

**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>SELLER GRANTOR</b>	<b>1</b> Name <u>Estate of Barbara Bingman</u>	<b>BUYER GRANTEE</b>	<b>2</b> Name <u>David W. Lara</u> <u>Rhonda S. Lara</u>
	Mailing Address <u>TBD 1765 Lambert Dr.</u>		Mailing Address <u>25 Gun Club Rd. P.O. Box 385</u>
	City/State/Zip <u>Clarkston, WA 99403</u>		City/State/Zip <u>Pomeroy WA 99347</u>
	Phone No. (including area code)		Phone No. (including area code)
<b>3</b> Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee Name <u>David W. Lara Rhonda S. Lara</u> Mailing Address <u>25 Gun Club Rd. P.O. Box 385</u> City/State/Zip <u>Pomeroy WA 99347</u> Phone No. (including area code)		List all real and personal property tax parcel account numbers – check box if personal property <u>10703102011300000</u> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
		List assessed value(s) <u>151,700.00</u>	

**4** Street address of property: 818 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.

See attached legal description.

<p><b>5</b> Select Land Use Code(s):  <u>11 Land with Mobile Home</u>          enter any additional codes:          (See back of last page for instructions)</p> <p>Was the seller receiving a property tax exemption or deferral under chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p> <p><b>6</b></p> <p>Is this property designated as forest land per chapter 84.33 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p> <p>Is this property classified as current use (open space, farm and agriculture, or timber) land per chapter 84.34 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p> <p>Is this property receiving special valuation as historical property per chapter 84.26 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p> <p>If any answers are yes, complete as instructed below.</p> <p><b>(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE)</b>          NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information.</p> <p>This land <input type="checkbox"/> does <input checked="" type="checkbox"/> does not qualify for continuance.</p> <p>_____          DEPUTY ASSESSOR DATE</p> <p><b>(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)</b>          NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale.</p> <p><b>(3) OWNER(S) SIGNATURE</b></p> <p>_____          PRINT NAME</p>	<p><b>7</b> List all personal property (tangible and intangible) included in selling price.</p> <p>_____          _____          _____          _____</p> <p>If claiming an exemption, list WAC number and reason for exemption:</p> <p>WAC No. (Section/Subsection) _____</p> <p>Reason for exemption _____</p> <p>Type of Document <u>Statutory Warranty Deed (SWD)</u></p> <p>Date of Document <u>11/20/19</u></p> <table> <tr> <td>Gross Selling Price \$</td> <td><u>182,000.00</u></td> </tr> <tr> <td>*Personal Property (deduct) \$</td> <td><u>0.00</u></td> </tr> <tr> <td>Exemption Claimed (deduct) \$</td> <td><u>0.00</u></td> </tr> <tr> <td>Taxable Selling Price \$</td> <td><u>182,000.00</u></td> </tr> <tr> <td>Excise Tax : State \$</td> <td><u>2,329.60</u></td> </tr> <tr> <td>Local \$</td> <td><u>455.00</u></td> </tr> <tr> <td>*Delinquent Interest: State \$</td> <td><u>0.00</u></td> </tr> <tr> <td>Local \$</td> <td><u>0.00</u></td> </tr> <tr> <td>*Delinquent Penalty \$</td> <td><u>0.00</u></td> </tr> <tr> <td>Subtotal \$</td> <td><u>2,784.60</u></td> </tr> <tr> <td>*State Technology Fee \$</td> <td><u>5.00</u> <u>5.00</u></td> </tr> <tr> <td>*Affidavit Processing Fee \$</td> <td><u>0.00</u></td> </tr> <tr> <td>Total Due \$</td> <td><u>2,789.60</u> <b>CK</b></td> </tr> </table> <p><b>A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX</b>          *SEE INSTRUCTIONS</p>	Gross Selling Price \$	<u>182,000.00</u>	*Personal Property (deduct) \$	<u>0.00</u>	Exemption Claimed (deduct) \$	<u>0.00</u>	Taxable Selling Price \$	<u>182,000.00</u>	Excise Tax : State \$	<u>2,329.60</u>	Local \$	<u>455.00</u>	*Delinquent Interest: State \$	<u>0.00</u>	Local \$	<u>0.00</u>	*Delinquent Penalty \$	<u>0.00</u>	Subtotal \$	<u>2,784.60</u>	*State Technology Fee \$	<u>5.00</u> <u>5.00</u>	*Affidavit Processing Fee \$	<u>0.00</u>	Total Due \$	<u>2,789.60</u> <b>CK</b>
Gross Selling Price \$	<u>182,000.00</u>																										
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Total Due \$	<u>2,789.60</u> <b>CK</b>																										

