

This form is your receipt when stamped by cashier.

Ote CHAPTER 82.45 RCW - CHAPTER 458-61A WAC when start
THIS AFFIDAVIT WILL NOT BE ACCEPTED UNLESS ALLAREAS 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 % List percentage of ownership acquired next to each name. 2 Name Knotgrass Farm, LLC Name Wayne Landkammer, Steve Landkammer, Mary Cass and Estate of Philip Landkammer Mailing Address 1324 Setlow Court Mailing Address City/State/Zip Clarkston, WA 99403 City/State/Zip Phone No. (including area code) Phone No. (including area code) List all real and personal property tax parcel List assessed value(s) 3 Send all property tax correspondence to: 

Same as Buyer/Gran 0.00 2-010-43-009-1000 Mailing Address 2-010-43-009-3000 0.00 City/State/Zip 0.00 Phone No. (including area code) 0.00 Street address of property: NKA 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) 5 Select Land Use Code(s): 7 List all personal property (tangible and intangible) included in selling price. 83 - Agriculture classified under current use chapter 84.34 RCW 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)? If claiming an exemption, list WAC number and reason for exc WAC No. (Section/Subsection) 458-41A-109(2/b) Reason for exemption 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 is this property designated as forest land per chapter \$4.35 RCW? Type of Document Quit Claim Deed Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW? Date of Document Aug 18, "UT Is this property receiving special valuation as historical property per chapter \$4.26 RCW? Gross Selling Price S If any answers are yes, complete as instructed below 0.00 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 ascessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land as longer qualifies or you do not wish to continue the designation or classification, it will be transver and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.35.140 or RCW 84.34.103). Prior to signing (3) below, you may contact your local county assessor for more information. (1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or Personal Property (deduct) S 0,00 Exemption Claimed (deduct) S 0.00 Taxable Selling Price \$ 0.00 Excise Tax: State 0.00 \$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 This land 😝 does 📋 does not qualify for continuance. Above \$3,000,000 at 3,014 S 0.00 DEPUTY ASSESSOR Agricultural and timberland at 1,28% S 0.00 Total Excise Tax: State S 0.00\_ 0.0025 Local S 0.00 (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 % 20 RCW; shall be due and payable by the selfer or transferor at the time of sale. \*Delinquent Interest: State S 0.00 Local S 0.00 \*Delinquent Penalty S 0.00 Subtotal S 0.00 (3) NEW OWNER(S) SIGNATURE \*State Technology Fee S 5.00 \*Affidavit Processing Fee S 5.00 PRINT NAME 10.00 i CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT SIgnature of Grantor's Agent Wayne Australia Grantor or Grantee's Agent Wayne Australia Grantee or Grantee's Agent Signature of Grantor's Agent

Signature of Grantor's Agent

Authority Agent

Signature of Grantor's Agent

Authority Agent

Authority Agent

Signature of Grantor's Agent

Signature of Grantor's Agent

Authority Agent

Signature of Grantor's Agent

Signature of Grantor's Agent

North Can North Ca years, or by a COUNTY TREASURER

> TEREASA SUMMERS GARFIELD COUNTY TREASURER

AUG 31 2020



This form is your receipt when stamped by cashier.

Venue

REAL ESTATE EXCISE TAX AFFIDAVIT

Woshington Stote
CHAPTER 82.45 RCW - CHAPTER 458-61A WAC

When stamp

THIS AFFIDAVIT WILL NOT BE ACCEPTED UNLESS ALLAREAS ON ALL PACES ARE FULLY COMPLETED

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

PLEASE T:

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

PLEASE TYPE OR PRINT

O Check box if partial sale, indicate % sold.		List percentage of ownership acquired next	to each name.
Name Knotgrass Farm, LLC	2	Name Wayne Landkammer, Stev	
		Mary Cass and Estate of Philip L	
Mailing Address City/State/Zip	IEE TEE	Mailing Address 1324 Settow Court	
Z ∑ City/State/Zip	BUYER	City/State/Zip Clarkston WA 9940:	
Phone No. (including area code)	75	Phone No. (including area code)	<u> </u>
	<del>-</del>	ist all real and personal property tax parcel	List assessed value(s)
Send all property tax correspondence to:   Same as Buyer/Grantee	3000	ount numbers - check box if personal property	Dist 222C3CG V210C(5)
ome .	<u>2-0</u>	010-43-009-1000	0.00
ailing Address	2-0	010-43-009-3000 🔲	0.60
ty/State/Zip	J		0.00
one No. (including area code)	J		0.00
Street address of property: NKA			
This property is located in Garfield County		· · · · · · · · · · · · · · · · · · ·	
Check box if any of the listed parcels are being segregated from a	nother p	arcel, are part of a boundary line adjustment or p	arcels being merged.
Legal description of property (if more space is needed, you may attach			
See Attached			
Select Land Use Code(s):	7	List all personal property (tangible and imangib	ole) included in selling price.
23 - Agnoulture classified under current use chapter \$4,34 RCW			
enter any additional codes:			
(See book of last page for instructions)  YES NO			
s the seller receiving a property tax exemption or deferral	If clain	ning an exemption, list WAC number and reason	
anization, senior citizen, or disabled person, homeowner or limited income)?	WACI	No. (Section/Subsection)	A109(2Xb)
his property predominantly used for timber (as elassified under W 84.34 and 84.33) or agriculture (as elassified under RCW	Reason	n for exemption	
34.020)7 See ETA 3215			
YES NO	_		•
nis property designated as forest land per chapter \$4,53 RCW7 [7]		Document Quit Claim Deed	<del></del>
cultural, or timber) land per chapter \$4.54 RCW?	Date of	Document Hilly 18, 7070	
nis property receiving special valuation as historical property   chapter \$4,26 RCW?		V	
ny answers are yes, complete as instructed below.	İ	Gross Selling Price \$	0.00
NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE)  V OWNER(S): To continue the current designation as forest land or	İ	Personal Property (deduct) 5	0.00
ification as current use (open space, farm and agriculture, or timber) land, must sign on (3) below. The county assessor must then determine if the		Exemption Claimed (deduct) \$	0.00
transferred continues to qualify and will indicate by signing below. If the		Taxable Selling Price S  Excise Tax; State	0.00
no longer qualifies or you do not wish to continue the designation or classi- ion, it will be removed and the compensating or additional taxes will be due		Less than \$500,000.01 at 1.1% \$	0.00
payable by the seller or transferor at the time of sale, (RCW \$4,33,140 or V \$4,54,103). Prior to signing (3) below, you may contact your local county		From \$500,000,01 to \$1,500,000 at 1.28% \$	0.00
ssor for more information.	Fst	om \$1,500,000,01 to \$3,000,000 at 2,75% S	0.00
land does does not qualify for continuance.	İ.	Above \$3,000,000 at 3.0% \$ Agricultural and timberland at 1,28% \$	0.00
8-21-20	<b>_</b>	Total Excise Tax: State 5	0.00
DEPUT ASSESSOR DATE		0.0025 Local S	0.00
OTICE OF COMPLIANCE (HISTORIC PROPERTY)  OWNER(S): To continue special valuation as historic property, sign (3)		*Delinquent Interest: State S	0.00
w. If the new owner(s) does not wish to continue, all additional tax calen-	: I	Local S	0.00
pursuant to chapter \$4.26 RCW, shall be due and payable by the seller or feror at the time of sale.		*Delinquent Penalty \$	0.00
(3) NEW OWNER(S) SIGNATURE		Subtotal S	0.00
		*State Technology Fee S *Affidavit Processing Fee S	5.00
PRINT NAME		Total Due \$	5.00
		A MINIMUM OF SIDIO IS DUE IN FEEC	
		*SEE INSTRUCTIONS	
		G IS TRUE AND CORRECT	// //
		e or Grantee's Agent	Wesener
nature of Helicia N. Which Smith	Granto	10 0000	V
nature of Kelice a N March - Smith note or Granger's Agent	Grante Name (p	— <del>Jana Jana Jana Jana Jana Jana Jana Jan</del>	Cammer
nature of Refuelle N. March. Smith into or Granger's Agent into for Granger's Agent into grant March-Smith et acity of signing 8-18-2020 Lacey	Grante Name (p Date &	city of signing 8/27/2	o Pomengua
nature of Helice and North Smith after of Granger's Agent in (print) Patricia North Smith a decity of signing 8-18-2020 Lace in the giver Perjury is a class C felony which is punishably improved in the	Grante Name (p Date & c	— <del>Jana Jana Jana Jana Jana Jana Jana Jan</del>	t more than five years, or by a

TEREASA SUMMERS GARFIELD COUNTY TREASURER

### EXHIBIT D

KNOTGRASS FARM, LLC to LANDKAMMER adjustment parcel: Parcel No. 2010430091000, 2010430093000

A parcel of land located in the southeast quarter of the northeast quarter Section 9, Township 10 North, Range 43 East of the Willamette Meridian, Garfield County, Washington, described as follows:

BEGINNING at the southwest corner of the southeast quarter of the northeast quarter;

Thence along the west line thereof, N 00°40'50" W, 1404.93 feet to the northwest corner of the southeast quarter of the northeast quarter;

Thence along the north line thereof, N 87°19'28" E, 43.46 feet;

Thence leaving said north line, S 00°22'20" E, 1363.20 feet;

Thence S 30°59'32" W, 50.56 feet to a point on the south line of the southeast quarter of the northeast quarter;

Thence along said south line, S 87°57'43" W, 9.54 feet to the POINT OF BEGINNING.

Containing 1.27 Acres, more or less.

Boundary Line Adjustment Agreement - Page 10 of 10 F:\WPDOCS\060RTitle-Garfield 2020\0RG-0593 Landkammer\Boundary Line Adjustment.docx

## REAL ESTATE EXCISE TAX AFFIDAVIT

This form is your receipt when stamped by cashier.

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(HIS AFFIDAV)	WILL NOT BE ACCEPTED UNLESS ALL AREAS ON ALL PAGES ARE	FIII LV COMPLETED
Check box if the sale occurred	Only for sales in a single location code on or after January 1, 2020,	TOLLI COMI DETED
in more than one location code.	·	PLEASE TYPE OR PR
☐ Check how it	220 1 7 10 1 20	

☐ Check box if partial sale, indicate % sold.	List percentage of ownership acquired ocx	7 10 mah nam-	
Name Wayne Landkammer, Steve Landkammer,	2 Name Knot-grass Tar		٦.
Mary Cass and Estate of Philip Londing	10001 7.077 1211	· · · · · · · · · · · · · · · · · · ·	<del>-</del>
Mailing Address 1324 Setlow Court	Mailing Address		-
Mailing Address 1324 Setlow Court City/State/Zip Clarkston, WA 99403	Mailing Address  DE VIV/State/Zip	<del></del>	4
Phone No. (including area code)	1 01	<u> </u>	4
	Phone No. (including area code)		_
Send all property tax correspondence to:  Same as Buyer/ irantee	List all real and personal property tax parcel account numbers - check box if personal property	List assessed value(s)	
Name	2-010-43-009-1000	0.00	
Mailing Address	2-010-43-009-3000	<del></del>	
City/State/Zip	2010-2003-2000	0.00	
hone No. (including area code)		0.00	1
Street address of property: NKA	<u> </u>	0.00	_
Street address of property: NKA  This property is located in Garfield County			_
Check box if any of the listed percels are being segregated from an	other 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	a separate sheet to each page of the affidavit)		
See Attached			
Colonia			
Scleet Land Use Code(s):	7 List all personal property (tangible and intangil	ble) included in selling price.	
63 - Aproxiture classified under autom use chapter 34.24 RQW			
enter any additional codes:		:	
(See back of last page for instructions)  YES NO			
s the seller receiving a property tax exemption or deferral	TF-)-'		
er chapters 84.36, 84.37, or 84.38 RCW (nonprofit anization, senior citizen, or disabled person, homeowner	If claiming an exemption, list WAC number and reason		
ter chapters \$4.36, \$4.37, or \$4.38 RCW (nonprofit anization, senior citizen, or disabled person, homeowner h limited income)?	WAC No. (Section/Subsection) 458-61A109(2)		
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his property predominantly used for timber (as classified under W 84.34 and 84.33) or agriculture (as classified under RCW 94.020)? See ETA 3215  YES NO  No sis property predominantly used for timber (as classified under RCW 94.020)? See ETA 3215  YES NO  nis property designated as forest land per chapter N 33 RCW?  It is property designated as current use (open space, farm and cultural, or timber) land per chapter N 33 RCW?  It is property receiving special valuation as historical property chapter S 126 RCW?  Ny answers are yes, complete as instructed below.  HOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE)  NY OWNER(S): To continue the current designation as forest land or difficultion as current use (open space, farm and agriculture, or timber) land, must sign on (3) below. The county assessor must then determine if the transferred continues to qualify and will indicate by signing below. If the no longer qualifies or you do not wish to continue the designation or classion, it will be removed and the compensating or additional axes will be due susyable by the seller or transferor at the time of sale. (RCW N4.33 140 or V 24.34 140 or V 24.3	WAC No. (Section/Subsection)  Fige of Document  Gress Selling Price S  Personal Property (deduct) S  Exemption Claimed (deduct) S  Examption Claimed (deduct) S  Excise Tax: State  Less than \$500,000.01 at 1.1% S  From \$500,000.01 to \$1,500,000 at 1.25% S  From \$1,500,000.01 to \$3,000.00 at 2.75% S  Above \$3,000,000 at 3.0% S  Agricultural and timberland at 1.28% S  Total Excise Tax: State S  0.0025 Local S  *Delinquent Interest: State S  Local S  *Delinquent Penalty S  Subtotal S  *State Technology Fee S  *Affidavit Processing Fee S  Total Due S	C.00 C.00 C.00 C.00 C.00 C.00 C.00 C.00	2020 J
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Si Name (print)

