IN THE MATTER OF THE ESTATE OF)

JAMES A. SCOTT,)

NO. 19-4-00011-12

Deceased.)

LETTERS TESTAMENTARY

STATE OF WASHINGTON)

)ss.

County of Garfield)

WHEREAS, the Last Will and Testament of James A. Scott, deceased, was, on

Dec. 26, 2019, duly exhibited, proven, and recorded in our Superior Court;

and, whereas, it appears in and by said Will that Gregory Scott was appointed executor thereon, and whereas, said Gregory Scott duly qualify, as such.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that we hereby authorize the said Gregory Scott to execute said Will according to law.

WITNESS my hand and the seal of said Court this ____ day of _____, 20__.

CLERK OF SAID SUPERIOR COURT

By: _____
DEPUTY

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☐ Check box if the sale occurred
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PLEASE TYPE OR PRINT

☐ Check box if partial sale, indicate %

sold.

List percentage of ownership acquired next to each name.

1 SELLER GRANTOR	Name	Michael J. Petross	2 BUYER GRANTEE	Name	Ronald J. Smith	
		Kristy D. Petross			Nancy E. Smith	
	Mailing Address	P.O. Box 595			Mailing Address	P.O. Box 752
	City/State/Zip	Pomeroy, WA 99347			City/State/Zip	S. Cle Elum, WA 98943
	Phone No. (including area code)			Phone No. (including area code)		

3	Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee	List all real and personal property tax parcel account numbers - check box if personal property	List assessed value(s)
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Name Ronald J. Smith, Nancy E. Smith
Mailing Address P.O. Box 752
City/State/Zip S. Cle Elum, WA 98943
Phone No. (including area code) _____

10530600910600000	<input type="checkbox"/>	10,560.00
10530601010000000	<input type="checkbox"/>	12,330.00
50000000001580000	<input type="checkbox"/>	40,400.00
	<input type="checkbox"/>	0.00

4	Street address of property: 1689 Pataha St. - Pomeroy, WA 99347
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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)

The land referred to herein is situated in the State of Washington, County of Garfield and described as follows: That part of Lot 9

lying North of Pataha Creek, and all of Lot 10 in Block 6 of Mulkey's Addition, and the West half (35 feet) of vacated 17th Street abutting thereon.

5	Select Land Use Code(s):	7	List all personal property (tangible and intangible) included in selling price.
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09 - Land with mobile home

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)? ☐ 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	YES NO
----------	--------

Is this property designated as forest land per chapter 84.33 RCW? ☐ YES ☒ NOIs this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW? ☐ YES ☒ NOIs 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

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

Signature of Grantor or Grantor's Agent: [Signature] Signature of Grantee or Grantee's Agent: [Signature]

Name (print) Michael L. Petross or Kristy D. Petross Name (print) Ronald J. Smith or Nancy E. Smith

Date & city of signing 04/28/2020 - Clarkston, WA Date & city of signing 4/28/2020 - Clarkston, 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.20.020(1C)).

REAL ESTATE EXCISE TAX AFFIDAVIT

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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.	
1 SELLER GRANTOR	Name <u>Catherine L. Perry, Richard A. Mock, Ronald M. Mock, Julie A. Knodel, Diana L. Schmidt</u>	2 BUYER GRANTEE	Name <u>Golden Giant Group, LLC</u>
	Mailing Address <u>2434 24th Street</u>		Mailing Address <u>PO Box 259</u>
	City/State/Zip <u>Clarkston, WA 99403</u>		City/State/Zip <u>Clarkston, WA 99403</u>
	Phone No. (including area code) _____		Phone No. (including area code) _____
3	Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee	List all real and personal property tax parcel account numbers - check box if personal property 1-070-06-031-1140-0000 <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/>	
Name _____ Mailing Address _____ City/State/Zip _____ Phone No. (including area code) _____		List assessed value(s) 81,750.00 0.00 0.00 0.00	