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

Signature of Grantor or Grantor's Agent <u>Cornelia A. Nisell</u>	Signature of Grantee or Grantee's Agent <u>David W. Lara</u>
Name (print) <u>Estate of Barbara Bingman</u>	Name (print) <u>David W. Lara</u>
Date & city of signing: <u>11/22/2019 - Clarkston, WA</u>	Date & city of signing: <u>11/22/2019 - 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)).

**PATD**  
 NOV 25 2019

TEREASA SUMMERS  
 GARFIELD COUNTY TREASURER

**EXHIBIT "A"**

456414

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

Commencing at the intersection of the South line of High Street with the East line of Fourth Street (now Eighth Street) as the same is shown by the recorded plat of the Original Town, now City, of Pomeroy, thence easterly along the South line of said High Street 200 feet; thence, at right angles, southerly to the North line of Lot 2 in Block 9 of Potter's Addition to the City of Pomeroy; thence West along the North line of Lots 2, 3, and 4 in Block 9 of said Potter's Addition to the East line of Fourth Street (now Eighth Street; thence northerly along the East line of said Fourth Street to the place of beginning.



# REAL ESTATE EXCISE TAX AFFIDAVIT

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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 SELLER GRANTOR	Name <u>William D. Huyette</u>	2 BUYER GRANTEE	Name <u>Thomas A. Haney Sr.</u>
	<u>Shirley A. Huyette</u>		<u>Arlene Haney</u>
	Mailing Address <u>5107 NE 94th, Ave. Suite B</u>		Mailing Address <u>1619 Bell Plain Rd</u>
	City/State/Zip <u>Vancouver WA 98662</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 <u>Thomas A. Haney Sr., Arlene Haney, and Ailene</u>		<u>20134300510200000</u> <input type="checkbox"/>
	Mailing Address _____		<u>20124300420200000</u> <input type="checkbox"/>
	City/State/Zip _____		<input type="checkbox"/>
	Phone No. (including area code) _____		<input type="checkbox"/>
			List assessed value(s)
			<u>114,171.00</u>

4 Street address of property: 1619 Bell Plain Road

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.

See attached legal

5 Select Land Use Code(s):  
11 Land with Mobile Home

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 YES NO

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

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

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

If any answers are yes, complete as instructed below.

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

This land ☐ does ☒ does not qualify for continuance.

Shirley A. Huyette 11/26/19  
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) \_\_\_\_\_

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

Type of Document Statutory Warranty Deed (SWD)

Date of Document 11/21/19

Gross Selling Price \$	<u>115,000.00</u>
*Personal Property (deduct) \$	<u>0.00</u>
Exemption Claimed (deduct) \$	<u>0.00</u>
Taxable Selling Price \$	<u>115,000.00</u>
Excise Tax : State \$	<u>1,472.00</u>
Local \$	<u>287.50</u>
*Delinquent Interest: State \$	<u>0.00</u>
Local \$	<u>0.00</u>
*Delinquent Penalty \$	<u>0.00</u>
Subtotal \$	<u>1,759.50</u>
*State Technology Fee \$	<u>5.00</u> <u>5.00</u>
*Affidavit Processing Fee \$	<u>0.00</u>
Total Due \$	<u>1,764.50</u>

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

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

Signature of Grantor or Grantor's Agent <u>William D. Huyette</u>	Signature of Grantee or Grantee's Agent <u>Thomas A. Haney Sr.</u>
Name (print) <u>William D. Huyette</u>	Name (print) <u>Thomas A. Haney Sr.</u>
Date & city of signing: <u>11-25-19 Clarkston</u>	Date & city of signing: <u>11-22-19 Clarkston</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 (6/26/14)

