

**REAL ESTATE EXCISE TAX AFFIDAVIT**

PLEASE TYPE OR PRINT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

This form is your receipt  
when stamped by cashier.

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

(See back of last page for instructions)

☐ Check box if partial sale, indicate %

sold.

List percentage of ownership acquired next to each name.

|                        |   |                       |   |
|------------------------|---|-----------------------|---|
| 1<br>SELLER<br>GRANTOR | Name <u>Natalie Howell, who acquired title as Nathalie Cook</u> | 2<br>BUYER<br>GRANTEE | Name <u>Natalie Howell</u>              |
|                        | joined by her spouse <u>Denver Howell</u>                       |                       | a married woman                         |
|                        | Mailing Address <u>210 Elm St.</u>                              |                       | Mailing Address <u>210 Elm St.</u>      |
|                        | City/State/Zip <u>Pomeroy, WA 99347</u>                         |                       | City/State/Zip <u>Pomeroy, WA 99347</u> |
|                        | Phone No. (including area code) _____                           |                       | Phone No. (including area code) _____   |

|   |  |   |                        |
|---|--|---|------------------------|
| 3 | Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee | List all real and personal property tax parcel account numbers – check box if personal property | List assessed value(s) |
|   | Name <u>Natalie Howell</u>   | <u>1-070-31-047-1360</u> <input type="checkbox"/>   | <u>\$65,740.00</u>     |
|   | Mailing Address <u>210 Elm St.</u>   | <input type="checkbox"/>  |                        |
|   | City/State/Zip <u>Pomeroy, WA 99347</u>  | <input type="checkbox"/>  |                        |
|   | Phone No. (including area code) _____  | <input type="checkbox"/>  |                        |

4 Street address of property: 210 Elm St., Pomeroy, WA 99347

This property is located in Garfield County

☐ Check box if any of the listed parcels are being segregated from another parcel, are part of a boundary line adjustment or parcels being merged.

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

Situated in State of Washington, County of Garfield and described as follows: In Township 12 North, Range 42 E.W.M. That part of the Northeast quarter of the Southwest quarter of Section 31, more particularly described as follows: Beginning at a point 00 feet East of the northeast corner of and at right angles to the East line of Block 2 of Highland Addition to the City of Pomeroy; thence East 120 feet; thence at right angles North 120 feet thence West 120 feet; thence South 120 feet to the place of beginning.

5 Select Land Use Code(s):  
11 - Household, single family units  
enter any additional codes: \_\_\_\_\_  
(See back of last page for instructions)

|  |                          |                                     |
|--|--------------------------|-------------------------------------|
|  | YES                      | NO                                  |
| Was the seller receiving a property tax exemption or deferral under chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

6

|   |                          |                                     |
|---|--------------------------|-------------------------------------|
|   | YES                      | NO                                  |
| Is this property designated as forest land per chapter 84.33 RCW?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Is this property receiving special valuation as historical property per chapter 84.26 RCW?                            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

If any answers are yes, complete as instructed below.

**(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE)**

NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information.

This land ☐ does ☐ does not qualify for continuance.

DEPUTY ASSESSOR

DATE

**(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)**

NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale.

**(3) OWNER(S) SIGNATURE**

PRINT NAME

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

If claiming an exemption, list WAC number and reason for exemption:

WAC No. (Section/Subsection) WAC 458-61A-203(1)

Reason for exemption \_\_\_\_\_  
to separate a community property interest

Type of Document General Warranty Deed

Date of Document 12/12/2018

Gross Selling Price \$ 0.00

\*Personal Property (deduct) \$ \_\_\_\_\_

Exemption Claimed (deduct) \$ \_\_\_\_\_

Taxable Selling Price \$ 0.00

Excise Tax : State \$ 0.00

0.0025 Local \$ 0.00

\*Delinquent Interest: State \$ \_\_\_\_\_

Local \$ \_\_\_\_\_

\*Delinquent Penalty \$ \_\_\_\_\_

Subtotal \$ 0.00

\*State Technology Fee \$ 5.00

\*Affidavit Processing Fee \$ 5.00

Total Due \$ 10.00

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

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

|  |  |
|--|--|
| Signature of <u>Natalie Howell who acquired title as Nathalie Cook</u><br>Grantor or Grantor's Agent | Signature of <u>Natalie Howell</u><br>Grantee or Grantee's Agent |
| Name (print) <u>Natalie Howell</u>   | Name (print) <u>Natalie Howell</u>                               |
| Date & city of signing: <u>12-12-18 Pomeroy</u>  | Date & city of signing: <u>12-12-18 Pomeroy</u>                  |

**Perjury:** Perjury is a class C felony which is punishable by imprisonment in the state correctional institution for a maximum term of not more than five years, or by a fine in an amount fixed by the court of not more than five thousand dollars (\$5,000), or by both imprisonment and fine (RCW 9A.20.020 (1C)).

PAID  
DEC 28 2018

TEREASA SUMMERS  
GARFIELD COUNTY TREASURER

REAL ESTATE EXCISE TAX AFFIDAVIT

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(See back of last page for instructions)

☐ Check box if partial sale, indicate %

sold.