4 Street address of property: 560 8th Street, Pomeroy, WA

This property is located in Garfield

☐ 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 legal

<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 type="checkbox"/> <input checked="" type="checkbox"/></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"/> <input checked="" type="checkbox"/></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>6 YES NO</p> <p>Is this property designated as forest land per chapter 84.33 RCW? <input type="checkbox"/> <input checked="" type="checkbox"/></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"/> <input checked="" type="checkbox"/></p> <p>Is this property receiving special valuation as historical property per chapter 84.26 RCW? <input type="checkbox"/> <input checked="" type="checkbox"/></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 checked="" type="checkbox"/> does not qualify for continuance.</p>	<p>Type of Document <u>Statutory Warranty Deed</u></p> <p>Date of Document <u>4/22/2020</u></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>Gross Selling Price \$ <u>58,000.00</u></p> <p>Personal Property (deduct) \$ <u>0.00</u></p> <p>Exemption Claimed (deduct) \$ <u>0.00</u></p> <p>Taxable Selling Price \$ <u>58,000.00</u></p> <p>Excise Tax: State</p> <p>Less than \$500,000.01 at 1.1% \$ <u>638.00</u></p> <p>From \$500,000.01 to \$1,500,000 at 1.28% \$ <u>0.00</u></p> <p>From \$1,500,000.01 to \$3,000,000 at 2.75% \$ <u>0.00</u></p> <p>Above \$3,000,000 at 3.0% \$ <u>0.00</u></p> <p>Agricultural and timberland at 1.28% \$ <u>0.00</u></p> <p>Total Excise Tax: State \$ <u>638.00</u></p> <p><u>0.0025</u> Local \$ <u>145.00</u></p> <p>*Delinquent Interest: State \$ <u>0.00</u></p> <p>Local \$ <u>0.00</u></p> <p>*Delinquent Penalty \$ <u>0.00</u></p> <p>Subtotal \$ <u>783.00</u></p> <p>*State Technology Fee \$ <u>5.00</u></p> <p>*Affidavit Processing Fee \$ <u>0.00</u></p> <p>Total Due \$ <u>788.00</u></p> <p>A MINIMUM OF \$10.00 IS DUE IN FEES AND/OR TAX *SEE INSTRUCTIONS</p>

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

Signature of Grantor or Grantor's Agent _____	Signature of Grantee or Grantee's Agent _____
Name (print) <u>Catherine L. Perry</u>	Name (print) <u>Golden Giant Group, LLC by Sheila M. Britt, Mem</u>
Date & city of signing <u>04/23/2020, Clarkston, WA</u>	Date & city of signing <u>04/28/2020, 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)).

Order No. GA-6058

EXHIBIT A

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

In Township 11 North, Range 42 E.W.M.

That part of the East half of the Northwest quarter of Section 6 more particularly described as follows:

Commencing at the monument at the intersection of centerlines of 10th Street and Arlington Street; thence West along the centerline of Arlington Street 775.11 feet to the intersection of centerlines of 8th Street and Arlington Street; thence South along the centerline of 8th Street 460.00 feet; thence West 25.00 feet to a point on the West right of way line of 8th Street, said point being 50 feet West of the Southwest corner of Lot 15 of Frank C. Stephens' Addition to the City of Pomeroy and the True Point of Beginning;; thence North $72^{\circ}50'$ West 176.88 feet; thence North 156.79 feet; thence East 19.00 feet; thence North 55.00 feet to a point on the South line of the platted alley in said Darby's Addition; thence East along said South line 20.00 feet; thence South 45.00 feet; thence East 40.00 feet; thence South 10.00 feet; thence East 90.00 feet to a point on the West line of said 8th Street; thence South 209.00 feet to the place of beginning.