THIS SPACE - TREASURER'S USE ONLY

COUNTY TREASURER

**PAID**  
NOV 26 2019

TERESA 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 SELLER GRANTOR	Name <u>Shannon Keefe, Susan L. Northway, Keri L. Parker</u> <u>co-PRs of the Eleanor Dye Duckworth Estate</u>	2 BUYER GRANTEE	Name <u>Duckworth Holding Company, LLC</u>	
	Mailing Address <u>64 Skyline Heights Dr.</u>		Mailing Address <u>223 N. Main St.</u>	
	City/State/Zip <u>Orofino, ID 83544-9511</u>		City/State/Zip <u>Colfax, WA 99111-1816</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>Duckworth Holding Company, LLC</u>			
	Mailing Address <u>223 N. Main St.</u>			
	City/State/Zip <u>Colfax, WA 99111-1816</u>			
	Phone No. (including area code) _____			
		<u>see attached schedule A</u> <input type="checkbox"/>		
		<input type="checkbox"/>		
		<input type="checkbox"/>		
		<input type="checkbox"/>		

4 Street address of property: Pomeroy, Washington

This property is located in Garfield County

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

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

See attached Schedule B

5 Select Land Use Code(s): <u>83 - Agriculture classified under current use chapter 84.34 RCW</u> enter any additional codes: _____ (See back of last page for instructions)	7 List all personal property (tangible and intangible) included in selling price.
6 Was the seller receiving a property tax exemption or deferral under chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) <u>458-61A-212</u> Reason for exemption _____ Transfer where gain is not recognized under the Internal Revenue Code.
6 Is this property designated as forest land per chapter 84.33 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Is this property receiving special valuation as historical property per chapter 84.26 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If any answers are yes, complete as instructed below. <b>(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE)</b> NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, <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. This land <input checked="" type="checkbox"/> does <input type="checkbox"/> does not qualify for continuance. <u></u> <u>12/5/19</u> DEPUTY ASSESSOR DATE <b>(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)</b> 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. <b>(3) OWNER(S) SIGNATURE</b> <u></u> <u></u> PRINT NAME <u>Robert Biagi</u> <u>Keri L. Parker</u>	Type of Document <u>Deed of co-Personal Representatives</u> Date of Document <u>11-15-19</u> Gross Selling Price \$ _____ *Personal Property (deduct) \$ _____ Exemption Claimed (deduct) \$ _____ Taxable Selling Price \$ _____ 0.00 Excise Tax : State \$ _____ 0.00 <u>0.0025</u> Local \$ _____ 0.00 *Delinquent Interest: State \$ _____ Local \$ _____ *Delinquent Penalty \$ _____ Subtotal \$ _____ 0.00 *State Technology Fee \$ _____ 5.00 *Affidavit Processing Fee \$ _____ 5.00 Total Due \$ _____ 10.00 <b>A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX</b> <b>*SEE INSTRUCTIONS</b>

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

Signature of Grantor or Grantor's Agent <u></u>	Signature of Grantee or Grantee's Agent <u></u>
Name (print) <u>Keri L. Parker, co-Personal Representative</u>	Name (print) <u>Robert Biagi, registered agent</u>
Date & city of signing: <u>11/15/19 Orofino, ID</u>	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, 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)).

DEC 06 2019

## EXHIBIT A

2-012-43-014-2000; 2-012-43-015-1000; 2-012-44-014-3000; 2-012-44-015-3000;  
2-012-44-016-4000; 2-012-44-021-1000; 2-012-44-022-1000; 2-012-44-023-2000;  
2-012-44-033-3000; 2-011-44-004-1000

## EXHIBIT B

### Home

In Township 12 North, Range 43 E.W.M.

The North half of the Northwest quarter, the South half of the North half, and the North half of the Southeast quarter of Section 14.

That part of the North half of the Northeast quarter of said Section 14, more particularly described as follows:

Beginning at the Southwest corner of the Northwest quarter of the Northeast quarter of said Section 14; thence East on line 660 feet to the center of the county road; thence North  $44^{\circ}41'$  East 180 feet; thence North  $35^{\circ}35'$  East 665 feet; thence North  $23^{\circ}20'$  East 470 feet; thence leaving the county road North  $68^{\circ}30'$  West 440 feet; thence North  $23^{\circ}45'$  West 60 feet to the North line of said Northwest quarter of Northeast quarter, thence West on said line 900 feet to the Northwest corner of said tract, thence South one quarter mile to the place of beginning.

EXCEPT Bethel Cemetery Grounds described as follows:

Beginning at a point 30 feet East and 30 feet North of the Southwest corner of the Northwest quarter of the Southeast quarter of said Section 14; thence North 330 feet; thence East 330 feet; thence South 330 feet; thence West 330 feet to place of beginning.