List percentage of ownership acquired next to each name.

|                        |  |   |   |
|------------------------|--|---|---|
| 1<br>SELLER<br>GRANTOR | Name <u>Gregory C. and Sandra Gilbert, husband and wife</u>  | 2<br>BUYER<br>GRANTEE   | Name <u>Alpowa Ridge Farms, LLC</u>     |
|                        | Mailing Address <u>234 Fairview Road</u>   |   | Mailing Address <u>PO Box 678</u>       |
|                        | City/State/Zip <u>Pomeroy, WA 99347</u>  |   | City/State/Zip <u>Pomeroy, WA 99347</u> |
|                        | Phone No. (including area code)  |   | Phone No. (including area code)         |
| 3                      | Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee | List all real and personal property tax parcel account numbers – check box if personal property |   |
|                        | Name _____   | 2-011-42-001-1000 <input type="checkbox"/>  |   |
|                        | Mailing Address _____  | 2-011-43-006-2021 <input type="checkbox"/>  |   |
|                        | City/State/Zip _____   | 2-012-43-031-3011 <input type="checkbox"/>  |   |
|                        | Phone No. (including area code) _____  |   |   |

4 Street address of property: N/A

This property is located in Garfield County

☐ Check box if any of the listed parcels are being segregated from another parcel, are part of a boundary line adjustment or parcels being merged.

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

See Attached

5 Select Land Use Code(s):  
83 - Agriculture classified under current use chapter 84.34 RCW  
enter any additional codes: \_\_\_\_\_  
(See back of last page for instructions)

|                          |                                     |
|--------------------------|-------------------------------------|
| YES                      | NO                                  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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)?

6

|                          |                                     |
|--------------------------|-------------------------------------|
| YES                      | NO                                  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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

|                                     |                          |
|-------------------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|-------------------------------------|--------------------------|

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

|                          |                                     |
|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|-------------------------------------|

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

If any answers are yes, complete as instructed below.

(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE)  
NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information.

This land ☒ does ☐ does not qualify for continuance.

12/28/18  
DEPUTY ASSESSOR DATE

(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)  
NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale.

(3) OWNER(S) SIGNATURE  
Mark Ledgerwood  
PRINT NAME

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

If claiming an exemption, list WAC number and reason for exemption:

WAC No. (Section/Subsection) \_\_\_\_\_

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

Type of Document Statutory Warranty Deed

Date of Document 12-28-18

|                                |           |
|--------------------------------|-----------|
| Gross Selling Price \$         | 60,000.00 |
| *Personal Property (deduct) \$ |           |
| Exemption Claimed (deduct) \$  |           |
| Taxable Selling Price \$       | 60,000.00 |
| Excise Tax : State \$          | 768.00    |
| <u>0.0025</u> Local \$         | 150.00    |
| *Delinquent Interest: State \$ |           |
| Local \$                       |           |
| *Delinquent Penalty \$         |           |
| Subtotal \$                    | 918.00    |
| *State Technology Fee \$       | 5.00      |
| *Affidavit Processing Fee \$   | 0.00      |
| Total Due \$                   | 923.00    |

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

CK

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

|  |   |
|--|---|
| Signature of<br>Grantor or Grantor's Agent <u>Gregory C. Gilbert</u> | Signature of<br>Grantee or Grantee's Agent <u>Mark Ledgerwood</u> |
| Name (print) <u>Gregory C. Gilbert</u>                               | Name (print) <u>Mark Ledgerwood</u>                               |
| Date & city of signing: <u>12-28-2018 Pomeroy</u>                    | Date & city of signing: <u>12/28/18 Pomeroy</u>                   |

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

REV 84 0001a (09/06/17)

THIS SPACE - TREASURER'S USE ONLY

COUNTY TREASURER

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DEC 28 2018

TERESA SUMMERS  
GARFIELD COUNTY TREASURER

3197

13

## EXHIBIT A

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

In Township 11 North, Range 42, East of the Willamette Meridian:

The part of the Northeast quarter of Section 1, more particularly described as follows:

Beginning at the Northeast corner of said Section 1; thence South along the Section line 180 feet; thence North  $52^{\circ} 10'$  West 80 feet; thence North  $01^{\circ} 26'$  East 131.3 feet to the North line of said Section 1; thence South  $89^{\circ} 38'$  East along said North line 60 feet to the PLACE OF BEGINNING.

In Township 11 North, Range 43, East of the Willamette Meridian:

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

Beginning at the Northwest corner of said Section 6; thence South along the Section line 180 feet; thence North  $88^{\circ} 25'$  East 500 feet, thence North  $85^{\circ} 11'$  East 700 feet; thence North  $67^{\circ} 36'$  East 255 feet, thence South  $89^{\circ} 48'$  East 304 feet, thence South  $89^{\circ} 38'$  East 114.2 feet, thence South  $69^{\circ} 22'$  East 310.1 feet; thence South  $05^{\circ} 41'$  East 515 feet, thence South  $39^{\circ} 35'$  East 215.4 feet, thence South  $72^{\circ} 18'$  East 241 feet, thence North  $01^{\circ} 17'$  East 400 feet, thence North  $04^{\circ} 47'$  East 458 feet to the Northeast corner of the Northwest quarter of said Section 6; thence West along the Section line TO THE PLACE OF BEGINNING.

In Township 12 North, Range 43, East of the Willamette Meridian:

The Southwest quarter, and the Southwest quarter of the Southeast quarter of Section 31.

Together with the road right of way from the above described lands to the Primary State Highway 3, along the line heretofore traveled.

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(See back of last page for instructions)

☐ Check box if partial sale of property

If multiple owners, list percentage of ownership next to name.

|                        |  |  |   |                                 |                        |
|------------------------|--|--|---|---------------------------------|------------------------|
| 1<br>SELLER<br>GRANTOR | Name   | Bleber Living Trust, dated February 20, 2003 | 2<br>BUYER<br>GRANTEE   | Name                            | Steve Krouse           |
|                        | Mailing Address  | * 1010 W. 32nd Ave                           |   | Mailing Address                 | 87 Dutch Flat Rd.      |
|                        | City/State/Zip   | * Kennewick, WA 99338                        |   | City/State/Zip                  | Pomeroy WA 99347       |
|                        | Phone No. (including area code)  | (509) 378-4439                               |   | Phone No. (including area code) |                        |
| 3                      | Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee |  | List all real and personal property tax parcel account numbers - check box if personal property |                                 | List assessed value(s) |
|                        | Name: Steve Krouse Laurel Krouse   |  | 2011420062020000 <input type="checkbox"/>   |                                 | 28,705.00              |
|                        | Mailing Address: 87 Dutch Flat Rd.   |  | <input type="checkbox"/>  |                                 |                        |
|                        | City/State/Zip: Pomeroy WA 99347   |  | <input type="checkbox"/>  |                                 |                        |
|                        | Phone No. (including area code):   |  | <input type="checkbox"/>  |                                 |                        |

4 Street address of property: 121 Dutch Flat Rd. - Pomeroy, WA 99347

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

☐ 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.