Name (print)

Date & city of signing

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, of by a fine in an amount fixed by the court of not more than five thousand dollars (55,000.00), or by both imprisonment and fine (RCW 9A.20.00); REV 84 0001a (12/6/19)

THIS SPACE - TREASURER'S USE ONLY

COUNTY TREASURER

TOWN

### **EXHIBIT A**

LANDKAMMER Property: A portion of 2010430091000

The Northeast quarter of the Northeast quarter Section 9, Township 10 North, Range 43 East of the Willamette Meridian, Garfield County, Washington,

### EXHIBIT B

KNOTGRASS FARM, LLC Property: A portion of 2010430093000

The Southeast quarter of the northeast quarter Section 9, Township 10 North, Range 43 East of the Willamette Meridian, Garfield County, Washington,

Boundary Line Adjustment Agreement - Page 8 of 10 F: \WPDOCS\06ORTitle-Garfield 2020\0RG-0593 Landkammer\Boundary Line Adjustment.docx

### **EXHIBIT C**

LANDKAMMER to KNOTGRASS adjustment parcel: Parcel No. 2010430091000, 2010430093000

A parcel of land located in the northeast quarter of the northeast quarter Section 9, Township 10 North, Range 43 East of the Willamette Meridian, Garfield County, Washington, described as follows:

BEGINNING at the southeast corner of the northeast quarter;

Thence along the south line thereof, S 87°19'28" W, 1313.18 feet;

Thence leaving said south line, N 00°22'20" W, 4.48 feet;

Thence N 85°21'51" E, 1315.22 feet to a point on the east line of the northeast quarter of the northeast quarter;

Thence along said east line, S 00°59'19" E, 49.48 feet to the POINT OF BEGINNING.

Containing 0.81 Acres, more or less.

Boundary Line Adjustment Agreement - Page 9 of 10 F: \WPDOCS\060RTitle-Garfield 2020\0RG-0593 Landkammer\Boundary Line Adjustment.docx

### **EXHIBIT D**

KNOTGRASS FARM, LLC to LANDKAMMER adjustment parcel: Parcel No. 2010430091000, 2010430093000

A parcel of land located in the southeast quarter of the northeast quarter Section 9, Township 10 North, Range 43 East of the Willamette Meridian, Garfield County, Washington, described as follows:

BEGINNING at the southwest corner of the southeast quarter of the northeast quarter;

Thence along the west line thereof, N 00°40'50" W, 1404.93 feet to the northwest corner of the southeast quarter of the northeast quarter;

Thence along the north line thereof, N 87°19'28" E, 43.46 feet;

Thence leaving said north line, S 00°22'20" E, 1363.20 feet;

Thence S 30°59'32" W, 50.56 feet to a point on the south line of the southeast quarter of the northeast quarter;

Thence along said south line, S 87°57'43" W, 9.54 feet to the POINT OF BEGINNING.

Containing 1.27 Acres, more or less.

Boundary Line Adjustment Agreement - Page 10 of 10 F:  $\WPDOCS\06ORTitle-Garfield 2020\0RG-0593$  Landkammer \Boundary Line Adjustment.docx



This form is your receipt when stamped by cashier.

CHAPTER 82.45 RCW - CHAPTER 458-61A WAC

THIS AFFIDAVIT WILL NOT BE ACCEPTED UNLESS ALLAREAS 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	Only for sales in a single location cade on at after a
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.
Name Wayne Landkammer, Steve Landkammer,	2 Name Wayne Landkammer, Steve Landkammer,
Mary Cass and Estate of Philip Landkammer	Mary Cass and Estate of Philip Landkammer
Wary Cass and Estate of Filing Landkarinner	William Address 4334 Settlers Court
Mailing Address 1324 Setlow Court City/State/Zip Clarkston, WA 99403	Mailing Address 1324 Setlow Court City/State/Zip Clarkston, WA 99403
[문항문] City/State/Zip Clarkston, WA 99403	_ 표정   City/State/Zip Clarkston, WA 99403
Phone No. (including area code)	Phone No. (including area code)
Send all property tax correspondence to:  Same as Buyer/Grantee	List all real and personal property tax parcel List assessed value(s)
	account numbers - oncor box is personal property
Name	2-010-43-009-1000
Mailing Address	<u>2-010-43-009-3000</u> <u>0.00</u>
City/State/Zip	0.00
Phone No. (including area code)	0.00
Street address of property: NKA	
This property is located in Garfield County	
<del></del>	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	1 a separate sheet to each page of the affidavit)
See Attached	
5 Select Land Use Code(s):	List all personal property (tangible and intangible) included in selling price.
83 - Agriculture classified under current use chapter 84.34 RCW	
enter any additional codes:	
(See back of last page for instructions) YES NO	
Was the seller receiving a property tax exemption or deferral	VC 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
under chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner	If claiming an exemption, list WAC number and reason for exemption:  WAC No. (Section/Subsection) 458-61A109(2)(b)
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	Reason for exemption
84.34.020)? See ETA 3215	
6 YES NO	1
Is this property designated as forest land per chapter 84.33 RCW?	Type of Document Boundary Line Adjustment
Is this property classified as current use (open space, farm and	
agricultural, or timber) land per chapter 84.34 RCW?	Date of Document
Is this property receiving special valuation as historical property per chapter 84.26 RCW?	,
If any answers are yes, complete as instructed below.	Gross Selling Price \$ 0.00
(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE)	Personal Property (deduct) \$ 0.00
NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land,	Exemption Claimed (deduct) \$ 0.00
you must sign on (3) below. The county assessor must then determine if the	Taxable Selling Price \$ 0.00
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-	Excise Tax: State
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 \$4.33.140 or	Less than \$500,000.01 at 1.1% \$ 0.00
RCW 84.34.108). Prior to signing (3) below, you may contact your local county	From \$500,000.01 to \$1,500,000 at 1.28% \$ 0.00
assessor for more information.	From \$1,500,000.01 to \$3,000,000 at 2.75% \$ 0.00
This land coes of does does not qualify for continuance.	Above \$3,000,000 at 3.0% \$ 0.00
1 / 210	Agricultural and timberland at 1.28% \$ 0.00
15 Kells 8-31-20	Total Excise Tax: State \$ 0.00
DÉPUTY ASSESSOR DATE	0.0025 Local \$ 0.00
(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S): To continue special valuation as historic property, sign (3)	*Delinquent Interest: State \$ 0.00
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	Local \$ 0.00
transferor at the time of sale.	*Delinquent Penalty \$ 0.00
(3) NEW OWNER(S) SIGNATURE	Subtotal \$ 0.00 *State Technology Fee \$ 5.00
	*Affidavit Processing Fee \$ 5.00
PRINT NAME	Total Due \$ 10.00
A ANNA A TERMEN	A MINIMUM OF \$10,00 IS DUE IN FEE(S) AND/OR TAX
	*SEE INSTRUCTIONS
8 I CERTIFY UNDER PENALTY OF PERJURY THAT THE FO	REGOING IS TRUE AND CORRECT
Signature of Grantor's Agent	Signature of Grantee's Agent
	Name (print)
Name (print) Uniber 14 (1)	
Date & city of signing 8/31/20 Powery Wt	<u> </u>
	the state correctional institution for a maximum term of not more than five years, or by a

REV 84 0001a (12/6/19)



### EXHIBIT "A"

LANDKAMMER ADJUSTED PARCEL 1. Adjusted Parcel 1 is a parcel of land located in the south half of the northeast quarter, the southeast quarter of the northwest quarter, the south half of Section 4, and the north half of Section 9, Township 10 North, Range 43 East of the Willamette Meridian, Garfield County, Washington, described as follows:

BEGINNING at the southeast corner of the south half of the northeast quarter of Section 4; Thence along the east line thereof, N 00°10'45" E, 1346.77 feet to the northeast corner of the south half of the northeast quarter;

Thence along the north line thereof, S 84°30'08" W, 2626.75 feet to the northeast corner of the south half of the northwest quarter;

Thence along the north line of thereof, S 84°30'41" W, 1355.79 feet to the northwest corner of the southeast quarter of the northwest quarter;

Thence along the west line thereof, S 00°00'17" W, 1513.23 feet to the southeast corner of the southwest quarter of the northwest quarter;

Thence along the south line thereof, S 82°07'28" W, 680.28 feet;

Thence leaving said line and continuing along the east line of a parcel described in Quitclaim Deed AFN 20090282 the next 8 courses:

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Thence S 11°58'42" W, 173.95 feet;
Thence S 04°55'20" W, 228.12 feet;
Thence S 14°33'02" W, 831.22 feet;
Thence S 13°53'28" W, 108.68 feet;
Thence S 06°37'38" E, 748.85 feet;
Thence S 12°32'58" E, 315.07 feet;
Thence S 12°31'21" E, 73.17 feet;
Thence S 25°41'20" E, 640.21 feet;
Thence N 71°06'50" E, 710.02 feet;
Thence N 40°57'31" E, 897.73 feet;
Thence N 54°01'25" E, 265.67 feet;
Thence N 83°19'53" E, 364.33 feet;
Thence S 13°26'39" E, 315.89 feet to the southeast corner of the southwest quarter of
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Section 4;

Thence N 87°22'52" E, 1295.08 feet; Thence N 21°52'34" E, 684.69 feet; Thence N 59°43'24" E, 385.98 feet;

Thence N 30°06'49" E, 698.20 feet; Thence N 12°30'24" E, 588.85 feet;

Thence N 62°18'48" E, 210.00 feet;

Thence S 75°46'08" E, 54.89 feet to a point on the east line of the southeast quarter; Thence along said east line, N 02°44'27" W, 698.04 feet to the **POINT OF BEGINNING**.

Containing 387.69 Acres, more or less.

LANDKAMMER ADJUSTED PARCEL 2. Adjusted Parcel 2 is a parcel of land located in the south half of Section 4 and the north half of Section 9, Township 10 North, Range 43 East of the Willamette Meridian, Garfield County, Washington, described as follows:

### **BEGINNING** at the northeast corner of Section 9;

Thence along the east line thereof, S 00°59'19" E, 1370.38 feet to the southeast corner of the northeast quarter of the northeast quarter;

Thence S 85°21'51" W, 1315.22 feet; Thence S 00°22'20" E, 1367.68 feet; Thence S 30°59'32" W, 50.56 feet;

Thence S 87°57'43" W, 9.54 feet to the southeast corner of the southwest quarte of the northeast quarter;

Thence along the south line thereof, S 87°57'43" W, 4063.44 feet to the southwest corner of the northwest quarter;

Thence along the west line thereof, N 01°46'28" W, 1325.38 feet to a point described in Quitclaim Deed AFN 20090282;

Thence along the south line of said deed the next four courses:

Thence N 52°49'47" E, 241.79 feet; Thence N 44°46'49" E, 717.97 feet;

Thence N 49°16'10" E, 148.08 feet;

Thence N 71°06'50" E, 710.02 feet;

Thence N 40°57'31" E, 897.73 feet;

Thence N 54°01'25" E, 265.67 feet;

Thence N 83°19'53" E, 364.33 feet;

Thence S 13°26'39" E, 315.89 feet to the southeast corner of the southwest quarter of Section 4;

Thence N 87°22'52" E, 1295.08 feet;

Thence N 21°52'34" E, 684.69 feet;

Thence N 59°43'24" E, 385.98 feet;

Thence N 30°06'49" E, 698.20 feet;

Thence N 12°30'24" E, 588.85 feet;

Thence N 62°18'48" E, 210.00 feet;

Thence S 75°46'08" E, 54.89 feet to a point on the east line of the southeast quarter of Section 4;

Thence along said east line, S 02°44'27" E, 1998.05 feet to the POINT OF BEGINNING.

Containing 309.08 Acres, more or less.



This form is your receipt when stamped by cashier.