SUBJECT TO a nonexclusive 20 foot easement for ingress, egress and utilities lying 10 feet on each side of the following described centerline:

Commencing at the Southwest corner of the above described tract; thence North 95.62 feet to the True Point of Beginning; thence South $63^{\circ}41'34''$ East 124.69 feet to a point of curve; thence around a curve to the left with a radius of 70.00 feet for a distance of 58.89 feet (chord bears South $87^{\circ}47'32''$ East 57.17 feet) to a point on the West right of way line of 8th Street, said point being the terminus of the above described centerline.



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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 Name <u>Candice J. Harrison</u> Mailing Address <u>P.O. Box 246</u> City/State/Zip <u>Starbuck, WA 99359</u> Phone No. (including area code) _____	2 Name <u>Richard Hamilton and Raychl Hamilton,</u> <u>husband and wife</u> Mailing Address <u>2833 Kirby Mayview Rd</u> City/State/Zip <u>Pomeroy WA 99349</u> Phone No. (including area code) <u>509-843-2591</u>															
3 Send all property tax correspondence to: <input type="checkbox"/> Same as Buyer/Grantee Name <u>Richard Hamilton</u> Mailing Address <u>2833 Kirby Mayview Rd</u> City/State/Zip <u>Pomeroy WA 99349</u> Phone No. (including area code) <u>509-843-2591</u>	List all real and personal property tax parcel account numbers - check box if personal property <table border="1"> <tr> <td><u>2-012-42-034-3015</u></td> <td><input type="checkbox"/></td> <td>List assessed value(s)</td> </tr> <tr> <td></td> <td><input type="checkbox"/></td> <td><u>102,950.00</u></td> </tr> <tr> <td></td> <td><input type="checkbox"/></td> <td><u>0.00</u></td> </tr> <tr> <td></td> <td><input type="checkbox"/></td> <td><u>0.00</u></td> </tr> <tr> <td></td> <td><input type="checkbox"/></td> <td><u>0.00</u></td> </tr> </table>	<u>2-012-42-034-3015</u>	<input type="checkbox"/>	List assessed value(s)		<input type="checkbox"/>	<u>102,950.00</u>		<input type="checkbox"/>	<u>0.00</u>		<input type="checkbox"/>	<u>0.00</u>		<input type="checkbox"/>	<u>0.00</u>
<u>2-012-42-034-3015</u>	<input type="checkbox"/>	List assessed value(s)														
	<input type="checkbox"/>	<u>102,950.00</u>														
	<input type="checkbox"/>	<u>0.00</u>														
	<input type="checkbox"/>	<u>0.00</u>														
	<input type="checkbox"/>	<u>0.00</u>														

4 Street address of property: 23 Grove Street
 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):
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)? ☐ 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 YES NO
 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 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 Notice of Real Estate Contract

Date of Document 5/7/2020

Gross Selling Price \$	190,000.00
Personal Property (deduct) \$	0.00
Exemption Claimed (deduct) \$	0.00
Taxable Selling Price \$	190,000.00
Excise Tax: State	
Less than \$500,000.01 at 1.1% \$	2,090.00
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 \$	2,090.00
<u>0.0025</u> Local \$	475.00
*Delinquent Interest: State \$	0.00
Local \$	0.00
*Delinquent Penalty \$	0.00
Subtotal \$	2,565.00
*State Technology Fee \$	5.00
*Affidavit Processing Fee \$	0.00
Total Due \$	2,570.00

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 Candice J. Harrison
 Name (print) Candice J. Harrison
 Date & city of signing 5/7/20 Pomeroy WA

Signature of
 Grantee or Grantee's Agent Richard Hamilton
 Name (print) Richard Hamilton
 Date & city of signing 5/7/20 Pomeroy 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 20.020(1C)).

Legal Description

Situated in the County of Garfield, State of Washington.