See attached legal description.

|   |   |   |   |
|---|---|---|---|
| 5 | Select Land Use Code(s):<br>91 Undeveloped land (land only)   | 7 | List all personal property (tangible and intangible) included in selling price.   |
|   | enter any additional codes:<br>(See back of last page for instructions)   |   |   |
|   | YES NO<br>Was the seller receiving a property tax exemption or deferral under chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)? <input type="checkbox"/> <input checked="" type="checkbox"/>   |   |   |
| 6 | YES NO<br>Is this property designated as forest land per chapter 84.33 RCW? <input type="checkbox"/> <input checked="" type="checkbox"/><br>Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW? <input type="checkbox"/> <input checked="" type="checkbox"/><br>Is this property receiving special valuation as historical property per chapter 84.26 RCW? <input type="checkbox"/> <input checked="" type="checkbox"/><br>If any answers are yes, complete as instructed below.<br>(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE)<br>NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information.<br>This land <input type="checkbox"/> does <input checked="" type="checkbox"/> does not qualify for continuance.<br>Keshia Gilbert 12/28/18<br>DEPUTY ASSESSOR DATE<br>(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)<br>NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale.<br>(3) OWNER(S) SIGNATURE<br>PRINT NAME |   | If claiming an exemption, list WAC number and reason for exemption:<br>WAC No. (Section/Subsection)<br>Reason for exemption<br>Type of Document Statutory Warranty Deed (SWD)<br>Date of Document 12/26/18<br>Gross Selling Price \$ 37,000.00<br>*Personal Property (deduct) \$ 0.00<br>Exemption Claimed (deduct) \$ 0.00<br>Taxable Selling Price \$ 37,000.00<br>Excise Tax : State \$ 473.60<br>Local \$ 92.50<br>*Delinquent Interest: State \$ 0.00<br>Local \$ 0.00<br>*Delinquent Penalty \$ 0.00<br>Subtotal \$ 566.10<br>*State Technology Fee \$ 5.00 5.00<br>*Affidavit Processing Fee \$ 0.00<br>Total Due \$ 571.10<br>A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX<br>*SEE INSTRUCTIONS |

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

|   |  |   |                    |
|---|--|---|--------------------|
| Signature of Grantor or Grantor's Agent | * John E. Bleber Trust                       | Signature of Grantee or Grantee's Agent | Paul D. Muma       |
| Name (print)                            | Bleber Living Trust, dated February 20, 2003 | Name (print)                            | Steve Krouse       |
| Date & city of signing                  | * 12/26/18 Kennewick, WA                     | Date & city of signing                  | 12-27-18 Clarkston |

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 (6/26/14)

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COUNTY TREASURER

PAID

DEC 28 2018

TERESA SUMMERS  
GARFIELD COUNTY TREASURER

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(See back of last page for instructions)

☐ Check box if partial sale, indicate % sold. List percentage of ownership acquired next to each name.

|                        |  |  |   |
|------------------------|--|--|---|
| 1<br>SELLER<br>GRANTOR | Name <u>Estate of Delbert L. Neibel</u><br><u>Gary Neibel, Personal Representative</u><br>Mailing Address <u>4516 Baja Dr.</u><br>City/State/Zip <u>Pasco, WA 99301</u><br>Phone No. (including area code) _____ | 2<br>BUYER<br>GRANTEE  | Name <u>Gary Neibel, a married man as his separate property</u><br>Mailing Address <u>4516 Baja Dr.</u><br>City/State/Zip <u>Pasco, WA 99301</u><br>Phone No. (including area code) _____ |
| 3                      | Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee<br>Name _____<br>Mailing Address _____<br>City/State/Zip _____<br>Phone No. (including area code) _____       | List all real and personal property tax parcel account numbers – check box if personal property<br><u>See Exhibit A.</u> <input type="checkbox"/><br>_____<br>_____<br>_____ | List assessed value(s)<br><u>See Exhibit A</u><br><u>163,316</u><br>_____<br>_____  |

4 Street address of property: See Exhibit A.

This property is located in Garfield County

☐ Check box if any of the listed parcels are being segregated from another parcel, are part of a boundary line adjustment or parcels being merged.

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

PARTS OF SECTIONS 2, 3, 21, 22, 26, 27, 34 AND 35, TOWNSHIPS 10 AND 11 NORTH, RANGE 41 E.W.M., GARFIELD COUNTY, WASHINGTON.