REAL ESTATE EXCISE TAX AFFIDAVIT

Ote CHAPTER 82.45 RCW - CHAPTER 458-61A WAC

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

	more than one location code.							FLA	EASE TYPE OR PRINT
	☐ Check box if partial sale, indicate %sold.		List per	entage (	of own	ership ac	quired 1	ext to each	name.
	Name Wayne Landkammer, Steve Landkammer,	2	Name	Dan I	L. and	d Barb	ara Lu	ther	
	Mary Cass and Estate of Philip Landkammer								
	Mailing Address 1324 Setlow Court	BUYER	Mailing	Address	14	700 H	wy 12		
l	City/State/Zip Clarkston, WA 99403	<b>3</b> €	City/Sta	te/Zip		kston.		2403	
I	Phone No. (including area code)	7 6	Phone 1	lo. (inclu				509) 843	2250
ł		1 .	<u> </u>						
	Send all property tax correspondence to:   Same as Buyer/Grantee		ist all real unt numb					L	st assessed value(s)
ne		21	01043	004	400	0			0.00
in	ng Address	ı	1043						0.00
/S	tate/Zip		1	00 //					0.00
ne	No. (including area code)	—	<del></del>						
		<u> </u>						<u> </u>	0.00
	Street address of property: NKA	<del></del>							
	This property is located in Garfield County								
	Check box if any of the listed parcels are being segregated from an	other p	arcel, are	part of a l	bounda	ry line a	djustmen	t or parcels	being merged.
	Legal description of property (if more space is needed, you may attach a	a separa	ite sheet t	cach pa	ge of th	ne affidav	/it)		
	See Attached	•		•			,		
	See Attached								
	Select Land Use Code(s):	7	List all a	erronol n		/tomorible			forded to entition of
	``	,	nor all b	ы эогият р	иорепу	(rankio)	c and int	mikioic) inc	luded in selling price.
•	83 - Agriculture classified under current use chapter 84.34 RCW enter any additional codes:								
	(See back of last page for instructions)  YES NO								
th	e seller receiving a property tax exemption or deferral								
r	chapters 84.36, 84.37, or 84.38 RCW (nonprofit	If clain	ning an ex	emption,	list W	AC numl	er and r	eason for ex	emption:
	zation, senior citizen, or disabled person, homeowner mited income)?	WAC 1	No. (Secti	on/Subse	ction)				
	· · · · · ·	Reason	for exem	ption		-			······································
W 8	property predominantly used for timber (as classified under \$\begin{array}{c} \Boxed{\text{U}} \\ \text{94.34} \text{ and } 84.33) or agniculture (as classified under RCW 220)? See ETA 3215			_					
	YES NO								
	property designated as forest land per chapter 84.33 RCW?	Type o	f Docume	nt <u>St</u> a	itutory	/ Warra	nty De	ed	
is p cul	property classified as current use (open space, farm and tural, or timber) land per chapter 84.34 RCW?	Date of	Docume	11 A	112	3.2	12	<b>)</b>	1
is Į	property receiving special valuation as historical property		!		0	,			
	pter 84.26 RCW?								
-	answers are yes, complete as instructed below.			Gross	Selling	Price \$			
70									116,307.00
NEW OWNER(S): To continue the current designation as forest land or				_		leduct) \$	5	·	116,307.00 0.00
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REV 84 0001a (12/6/19)

AUG 31 2020

COUNTY TREASURER

### **EXHIBIT "A"**

Situated in the County of GARFIELD, State of Washington.

A parcel of land located in the south half of the northeast quarter, the southeast quarter of the northwest quarter, the south half of Section 4, and the north half of Section 9, Township 10 North, Range 43 East of the Willamette Meridian, Garfield County, Washington, described as follows:

BEGINNING at the southeast corner of the south half of the northeast quarter of Section 4; Thence along the east line thereof, N 00°10'45" E, 1346.77 feet to the northeast corner of the south half of the northeast quarter;

Thence along the north line thereof, S 84°30'08" W, 2626.75 feet to the northeast corner of the south half of the northwest quarter;

Thence along the north line of thereof, S 84°30'41" W, 1355.79 feet to the northwest corner of the southeast quarter of the northwest quarter;

Thence along the west line thereof, S 00°00'17" W, 1513.23 feet to the southeast corner of the southwest quarter of the northwest quarter;

Thence along the south line thereof, S 82°07'28" W, 680.28 feet;

Thence leaving said line and continuing along the east line of a parcel described in Quitclaim Deed AFN 20090282 the next 8 courses:

```
Thence S 11°58'42" W, 173.95 feet;
Thence S 04°55'20" W, 228.12 feet;
Thence S 14°33'02" W, 831.22 feet;
Thence S 13°53'28" W, 108.68 feet;
Thence S 06°37'38" E, 748.85 feet;
Thence S 12°32'58" E, 315.07 feet;
Thence S 12°31'21" E, 73.17 feet;
Thence S 25°41'20" E, 640.21 feet;
Thence N 71°06'50" E, 710.02 feet;
Thence N 40°57'31" E, 897.73 feet;
Thence N 54°01'25" E, 265.67 feet;
Thence N 83°19'53" E, 364.33 feet;
Thence S 13°26'39" E, 315.89 feet to the southeast corner of the southwest quarter of
Section 4;
```

Thence N 87°22'52" E, 1295.08 feet; Thence N 21°52'34" E, 684.69 feet; Thence N 59°43'24" E, 385.98 feet; Thence N 30°06'49" E, 698.20 feet; Thence N 12°30'24" E, 588.85 feet; Thence N 62°18'48" E, 210.00 feet;

Thence S 75°46'08" E, 54.89 feet to a point on the east line of the southeast quarter; Thence along said east line, N 02°44'27" W, 698.04 feet to the POINT OF BEGINNING.



This form is your receipt when stamped by cashier.

R PRINT CHAPTER 82.45 RCW – CHAPTER 458-61A WAC when string AFFIDAVIT WILL NOT BE ACCEPTED UNLESS ALL APRES AND ALL PAGES ARE FULLY COMPLETED PLEASE TYPE OR PRINT

Check box if partial sale of property	ee back of	f last pa	age for ins		ercentage	of ownership next to name.
Name <u>Edwin Lewis Hays</u>			2	Name <u>Joan L. Hays</u>		<u> </u>
OR			_   _ <u> </u>			
Mailing Address 407 W. Main St.  City/State/Zip Pomeroy, WA 99347			 BUYER GRANTEE	Mailing Address 407 W. Main		
-				City/State/Zip Pomeroy, WA S		
Phone No. (including area code) (360) 515-1035				Phone No. (including area code)		5-1035
Send all property tax correspondence to:  Same as Buyer/C	irantee		nu <b>m</b> l	l and personal property tax parcel ers – check box if personal prope	rty	List assessed value(s)
Name			<u>1-070-3</u>	6-030-1200		\$104,092.00
Mailing Address						
City/State/Zip						
Phone No. (including area code)		_				
Street address of property: 407 W. Main St.						
This property is located in Pomeroy						
Check box if any of the listed parcels are being segregated					-	being merged.
Legal description of property (if more space is needed, y	ou may a	ttach a	a separate	sheet to each page of the affida	ıvit)	
See attached Exhibit "A"						
Select Land Use Code(s):			7 Lis	t all personal property (tangib	le and in	tangible) included in selling
11 - Household, single family units enter any additional codes:			pri	ce.		
(See back of last page for instructions)						
	YES	NO				
Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)?		✓				
6	YES	NO	If clai	ning an exemption list WA	C numb	er and reason for exemption:
Is this property designated as forest land per chapter 84.33 RCW?		<b>7</b>		•		•
Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34?		✓	WAC	No. (Section/Subsection) 4	58-61A-2	02(4)
, Is this property receiving special valuation as historical property		<b>4</b>		n for exemption unity property		
per chapter 84.26 RCW?		_	00,,,,,,	mily proporty		
If any answers are yes, complete as instructed below.						
(I) NOTICE OF CONTINUANCE (FOREST LAND OR CURINEW OWNER(S): To continue the current designation as forest		SE)	Type	of Document Affidavit in Supp	ort of Co	ommunity Property Agreement
classification as current use (open space, farm and agriculture, o	r timber)		Date of	f Document <u>7/28/20</u>		
you must sign on (3) below. The county assessor must then det land transferred continues to qualify and will indicate by signing	termine if	the		Gross Selling Price	\$	104,092.00
land no longer qualifies or you do not wish to continue the design	nation or	r	*	Personal Property (deduct)		
classification, it will be removed and the compensating or additi be due and payable by the seller or transferor at the time of sale.	ional taxe	s will	Е	xemption Claimed (deduct)	\$	104,092.00
84.33.140 or RCW 84.34.108). Prior to signing (3) below, you r	may conta	act		Taxable Selling Price	\$	0.00
your local county assessor for more information.						0.00
This land does does not qualify for continuance.						0.00
DEPUTY ASSESSOR	DATE	<del></del>				
(2) NOTICE OF COMPLIANCE (HISTORIC PROPI						
NEW OWNER(S): To continue special valuation as historic sign (3) below. If the new owner(s) does not wish to continu	property	<b>'</b> ,				0.00
additional tax calculated pursuant to chapter 84.26 RCW, shi payable by the seller or transferor at the time of sale.	all be du	e and		*State Technology Fee		
(3) OWNER(S) SIGNATURE				*Affidavit Processing Fee		
(b) owner(o) ordinate						10.00
PRINT NAME						
				A MINIMUM OF \$10.00 IS *SEE INS		
8 I CERTIFY UNDER PENALTY	OF PER.	IIIRY'	THAT TH	F FORECOING IS TRUE AND	COPPI	······································
Signature of	OI I LIK	JOK.	Signati		CORRE	
Grantor or Grantor Agent				ee or Grantee's Agent	w	
Name (print) Kimberly R. Boggs, Agent			Name	print) Kimberly R. Boggs, A	gent	$\mathcal{Y}$
Date & city of signing: Date: 8/21/20 Pomero	oy, WA			city of signing: Date:	,	20 Pomeroy, WA
<b>Perjury:</b> Perjury is a class C felony which is punishable by imp fine in an amount fixed by the court of not more than five thousands.	revire	in the				of not more than five years, or by a
REV 84 0001ae (11/30/11) THIS S	LAGE-	SE	ASUKE	2020 ONLY		COUNTY TREASURER

TEREASA SUMMERS GARFIELD COUNTY TREASURER

SEP 0 2 2020

### **DESCRIPTION**

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

The East 428 feet of the following described tract: That portion of the Northwest quarter of the Southeast quarter of Section 36, Township 12 North, Range 41 E. W. M., described as follows: Beginning at a point on the East line of the Northwest quarter of the Southeast quarter of said Section 36, 664 feet South on the Northeast corner, which point is the intersection of the South line of Main Street in the City of Pomeroy, as it existed in April of 1926, with the aforesaid East line of the Northwest quarter of the Southeast quarter of Section 36, thence South 422.5 feet, thence North 75°00' West 800.5 feet, thence North 56°04 West 115 feet, thence North 86°28' West 48.3 feet, thence South 87°51' West 146 feet, thence North 3°50' East 378.6 feet to the South line of Main Street, thence following the South line of Main Street South 84°23' East 301.3 feet, thence South 75°20' East 300 feet, thence South 75°05 East 464.4 feet to the place of beginning, subject to right of way of the City of Pomeroy, if any, EXCEPT the West 150 feet thereof. EXCEPT Primary State Highway No. 3 as conveyed to State of Washington by deed dated February 2, 1945, recorded March 30, 1945, in Book of Deeds 43 at Page 623.

SUBJECT TO an easement for electrical lines recorded November 19, 1971, under Auditor's No. 13959 in favor of Pacific Power and Light Company.

Exhibit "B"



REV 84 0001a (12/6/19)

### REAL ESTATE EXCISE TAX AFFIDAVIT

This form is your receipt when stamped by cashier.

PLEASE TYPE OR PRINT

THIS AFFIDAVIT WILL NOT BE ACCEPTED UNLESS ALLAREAS 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.