ALSO EXCEPT beginning at the Northeast corner of the Southeast quarter of the Northeast quarter of said Section 14; thence West on the North line of said subdivision 162.53 feet; thence South parallel with the East line of said Section 14 to the South line of the Northeast quarter of the Southeast quarter of said Section 14; thence East along said South line 162.53 feet to the East line of said Section 14; thence North along said line to the place of beginning.

The South half of the Northeast quarter of Section 15.

EXCEPT public road rights of way.

### Bowman

In Township 12 North, Range 44 E.W.M.

The West half of the Southwest quarter of Section 14.

The South half of Section 15.

The South half of the Southeast quarter of Section 16.

The Northeast quarter of Section 21.

The North half and the North half of the Southeast quarter of Section 22.

The West half of the Northwest quarter and the Northwest quarter of the Southwest quarter of Section 23.

The South half of the North half, and the South half of Section 33.

In Township 11 North, Range 44 E.W.M.

Government Lots 1, 2, 3, and 4 of Section 4.

SUBJECT TO an easement for a private road over and across the following described lands, from South to North, and upon the line of a road heretofore traveled, approximately on the North and

South center line of such lands, as follows: The North half of the North half of said Section 4, and the South half and the South half of the North half of Section 33, Township 12 North, Range 44 E.W.M. as acquired by deed recorded in Garfield County Auditor's Book of Deeds 41 at page 591.

EXCEPT public road rights of way.



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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

<input type="checkbox"/> Check box if partial sale of property		If multiple owners, list percentage of ownership next to name.			
<b>1</b> <b>SELLER</b> <b>GRANTOR</b>	Name <u>Rhonda Miller</u> <u>Roberta Baden</u>		<b>2</b> <b>BUYER</b> <b>GRANTEE</b>	Name <u>Paul Crawford</u> <u>Pamela Crawford</u>	
	Mailing Address <u>217 Stone Street</u>			Mailing Address <u>PO Box 132</u>	
	City/State/Zip <u>Walla Walla WA 99362</u>			City/State/Zip <u>Clarkston WA 99403</u>	
	Phone No. (including area code) _____			Phone No. (including area code) _____	
<b>3</b>	Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers – check box if personal property		List assessed value(s)  <u>67,350.00</u> _____ _____ _____
	Name <u>Paul Crawford Pamela Crawford</u>		<u>10532200710100000</u> <input type="checkbox"/>		
	Mailing Address <u>PO Box 132</u>		_____ <input type="checkbox"/>		
	City/State/Zip <u>Clarkston WA 99403</u>		_____ <input type="checkbox"/>		
	Phone No. (including area code) _____		_____ <input type="checkbox"/>		

4 Street address of property: 2017 Columbia Street, Pomeroy, WA

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: Lots 6 and 7 in Block 22 of Mulkey's Addition to the City of Pomeroy.

<p><b>5</b> Select Land Use Code(s):  <u>11 Land with Mobile Home</u>          enter any additional codes: _____          (See back of last page for instructions)</p> <p style="text-align: right;">YES    NO</p> <p>Was the seller receiving a property tax exemption or deferral under chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)?    <input type="checkbox"/>    <input checked="" type="checkbox"/></p>	<p><b>7</b> List all personal property (tangible and intangible) included in selling price.          _____          _____          _____          _____          _____</p>
---	--