Parcel Nos: 2-010-41-002-1030-0000; 2-010-41-003-1010-0000; 2-011-41-021-4000-0000; 2-011-41-022-3000-0000; 2-011-41-026-2020-0000; 2-011-41-027-1000-0000; 2-011-41-027-2010-0000; 2-011-41-027-2020-0000; 2-011-41-034-1030-0000; 2-011-41-035-3010-0000

A full description is attached hereto as Exhibit A.

|   |  |
|---|--|
| 5<br>Select Land Use Code(s):<br><u>94 Open Space</u><br>enter any additional codes: _____<br>(See back of last page for instructions)  | 7<br>List all personal property (tangible and intangible) included in selling price.   |
| Was the seller receiving a property tax exemption or deferral under chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)?<br><input type="checkbox"/> YES <input checked="" type="checkbox"/> NO   | If claiming an exemption, list WAC number and reason for exemption:<br>WAC No. (Section/Subsection) <u>458-61A-202(6)(f)</u><br>Reason for exemption _____<br>Transfer is to an heir or beneficiary in probate cause no: 18-4-0007-12 in Garfield County, Washington.  |
| 6<br>Is this property designated as forest land per chapter 84.33 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO<br>Is this property classified as current use (open space, farm and agriculture, or timber) land per chapter 84.34 RCW? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO<br>Is this property receiving special valuation as historical property per chapter 84.26 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO<br>If any answers are yes, complete as instructed below.<br>(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE)<br>NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information.<br>This land <input checked="" type="checkbox"/> does <input type="checkbox"/> does not qualify for continuance.<br><u>Kathia Gilbert</u> <u>1-11-19</u><br>DEPUTY ASSESSOR DATE<br>(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)<br>NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale.<br>(3) OWNER(S) SIGNATURE<br><u>Gary Neibel</u><br>PRINT NAME | Type of Document <u>Personal Representatives Deed</u><br>Date of Document <u>1/11/19</u><br>Gross Selling Price \$ _____<br>*Personal Property (deduct) \$ _____<br>Exemption Claimed (deduct) \$ _____<br>Taxable Selling Price \$ _____ 0.00<br>Excise Tax : State \$ _____ 0.00<br><u>0.0000</u> Local \$ _____ 0.00<br>*Delinquent Interest: State \$ _____<br>Local \$ _____<br>*Delinquent Penalty \$ _____<br>Subtotal \$ _____ 0.00<br>*State Technology Fee \$ _____ 5.00<br>*Affidavit Processing Fee \$ _____ 5.00<br>Total Due \$ _____ 10.00<br>A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX<br>*SEE INSTRUCTIONS |

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

|  |  |
|--|--|
| Signature of Grantor or Grantor's Agent <u>Gary Neibel</u>           | Signature of Grantee or Grantee's Agent <u>Gary Neibel</u>           |
| Name (print) <u>Gary Neibel, Personal Representative</u>             | Name (print) <u>Gary Neibel</u>                                      |
| Date & city of signing: <u>1/11/19</u> <u>Pomeroy, Clarkston, WA</u> | Date & city of signing: <u>1/11/19</u> <u>Pomeroy, Clarkston, WA</u> |

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

REV 84 0001a (09/06/17)

THIS SPACE - TREASURER'S USE ONLY

COUNTY TREASURER

JAN 11 2019  
TERESA SUMMERS  
GARFIELD COUNTY TREASURER

Delbert Niebel description

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

**Pasture 1**

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

The Southeast quarter of the Southeast quarter of Section 21.

The Southwest quarter of the Southwest quarter of Section 22.

The Northwest quarter of the Northwest quarter of Section 27.

That part of the West half of the West half of Section 27, more particularly described as follows:

Beginning at the Northeast corner of the Southwest quarter of the Northwest quarter of said Section 27; thence South along the quarter section line 1355 feet; thence in a northwesterly direction to a point on the North line of the Southwest quarter of the Northwest quarter of said Section 27 lying 200 feet from the West line of said Section 27; thence East to the place of beginning.

**Pasture 2**

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

A tract of land in the Northeast quarter of the Northeast quarter of Section 34, in the West half of the West half of Section 26, and in the East half of the East half of Section 27, more particularly described as follows:

Commencing at the Northeast corner of Section 34, said Township and Range, said point being monumented with a two inch aluminum cap stamped "Bryan Land Surveying PLS 39568", and bears South 89°13'44" East 5238.22 feet from the Northwest corner of said Section 34, said point being monumented with a three and one half inch aluminum cap stamped "Department of Wildlife PLS 19612" as shown on that Survey recorded in Book 1 at Page 109; thence North 89°13'44" West 1309.56 feet, to the Northwest corner of the Northeast quarter of the Northeast quarter of said Section 34 and the True Point of Beginning for this description; thence South 00°31'34" East 1234.43 feet, along the West line of the Northeast quarter of the Northeast quarter of said Section 34; thence South 73°32'21" East 83.00 feet to the West right of way line of Niebel Grade Road; thence northeasterly, along the West right of way line of said road the following courses: along a