☐ Check box if partial sale, indicate % sold.		List per	centage of ownership a	equired next	to each name.
Name Timothy Sanders	2	Name	Theodore E. Hile	eman	
Nancy Sanders		Lutie	O. Hileman		
Mailing Address 1192 Lawrence Dr.	HH.			rbonneau	. D-
153	BUYER GRANTEE	'			
	⊣ <sup>ლ</sup> է	City/St	bulbank, s		3
Phone No. (including area code)		Phone	No. (including area code)	<u> </u>	
Send all property tax correspondence to:			and personal property tax ers - check box if personal		List assessed value(s)
Name Theodore E. Hileman, Lutie O. Hileman	20	104203	3440400000		60,850.00
Mailing Address 114 Charbonneau Dr.					0.00
City/State/Zip Butboat 414 99323	1				0.00
Phone No. (including area code)					0.00
4 Street address of property: 350 W. Fork Rd Pomeroy, WA 993	347			}	
This property is located in Garfield County					
Check box if any of the listed parcels are being segregated from ar	nother p	arcel, are	part of a boundary line a	djustment or	parcels being merged.
Legal description of property (if more space is needed, you may attach	a separa	ate sheet	to each page of the affida	vit)	
See attached legal description.					
5 Select Land Use Code(s)	7	List all	personal property (tangib	le and intang	gible) included in selling price.
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	If clair	ning an e	exemption, list WAC num	ber and reaso	on for exemption:
organization, senior citizen, or disabled person, homeowner with limited income)?	WAC	No. (Sect	tion/Subsection)		
ls this property predominantly used for timber (as classified under	Reason	n for exe	mption		
RCW 84.34 and 84.33) or agriculture (as classified under RCW 84.34.020)? See ETA 3215					
Is this property designated as forest land per chapter 84.33 RCW?	Type o	f Docum	ent Statutory Warra	anty Deed	
Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW?	Date o	f Docum	ent 9/2/20		
Is this property receiving special valuation as historical property per chapter 84.26 RCW?					
If any answers are yes, complete as instructed below.	-		Grace Calling Price	r	
(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE)		*Dor	Gross Selling Price : sonal Property (deduct) !		105,000.00
NEW OWNER(S): To continue the current designation as forest land or			ption Claimed (deduct)		
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	ĺ	L.,,	Taxable Selling Price		105,000.00
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-			Excise Tax: State		100,000.00
fication, it will be removed and the compensating or additional taxes will be due			Less than \$500,000.01 at		1,155.00
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		From \$50	00,000.01 to \$1,500,000 at 1.	.28% \$	0.00
assessor for more information.	F	rom \$1,50	0,000.01 to \$3,000,000 at 2.3	75% \$	0.00
This land does does not qualify for continuance.			Above \$3,000,000 at 3	3.0% \$	0.00
		Agricult	ural and timberland at 1.2	8% \$	0.00
			Total Excise Tax: State	<b>.</b>	1,155.00
DEPUTY ASSESSOR DATE			0.0025 Local :	<b>.</b>	262.50
(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S): To continue special valuation as historic property, sign (3)		*D	elinquent Interest: State !	<b>.</b>	0.00
below. If the new owner(s) does not wish to continue, all additional tax calcu-			Local 5	<b>.</b>	0.00
lated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale.			*Delinquent Penalty	\$	0.00
(3) NEW OWNER(S) SIGNATURE			Subtotal 5		1,417.50
(3) NEW OWNER(O) STORAL ONE			*State Technology Fee	<b></b>	5.00
		*A	affidavit Processing Fee 3 Total Due 3		0.00
PRINT NAME			A MINIMUM OF \$10.00 I		1,422.50
				ISTRUCTION	i i la i
8 I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOR	EGOIN	G IS TR	UE AND CORRECT	1) 1)	
Signature of			antee's Agent	Z V	1 WAR
Grantor or Grantor's Agent	-			,-a-c/c	· · · · ·
Name (print) Timothy Sanders or Nancy Sanders	Name	٠,	Theodore D. Hile		
Date & city of signing 09/02/2020 - Clarkston	-	city of s			
Perjury: Perjury is a class C felony which is punishable by impresumption fine in an amount fixed by the court of not more than five thousand	he state	correctio	ona institution for maxi	mum term of	not more than five years, or by a
REV 84 0001a (12/6/19)  THIS SPACE TR	EAST I	3 F.K. 6	ISF ONLY	on and tine (	COUNTY TREASURER
The second (120 or to)			·~~ • · · • ·		COUNTY INMINUTED

THIS SPACE PREASURER'S USE ONLY SEP 03 2020

### **EXHIBIT "A"**

### 506005

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

In Township 10 North, Range 42 E.W.M.

The Northeast quarter of the Southwest quarter of the Southeast quarter of Section 34.

TOGETHER WITH AND SUBJECT TO a non-exclusive easement for ingress, egress and utilities 30 feet in width over all dirt roads reasonably necessary for access to this and other tracts.



CHAPTER 82.45 RCW - CHAPTER 458-61A WAC

This form is your receipt when stamped by cashier.

	THOATTUATI	WILLING I DE ACCELTED UNLESSALLAREAS ON ALL PAGES AKE FULLY (	JUMPLETED
П	Check box if the sale occurred	Only for sales in a single location code on or after January 1, 2020.	<del></del>
_	Check box if the saic occurred		DIFACE TYPE (
	San and a san a factor of the state of the s		PLEASE TYPE (

in more than one location code.  Check box if partial sale, indicate %	_1.4	Link managed and a second a second and cond and cond and a second and a second and	PLEASE TYPE OR PRINT
Check box if partial sale, indicate % s  Name BRET D. ROBERTS	old.	List percentage of ownership acquired nex  Name JUDY CARLSON Trustee of the	
DICT B. NOBERTO			· · · · · · · · · · · · · · · · · · ·
Mailing Address D.O. D. 075		LIVING TRUST dated March 02, 2020	
Mailing Address P.O. Box 275  City/State/Zip Pomeroy, WA 99347	BUYER	Mailing Address P.O. Box 275	<del></del>
	— ≝§		
Phone No. (including area code)		Phone No. (including area code)	
Send all property tax correspondence to:	ntee acc	List all real and personal property tax parcel ount numbers - check box if personal property	List assessed value(s)
Name	<u></u>	053-10-010-1080	16,380.00
Mailing Address			
City/State/Zip	_		
Phone No. (including area code)			
Street address of property: 1779 Columbia Street, Pomeroy,	WA		
This property is located in Garfield County			
Check box if any of the listed parcels are being segregated from	m another i	parcel are part of a boundary line adjustment of	r narcels being merged
Legal description of property (if more space is needed, you may att			parcers being merged.
Lots 9 & 10, except the West Eighteen feet (18') of Lot 9, in			ov including the
	2.00K 10 K	r manay 5 - Addition to the only of Former	by including the
Select Land Use Code(s):	7	List all personal property (tangible and intang	gible) included in selling price
11 - Household, single family units	¬ [	1 , , , , , , , , , , , , , , , , , , ,	, and a second price.
enter any additional codes:	_		
(See back of last page for instructions) YES NO	_		
Was the seller receiving a property tax exemption or deferral	ı İ		
under chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner	If clai	ming an exemption, list WAC number and reas	
with limited income)?	WAC	No. (Section/Subsection) 458-61A-210	(2)
Is this property predominantly used for timber (as classified under RCW 84.34 and 84.33) or agriculture (as classified under RCW	Reaso	n for exemption	
84.34 and 84.33) or agriculture (as classified under RCW 84.34.020)? See ETA 3215	Tran	esfer to a Irrevocable Trust	
6 YES NO	-		
Is this property designated as forest land per chapter 84.33 RCW?	1 Type o	of Document Warranty Deed	
Is this property classified as current use (open space, farm and		f Document 9-3-2000	<u> </u>
agricultural, or timber) land per chapter 84.34 RCW?	- Daic C	Document Sa-2020	<u> </u>
Is this property receiving special valuation as historical property per chapter 84.26 RCW?			
If any answers are yes, complete as instructed below.	ŀ	Gross Selling Price \$	0.00
(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or		Personal Property (deduct) \$	0.00
classification as current use (open space, farm and agriculture, or timber) land,		Exemption Claimed (deduct) \$	0.00
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		Taxable Selling Price \$	0.00
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		Excise Tax: State	
and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or		Less than \$500,000.01 at 1.1% \$	0.00
RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information.		From \$500,000.01 to \$1,500,000 at 1.28% \$	0.00
This land does does not qualify for continuance.		rom \$1,500,000.01 to \$3,000,000 at 2.75% \$  Above \$3,000,000 at 3.0% \$	0.00
and a see a see a see a see a see a see a see a see a see a see a see a see a see a see a see a see a see a see		Agricultural and timberland at 1.28% \$	0.00
		Total Excise Tax: State \$	0.00
DEPUTY ASSESSOR DATE	-	0.0025 Local \$	0.00
(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)		*Delinquent Interest: State \$	0.00
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-		Local \$	0.00
lated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale.		*Delinquent Penalty \$	
		Subtotal \$	0.00
(3) NEW OWNER(S) SIGNATURE		*State Technology Fee \$	5.00
	-	*Affidavit Processing Fee \$	5.00
PRINT NAME		Total Due \$	10.00
	-	A MINIMUM OF \$10,00 IS DUE IN FEI *SEE INSTRUCTIONS	
8 I CERTIFY UNDER PENALTY OF PERJURY THAT THE FO	REGOIN	<del></del>	
Signature of	Signati	re of	A
Grantor or Grantor's Agent	Grant	e or Grantee's Agent	arlson
Name (print) BRET D. ROBERTS	<b>Na</b>	rint) JUDY (ARLSON, Trustee	
Date & city of signing Spokane, Washington 5-3-4	A Care &	Spokane, Washington	8-3-1920

Perjury: Perjury is a class C felony which is punishable by imprisonment in the pate correspond 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 that \$35,000.00%, or by both imprisonment and fine (RCW 9A.20.020(1C)).

REV 84 0001a (12/6/19)

### AFFIDAVIT REGARDING IRREVOCABLE TRUST

WAC 458-61A-210(b)

STATE OF WASHINGTON	)	
COUNTY OF Garfield	)	SS

I the undersigned, BRET D. ROBERTS, being first duly sworn on oath, state as follows:

- 1. The undersigned, who is the Grantor and creator of the BRET D. ROBERTS LIVING TRUST, resides at 1779 Columbia St., Pomeroy, WA 99347, and my phone number is (509) 843-7298.
- 2. This trust is an irrevocable trust.
- 3. The purpose of this transfer is to protect the property from possible future long term care expenses.
- 4. The property conveyed by this transfer is not encumbered with debt.
- 5. The Trustee may distribute income and/or principal to a person(s) other than the Grantor(s).

DATED <u>9-3-20</u>

BRET D. ROBERTS

country of Garreld )

On this day personally appeared before me BRET D. ROBERTS, to me known to be the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act and deed for the uses and purposes mentioned in the instrument.

DATED: 8-3-20

KALLIE WARREN
Notary Public
State of Washington
My Appointment Expires
Jun 2, 2022

Notary Public in and for the State

Of Washington, residing at BEW

My commission expires: (1) [ [ ] [ ] [ ] [ ] [ ]



This form is your receipt

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC 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.
Name John M Bartels and Shari L Bartels, husband and wife	Name Rick Leavitt and Leona Leavitt, husband and wife
Volume Darters and Sharr E Dat Cos mashand and wife	Name Nick Deavite and Deona Leavite, husband and wife
Mailing Address 3405 E Watt Rd	Hailing Address 2001 Four Mile Rd
Mailing Address 3405 E Watt Rd City/State/Zip Spangle, WA 99031	7 × Z
	T ( <b>7</b>
Phone No. (including area code) (509) 363-8915	Phone No. (including area code) (406) 498-8667
3 Send all property tax correspondence to: ☐ Same as Buyer/Grantee	List all real and personal property tax parcel account numbers – check box if personal property  List assessed value(s)
Name Rick Leavitt	2-011-41-034-3050
Mailing Address 2001 Four Mile Rd	
City/State/Zip Bute, MT 59701	
Phone No. (including area code) (406) 498-8667	
Street address of property: , , WA	
This property is located in unincorporated Garfield	County <b>OR</b> within ☐ city of
☐ Check box if any of the listed parcels are being segregated from another p Legal description of property (if more space is needed, you may attach a sepa	arcel, are part of a boundary line adjustment or parcels being merged.
SEE EXHIBIT "A" ATTACHED	
5 Select Land Use Code(s):	7 List all personal property (tangible and intangible) included in selling price.
enter any additional codes:	price.
(See back of last page for instructions)	
Was the seller receiving a property tax exemption or deferral under YES NO	
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	
YES NO	If claiming an exemption, list WAC number and reason for exemption:
Is this property designated as forest land per chapter 84.33 RCW?	WAC No. (Section/Subsection)
Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW?	Reason for exemption
Is this property receiving special valuation as historical property per chapter 84.26 RCW?	
If any answers are yes, complete as instructed below.	5/10
(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE)	Type of Document
NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land,	Date of Document 9/3/20
you must sign on (3) below. The county assessor must then determine if the	17177
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	Gross Selling Price \$ 67,000.00
classification, it will be removed and the compensating or additional taxes will	*Personal Property (deduct) \$
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	Exemption Claimed (deduct) \$
local county assessor for more information.	Taxable Selling Price \$ 67,000.00
	Excise Tax: State Less than \$500,000.01 at 1.1% \$ 131.51
This land does to does not qualify for continuance.	Less than \$500,000.01 at 1.1% \$ 1 7 1.00 From \$500,000.01 to \$1,500,000 at 1.28% \$
<i>F</i>	From \$1,500,000.01 to \$3,000,000 at 2.75% \$
	Above \$3,000,000 at 3.0% \$
	Agricultural and timberland at 1.28% \$
	Total Excise Tax: State \$ 737.00
a un	Local \$ 167.50
DEPUTY ASSESSOR DATE	Delinquent Interest: State \$
(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)	Local \$
NEW OWNER(S): To continue special valuation as historic property,	*Delinquent Penalty \$ Subtotal \$ 904.50
sign (3) below. If the new owner(s) does not wish to continue, all	*State Technology Fee \$ 5.00
additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale	*Affidavit Processing Fee \$
(3) NEW OWNER(S) SIGNATURE	Total Due \$ 909.50
PRINT NAME	A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS
8 I CERTIFÝ UNDER PENALTY OF PER HIRV T	HAT THE FOREGOING IS TRUE AND CORRECT.
Signature of /// 11.3 c//	Signature of
Grantor or Grantor's Agent	Grantee or Grantee's Agent / Lane lane
Name (print) John M Bartels	
9/-1	Name (print) Rick Leavitt
Date & city of signing: 1/2/2070	Date & city of signing: 9/2/2020
Perjury: Perjury is a class C felony which is punishable by imprisonment in the s a fine in an amount fixed by the court of not more than five thousand collars (\$5,0)	tate correctional institution for a maximum term of not more than five years, or by (40), or by both insprisonment and fine (RCW 9A.20.020 (1C)).