Tax No. 7 of Section 34, in Township 12N. Rg. 42, E.W.M. as shown on the records of the Assessor of Garfield County, Washington, more particularly described as follows:

Beginning South 8° 50' West 60 feet from the Southwest corner of Block 11, Pataha City, in Section 34, Township 12, N.R. 42, E.W.M., thence South 81° 10' East 750 feet, thence South 8° 50' West to township line between Townships 11 and 12, thence West to a point on said line lying South 8° 50' West from starting point thence North 8° 50' East to starting point.

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

1 SELLER GRANTOR	Name <u>KATHYLN DAWN HOWELL</u>	2 BUYER GRANTEE	Name <u>LEROY HOWELL</u>
	Mailing Address <u>1638 Canyon Road</u>		Mailing Address <u>1638 Canyon Road</u>
	City/State/Zip <u>Kamiah, Idaho, 83536</u>		City/State/Zip <u>Kamiah, Idaho, 83536</u>
	Phone No. (including area code) <u>(208) 935-0563</u>		Phone No. (including area code) <u>(208) 935-0563</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 _____		List assessed value(s)	
Mailing Address _____		20104202210000000 <input type="checkbox"/>	21,234.00
City/State/Zip _____		20104202320000000 <input type="checkbox"/>	209,077.00
Phone No. (including area code) _____		<input type="checkbox"/>	0.00
		<input type="checkbox"/>	0.00
4 Street address of property: <u>MAP # M 10-A, Garfield County, WA</u>			
This property is located in <u>Garfield County</u>			
<input type="checkbox"/> 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 Attachment A			

5 Select Land Use Code(s): Select Land Use Codes <u>83</u> enter any additional codes: _____ (See back of last page for instructions)	7 List all personal property (tangible and intangible) included in selling price. N/A
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"/> YES <input checked="" type="checkbox"/> NO	If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) <u>WAC 458-61A-203</u> Reason for exemption <u>Transfer between spouses to confirm separate property</u>
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	Type of Document <u>Quitclaim Deed</u> Date of Document <u>4/29/20</u>
6 Is this property designated as forest land per chapter 84.33 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Is this property receiving special valuation as historical property per chapter 84.26 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	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 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
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. DEPUTY ASSESSOR <u>[Signature]</u> DATE <u>5/7/20</u> (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 <u>[Signature]</u> PRINT NAME <u>LEROY HOWELL</u>	

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

Signature of Grantor or Grantor's Agent <u>Kathlyn Dawn Howell</u>	Signature of Grantee or Grantee's Agent <u>Leroy Howell</u>
Name (print) <u>KATHYLN DAWN HOWELL</u>	Name (print) <u>LEROY HOWELL</u>
Date & city of signing <u>4-29-20 Cottonwood</u>	Date & city of signing <u>4-29-20 Cottonwood</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.20.030(1C)).

REV 84 0001a (12/6/19)

THIS SPACE - TREASURER'S USE ONLY

COUNTY TREASURER

TERESA SUMMERS
GARFIELD COUNTY TREASURER

PAID
MAY 07 2020

3407

3407

EXHIBIT A

LEGAL DESCRIPTION

Situated in the State of Washington, County of Garfield:

The Northeast quarter of the Northeast quarter of Section 22; the West half of the Northwest quarter, and the Southeast quarter of the Northwest quarter, the Southwest quarter, and the Southwest quarter of the Southeast quarter of Section 23, Township 10 North, Range 42 E.W.M.,

Excepting therefrom all the land West of the middle of William Light County Road in the West half of the Southwest quarter of Section 23.

Except right-of-way for county roads

SUBJECT TO any recorded or unrecorded easements

ka

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.