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curve to the right having a central angle of  $30^{\circ}16'19''$ , radius length of 1080.00 feet, chord bearing of North  $29^{\circ}53'28''$  East, chord length of 564.00 feet, a curve length of 570.61 feet; thence North  $45^{\circ}01'37''$  East 300.28 feet; thence along a curve to the right having a central angle of  $18^{\circ}57'57''$ , radius length of 830.00 feet, chord bearing of North  $54^{\circ}30'36''$  East, chord length of 273.49 feet, a curve length of 274.75 feet; thence North  $63^{\circ}59'34''$  East 235.08 feet; thence along a curve to the left having a central angle of  $58^{\circ}52'15''$ , radius length of 255.00 feet, chord bearing of North  $34^{\circ}33'27''$  East, chord length of 250.64 feet, a curve length of 262.01 feet; thence North  $05^{\circ}07'20''$  East 406.09 feet; thence North  $08^{\circ}52'35''$  East 776.58 feet; thence North  $14^{\circ}49'26''$  East 556.28 feet; thence South  $87^{\circ}20'59''$  West 282.34 feet; thence North  $69^{\circ}34'34''$  West 96.37 feet; thence South  $76^{\circ}42'36''$  West 165.07 feet; thence North  $86^{\circ}13'52''$  West 356.51 feet; thence North  $38^{\circ}56'54''$  West 83.45 feet; thence North  $41^{\circ}42'04''$  East 336.95 feet; thence North  $16^{\circ}33'33''$  East 801.04 feet; thence North  $60^{\circ}30'19''$  East 250.02 feet; thence South  $77^{\circ}59'27''$  East 120.78 feet; thence North  $74^{\circ}41'41''$  East 245.13 feet; thence North  $39^{\circ}31'07''$  West 107.26 feet; thence North  $03^{\circ}13'07''$  West 202.31 feet; thence North  $08^{\circ}43'00''$  East 422.52 feet; thence North  $16^{\circ}57'31''$  West 102.67 feet; thence North  $30^{\circ}26'48''$  East 102.73 feet; thence North  $02^{\circ}44'14''$  West 317.16 feet; thence North  $57^{\circ}30'23''$  East 227.75 feet; thence along a curve to the left having a central angle of  $18^{\circ}05'36''$ , radius length of 685.00 feet, chord bearing of South  $76^{\circ}46'30''$  West, chord length of 215.42 feet, a curve length of 216.31 feet; thence South  $67^{\circ}43'42''$  West 64.76 feet; thence along a curve to the right having a central angle of  $169^{\circ}02'28''$ , radius length of 40.00 feet, chord bearing of North  $27^{\circ}45'04''$  West, chord length of 79.63 feet, a curve length of 118.01 feet; thence North  $56^{\circ}46'10''$  East 89.84 feet; thence along a curve to the left having a central angle of  $77^{\circ}10'01''$ , radius length of 85.00 feet, chord bearing of North  $18^{\circ}11'10''$  East, chord length of 106.02 feet, a curve length of 114.48 feet; thence North  $20^{\circ}23'51''$  West 241.47 feet; thence along a curve to the left having a central angle of  $80^{\circ}12'35''$ , radius length of 165.00 feet, chord bearing of North  $60^{\circ}30'09''$  West, chord length of 212.58 feet, a curve length of 230.99 feet; thence South  $79^{\circ}23'34''$  West 145.69 feet; thence along a curve to the right having a central angle of  $131^{\circ}59'12''$ , radius length of 40.00 feet, chord bearing of North  $34^{\circ}36'50''$  West, chord length of 73.08 feet, a curve length of 92.14 feet; thence North  $31^{\circ}22'46''$  East 55.01 feet; thence along a curve to the left having a central angle of  $30^{\circ}35'05''$ , radius length of 485.00 feet, chord bearing of North  $16^{\circ}05'14''$  East, chord length of 255.83 feet, a curve length of 258.89 feet; thence North  $00^{\circ}47'41''$  East 211.30 feet; thence along a curve to the left having a central angle of  $58^{\circ}42'58''$ , radius length of 35.00 feet, chord bearing of North  $28^{\circ}33'48''$  West, chord length of 34.32 feet, a curve length of 35.87 feet; thence North  $57^{\circ}55'16''$  West 63.58 feet; thence South  $25^{\circ}51'07''$  West 485.19 feet; thence South  $00^{\circ}14'15''$  West 606.87 feet; thence South  $47^{\circ}01'14''$  West 132.79 feet; thence South  $65^{\circ}45'28''$  West 243.61 feet; thence South  $23^{\circ}31'42''$  East 113.45 feet; thence South  $04^{\circ}41'42''$  East 161.42 feet; thence South  $52^{\circ}36'03''$  East 71.22 feet; thence South  $89^{\circ}01'19''$  East 98.14 feet; thence South  $39^{\circ}57'34''$  East 48.88 feet; thence South  $02^{\circ}06'39''$  West 199.83 feet; thence South  $27^{\circ}49'22''$  East 156.85 feet; thence South  $03^{\circ}29'57''$  East 100.00 feet; thence South  $04^{\circ}40'09''$  West 393.89 feet; thence South  $13^{\circ}07'36''$  West 807.36 feet; thence South  $89^{\circ}48'22''$  West 221.55 feet;

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thence South 51°13'33" West 79.33 feet; thence South 29°53'58" West 299.59 feet; thence South 47°58'49" West 349.68 feet; thence South 02°47'16" East 349.78 feet; thence North 88°27'21" East 266.88 feet; thence South 79°07'23" East 175.06 feet; thence South 19°19'51" East 305.87 feet; thence South 81°49'15" East 218.52 feet; thence South 33°40'30" East 63.62 feet; thence South 13°58'16" East 619.12 feet; thence South 08°18'58" West 189.14 feet; thence North 64°39'25" West 382.73 feet; thence South 37°50'25" West 54.89 feet; thence South 31°02'47" East 103.60 feet; thence South 25°01'06" West 101.99 feet; thence North 64°58'12" West 75.59 feet; thence North 44°44'08" West 436.11 feet; thence North 09°13'51" West 282.62 feet; thence North 84°05'11" West 124.99 feet; thence South 00°16'24" East 575.75 feet to the point of beginning for this description.

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

TOGETHER WITH (Access 3 to benefit pasture 2) a 30 foot wide strip of land, having 15 feet on both sides of centerline, to be used for ingress/egress across the surface of those lands located in the Northeast quarter of the Northeast quarter of section 27, all in Township 11 North, Range 41 E.W.M., the centerline of which is more particularly described as follows:

Commencing at the Northeast corner of Section 34, said Township and Range, said point being monumented with a two inch aluminum cap stamped "Bryan Land Surveying PLS 39568", and bears South 89°13'44" East 5238.22 feet from the Northwest corner of said Section 34, said point being monumented with a three and one half inch aluminum cap stamped "Department of Wildlife PLS 19612" as shown on that Survey recorded in Book 1 at Page 109; thence North 09°43'38" east 4323.51 feet to a point on the westerly right of way line of Niebel Grade Road and the True Point of Beginning for this strip description; thence South 81°31'10" West 146.19 feet; thence South 88°40'26" West 135.77 feet; thence along a curve to the left having a central angle of 20°56'44", radius length of 700.00 feet, chord bearing of South 78°12'04" West, chord length of 254.47 feet, a curve length of 255.90 feet; thence South 67°43'42" West 64.76 feet to the point of terminus for this description. Location is as shown on that Survey recorded in Book 1 of Surveys at Page 437-443.