THIS SPACE

REV 84 0001a (12/6/19)

TREASTINIONES 2020 ONLY

### **EXHIBIT A**

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

Lot 4 of the Bartels Short Plat being that part of the South half of the Southwest quarter of Section 34, more particularly described as follows:

Commencing at the Southwest corner of said Southwest quarter of Section 34, said point being monumented with a 3 1/2" aluminum monument stamped "Department of Wildlife", and bears South 00°04'11" West 2681.24 feet from the Northwest corner of said Southwest quarter, said point being monumented with a 3 1/2" aluminum monument stamped "Department of Wildlife"; thence North 68°37'16" East 836.63 feet to a point on the East right of way line of Linville Gulch Road and the True Point of Beginning;

Thence North 05°28'25" East 414.51 feet, along said East right of way line; thence along a curve to the left having a central angle of 14°25'55", radius length of 1530.00 feet, chord bearing of North 01°44'32" West, chord length of 384.37 feet, a curve length of 385.39 feet, along said East right of way line;

thence South 73°19'47" East 415.59 feet; thence South 61°26'41" East 368.77 feet; thence South 53°18'59" East 207.58 feet; thence South 58°04'36" West 354.80 feet; thence South 49°45'08" West 408.04 feet; thence North 76°19'14" West 312.64 feet to the place of beginning.

SUBJECT TO: RCW 7.48.300 through 7.48.310 and 7.48.905 which provide for the protection of usual and customary farming practices on adjoining land.

SUBJECT TO: Easements for underground communication lines and above ground closures granted to Pacific Northwest Bell Telephone Company recorded October 12, 1990 as Garfield County Auditor's Nos. 305, 306 and 308.

SUBJECT TO: Easement for telecommunication facilities granted to U S West Communications, Inc. recorded August 4, 1992 as Garfield County Auditor's No. 1372.



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CHAPTER 82.45 RCW - CHAPTER 458-61A WAC when stam
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.

	more than one location code.			•	PLEASE TYPE OR PRINT
	☐ Check box if partial sale, indicate % s	ld.		List percentage of ownership acquired ne	ext to each name.
1	Name Estate of Mary Kay Wommack, Catherine	Α. 2		Name Eric Wommack and Allis	on Harris-Wommack,
- 4	Reinland and Jeffrey E. Reinland, Personal. Rep			Husband and wife	
SELLER GRANTOR	Mailing Address 210 15th Street	BUYER		Mailing Address P.O. Box 125	
Z Z Z	City/State/Zip Pomeroy, WA 99347	75	Ž	City/State/Zip Pomerov, WA 993	247
- <del>'</del> 5	Phone No. (including area code) (509) 570-6983	<b>─</b>  -;	5	n	09) 843-7073
	(303) 370-3303	=		st all real and personal property tax parcel	List assessed value(s)
3	Send all property tax correspondence to:   Same as Buyer/Grain	itee ac		ant numbers - check box if personal property	List assessed value(s)
Name		1	-0:	52-11-009-2000	160,944.00
Maili	ng Address				0.00
City/	State/Zip				0.00
Phon	No. (including area code)				0.00
1		<b>—</b> —			0.00
+	Street address of property: 210 15th Street				
	This property is located in Pomeroy				
	Check box if any of the listed parcels are being segregated from	n another	r pa	rcel, are part of a boundary line adjustment	or parcels being merged.
	Legal description of property (if more space is needed, you may att	ach a sepa	агаі	te sheet to each page of the affidavit)	
	East 104 fact of North 30 fact of Let 9 and the East 104 fact	- of Lot 10	٠ :-	Plack Flower of Removal's Addition to	the City of Domestic
	East 104 feet of North 30 feet of Lot 9 and the East 104 feet	OI LOL IU	), II	Block Eleven of Pomerby's Addition to	the City of Pomerby.
5	Select Land Use Code(s):	7		The Universal Action of the Control	24.1.3.1.4.4.4.
2		¬ ►		List all personal property (tangible and intar	ngible) included in selling price.
	11 - Household, single family units	┛┃			
	enter any additional codes:	-			
	(See back of last page for instructions)  YES NO				
	he seller receiving a property tax exemption or deferral chapters 84.36, 84.37, or 84.38 RCW (nonprofit	l If cla	aim	ning an exemption, list WAC number and rea	ason for exemption:
organ	ization, senior citizen, or disabled person, homeowner			lo. (Section/Subsection)	•
	imited income)?	. Reas		for exemption	
Is this RCW	property predominantly used for timber (as classified under 84.34 and 84.33) or agriculture (as classified under RCW	]			
84.34	020)? See ETA 3215	-			
6	YES NO				
	property designated as forest land per chapter 84.33 RCW?	Туре	e of	Document Statutory Warranty Dee	d
ls this agricu	property classified as current use (open space, farm and litural, or timber) land per chapter 84.34 RCW?	Date	e of	Document 9-8-2020	
ls this	property receiving special valuation as historical property	]		<del></del>	
	apter 84.26 RCW?				
•	answers are yes, complete as instructed below.			Gross Selling Price \$	255,000.00
	OTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) OWNER(S): To continue the current designation as forest land or			Personal Property (deduct) \$	0.00
	ication as current use (open space, farm and agriculture, or timber) land, ust sign on (3) below. The county assessor must then determine if the			Exemption Claimed (deduct) \$	0.00
and tr	ansferred continues to qualify and will indicate by signing below. If the			Taxable Selling Price \$  Excise Tax: State	255,000.00
	o longer qualifies or you do not wish to continue the designation or classi- n, it will be removed and the compensating or additional taxes will be due			Less than \$500,000.01 at 1.1% \$	0.005.00
ınd pa	yable by the seller or transferor at the time of sale. (RCW 84.33.140 or			From \$500,000.01 to \$1,500,000 at 1,28% \$	2,805.00
	84.34.108). Prior to signing (3) below, you may contact your local county or for more information.			om \$1,500,000.01 to \$3,000,000 at 2.75% \$	0.00
Chis 1	and does does not qualify for continuance.		•••	Above \$3,000,000 at 3.0% \$	0.00
			A	Agricultural and timberland at 1.28% \$	0.00
				Total Excise Tax: State \$	2.805.00
	DEPUTY ASSESSOR DATE	-		0.0025 Local \$	637.50
	TICE OF COMPLIANCE (HISTORIC PROPERTY)			*Delinquent Interest: State \$	0.00
	OWNER(S): To continue special valuation as historic property, sign (3)  If the new owner(s) does not wish to continue, all additional tax calcu-			Local \$	0.00
ated p	ursuant to chapter 84.26 RCW, shall be due and payable by the seller or			*Delinquent Penalty \$	
ransfe	ror at the time of sale.			· · · · · · · · · · · · · · · · · · ·	0.00
	(3) NEW OWNER(S) SIGNATURE			Subtotal \$ *State Technology Fee \$	3,442.50
				*Affidavit Processing Fee \$	0.00
	PRINT NAME	-		Total Due \$	3,447.50
				A MINIMUM OF \$10.00 IS DUE IN F	EE(S) AND/OR TAX
0				*SEE INSTRUCTION	NS
8	I CERTIFY UNDER PENALTY OF PERJURY THAT THE F				_
ignat Frant	ure of or or Grantor's Agent All Mars ( PMMars)			re of e or Grantee's Agent 5 - Leon	2 4 bommers
	(print) (A. M. P. V. M. A. P. V. L. M. A.	_		print) ERIC LEON 1	Womm ACK
	city of signing 91811111 6011111 60111	<del>/</del>	٠,	city of signing B suft in A	seto UTA
	I I I WING ON THE WAY	<del>/</del>		2 our 10 oc	7~~~~

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



This form is your receipt

REV 84 0001a (12/6/19)

### REAL ESTATE EXCISE TAX AFFIDAVIT

when stamped by cashier.

CHAPTER 82.45 RCW - CHAPTER 458-61A WAC when stam
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 PLEASE TYPE OR PRINT

in	more than one location code.   Check box if partial sale, indicate % sold.		List percentage of ownership acquired no	ext to each name
1	Name Estate of Mary Kay Wommack, Catherine A.	2	Name Catherine A. Reinland a	
	Reinland and Jeffrey E. Reinland, Personal Reps.		outromo va votinaria d	
S. S. S.	Mailing Address 210 15th Street		as their sole and separate prop  Mailing Address P.O. Box 85	Jerty
SELLER GRANTOR		BUYER	C: 15: 1 17:	
S.R.	7 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	mg	Pumeroy, vva 993	
	Phone No. (including area code) (509) 570-6983	<u> </u>		09) 570-6983
3	Send all property tax correspondence to: Same as Buyer/Grantee		st all real and personal property tax parcel ant numbers - check box if personal property	List assessed value(s)
Name		1-0	52-11-010-2010	49,175.00
Mailir	ng Address	1 —		0.00
City/S	state/Zip	1 —		0.00
Phone	No. (including area code)	1		0.00
4	Street address of property: 1480 Pataha Str.	1 —		
	Street address of property: 1480 Pataha Str.  This property is located in Pomercy			
	_	-4h		
	Check box if any of the listed parcels are being segregated from an Legal description of property (if more space is needed, you may attach		•	or parcels being merged.
	The West 36 feet of North 30 feet of Lot 9, the West 36 feet of Lot	•	• •	of Romorov MA
	110 11031 30 1001 31 NOTH 30 1001 01 EDT 3, HIS 11031 30 1001 01 ET	J. 10, B	ock 11, Follordy's Addition to the City (	or Follieloy, WA
5	Select Land Use Code(s):	7	List all personal property (tangible and inta	ngible) included in selling price.
	11 - Household, single family units			
	enter any additional codes:			
	(See back of last page for instructions) YES NO			
	ne seller receiving a property tax exemption or deferral chapters 84.36, 84.37, or 84.38 RCW (nonprofit	If clain	ning an exemption, list WAC number and rea	ason for exemption
organi	zation, senior citizen, or disabled person, homeowner		lo. (Section/Subsection) 458-61A-202	•
	mited income)?		for exemption	
RCW : 84,34,0	property predominantly used for timber (as classified under Used 34.34 and 84.33) or agriculture (as classified under RCW 020)? See ETA 3215		Probate	
6	YES NO		robato	
Is this	property designated as forest land per chapter 84.33 RCW?	Type of	Document Personal Representative	n Dood
Is this	property classified as current use (open space, farm and		Personal Representative 9-8-2020	e Deed
-	Itural, or timber) land per chapter 84.34 RCW?	Date of	1 3 2020	<u> </u>
per cha	property receiving special valuation as historical property			
	answers are yes, complete as instructed below.		Gross Selling Price \$	49,175.00
	TICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) OWNER(S): To continue the current designation as forest land or		Personal Property (deduct) \$	0.00
	cation as current use (open space, farm and agriculture, or timber) land, ust sign on (3) below. The county assessor must then determine if the		Exemption Claimed (deduct) \$ Taxable Selling Price \$	49,175.00
land tra	ansferred continues to qualify and will indicate by signing below. If the		Excise Tax: State	0.00
	longer qualifies or you do not wish to continue the designation or classi- , it will be removed and the compensating or additional taxes will be due		Less than \$500,000.01 at 1.1% \$	0.00
	yable by the seller or transferor at the time of sale. (RCW 84.33.140 or 84.34.108). Prior to signing (3) below, you may contact your local county		From \$500,000.01 to \$1,500,000 at 1.28% \$	0.00
	or for more information.	Fre	om \$1,500,000.01 to \$3,000,000 at 2.75% \$	0.00
This la	and does does not qualify for continuance.		Above \$3,000,000 at 3.0% \$	0.00
		A	Agricultural and timberland at 1.28% \$	0.00
	DENIM ACCIDION		Total Excise Tax: State \$	0.00
(2) NO	DEPUTY ASSESSOR DATE TICE OF COMPLIANCE (HISTORIC PROPERTY)		0.0025 Local \$	0.00
NEW C	OWNER(S): To continue special valuation as historic property, sign (3)		*Delinquent Interest: State \$	0.00
	If the new owner(s) does not wish to continue, all additional tax calcu- arsuant to chapter 84.26 RCW, shall be due and payable by the seller or		Local \$	0.00
transfer	or at the time of sale.		*Delinquent Penalty \$	0.00
	(3) NEW OWNER(S) SIGNATURE		Subtotal \$ *State Technology Fee \$	0.00
			*Affidavit Processing Fee \$	<u>5.00</u>
	PRINT NAME		Total Due \$	10.00
			A MINIMUM OF \$10,00 IS DUE IN F *SEE INSTRUCTIO	* *
8	I CERTIFY UNDER PENALTY OF PERJURY THAT THE FORE	GOING		
Signati	ure of	Signatu	re of	100 1
	or or Grantor's Agent Jeffrey E. Kennya		e or Grantee's Agent	yur emeany
Name ( Date &	city of signing Douter WA	Name (	Christian I	K eyntlend
	Etimolis VI		city of signing 9/8/2070	10 yyun WA
rerju	ry: Perjury is a class C felony which is punishable by imprisonment in the fine in an amount fixed by the court of not more than five thousand d	e state c ollars (\$	orrectional institution for a maximum term 5,000.00), or by both imprisonment and fine	ot not more than five years, or by a (RCW 9A, 20.020(1C)).