<p><b>6</b></p> <p>Is this property designated as forest land per chapter 84.33 RCW?    <input type="checkbox"/>    <input checked="" type="checkbox"/></p> <p>Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW?    <input type="checkbox"/>    <input checked="" type="checkbox"/></p> <p>Is this property receiving special valuation as historical property per chapter 84.26 RCW?    <input type="checkbox"/>    <input checked="" type="checkbox"/></p> <p>If any answers are yes, complete as instructed below.</p> <p><b>(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE)</b>          NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, <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.</p> <p>This land    <input type="checkbox"/> does    <input checked="" type="checkbox"/> does not    qualify for continuance.</p> <table border="0" style="width: 100%;"> <tr> <td style="width: 50%; text-align: center;">_____ DEPUTY ASSESSOR</td> <td style="width: 50%; text-align: center;">_____ DATE</td> </tr> </table> <p><b>(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)</b>          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.</p> <p style="text-align: center;"><b>(3) OWNER(S) SIGNATURE</b></p> <p style="text-align: center;">_____ PRINT NAME</p>	_____ DEPUTY ASSESSOR	_____ DATE	<p>If claiming an exemption, list WAC number and reason for exemption:          WAC No. (Section/Subsection) _____          Reason for exemption _____          _____          _____</p> <p>Type of Document    <u>Statutory Warranty Deed (SWD)</u>          Date of Document    <u>12/04/19</u></p> <table border="0" style="width: 100%;"> <tr> <td style="width: 60%;">Gross Selling Price \$</td> <td style="width: 20%; text-align: right;">80,000.00</td> <td style="width: 20%;"></td> </tr> <tr> <td>*Personal Property (deduct) \$</td> <td style="text-align: right;">0.00</td> <td></td> </tr> <tr> <td>Exemption Claimed (deduct) \$</td> <td style="text-align: right;">0.00</td> <td></td> </tr> <tr> <td>Taxable Selling Price \$</td> <td style="text-align: right;">80,000.00</td> <td></td> </tr> <tr> <td>Excise Tax : State \$</td> <td style="text-align: right;">1,024.00</td> <td></td> </tr> <tr> <td>Local \$</td> <td style="text-align: right;">200.00</td> <td></td> </tr> <tr> <td>*Delinquent Interest: State \$</td> <td style="text-align: right;">0.00</td> <td></td> </tr> <tr> <td>Local \$</td> <td style="text-align: right;">0.00</td> <td></td> </tr> <tr> <td>*Delinquent Penalty \$</td> <td style="text-align: right;">0.00</td> <td></td> </tr> <tr> <td>Subtotal \$</td> <td style="text-align: right;">1,224.00</td> <td></td> </tr> <tr> <td>*State Technology Fee \$</td> <td style="text-align: right;">5.00</td> <td style="text-align: right;">5.00</td> </tr> <tr> <td>*Affidavit Processing Fee \$</td> <td style="text-align: right;">0.00</td> <td></td> </tr> <tr> <td>Total Due \$</td> <td style="text-align: right;">1,229.00</td> <td></td> </tr> </table> <p style="text-align: center;"><b>A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX</b>          *SEE INSTRUCTIONS</p>	Gross Selling Price \$	80,000.00		*Personal Property (deduct) \$	0.00		Exemption Claimed (deduct) \$	0.00		Taxable Selling Price \$	80,000.00		Excise Tax : State \$	1,024.00		Local \$	200.00		*Delinquent Interest: State \$	0.00		Local \$	0.00		*Delinquent Penalty \$	0.00		Subtotal \$	1,224.00		*State Technology Fee \$	5.00	5.00	*Affidavit Processing Fee \$	0.00		Total Due \$	1,229.00	
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8 I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.

Signature of Grantor or Grantor's Agent [Signature] Signature of Grantee or Grantee's Agent Paul Crawford

Name (print) Rhonda Miller Selena Reynolds Name (print) Paul Crawford

Date & city of signing: 12-9-19, Clarkston, WA Date & city of signing: 12-9-19, Clarkston, WA

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

REV 84 0001a (6/26/14)

THIS SPACE - TREASURER'S USE ONLY

COUNTY TREASURER

and dollars (\$5,000.00) or by both ~~supplement~~  
ACE - TREASURER'S USE ONLY  
**PAID**  
DEC 10 2019  
TEREASA SUMMERS  
GARFIELD COUNTY TREASURER

2254



**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>SELLER GRANTOR</b>	<b>1</b> Name <u>Lance M. Frederick</u>	<b>BUYER GRANTEE</b>	<b>2</b> Name <u>Diane Lorraine Funderburg</u>
	Mailing Address <u>PO Box 754</u>		Mailing Address <u>PO Box 333</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)
<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>Diane Lorraine Funderburg</u>		<u>10570101910900000</u> <input type="checkbox"/>	
Mailing Address <u>PO Box 333</u>		<input type="checkbox"/>	
City/State/Zip <u>Pomeroy WA 99347</u>		<input type="checkbox"/>	
Phone No. (including area code)		<input type="checkbox"/>	
		List assessed value(s) <u>98,100.00</u>	

**4** Street address of property: 894 Baldwin Street, Pomeroy, WA

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: Lots 10 and 19 in Frank C. Stephens' Addition to the City of Pomeroy.