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

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

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

### **Pasture 3**

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

A tract of land located in the Northeast quarter of the Southeast quarter of Section 34, the Southwest quarter and the Southeast quarter of said Section 35, the Northeast quarter of the Northeast quarter of Section 3, the Northwest quarter of Section 2, and the West half of the Northeast quarter of Section 2, more particularly described as follows:

Beginning at the Southeast corner of Section 34, Township 11 North, Range 41 E.W.M., said point being monumented with a two inch aluminum cap stamped "Bryan Land Surveying PLS 39568" and bears South 89°45'00" East 5311.40 feet from the Southwest corner of said Section 34, said point being monumented with a three and one half inch aluminum cap stamped "U.S. Dept. of Wildlife PLS 19612" as shown on that Survey in Book 1 at Page 109; thence North 89°45'00" West 1106.00 feet, along the South line of said Section 34, to the East boundary of the Cox/Bartels Cemetery; thence South 00°00'00" West 207.00 feet to the Southeast corner of the Cox/Bartels Cemetery; thence South 90°00'00" West 207.00 feet, along the South boundary of the Cox/Bartels Cemetery, to the East right of way line of Bartels Road; thence, along the East right of way line of said Road the following courses, South 03°03'41" East 489.83 feet; thence along a curve to the left having a central angle of 49°08'55", radius length of 170.00 feet,

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chord bearing of South 27°38'09" East, chord length of 141.40 feet, a curve length of 145.83 feet; thence South 52°12'36" East 164.22 feet; thence along a curve to the right having a central angle of 19°15'36", radius length of 205.00 feet, chord bearing of South 42°34'48" East, chord length of 68.59 feet, a curve length of 68.91 feet; thence, departing said East right of way line, North 28°51'37" East 81.42 feet; thence North 80°01'28" East 318.70 feet; thence South 38°56'28" East 244.65 feet; thence South 01°29'31" West 87.70 feet; thence South 43°46'03" East 171.91 feet; thence North 67°54'07" East 353.29 feet; thence North 36°49'45" East 304.18 feet; thence North 42°53'19" East 324.31 feet; thence North 27°46'27" East 804.03 feet; thence North 75°49'07" East 181.63 feet; thence North 50°30'27" East 455.75 feet; thence South 86°17'34" East 243.45 feet; thence South 57°26'50" East 240.86 feet; thence South 36°46'49" West 531.12 feet; thence South 02°04'08" West 180.86 feet; thence South 08°20'49" East 703.79 feet; thence North 73°12'56" East 115.19 feet; thence North 05°10'17" East 530.65 feet; thence North 59°23'24" East 261.01 feet; thence South 82°47'25" East 534.40 feet; thence South 21°13'52" East 211.91 feet; thence South 12°06'47" East 312.67 feet; thence South 17°20'54" West 110.81 feet; thence South 35°00'13" West 449.20 feet; thence South 87°07'09" East 929.66 feet; thence North 15°24'45" East 1511.22 feet; thence North 41°56'17" East 539.87 feet; thence North 01°08'37" West 1042.99 feet; thence South 79°42'40" East 362.36 feet, more or less, to the boundary of the lands of Niebel; thence North 25°00'00" West 349.93 feet, along the boundary of the lands of Niebel; thence North 74°25'15" West 1534.35 feet, more or less, along the boundary of the lands of Niebel, to the center of said Section 35; thence North 00°45'00" East 500.00 feet, more or less, to the center of said Section 35; thence South 89°57'54" West 2780.88 feet, along the center of Section 35; thence South 52°45'00" West 435.83 feet; thence South 20°47'32" West 109.52 feet; thence South 05°50'07" East 80.33 feet; thence South 55°02'48" West 82.20 feet; thence North 56°05'52" West 229.25 feet; thence South 47°57'07" West 79.63 feet; thence South 13°10'22" East 215.99 feet; thence South 31°54'41" East 133.49 feet; thence South 11°56'25" West 257.20 feet; thence South 41°03'04" West 417.97 feet, to the North line of the Southeast quarter of the Southeast quarter of said Section 34; thence South 89°30'28" East 1059.86 feet, along said North line, to the Northeast corner of the Southeast quarter of the Southeast quarter of said Section 34; thence South 00°43'07" East 1318.42 feet to the point of beginning. TOGETHER WITH a 20 foot wide cattle migration easement, to move cattle from pasture 2 to pasture 3. Location is as shown on that survey recorded in Book 1 of Surveys at Page 437-443.

EXCEPTING from all of the above, public road rights of way.

**REAL ESTATE EXCISE TAX AFFIDAVIT**

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

This form is your receipt  
when stamped by cashier.