THIS SPACE - TREASURER'S USE ONLY



in more than one location code.

### REAL ESTATE EXCISE TAX AFFIDAVIT

This form is your receipt when stamped by cashier.

PLEASE TYPE OR PRINT

tate CHAPTER 82.45 RCW - CHAPTER 458-61A WAC when stamp
THIS AFFIDAVIT WILL NOT BE ACCEPTED UNLESS ALLAREAS ON ALL PAGES ARE FULLY COMPLETED
Only for sales in a single location code on or after January 1, 2020.
PLEASE T ☐ Check box if the sale occurred

	☐ Check box if partial sale, indicate %sold	•	List percentage of	f ownership acquired n	ext to each name.
1	Name Catherine A. Reinland and Jeffrey E.	2	Name Eric W	Vommack and Allis	son Harris-Wommack,
<b>.</b>	Reinland, each as their sole and separate property		husband and	d wife	
SELLER GRANTOR	Mailing Address P.O. Box 85	BUYER	Mailing Address	P.O. Box 125	
SEL	City/State/Zip Pomeroy, WA 99347	RAN A	City/State/Zip	Pomerov, WA 993	347
	Phone No. (including area code) (509) 570-6983	7 °	Phone No. (includ		09) 843-7073
3	Send all property tax correspondence to:	L	ist all real and person	nal property tax parcel	List assessed value(s)
		acco	unt numbers - check	box if personal property	,,
Name		1-0	<u>52-11-010-20</u>	10 🗆	49,175.00
	ng Address	_			0.00
•	State/Zip				0.00
Phone	No. (including area code)	_			0.00
4	Street address of property: 1480 Pataha Str.				
	This property is located in Pomeroy				
	Check box if any of the listed parcels are being segregated from a	another p	arcel, are part of a b	oundary line adjustment	or parcels being merged.
	Legal description of property (if more space is needed, you may attack	n a separa	te sheet to each pag	ge of the affidavit)	
	The West 36 feet of the North 30 feet of Lot 9, the West 36 feet	of Lot 1	0, Block 11, Pome	eroy's Addition to the C	City of Pomeroy, WA
	Colonel and the Code (a)				
5	Select Land Use Code(s):	7	List all personal pr	roperty (tangible and inta	ingible) included in selling price.
	11 - Household, single family units				
	enter any additional codes: (See back of last page for instructions)  YES NO				
Was ti	the seller receiving a property tax exemption or deferral				
under	chapters 84.36, 84.37, or 84.38 RCW (nonprofit zation, senior citizen, or disabled person, homeowner	If clair	ning an exemption,	list WAC number and re	•
	mited income)?	1	No. (Section/Subsec	458-61A-20	1(b)(2)
Is this	property predominantly used for timber (as classified under 48.34 and 84.33) or agriculture (as classified under RCW	Reason	for exemption —		
84.34.	020)? See ETA 3215		G	ift	
6	YES NO				
	property designated as forest land per chapter 84.33 RCW?	Type o	f Document Qui	t Claim Deed	
Is this agricu	property classified as current use (open space, farm and ltural, or timber) land per chapter 84.34 RCW?	Date o	Document 9-	8-2020	
Is this per ch	property receiving special valuation as historical property apter 84.26 RCW?				
	answers are yes, complete as instructed below.		Gross S	Selling Price \$	1,000.00
	OTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) OWNER(S): To continue the current designation as forest land or		,	perty (deduct) \$	0.00
	cation as current use (open space, farm and agriculture, or timber) land, ust sign on (3) below. The county assessor must then determine if the		Exemption Clain Taxable 5	Selling Price \$	1,000.00
	ansferred continues to qualify and will indicate by signing below. If the blonger qualifies or you do not wish to continue the designation or classi-			cise Tax: State	0.00
fication	n, it will be removed and the compensating or additional taxes will be due yable by the seller or transferor at the time of sale. (RCW 84.33.140 or		Less than	\$500,000.01 at 1.1% \$	0.00
RCW 8	34.34.108). Prior to signing (3) below, you may contact your local county	:	From \$500,000.01 to	\$1,500,000 at 1.28% \$	0.00
	or for more information.	Fr		\$3,000,000 at 2.75% \$	0.00
This la	and does does not qualify for continuance.			e \$3,000,000 at 3.0% \$	0.00
		·	_	nberland at 1.28% \$ e Tax: State \$	0.00
	DEPUTY ASSESSOR DATE		0.0025	Local \$	0.00
	TICE OF COMPLIANCE (HISTORIC PROPERTY)		*Delinquent In	nterest: State \$	0.00
below.	DWNER(S): To continue special valuation as historic property, sign (3)  If the new owner(s) does not wish to continue, all additional tax calcu-			Local \$	0.00
	ursuant to chapter 84.26 RCW, shall be due and payable by the seller or ror at the time of sale.		*Delinqu	uent Penalty \$	0.00
N	(3) NEW OWNER(S) SIGNATURE		±0 m .	Subtotal \$	0.00
[[	(,,			hnology Fee \$	5.00
1	PRINT NAME		*Amdavit Pro	ocessing Fee \$ Total Due \$	5.00 10.00
/′		i	A MINIMU	M OF \$10,00 IS DUE IN F	EE(S) AND/OR TAX
8	I CERTIFICATION OF THE STATE OF			*SEE INSTRUCTIO	PNS
Signate	I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOR	EGOIN Signatu		CORRECT	/
Grant	or or Grantor's Agent (Ith Clan) Mulany	Grante	e or Grantee's Age	ent Ja Wo	mucal.
Name (	" CELLICATION	Name (	· · <del> · · -</del>	womm	ACK
	city of signing 4/9/2010 10 ayrax 1114	• .	city of signing	2 84×20	vaylon WA.
Perju	ry: Perjury is a class C felony which is punishable by imprisonment in fine in an amount fixed by the court of not more than five thousand	the state of dollars (\$	orrectional institution of 5,000.00, or by both	on for a maximum term of th imprisonment and fine	of not more than five years, or by a (RCW 9A.20.020(1C)).
REV 8	4 0001a (12/6/19) THIS SPACE - TR	EASUR	ER'S USE ONLY	550	COUNTY TREASURER
	٦٢	))			

TERRASA SUMMERS GARFIELD SOUNTY TREASURER

SEP 0 9 2020



REV 84 0002ea (6/25/19)

# REAL ESTATE EXCISE TAX SUPPLEMENTAL STATEMENT

(WAC 458-61A-304)

This form must be submitted with the Real Estate Excise Tax Affidavit (FORM REV 84 0001A for deeded transfers and Form REV 84 0001B for controlling interest transfers) for claims of tax exemption as provided below. Completion of this form is required for the types of real property transfers listed in numbers 1-3 below. Only the first page of this form needs original signatures.

AUDIT: Information you provide on this form is subject to audit by the Department of Revenue. In the event of an audit, it is the taxpayers' responsibility to provide documentation to support the selling price or any exemption claimed. This documentation must be maintained for a minimum of four years from date of sale. (RCW 82.45.100) Failure to provide supporting documentation when requested may result in the assessment of tax, penalties, and interest. Any filing that is determined to be fraudulent will carry a 50% evasion penalty in addition to any other accrued penalties or interest when the tax is assessed.

**PERJURY**: Perjury is a class C felony which is punishable by imprisonment in a 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)).

The persons signing below do hereby declare	under penalty of per	rjury that the following is true (check appropriate statement):
<b>DATE OF SALE</b> : (WAC 458-61A-306(2)	)	
(print name)		certify that the
	own on the instrume	certify that the
Signature		Firm Name
GIFTS: (WAC 458-61A-201) The gift of equivalue exchanged or paid for equity plus the ar Both Grantor (seller) and Grantee (buyer) mu Grantor (seller) gifts equity valued at \$ 49.1 NOTE: Examples of different transfer type this form and paying your tax. "Consideration" means money or anything contracted to be paid or delivered, including amount of any lien, mortgage, contract indebt remaining unpaid on the property at the time	nount of debt equals st sign below. 75.00 to grant es are provided on t of value, either tangi performance of servi-	owever, any consideration received is not a gift and is taxable. The the taxable amount. One of the boxes below must be checked.  the (buyer).  the back. This is to assist you with correctly completing  ble (boats, motor homes, etc) or intangible, paid or delivered, or ces, in return for the transfer of real property. The term includes the umbrance, given to secure the purchase price, or any part thereof, or tion" includes the assumption of an underlying debt on the property
by the buyer at the time of transfer.		
<u> </u>	and has associated for	make all payments after this transfer on the total debt of om the grantee (buyer) \$
(include in this figure the	value of any items re	eceived in exchange for property). Any consideration received by
grantor is taxable.  2. Grantee (buyer) will make is liable and pay grantor (	e payments onseller) \$	% of total debt of \$ for which grantor (seller) (include in this figure the value of any items received in seived by grantor is taxable.
No tay is due		er) has not received any consideration towards equity.
and has not received any	consideration toward	make 100% of the payments on the total debt of \$
and has not paid grantor ( Grantor (seller) and grant debt before and after the to the seller).	seller) any considera ee (buyer) have mad ransfer. Grantee (bu	o make 100% of the payments on total debt of \$
toyoble) If granter (seller) was on title as co-	signor only, please s ction may be subjec	NO (If yes, please call (360) 534-1503 to see if this transfer is see WAC 458-61A-215 for exemption requirements. et to audit and have read the above information regarding
Africa E. Reun La D. Jeffrey E. Reun kind Grantor's Signature. The Way ( Kludand While K Grantor's Name (print)	9-8-20 Pate L'IN/and 9/2/20	Sept 20 Grantee's Signature  ERIC WOMMACK  Grantee's Name (print)  Allien Hart 15-Wommack 9/8/2020
☐ IRS "TAX DEFERRED" EXCHANG	<b>E</b> (WAC 458-61Λ-2	213 adison Hanno - Woninary
I (print name)	certify that	at I am acting as an Exchange Facilitator in transferring real property 31, and in accordance with WAC 458-61A-213. <b>NOTE:</b> Exchange
Exchange Facilitator's Signature	Date	Exchange Facilitator's Name (print)



### MOBILE HOME REAL ESTATE EXCISE TAX AFFIDAVIT

Submit to County Treasurer of the county in which property is located.

Chapter 82.45 RCW Chapter 458-61A WAC This form is your receipt when stamped by cashier.