<p><b>5</b> Select Land Use Code(s): <u>11 Land with Mobile Home</u></p> <p>enter any additional codes: _____</p> <p>(See back of last page for instructions)</p> <p>Was the seller receiving a property tax exemption or deferral under chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p> <p><b>6</b></p> <p>Is this property designated as forest land per chapter 84.33 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p> <p>Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p> <p>Is this property receiving special valuation as historical property per chapter 84.26 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p> <p>If any answers are yes, complete as instructed below.</p> <p><b>(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE)</b> NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, <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.</p> <p>This land <input type="checkbox"/> does <input checked="" type="checkbox"/> does not qualify for continuance.</p> <p>_____ DEPUTY ASSESSOR</p> <p><b>(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)</b> 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.</p> <p><b>(3) OWNER(S) SIGNATURE</b></p> <p>_____ PRINT NAME</p>	<p><b>7</b> List all personal property (tangible and intangible) included in selling price.</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>If claiming an exemption, list WAC number and reason for exemption:</p> <p>WAC No. (Section/Subsection) _____</p> <p>Reason for exemption _____</p> <p>_____</p> <p>Type of Document <u>Statutory Warranty Deed (SWD)</u></p> <p>Date of Document <u>12/05/19</u></p> <table> <tr> <td>Gross Selling Price \$</td> <td><u>116,000.00</u></td> </tr> <tr> <td>*Personal Property (deduct) \$</td> <td><u>0.00</u></td> </tr> <tr> <td>Exemption Claimed (deduct) \$</td> <td><u>0.00</u></td> </tr> <tr> <td>Taxable Selling Price \$</td> <td><u>116,000.00</u></td> </tr> <tr> <td>Excise Tax : State \$</td> <td><u>1,484.80</u></td> </tr> <tr> <td>Local \$</td> <td><u>290.00</u></td> </tr> <tr> <td>*Delinquent Interest: State \$</td> <td><u>0.00</u></td> </tr> <tr> <td>Local \$</td> <td><u>0.00</u></td> </tr> <tr> <td>*Delinquent Penalty \$</td> <td><u>0.00</u></td> </tr> <tr> <td>Subtotal \$</td> <td><u>1,774.80</u></td> </tr> <tr> <td>*State Technology Fee \$</td> <td><u>5.00</u> <u>5.00</u></td> </tr> <tr> <td>*Affidavit Processing Fee \$</td> <td><u>0.00</u></td> </tr> <tr> <td>Total Due \$</td> <td><u>1,779.80</u></td> </tr> </table> <p><b>A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX</b> *SEE INSTRUCTIONS</p>	Gross Selling Price \$	<u>116,000.00</u>	*Personal Property (deduct) \$	<u>0.00</u>	Exemption Claimed (deduct) \$	<u>0.00</u>	Taxable Selling Price \$	<u>116,000.00</u>	Excise Tax : State \$	<u>1,484.80</u>	Local \$	<u>290.00</u>	*Delinquent Interest: State \$	<u>0.00</u>	Local \$	<u>0.00</u>	*Delinquent Penalty \$	<u>0.00</u>	Subtotal \$	<u>1,774.80</u>	*State Technology Fee \$	<u>5.00</u> <u>5.00</u>	*Affidavit Processing Fee \$	<u>0.00</u>	Total Due \$	<u>1,779.80</u>
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**8** I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.

Signature of Grantor or Grantor's Agent <u>Lance M. Frederick</u>	Signature of Grantee or Grantee's Agent <u>Diane Lorraine Funderburg</u>
Name (print) <u>Lance M. Frederick</u>	Name (print) <u>Diane Lorraine Funderburg</u>
Date & city of signing: <u>12-9-19, Clarkston, WA</u>	Date & city of signing: <u>12-9-19, 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)).



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 \$ \_\_\_\_\_ 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.**

\_\_\_\_\_  
Grantor's Signature  
\_\_\_\_\_  
Grantor's Name (print)

Date

\_\_\_\_\_  
Grantee's Signature  
\_\_\_\_\_  
Grantee's Name (print)

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

Date

Exchange Facilitator's Name (print)

For tax assistance, contact your local County Treasurer/Recorder or visit <http://dor.wa.gov> or call 360-534-1503. To inquire about the availability of this document in an alternate format, please call 360-705-6705. Teletype (TTY) users may use the Washington Relay Service by calling 711.