PLEASE TYPE OR PRINT

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

(See back of last page for instructions)

☐ Check box if partial sale of property

If multiple owners, list percentage of ownership next to name

|                               |  |   |   |
|-------------------------------|--|---|---|
| <b>1</b><br>SELLER<br>GRANTOR | Name <u>Marvin C. Jones, Jr.</u>   | <b>2</b><br>BUYER<br>GRANTEE  | Name <u>Bryce Lyle</u>                              |
|                               | Mailing Address <u>4656 W. Field St.</u>   |   | Mailing Address <u>P.O. Box 578</u>                 |
|                               | City/State/Zip <u>Homosassa FL 34446</u>   |   | City/State/Zip <u>Pomeroy, Wash 99347</u>           |
|                               | Phone No. (including area code) _____  |   | Phone No. (including area code) <u>208-790-1107</u> |
| <b>3</b>                      | Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee | List all real and personal property tax parcel account numbers – check box if personal property |   |
|                               | Name <u>Bryce Lyle</u>   | 10511200622400000 <input type="checkbox"/>  |   |
|                               | Mailing Address <u>P.O. Box 578</u>  | <input type="checkbox"/>  |   |
|                               | City/State/Zip <u>Pomeroy, WA 99347</u>  | <input type="checkbox"/>  |   |
|                               | Phone No. (including area code) _____  | <input type="checkbox"/>  |   |
|                               |  | List assessed value(s)<br>43,975.00   |   |

**4** Street address of property: 191 High St. - Pomeroy, WA 99347

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

☐ Check box if any of the listed parcels are being segregated from another parcel, are part of a boundary line adjustment or parcels being merged.

The land referred to herein is situated in the State of Washington, County of Garfield and described as follows: Lot 6 in Block 12 of Wilson's Addition to the City of Pomeroy.

|          |   |   |   |
|----------|---|---|---|
| <b>5</b> | Select Land Use Code(s):<br><u>11 Household, single family units</u><br>enter any additional codes: _____<br>(See back of last page for instructions)   | <b>7</b>  | List all personal property (tangible and intangible) included in selling price.<br>_____<br>_____<br>_____<br>_____ |
|          | 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)?<br><input type="checkbox"/> YES <input checked="" type="checkbox"/> NO   | If claiming an exemption, list WAC number and reason for exemption:<br>WAC No. (Section/Subsection) _____<br>Reason for exemption _____<br>_____  |   |
| <b>6</b> | Is this property designated as forest land per chapter 84.33 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO<br>Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO<br>Is this property receiving special valuation as historical property per chapter 84.26 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO<br>If any answers are yes, complete as instructed below.<br><b>(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE)</b><br>NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, <b>you must sign on (3) below.</b> The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information.<br>This land <input type="checkbox"/> does <input checked="" type="checkbox"/> does not qualify for continuance.<br><br>DEPUTY ASSESSOR _____ DATE _____<br><b>(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)</b><br>NEW OWNER(S): To continue special valuation as historic property, <b>sign (3) below.</b> If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale.<br><b>(3) OWNER(S) SIGNATURE</b><br>_____<br>PRINT NAME _____ | Type of Document <u>Statutory Warranty Deed (SWD)</u><br>Date of Document <u>01/11/19</u><br><br>Gross Selling Price \$ <u>40,000.00</u><br>*Personal Property (deduct) \$ <u>0.00</u><br>Exemption Claimed (deduct) \$ <u>0.00</u><br>Taxable Selling Price \$ <u>40,000.00</u><br>Excise Tax : State \$ <u>512.00</u><br>Local \$ <u>100.00</u><br>*Delinquent Interest: State \$ <u>0.00</u><br>Local \$ <u>0.00</u><br>*Delinquent Penalty \$ <u>0.00</u><br>Subtotal \$ <u>612.00</u><br>*State Technology Fee \$ <u>5.00</u> <u>5.00</u><br>*Affidavit Processing Fee \$ <u>0.00</u><br>Total Due \$ <u>617.00</u> <u>OK</u><br><br>A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX<br>*SEE INSTRUCTIONS |   |

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

|   |   |
|---|---|
| Signature of Grantor or Grantor's Agent <u>Marvin C. Jones, Jr.</u> | Signature of Grantee or Grantee's Agent <u>Bryce Lyle</u> |
| Name (print) <u>Marvin C. Jones, Jr.</u>                            | Name (print) <u>Bryce Lyle</u>                            |
| Date & city of signing: <u>1/14/2019 - Clarkston, WA</u>            | Date & city of signing: <u>1/14/19 Clarkston, WA</u>      |

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

**PAID**  
JAN 16 2019

TERESA SUMMERS  
GARFIELD COUNTY TREASURER

REAL ESTATE EXCISE TAX AFFIDAVIT

PLEASE TYPE OR PRINT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

This form is your receipt  
when stamped by cashier.

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

(See back of last page for instructions)

☐ Check box if partial sale, indicate % sold.

List percentage of ownership acquired next to each name.

|                        |  |                    |   |                                 |                        |
|------------------------|--|--------------------|---|---------------------------------|------------------------|
| 1<br>SELLER<br>GRANTOR | Name   | Stephanie Callais  | 2<br>BUYER<br>GRANTEE   | Name                            | Brandon Young          |
|                        | Mailing Address  | 73 Jones Dr        |   | Mailing Address                 | 4407 Dannel Apt 3-1    |
|                        | City/State/Zip   | Chalmers, WA 99043 |   | City/State/Zip                  | New Orleans, LA 70115  |
|                        | Phone No. (including area code)  | (509) 606-9514     |   | Phone No. (including area code) | (504) 421-9584         |
| 3                      | Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee |                    | List all real and personal property tax parcel account numbers – check box if personal property |                                 | List assessed value(s) |
|                        | Name   |                    | 1-057-01-016-1120 <input checked="" type="checkbox"/>   |                                 |                        |
|                        | Mailing Address  |                    |   |                                 |                        |
|                        | City/State/Zip   |                    |   |                                 |                        |
|                        | Phone No. (including area code)  |                    |   |                                 |                        |

4 Street address of property: 838 Baldwin St, Pomeroy, WA 99347

This property is located in ☐ unincorporated Garfield County ☐ within ☐ city of \_\_\_\_\_

☐ 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)

Lots 13, 16  
Bk 1  
Stephens Addition

5 Select Land Use Code(s): 11 - Household, single family units

enter any additional codes: \_\_\_\_\_

(See back of last page for instructions)

Was the seller receiving a property tax exemption or deferral under chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)?