Used for sales on or after Jan. 1, 2020

PI IN	NCOMPLETE AFFIDAVI				1 1	Mana		· · ·
	Name Raymond A. Co	ooper				Name Chris Seed	and Tuanjai Phumkasei	m
ERED Seller)	Traymond 7 t. Gooper				NEW REGISTERED OWNER (Buyer)	<u> </u>		
REGISTERED WNER (Seller	Street					Street		
HST ER						8024 State	Route 194	
REGIS' OWNER	Z City State Zip code ≥ Pomerov WA 99347				EW REGISTERE OWNER (Buyer)	City Colfax		ate Zip co VA 991
0	Phone number					Phone number		<u> </u>
1	(509) 843-6001				]   ]	(541) 314 Name	-2/50	
OF ME					OWNER		and Tuanjai Phumkaser	m
LOCATION OF	E Street							
LOCAT MOBIL	58 Illia Landing Lane				LEGAL	8024 State		
J Z	City Pomerov	State WA		Zip code <b>99347</b>	LE	City Colfax	Sta W	ate Zip co /A 99111
•	PERSONAL PROPERTY PARCEL or ACCOUNT NO. 5-000-00-0120-0000				•	EAL PROPERTY		
	PARCEL or ACCOUNT? LIST ASSESSED VALUE		0-000-0120-0	000	PARCEL or ACCOUNT NOLIST ASSESSED VALUE(S): \$			
	MAKE	YEAR		MODEL				REVENUE TAX
	MAKE			WIODEL				CODE NO.
B B	1 _ 44 _	4000	4000 0704					
Is the 84.34 See I Date	is property predomin 4 and 84.33) or agric ETA 3215 c of Sale	ulture (as clas <u>27 ~2</u>	osified under RCV	V 84.34.020)?			AFFIDAVIT nalty of perjury under the law he foregoing is true and corre	
Is the 84.3-See I Date Taxa Exci oy Delin Subte State	is property predomin 4 and 84.33) or agric ETA 3215	antly used for ulture (as class 27 - 2	stimber (as classi ssified under RCV	V 84.34.020)?  ☐ Yes ☑ No  30,000.00  330.00  75.00  2005  420.59  5.00	W Signature Na Da Signature Signature Na	pertify under per ashington that to gnature of eller/Agent ame (print) Rate and Place of engrature of engrature of engrature (print) Chame (print) Ch	AFFIDAVIT nalty of perjury under the law he foregoing is true and corre ymond A. Cooper Signing:	omite Locks of
Is this 84.33 See I Date Taxaa Exci oy Delin Subta	is property predomin 4 and 84.33) or agric ETA 3215 c of Sale 7 - able Sale Price	antly used for ulture (as class 27 -2	stimber (as classi sified under RCV	V 84.34.020)?  ☐ Yes ☑ No  30,000.00  330.00  75.00  16  2005  410.99  5.00  0.00	W Signature Na Da Signature Signature Na	pertify under per ashington that to gnature of eller/Agent ame (print) Rate and Place of engrature of engrature of engrature (print) Chame (print) Ch	AFFIDAVIT nalty of perjury under the law he foregoing is true and corre ymond A. Cooper Signing:	omite Locks of
Is this 84.3-3 See I Date Taxa Exci oy Delin Subte State Affic Tota If ex	is property predomin 4 and 84.33) or agric ETA 3215 c of Sale	antly used for ulture (as class 27-2	stimber (as classi sified under RCV	¥4.34.020)?  Yes ☑ No  30,000.00  330.00  75.00  16  2005  430.50  0.00  431.50	W Sig See Na Da Sig Bu Na Da	gnature of ate and Place of syer/Agent Character (print) Character & Place of State & Place	AFFIDAVIT nalty of perjury under the law he foregoing is true and corre ymond A. Cooper Signing:  The seed signing:  7-27-20	omite Locks of
Is this 84.3-5 See I Date Taxa Exci  Oy Delin Subtract State Affic Tota If ex WAG	is property predomin 4 and 84.33) or agric ETA 3215 c of Sale	antly used for ulture (as class 2.7 - 2	stimber (as classi sified under RCV	V 84.34.020)?  ☐ Yes ☑ No  30,000.00  330.00  75.00  75.00  20015  420.59  5.00  0.00  431.59	W Signal Se No De Signal No De If, wh	pertify under per ashington that to gnature of aller/Agent are (print) Rate and Place of are (print) Characte & Place of Sin selling (or or nich possesses a	AFFIDAVIT nalty of perjury under the law he foregoing is true and corre ymond A. Cooper Signing: 7-27-20 therwise transferring ownersh tax lien, the seller does not in	lower Gran
Is this 84.3-5 See I Date Taxa Exci Oy Delin Subtract State Affic Tota If ex WAG	is property predomin 4 and 84.33) or agric ETA 3215 c of Sale 7 - able Sale Price	antly used for ulture (as class 2.7 - 2	stimber (as classi sified under RCV	V 84.34.020)?  Yes	W Signal	pertify under per ashington that to gnature of eller/Agent ame (print) Rate and Place of engrature of engrature of engrature of engrature (print) Charte & Place of State and Place of S	AFFIDAVIT nalty of perjury under the law he foregoing is true and corre ymond A. Cooper Signing: 47/27/2020 ris Seed signing: 7-27-20/ therwise transferring ownersh	lower Gran

REV 84 0003e (12/13/19) COUNTY TREASURER

TEREASA SUMMERS GARFIELD COUNTY TREASURER



SELLER GRANTOR

3

Name

Mailing Address

City/State/Zip

in more than one location code

Mailing Address

Phone No. (including area code)

Street address of property:

see attached legal

Select Land Use Code(s):

11 - Household, single family units enter any additional codes:

This property is located in Garfield

City/State/Zip

Name David S. Phillips

Phone No. (including area code)

### REAL ESTATE EXCISE TAX AFFIDAVIT

2

BUYER GRANTEE

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.

This form is your receipt when stamped by cashier.

PLEASE TYPE OR PRINT

CHAPTER 82.45 RCW - CHAPTER 458-61A WAC

sold.

360MU-1248

List assessed value(s)

113,275.00

1,100.00

188.00

0.00

List percentage of ownership acquired next to each name.

Homeroy, WA 9934

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

40

Name Carl L. Johnson Lynda G. Johnson

Phone No. (including area code)

List all real and personal property tax parcel account numbers - check box if personal property

Mailing Address

1-058-01-007-1100-0000

1-070-06-006-1040-0000

1-070-06-033-1200-0000

City/State/Zip

THIS AFFIDAVIT WILL NOT BE ACCEPTED UNLESS ALLAREAS 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

678 Arlington Street, Pomeroy, WA

Legal description of property (if more space is needed, you may attach a separate sheet to each page of the affidavit)

☐ Check box if partial sale, indicate %

(See back of last page for instructions)	Y	'ES NO		
as the seller receiving a property tax exemption or deferral oder chapters 84.36, 84.37, or 84.38 RCW (nonprofit ganization, senior citizen, or disabled person, homeowner (th limited income)?			If claiming an exemption, list WAC number and reason for ex WAC No. (Section/Subsection)	emption:
Is this property predominantly used for timber RCW 84.34 and 84.33) or agriculture (as classi 84.34.020)? See ETA 3215	(as classified under [ fied under RCW		Reason for exemption	The second secon
6	Y	ES NO		
Is this property designated as forest land per ch	apter 84.33 RCW?		Type of Document Statutory Warranty Deed	
Is this property classified as current use (open a agricultural, or timber) land per chapter 84.34 l	space, farm and RCW?		Date of Document 9/9/2020	
Is this property receiving special valuation as heper chapter 84.26 RCW?	istorical property [			
If any answers are yes, complete as instructed by	oelow.		Gross Selling Price \$	160,000.00
(1) NOTICE OF CONTINUANCE (FOREST L		`USE)	Personal Property (deduct) \$	0.00
NEW OWNER(S): To continue the current design classification as current use (open space, farm and		Jand,	Exemption Claimed (deduct) \$	0.00
you must sign on (3) below. The county assessor	must then determine if	the	Taxable Selling Price \$	160,000.00
land transferred continues to qualify and will indicated and no longer qualifies or you do not wish to continue to the continues to qualify and transferred continues to qualify and will indicate the continues to qualify and will indicate the continues to qualify and will indicate the continues to qualify and will indicate the continues to qualify and will indicate the continues to qualify and will indicate the continues to qualify and will indicate the continues to qualify and will indicate the continues to qualify and will indicate the continues to qualify and will indicate the continues to qualify and will indicate the continues to qualify and will indicate the continues to qualify and will indicate the continues to qualify and will indicate the continues to qualify and will indicate the continues to qualify and will indicate the continues to qualify and will indicate the continues to qualify and will be continued to the continues to qualify and will be continued to the continues to qualify and will be continued to the continues to qualify and will be continued to the continues to qualify and will be continued to the continues to qualify and will be continued to the continues to qualify and will be continued to the continues to qualify and will be continued to the continues t			Excise Tax: State	
fication, it will be removed and the compensating	or additional taxes will	be due	Less than \$500,000.01 at 1.1% \$	1,760.00
and payable by the seller or transferor at the time (RCW 84.34.108). Prior to signing (3) below, you is			From \$500,000.01 to \$1,500,000 at 1.28% \$	0.00
assessor for more information.			From \$1,500,000.01 to \$3,000,000 at 2.75% \$	0.00
This land does does not qualify for	or continuance.		Above \$3,000,000 at 3.0% \$	0.00
<del></del>			Agricultural and timberland at 1 28% \$	0.00
			Total Excise Tax: State \$	1,760.00
DEPUTY ASSESSOR	DATE		0.0025 Local \$	400.00
(2) NOTICE OF COMPLIANCE (HISTORIC			*Delinquent Interest: State \$	0.00
NEW OWNER(S): To continue special valuation a below. If the new owner(s) does not wish to continue special valuation as below.	nue, all additional tax c	alcu-	Local \$	0.00
lated pursuant to chapter 84.26 RCW, shall be due transferor at the time of sale.	and payable by the sel	ier or	*Delinquent Penalty \$	0.00
(3) NIPW OWNED (C) CIC	NATURE		Subtotal \$	2,160.00
(3) NEW OWNER(S) SIG	NATURE		*State Technology Fee \$	5.00
			*Affidavit Processing Fee \$	0.00
PRINT NAME			Total Due \$	2,165.00
			A MINIMUM OF \$10,00 IS DUE IN FEE(S) ANI *SEE INSTRUCTIONS	D/OR TAX
8 I CERTIFY UNDER PENALTY OF	PERJUBY THAT T	THE FOR	EGOING IS TRUE AND CORRECT	
Signature of Grantor's Agent	5 M/		Signature of Grantee's Agent Caul	
Name (print) David S. Phillips			Name (print) Carl L Johnson	De =
Date & city of signing 09/09/2020, Cla	arkston, WA		Date & city of signing 09/09/2020, Clarkston, V	VA
Perjury: Perjury is a class C felony which is	punishable by imagisq		the state correctional institution or a maximum term of not more doi: \$ 000.00, br by took imprisonment and fine (RCW 9.	re than five years, or by a
	THIS SPA	DE TE		OUNTY TREASURER
REV 84 0001a (12/6/19)	i nis sra	CE-IK		
	''ے	⊃ S	EP 1 6 2020	345
		TED	EASA SUMMERS	
		I⊑K	each cummerc	

GARFIELD COUNTY TREASURER

### EXHIBIT "A"

507337

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

Lot 7 in Block 1 of Darby's Addition to the City of Pomeroy.

ALSO beginning at a point 16 feet South of the Southeast corner of Lot 8 in said Block 1; thence East along the South side of the alley in said Block 1, 130 feet; thence South at a right angle 30 feet; thence West 130 feet to a point 30 feet South of the point of beginning; thence North 30 feet to the point of beginning.

ALSO a strip of land 15 feet wide and 190 feet long lying 30 feet South of and parallel to the South side of the alley back of Lots 6, 7 and 8 in said Block 1.



CHAPTER 82.45 RCW - CHAPTER 458-61A WAC

This form is your receipt when stamped by cashier.

Check box if the sale occurred in more than one location code.  Check box if partial sale, indicate % sold.	LISS ALL AREAS ON ALL PAGES ARE FULLY COMPLETED cation code on or after January 1, 2020.  PLEASE TYPE OR PR  List percentage of ownership acquired next to each name.	RINT
1 Name Lonny E. Flynn & Dona J. Flynn, hus.&wife		
& Trustees of Flynn 2001 Revocable living Trust	Name Lonny E. Flynn & Dona J. Flynn, husb. & wife	
Mailing Address  City/State/Zip  Pomeroy, WA 99347	Moiling Address 40 DI	
City/State/Zip Pomerov WA 99347	Mailing Address 12 Pheasant Road City/State/Zip Pomeroy, WA 99347	
City/State/Zip Pomeroy, WA 99347		
Phone No. (including area code) (509) 843-5012	Phone No. (including area code) (509) 843-5012	
3 Send all property tax correspondence to: ☑ Same as Buyer/Grantee Name	account numbers - check box if personal property	
Mailing Address	<u>2-012-42-034-4040</u> <u>42,686.0</u>	<u>10</u>
City/State/Zip	<u>1-070-06-001-2030</u> <u>325,444.0</u>	<u> </u>
	<u>1-050-09-002-1730</u> <u> </u>	<u> </u>
Phone No. (including area code)		<u>00</u>
4 Street address of property: 12 Pheasant Ridge Road		
This property is located in Garfield County		
Check box if any of the listed parcels are being segregated from an	other parcel, are part of a boundary line adjustment or parcels being merged.	
Legal description of property (if more space is needed, you may attach		
- See attached Exhibit "A"		
Select Land Use Code(s):	7 List all personal property (tangible and intangible) included in selling price	<del></del>
11 - Household, single family units		
enter any additional codes:		
(See back of last page for instructions) YES NO		
organization, senior citizen, or disabled person, homeowner	If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) 458-61A-211	
	Reason for exemption  Mere change in identity	
6		
Is this property designated as forest land per chapter 84.33 RCW?	Type of Document Quit Claim Deed	
Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW?	Date of Document 1-9-20	
Is this property receiving special valuation as historical property per chapter 84.26 RCW?		
If any answers are yes, complete as instructed below.	Gross Selling Price \$ 531,070	0.00
(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or	*Personal Property (deduct) \$	
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	Exemption Claimed (deduct) \$ 531,079  Taxable Selling Price \$	
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-	Excise Tax: State	0.00
fication, it will be removed and the compensating or additional taxes will be due	Less than \$500,000.01 at 1.1% \$	0.00
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	From \$500,000.01 to \$1,500,000 at 1.28% \$	0.00
assessor for more information.	From \$1,500,000.01 to \$3,000,000 at 2.75% \$	0.00
This land does does not qualify for continuance.	Above \$3,000,000 at 3.0% \$	0.00
		0.00
DEPUTY ASSESSOR DATE		0.00
(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)	*Dalinguent Interact: State C	0.00
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-	Local ¢	0.00
lated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale.	*Delinquent Benulty, \$	0.00
(3) NEW OWNER(S) SIGNATURE		0.00
•		5.00
PRINT NAME	Total Done &	5.00
ANTINAME	A MINIMUM OF \$10,00 IS DUE IN FEE(S) AND/OR TAX	0.00
8 I CERTIFY UNDER PENALTY OF PERJURY THAT THE FORE	*SEE INSTRUCTIONS	
Signature of	Signature of	
	Grantee of Grantee's Agent	
Name (print) Kimberly R. Boggs, Agent  Date & city of signing Date: 9/10/20 Pomeroy, WA	Name (print) Kingberry R. Boggs, Agent ()  Parte: 9/10/20 Pomerov, WA	



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.