1 SELLER GRANTOR	Name <u>Sally K Shaner who aquired</u>	2 BUYER GRANTEE	Name <u>Sally K Shaner</u>			
	title as <u>Sally K Burns</u>					
	Mailing Address <u>745 Arlington Street</u>		Mailing Address <u>745 Arlington 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) _____			
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		List assessed value(s)	
	Name <u>Sally K Shaner</u>	1-051-26-003-3210 <input type="checkbox"/>		<u>\$276,295</u> 0.00		
	Mailing Address <u>745 Arlington Street</u>	1-058-01-0FG-1010 <input type="checkbox"/>		<u>\$5,325</u> 0.00		
	City/State/Zip <u>Pomeroy, WA 99347</u>	<input type="checkbox"/>		0.00		
	Phone No. (including area code) _____	<input type="checkbox"/>		0.00		

4 Street address of property: 745 Arlington Street

This property is located in Garfield

☐ 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)

Attached

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) 458-61A-215(1)

Reason for exemption _____

Clearing title to correct current owners name

Type of Document Quit Claom Deed (QCD)

Date of Document 5/13/20

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
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 Sally K Shaner

Name (print) Sally K Shaner

Date & city of signing Blacksburg 5/13/2020

Signature of Grantee or Grantee's Agent Sally K Shaner

Name (print) Sally K Shaner

Date & city of signing 5/13/2020

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)).

MAY 18 2020

EXHIBIT A

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

Lots 2 and 3, EXCEPT the northerly 100 feet thereof, in Block 26 of Wilson's Addition to the City of Pomeroy.

Lot F and the West half of Lot G in Block 1 of Darby's Addition to the City of Pomeroy.

|

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.

3409

☐ 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.

SELLER GRANTOR	1 Name <u>Duane G. Bartels</u>	BUYER GRANTEE	2 Name <u>Nicolas J. Edwards</u>
	<u>Myrna R. Bartels</u>		<u>Tasha M. Edwards</u>
	Mailing Address <u>510 Patache St.</u>		Mailing Address <u>198 Bartels Rd.</u>
	City/State/Zip <u>Pomeroy, WA 99347</u>		City/State/Zip <u>Pomeroy, WA 99347</u>
	Phone No. (including area code) <u>509 243 1752</u>		Phone No. (including area code)
3 Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers - check box if personal property	
Name <u>Nicolas J. Edwards and Tasha M. Edwards</u>		<u>20104100320400000</u> <input type="checkbox"/>	
Mailing Address <u>198 Bartels Rd.</u>		<u>20114103430100000</u> <input type="checkbox"/>	
City/State/Zip <u>Pomeroy, WA 99347</u>		<input type="checkbox"/>	
Phone No. (including area code)		<input type="checkbox"/>	
		List assessed value(s)	
		<u>60.00</u>	
		<u>244,352.00</u>	
		<u>0.00</u>	
		<u>0.00</u>	

4 Street address of property: 198 Bartels Rd. - Pomeroy, WA 99347

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 legal description.