YES ☐ NO ☒

6

Is this property designated as forest land per chapter 84.33 RCW? ☐ YES ☒ NO

Is this property classified as current use (open space, farm and agriculture, or timber) land per chapter 84.34 RCW? ☐ YES ☒ NO

Is this property receiving special valuation as historical property per chapter 84.26 RCW? ☐ YES ☒ NO

If any answers are yes, complete as instructed below.

(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE)  
NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information.

This land ☐ does ☐ does not qualify for continuance.

DEPUTY ASSESSOR \_\_\_\_\_ DATE \_\_\_\_\_

(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)  
NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale.

(3) OWNER(S) SIGNATURE \_\_\_\_\_

PRINT NAME

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

If claiming an exemption, list WAC number and reason for exemption:

WAC No. (Section/Subsection) 458-61A-201

Reason for exemption Gift

Type of Document Quit Claim Deed

Date of Document January 17, 2019

Gross Selling Price \$ 5,000

\*Personal Property (deduct) \$

Exemption Claimed (deduct) \$ 5,000

Taxable Selling Price \$

Excise Tax : State \$

Local \$

\*Delinquent Interest: State \$

Local \$

\*Delinquent Penalty \$

Subtotal \$

\*State Technology Fee \$ 5.00

\*Affidavit Processing Fee \$ 5.00

Total Due \$ 10.00

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

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

|  |  |
|--|--|
| Signature of Grantor or Grantor's Agent        | Signature of Grantee or Grantee's Agent        |
| Name (print) Stephanie Callais                 | Name (print) Brandon Young                     |
| Date & city of signing: 1/22/2019 Chalmers, WA | Date & city of signing: 1/22/2019 Chalmers, WA |

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

REV 84 0001a (11/9/17)

THIS SPACE - TREASURER ONLY

COUNTY TREASURER

3201

RECEIVED  
COUNTY

SEER

CB

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 perjury that the following is true (check appropriate statement):

1. ☐ **DATE OF SALE:** (WAC 458-61A-306(2))

I, (print name) \_\_\_\_\_, certify that the \_\_\_\_\_  
(type of instrument), dated \_\_\_\_\_, was delivered to me in escrow by \_\_\_\_\_  
(seller's name). **NOTE:** Agent named here must sign below and indicate name of firm. The payment of the tax is considered current if it is not more than 90 days beyond the date shown on the instrument. If it is past 90 days, interest and penalties apply to the date of the instrument.  
Reasons held in escrow \_\_\_\_\_

Signature

Firm Name

2. **GIFTS:** (WAC 458-61A-201) The gift of equity is non-taxable; however, any consideration received is not a gift and is taxable. The value exchanged or paid for equity plus the amount of debt equals the taxable amount. One of the boxes below must be checked.

Both Grantor (seller) and Grantee (buyer) must sign below.

Grantor (seller) gifts equity valued at \$ 5,000 to grantee (buyer).

**NOTE: Examples of different transfer types are provided on the back. This is to assist you with correctly completing this form and paying your tax.**

**"Consideration"** means money or anything of value, either tangible (boats, motor homes, etc) or intangible, paid or delivered, or contracted to be paid or delivered, including performance of services, in return for the transfer of real property. The term includes the amount of any lien, mortgage, contract indebtedness, or other encumbrance, given to secure the purchase price, or any part thereof, or remaining unpaid on the property at the time of sale. **"Consideration"** includes the assumption of an underlying debt on the property by the buyer at the time of transfer.

A. **Gifts with consideration**

- ☐ Grantor (seller) has made and will continue to make all payments after this transfer on the total debt of \$ \_\_\_\_\_ and has received from the grantee (buyer) \$ \_\_\_\_\_ (include in this figure the value of any items received in exchange for property). Any consideration received by grantor is taxable.
- ☐ Grantee (buyer) will make payments on \_\_\_\_\_% of total debt of \$ \_\_\_\_\_ for which grantor (seller) is liable and pay grantor (seller) \$ \_\_\_\_\_ (include in this figure the value of any items received in exchange for property). Any consideration received by grantor is taxable.

B. **Gifts without consideration**

- ☒ There is no debt on the property: Grantor (seller) has not received any consideration towards equity. No tax is due.
- ☐ Grantor (seller) has made and will continue to make 100% of the payments on the total debt of \$ \_\_\_\_\_ and has not received any consideration towards equity. No tax is due.
- ☐ Grantee (buyer) has made and will continue to make 100% of the payments on total debt of \$ \_\_\_\_\_ and has not paid grantor (seller) any consideration towards equity. No tax is due.
- ☐ Grantor (seller) and grantee (buyer) have made and will continue to make payments from joint account on total debt before and after the transfer. Grantee (buyer) has not paid grantor (seller) any consideration towards equity. No tax is due.

Has there been or will there be a refinance of the debt? ☐ YES ☐ NO (If yes, please call (360) 534-1503 to see if this transfer is taxable). If grantor (seller) was on title as co-signor only, please see WAC 458-61A-215 for exemption requirements.

The undersigned acknowledge this transaction may be subject to audit and have read the above information regarding record-keeping requirements and evasion penalties.

Stephanie Callais  
Grantor's Signature  
Stephanie Callais  
Grantor's Name (print)

1/22/2019  
Date

Brandon Young  
Grantee's Signature  
Brandon Young  
Grantee's Name (print)

1/22/2019  
Date

3. ☐ **IRS "TAX DEFERRED" EXCHANGE** (WAC 458-61A-213)

I, (print name) \_\_\_\_\_, certify that I am acting as an Exchange Facilitator in transferring real property to \_\_\_\_\_ pursuant to IRC Section 1031, and in accordance with WAC 458-61A-213. **NOTE:** Exchange Facilitator must sign below.

Exchange Facilitator's Signature