**REAL ESTATE EXCISE TAX AFFIDAVIT**

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

This form is your receipt  
when stamped by cashier.

PLEASE TYPE OR PRINT

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

(See back of last page for instructions)

☐ Check box if partial sale of property

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

<b>1</b> SELLER GRANTOR	Name <u>Maurice Glendon Cook</u>	<b>2</b> BUYER GRANTEE	Name <u>Katherine N. Cook</u>
	Mailing Address <u>1710 Main St.</u>		Mailing Address <u>1710 Main St.</u>
	City/State/Zip <u>Pomeroy, WA 00347</u>		City/State/Zip <u>Pomeroy, WA 99347</u>
	Phone No. (including area code) <u>(509) 843-1471</u>		Phone No. (including area code) <u>(509) 843-1471</u>
<b>3</b>	Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee Name _____ Mailing Address _____ City/State/Zip _____ Phone No. (including area code) _____	List all real and personal property tax parcel account numbers – check box if personal property <u>1-053-10-004-1030. 1-053-10-005-1040</u> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	List assessed value(s) _____ _____ _____ _____

**4** Street address of property: 1710 Main St., Pomeroy, WA 99347  
This property is located in Pomeroy  
☐ Check box if any of the listed parcels are being segregated from another parcel, are part of a boundary line adjustment or parcels being merged.  
Legal description of property (if more space is needed, you may attach a separate sheet to each page of the affidavit)  
Lots 4 and 5 in Blk 10, Mulkey's Addition to City of Pomeroy, Garfield Co., WA State

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

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

Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)?  
YES ☐ NO ☒

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

WAC No. (Section/Subsection) 458-61A-202

Reason for exemption  
Inheritance

**6**  
Is this property designated as forest land per chapter 84.33 RCW? YES ☐ NO ☒  
Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34? 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.

Type of Document Lack of Probate Affidavit

Date of Document 12/12/19

Gross Selling Price \$	0.00
*Personal Property (deduct) \$	
Exemption Claimed (deduct) \$	
Taxable Selling Price \$	0.00
Excise Tax : State \$	0.00
<u>0.0025</u> Local \$	0.00
*Delinquent Interest: State \$	
Local \$	
*Delinquent Penalty \$	
Subtotal \$	0.00
*State Technology Fee \$	5.00
*Affidavit Processing Fee \$	
Total Due \$	10.00

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

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

Signature of Grantor or Grantor's Agent <u>Katherine N. Cook</u>	Signature of Grantee or Grantee's Agent <u>Katherine N. Cook</u>
Name (print) <u>Katherine N. Cook</u>	Name (print) <u>Katherine N. Cook</u>
Date & city of signing: <u>12/12/19 - Pomeroy, WA</u>	Date & city of signing: <u>12/12/19 - Pomeroy, WA</u>

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REAL ESTATE EXCISE TAX AFFIDAVIT

PLEASE TYPE OR PRINT

CHAPTER \_\_\_\_\_ - CHAPTER \_\_\_\_\_

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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.

<b>1</b> SELLER GRANTOR	Name <u>Yuliya Victoria Despain</u>	<b>2</b> BUYER GRANTEE	Name <u>Clinton H. Schutt, a single man</u>	
	(fka <u>Yuliya Despain-Schutt</u> ) a single woman			
	Mailing Address <u>1270 Libby St</u>		Mailing Address <u>1711 Pataha St</u>	
	City/State/Zip <u>Clarkston, WA 99403</u>		City/State/Zip <u>Pomeroy, WA 99347</u>	
	Phone No. (including area code) _____		Phone No. (including area code) <u>(360) 477-9600</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	List assessed value(s)
	Name _____			
	Mailing Address _____			
	City/State/Zip _____			
	Phone No. (including area code) _____			

**4** Street address of property: 1711 Pataha St, Pomeroy, WA 99347

This property is located in Pomeroy

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

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

Lots 6 and 7 and the East 35 feet of Vacated 17th St abutting thereon in Block 11 Mulkey's Addition to the City of Pomeroy