<p>5 Select Land Use Code(s):</p> <p><u>11 - Household, single family units</u></p> <p>enter any additional codes: <u>83</u></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 checked="" 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 checked="" type="checkbox"/> YES <input 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 checked="" type="checkbox"/> does not qualify for continuance.</p> <p><u>[Signature]</u> <u>5-19-20</u> 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>5/14/20</u></p> <table border="0"> <tr> <td>Gross Selling Price \$</td> <td><u>270,000.00</u></td> </tr> <tr> <td>*Personal Property (deduct) \$</td> <td>_____</td> </tr> <tr> <td>Exemption Claimed (deduct) \$</td> <td>_____</td> </tr> <tr> <td>Taxable Selling Price \$</td> <td><u>270,000.00</u></td> </tr> <tr> <td colspan="2">Excise Tax: State</td> </tr> <tr> <td>Less than \$500,000.01 at 1.1% \$</td> <td><u>2,970.00</u></td> </tr> <tr> <td>From \$500,000.01 to \$1,500,000 at 1.28% \$</td> <td><u>0.00</u></td> </tr> <tr> <td>From \$1,500,000.01 to \$3,000,000 at 2.75% \$</td> <td><u>0.00</u></td> </tr> <tr> <td>Above \$3,000,000 at 3.0% \$</td> <td><u>0.00</u></td> </tr> <tr> <td>Agricultural and timberland at 1.28% \$</td> <td><u>0.00</u></td> </tr> <tr> <td>Total Excise Tax: State \$</td> <td><u>2,970.00</u></td> </tr> <tr> <td><u>0.0025</u> Local \$</td> <td><u>675.00</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>3,645.00</u></td> </tr> <tr> <td>*State Technology Fee \$</td> <td><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>3,650.00</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>270,000.00</u>	*Personal Property (deduct) \$	_____	Exemption Claimed (deduct) \$	_____	Taxable Selling Price \$	<u>270,000.00</u>	Excise Tax: State		Less than \$500,000.01 at 1.1% \$	<u>2,970.00</u>	From \$500,000.01 to \$1,500,000 at 1.28% \$	<u>0.00</u>	From \$1,500,000.01 to \$3,000,000 at 2.75% \$	<u>0.00</u>	Above \$3,000,000 at 3.0% \$	<u>0.00</u>	Agricultural and timberland at 1.28% \$	<u>0.00</u>	Total Excise Tax: State \$	<u>2,970.00</u>	<u>0.0025</u> Local \$	<u>675.00</u>	*Delinquent Interest: State \$	<u>0.00</u>	Local \$	<u>0.00</u>	*Delinquent Penalty \$	<u>0.00</u>	Subtotal \$	<u>3,645.00</u>	*State Technology Fee \$	<u>5.00</u>	*Affidavit Processing Fee \$	<u>0.00</u>	Total Due \$	<u>3,650.00</u>
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8 I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT

Signature of Grantor or Grantor's Agent <u>[Signature]</u>	Signature of Grantee or Grantee's Agent <u>[Signature]</u>
Name (print) <u>Duane G. Bartels or Myrna R. Bartels</u>	Name (print) <u>Nicolas J. Edwards or Tasha M. Edwards</u>
Date & city of signing <u>05/18/2020 - Clarkston, WA</u>	Date & city of signing <u>05/18/2020 - Kennewick, WA Clarkston, WA</u>

Perjury: Perjury is a class C felony which is punishable by imprisonment in the state correctional institution for a maximum term of not more than five years, or by a fine in an amount fixed by the court of not more than five thousand dollars (\$5,000.00), or by both imprisonment and fine (RCW 9A.20.020(1C)).

REV 84 0001a (12/6/19) THIS SPACE - TREASURER USE ONLY COUNTY TREASURER

TEREASA SUMMERS
GARFIELD COUNTY TREASURER

3409

File No. 467507

Exhibit 'A'

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

That part of the South half of Section 34, Township 11 North, Range 41 E.W.M., and of the North half of Section 3, Township 10 North, Range 41 E.W.M., more particularly described as follows:

Commencing at the section corner common to Sections 33 and 34, T11N, R 41 E.W.M. and Sections 4 and 3 of T10N, R 41 E.W.M. being on existing Department of Wildlife aluminum monument (See LCR No. 2814 Garfield County Records);
thence North 36°12'51" East 1365.44 feet to a point being a 5/8-inch rebar, which is on the easterly right of way of the 60 foot wide Linville Gulch Road which point bears South 10°38'20" East 4334.60 feet from the section corner common to Sections 27, 28, 33 and
34 T. 11 N., R. 41 E. W.M. (See LCR No. 2797 records of Garfield County) and the True Point of Beginning;
thence North 09°59'13" West on the easterly right of way of said Linville Gulch Road
115.87 feet to a 5/8-inch rebar;
thence North 83°24'07" East 235.43 feet to a 5/8-inch rebar;
thence South 77°23'06" East 119.66 feet to a 5/8-inch rebar;
thence South 88°38'08" East 152.39 feet to a 5/8-inch rebar;
thence South 72°52'57" East 117.54 feet to a 5/8-inch rebar,
thence North 89°30'28" East 822.41 feet to a 5/8-inch rebar;
thence South 36°10'43" East 534.86 feet to a 5/8-inch rebar;
thence South 85°59'20" East 107.12 feet to a 5/8-inch rebar being on the westerly
right of way of Bartels Road;
thence continuing on said westerly right of way on a curve to the left, which curve has a delta angle of 23°12'39", a radius of 300.00 feet, a length of 121.53 feet and a long chord which bears South 23°32'14" East a distance of 120.70 feet to a 5/8-inch rebar;
thence continuing on said westerly right of way South 35°08'40" East 207.42 feet to a
5/8-inch rebar;
thence continuing on said westerly right of way on a curve to the left, which curve has a delta angle of 36°08'45", a radius of 300.00 feet, a length of 189.26 feet, and a long chord which bears South 53°12'57" East a distance of 186.14 feet to a 5/8-inch rebar;
thence South 25°25'00" West 314.73 feet to a 5/8-inch rebar;
thence South 58°26'46" West 291.78 feet to a 5/8-inch rebar;
thence North 35°05'17" West 320.25 feet to a 5/8-inch rebar;
thence North 71°59'06" West 138.41 feet to a 5/8-inch rebar;
thence North 21°31'18" West 82.48 feet to a 5/8-inch rebar;
thence North 47°33'13" West 384.77 feet to a 5/8-inch rebar;
thence North 65°59'18" West 147.96 feet to a 5/8-inch rebar;
thence North 80°50'44" West 78.78 feet to a 5/8-inch rebar;
thence North 32°54'19" West 77.02 feet to a 5/8-inch rebar;
thence North 53°18'59" West 207.58 feet to a 5/8-inch rebar;
thence North 61°26'41" West 368.77 feet to a 5/8-inch rebar;
thence North 73°21'47" West 415.59 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.

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.

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.

1 SELLER GRANTOR	Name <u>Frank E. O'Brien</u>	2 BUYER GRANTEE	Name <u>Gregory N. Craber</u>
	<u>Lauriann M. Lomen O'Brien</u>		
	Mailing Address <u>P.O. Box 219</u>		Mailing Address <u>PO BOX 201</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>208-848-6879</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 <u>Gregory N. Craber</u>			10521300222100000 <input type="checkbox"/>
Mailing Address <u>PO BOX 201</u>			<input type="checkbox"/>
City/State/Zip <u>POMEROY, WA 99347</u>			<input type="checkbox"/>
Phone No. (including area code) <u>208-848-6879</u>			<input type="checkbox"/>
			List assessed value(s)
			86,444.00
			0.00
			0.00
			0.00

4 Street address of property: 1238 Pataha St. - Pomeroy, WA 99347

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 legal description.

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)? ☐ 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 YES NO

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 Statutory Warranty Deed

Date of Document 5/20/20

Gross Selling Price \$ 130,000.00

*Personal Property (deduct) \$ _____

Exemption Claimed (deduct) \$ _____

Taxable Selling Price \$ 130,000.00

Excise Tax: State

Less than \$500,000.01 at 1.1% \$ 1,430.00

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 \$ 1,430.00

0.0025 Local \$ 325.00

*Delinquent Interest: State \$ 0.00

Local \$ 0.00

*Delinquent Penalty \$ 0.00

Subtotal \$ 1,755.00

*State Technology Fee \$ 5.00

*Affidavit Processing Fee \$ 0.00

Total Due \$ 1,760.00

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

Name (print) Frank E. O'Brien

Date & city of signing 05/21/2020 - Clarkston, WA

Signature of Grantee or Grantee's Agent

Name (print) Gregory N. Craber

Date & city of signing 05/22/2020 - Clarkston, 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.20.020(1C)).

REV 84 0001a (12/6/19)

THIS SPACE - TREASURER'S USE ONLY

COUNTY TREASURER

TERESA SUMMERS
GARFIELD COUNTY TREASURER

MAY 22 2020

EXHIBIT "A"

481995

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

The East 60 feet of Lot 1 and the East 60 feet of the North half of Lot 2 in Block 13 of Pomeroy's Addition to the City of Pomeroy



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.