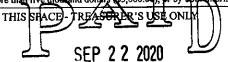
PLEASE T

Check box if the sale occurred	Only for sales in a single location code of
in more than one location code	

PLEASE TYPE OR PRINT

Check box if partial sale, indicate % sold		List percentage of ownership acquired next	to cach haine.
Name Ronald F. Kessler	2	Name Lynn M. Wisdom	
	-	Laura T. Wisdom	
Mailing Address 490 Linville Gulch Rd.		Mailing Address 4265 NW 192nd P	lace
Mailing Address 490 Linville Gulch Rd. City/State/Zip Pomeroy, WA 99347	BUYER GRANTEE		
Phone No. (including area code)	┦"5	Phone No. (including area code)	-
Phone No. (including area code)	+-:		7:
Send all property tax correspondence to: 🛛 Same as Buyer/Grante		ist all real and personal property tax percel ount numbers - check box if personal property	List assessed value(s)
me		064200330200000	68,700.00
iling Address			0.00
y/State/Zip			0.00
one No. (including area code)		<u> </u>	0.00
Street address of property: Bare land - Pomeroy, WA 99347			
This property is located in Garfield County			· · · · · · · · · · · · · · · · · · ·
Check box if any of the listed parcels are being segregated from a	another n	parcel are part of a boundary line adjustment or	parcels being merged.
Legal description of property (if more space is needed, you may attack			parcels semigrinos general
	пизора	are allest to each page of the annual its	
See attached legal description.			
Select Land Use Code(s):	7	List all personal property (tangible and intang	ible) included in selling price.
83 - Agriculture classified under current use chapter 84.34 RCW		-	
enter any additional codes:			
(See back of last page for instructions) YES NO		•	
s the seller receiving a property tax exemption or deferral		to the comment of the state of	an for avamenting.
ler chapters 84.36, 84.37, or 84.38 RCW (nonprofit anization, senior citizen, or disabled person, homeowner		iming an exemption, list WAC number and reason	on for exemption:
h limited income)?		No. (Section/Subsection)	
his property predominantly used for timber (as classified under W 84.34 and 84.33) or agriculture (as classified under RCW	Keaso	on for exemption	
W 84.34 and 84.33) or agriculture (as classified under RCW 34.020)? See ETA 3215			
YES NO			
his property designated as forest land per chapter 84.33 RCW?	Туре	of Document Memorandum of Real Est	ate Contract
his property classified as current use (open space, farm and icultural, or timber) land per chapter 84.34 RCW?	Date	of Document 9/17/20	
his property receiving special valuation as historical property chapter 84.26 RCW?		<del></del>	
ny answers are yes, complete as instructed below.	1	Gross Selling Price \$	89,500.00
NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE)	1	*Personal Property (deduct) \$	
W OWNER(S): To continue the current designation as forest land or safication as current use (open space, farm and agriculture, or timber) land,	-	Exemption Claimed (deduct) \$	
must sign on (3) below. The county assessor must then determine if the	1	Taxable Selling Price \$	89,500.00
d transferred continues to qualify and will indicate by signing below. If the donor or classi-		Excise Tax: State	
tion, it will be removed and the compensating or additional taxes will be due payable by the seller or transferor at the time of sale. (RCW 84.33.140 or		Less than \$500,000.01 at 1.1% \$	984.50
w 84.34.108), Prior to signing (3) below, you may contact your local county		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% \$ Above \$3,000,000 at 3.0% \$	0.00
is land 🛮 does 🔲 does not qualify for continuance.		Agricultural and timberland at 1.28% \$	0.00 0.00
AUA 9/22/20		Total Excise Tax: State \$	984,50
DEPUTY ASSESSOR DATE		0.0025 Local \$	223.75
NOTICE OF COMPLIANCE (HISTORIC PROPERTY)		*Delinquent Interest: State \$	0.00
W OWNER(S): To continue special valuation as historic property, sign (3)  www. If the new owner(s) does not wish to continue, all additional tax calcu-	'	Local \$	0.00
d pursuant to chapter 84,26 RCW, shall be due and payable by the seller or		*Delinquent Penalty \$	0.00
ssferor at the time of sale.		Subtotal \$	1,208.25
(3) NEW OWNER(S) SIGNATURE	+	*State Technology Fee \$	5.00
mwda Thut I steel	$\left( \right)$	*Affidavit Processing Fee \$	0.00
PRINT NAME		Total Due \$ A MINIMUM OF \$10.00 IS DUE IN FE	1,213.25 E(S) AND/OR TAX
nn M. Wisdom Laura T. Wisdom		*SEE INSTRUCTION	
I CERTIFY UNDER PENALTY OF PERJURY THAT THE FO		NG IS TRUE AND CORRECT	under
		11015 01 ファ・デーノ .	1. X - 1. ) /
gnature of Grantor's Agent Way 1	Gran	itee or Grantee's Agent	seguent.
	– Gřan – Name	e (print) Lynn M. Wisdom or Laura & city of signing * 9//3/2020 -	T. Wisdom

REV 84 0001a (12/6/19)



### **EXHIBIT A**

THAT LAND SITUATED IN THE COUNTY OF GARFIELD, STATE OF WASHINGTON, MORE PARTICULARLY DESCRIBED AS THE NORTH HALF (½) OF THE NORTHWEST QUARTER (¼) OF THE SOUTHWEST QUARTER (¼) OF SECTION THREE (3), TOWNSHIP SIX (6) NORTH, RANGE FORTY-TWO (42) EAST, WILLAMETTE MERIDIAN.

Along with the real property conveyed by this instrument, GRANTOR also conveys the following EASEMENTS:

TWO (2) EASEMENTS APPURTENANT TO RUN WITH THE LAND FOR THE PURPOSES OF INGRESS AND EGRESS AND UTILITIES BENEFITING THE REAL PROPERTY CONVEYED BY THIS INSTRUMENT, AS THE DOMINANT TENEMENT, CONTIGUOUS TO THE EAST AND WEST BOUNDARIES OF GRANTOR'S REAL PROPERTY BORDERING THE SOUTH OF AND CONTIGUOUS TO THE REAL PROPERTY CONVEYED BY THIS INSTRUMENT, AS THE SERVIENT TENEMENT, THE SERVIENT TENEMENT BEING MORE PARTICULARLY DESCRIBED AS THE SOUTHWEST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) OF SECTION THREE (3) IN TOWNSHIP SIX (6) NORTH IN RANGE FORTY-TWO (42) EAST, WILLAMETTE MERIDIAN.

THE EASEMENT CONTIGUOUS TO THE EAST BOUNDARY SHALL RUN NORTH AND SOUTH ACROSS THE SERVIENT TENEMENT AND BE 30 FEET WIDE EXTENDING FROM THE SERVIENT TENEMENT'S EAST BOUNDARY WEST AND SHALL RUN NORTH AND SOUTH ACROSS THE SERVIENT TENEMENT EXTENDING FROM THE SOUTHERN BOUNDARY OF THE DOMINANT TENEMENT SOUTH ACROSS THE SERVIENT TENEMENT TO KESSLER MILL ROAD.

THE EASEMENT CONTIGUOUS TO THE WEST BOUNDARY SHALL RUN NORTH AND SOUTH ACROSS THE SERVIENT TENEMENT AND BE 30 FEET WIDE EXTENDING FROM THE SERVIENT TENEMENT'S WEST BOUNDARY EAST AND SHALL RUN NORTH AND SOUTH ACROSS THE SERVIENT TENEMENT EXTENDING FROM THE DOMINANT TENEMENT'S SOUTHERN BOUNDARY SOUTH ACROSS THE SERVIENT TENEMENT TO KESSLER MILL ROAD. DUE TO TOPOGRAPHICAL LIMITATIONS WITH ACCESSING KESSLER MILL ROAD FROM THE SERVIENT TENEMENT'S WESTERN BOUNDARY, THIS EASEMENT, FOR INGRESS AND EGRESS PURPOSES ONLY, IN THE SOUTHWESTERLY CORNER OF THE SERVIENT TENEMENT, SHALL EXTEND AS FAR EAST AS REASONABLY NECESSARY TO ACCESS KESSLER MILL ROAD THROUGH THE EXISTING GATE.

SUBJECT TO all, if any, encumbrances, rights, restrictions, reservations, covenants and easements, either of record or those apparent from an inspection of the real property conveyed by this instrument.



CHAPTER 82.45 RCW - CHAPTER 458-61A WAC

This form is your receipt when stamped by cashier.

2 	Name Bryce Z. Herman  Melanie K. Herman		
	Melanie K. Herman		
<b>~</b> ⊞	Meianie IX. Heiman		
_ EE	Mailing Address 1801 7th Ave. #D		
BUYER GRANTEE	City/State/Zip Lewiston, ID 83501	1	
	Phone No. (including area code)		
		List assessed value(s)	
104	530200410300000	74,875.00	
<del>  10</del>	_	0.00	
_		0.00	
		0.00	
		0.00	
226	manst		
another p	arcel, are part of a boundary line adjustment or	parcels being merged.	
h a separ	ate sheet to each page of the affidavit)		
7	List all personal property (tangible and intang	gible) included in selling price.	
١			
	If claiming an exemption, list WAC number and reason for exemption:  WAC No. (Section/Subsection)		
Reaso	n for exemption		
		1	
_	Statutory Wa	Many Deed	
Type	or Document	state Contract	
Date of	of Document 9/47/29 9-24-76		
	Gross Selling Price \$	105,000.00	
	*Personal Property (deduct) \$		
	Exemption Claimed (deduct) \$		
	Taxable Selling Price \$	105,000.0	
		4.455.6	
	· · · · · · · · · · · · · · · · · · ·	1,155.0	
,		0.0	
'	· · · · · · · · · · · · · · · · · · ·	0.0	
	Agricultural and timberland at 1.28% \$	0.0	
	Total Excise Tax: State \$	1,155.00	
	0.0025 Local \$	262.5	
	*Delinquent Interest: State \$	0.0	
	Local \$	0.0	
	*Delinquent Penalty \$	0.0	
	Subtotal \$	1,417.5	
	*State Technology Fee \$	5.0	
	*Affidavit Processing Fee \$	0.0	
	•	1,422.5	
	A MINIMUM OF \$10.00 IS DUE IN FI *SEE INSTRUCTION		
REGOI	NG IS TRUE AND CORRECT		
Signa	ature of	716	
Con	tee or Grantee's Agent	7 Hamman	
_	e (print) Bryce Z. Herman	Z area man	
	Facco 100 100 100 100 100 100 100 100 100 10	another parcel, are part of a boundary line adjustment of has eparate sheet to each page of the affidavit)  Tust all personal property (tangible and intanguate sheet to each page of the affidavit)  Type of Document Date of Document Date of Document Date of Document Personal Property (deduct) \$  Exemption Claimed (deduct) \$  Exemption Claimed (deduct) \$  Exemption Claimed (deduct) \$  From \$500,000.01 to \$1,500,000 at 1.28% \$  From \$1,500,000.01 to \$3,000,000 at 2.75% \$  Above	

Perjury: Perjury is a class C felony which is punishable by impression fine in an amount fixed by the court of not more than five the \$5,000.00), or by both imprisonment and fine (RCW 9A.20.020(1C)). REV 84 0001a (12/6/19)

SEP 2 5 2020