☐ 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.

1 SELLER GRANTOR	Name	Cornelia A. Neibel, Personal Representative	
	Estate of Barbara E. Bingman		
	Mailing Address	1765 Lambert Dr.	
	City/State/Zip	Clarkston, WA 99403	
	Phone No. (including area code)		
2 BUYER GRANTEE	Name	Frank O'Brien	
	Lauriann Lomen O'Brien		
	Mailing Address	P.O. Box 219	
	City/State/Zip	Pomeroy, WA 99347	
	Phone No. (including area code)		
3	Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee	List all real and personal property tax parcel account numbers - check box if personal property	
	Name	Frank O'Brien, Laurann Lomen O'Brien	
	Mailing Address	P.O. Box 219	
	City/State/Zip	Pomeroy, WA 99347	
	Phone No. (including area code)		
		10703109118000000 <input type="checkbox"/>	213,309.00
		<input type="checkbox"/>	0.00
		<input type="checkbox"/>	0.00
		<input type="checkbox"/>	0.00

4 Street address of property: 170 Almota Rd. - Pomeroy, WA 99347

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 legal description.

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 5/20/20

Gross Selling Price \$ 300,000.00

*Personal Property (deduct) \$ _____

Exemption Claimed (deduct) \$ _____

Taxable Selling Price \$ 300,000.00

Excise Tax: State

Less than \$500,000.01 at 1.1% \$ 3,300.00

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 \$ 3,300.00

0.0025 Local \$ 750.00

*Delinquent Interest: State \$ 0.00

Local \$ 0.00

*Delinquent Penalty \$ 0.00

Subtotal \$ 4,050.00

*State Technology Fee \$ 5.00

*Affidavit Processing Fee \$ 0.00

Total Due \$ 4,055.00

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

Cornelia A. Neibel

Signature of
Grantee or Grantee's Agent

Frank O'Brien

Name (print) Cornelia A. Neibel, Personal Representative

Name (print) Frank O'Brien or Lauriann Lomen O'Brien

Date & city of signing 05/21/2020 - Clarkston, WA

Date & city of signing 05/22/2020 - Clarkston, 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.20.020(1C)).

File No. 471916

Exhibit 'A'

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 North half of the Southeast quarter of Section 31, more particularly described as follows: Commencing at the Southeast corner of the Northeast quarter of the Southeast quarter of said Section 31; thence North $89^{\circ}51'$ West along the South line of said North half of the Southeast quarter 1355.00 feet; thence North $43^{\circ}41'$ West 144.40 feet to a point on the centerline of Pomeroy and Almota Road; thence North $58^{\circ}36'$ East along said centerline 18.53 feet to the True Place of Beginning; thence continue North $58^{\circ}36'$ East along said centerline 144.77 feet; thence North $30^{\circ}09'$ East along said centerline 81.80 feet; thence South $47^{\circ}59'$ East 178.45 feet; thence South $00^{\circ}55'$ East 99.95 feet; thence South $77^{\circ}08'$ West 138.55 feet; thence North $75^{\circ}33'$ West 66.18 feet; thence North $48^{\circ}42'$ West 132.67 feet to the place of beginning.

SUBJECT to an easement for ingress and egress over and across that part of the above described tract lying 7.50 feet on each side of the following described centerline: Commencing at the most northerly corner of the above described tract, said point being on the centerline of Pomeroy and Almota Road; thence South $30^{\circ}09'$ West along said centerline 34.69 feet to the True Place of Beginning; thence South $46^{\circ}09'$ East 71.84 feet; thence South $63^{\circ}56'$ East 109.46 feet to the terminus of the above described centerline.

EXCEPT the right-of-way of the Pomeroy and Almota Road.