<b>5</b> Select Land Use Code(s): <u>11 - Household, single family units</u> enter any additional codes: _____ (See back of last page for instructions)	<b>7</b> List all personal property (tangible and intangible) included in selling price.
Was the seller receiving a property tax exemption or deferral under chapters 66.08, 66.09, or 66.10 (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) <u>WAC 458-61A-203(2)</u> Reason for exemption <u>Dissolution of marriage. Decree filed in Garfield County Superior Court Cause No. 19-3-00004-12.</u>
<b>6</b> Is this property designated as forest land per chapter 90.03.010? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 90.03.020? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Is this property receiving special valuation as historical property per chapter 90.03.030? <input type="checkbox"/> YES <input checked="" type="checkbox"/> 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. (_____, _____, or _____). Prior to signing (3) below, you may contact your local county assessor for more information. This land <input type="checkbox"/> does <input type="checkbox"/> 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 _____, shall be due and payable by the seller or transferor at the time of sale. (3) OWNER(S) SIGNATURE  PRINT NAME _____	Type of Document <u>Quitclaim Deed</u> Date of Document <u>12-5-19</u>  Gross Selling Price \$ _____ 0.00 *Personal Property (deduct) \$ _____ 0.00 Exemption Claimed (deduct) \$ _____ 0.00 Taxable Selling Price \$ _____ 0.00 Excise Tax : State \$ _____ 0.00 Local \$ _____ 0.00 *Delinquent Interest: State \$ _____ 0.00 Local \$ _____ 0.00 *Delinquent Penalty \$ _____ 0.00 Subtotal \$ _____ 0.00 *State Technology Fee \$ _____ 5.00 *Affidavit Processing Fee \$ _____ 5.00 Total Due \$ _____ 10.00  A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS

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

Signature of Grantor or Grantor's Agent <u>Y. Despain</u>	Signature of Grantee or Grantee's Agent <u>C. Schutt</u>
Name (print) <u>Yuliya Victoria Despain</u>	Name (print) <u>Clinton H. Schutt</u>
Date & city of signing: _____	Date & city of signing: <u>12-13-19</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.02.020).

REV 84 0001a (09/06/17)

THIS SPACE - TREASURER'S USE ONLY

COUNTY TREASURER

PAID  
DEC 13 2019  
TEREASA GUYMERS  
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.

<b>SELLER GRANTOR</b>	1 Name <u>Karin R. Flannery, Administratrix of the Estate of James Roy Downey, Sr</u>	<b>BUYER GRANTEE</b>	2 Name <u>Sylvia P. Downey, a single person</u>
	Mailing Address <u>52320 N Thomas Road</u>		Mailing Address <u>54704 North Frazier Road</u>
	City/State/Zip <u>Benton City, WA 99320</u>		City/State/Zip <u>Benton City, WA 99320</u>
	Phone No. (including area code) <u>(509) 531-6341</u>		Phone No. (including area code)
3 Send all property tax correspondence to: <input type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers – check box if personal property	
Name _____		2-014-42-023-1001-1010 <input type="checkbox"/>	
Mailing Address _____		2-014-42-023-1002 same <input type="checkbox"/>	
City/State/Zip _____		2-014-42-026-1001-1010 <input type="checkbox"/>	
Phone No. (including area code) _____		2-014-42-026-1002 same <input type="checkbox"/>	
		List assessed value(s)	
		\$80.951 0/S	
		\$319.00 0/S	

4 Street address of property: 110 Almota Ferry Road

This property is located in Pomeroy

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

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

See Attached Exhibit A

5 Select Land Use Code(s): <u>83 - Agriculture classified under current use chapter 84.34 RCW</u> enter any additional codes: _____ (See back of last page for instructions)	7 List all personal property (tangible and intangible) included in selling price.
Was the seller receiving a property tax exemption or deferral under chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) <u>458-61A-202</u> Reason for exemption <u>inheritance</u>
6 Is this property designated as forest land per chapter 84.33 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Is this property receiving special valuation as historical property per chapter 84.26 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If any answers are yes, complete as instructed below. (1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information. This land <input checked="" type="checkbox"/> does <input type="checkbox"/> does not qualify for continuance. <u>[Signature]</u> <u>12/17/19</u> DEEDY ASSESSOR DATE	Type of Document <u>Administratrix Deed</u> Date of Document <u>December 2, 2019</u> Gross Selling Price \$ _____ 0.00 *Personal Property (deduct) \$ _____ Exemption Claimed (deduct) \$ _____ Taxable Selling Price \$ _____ 0.00 Excise Tax : State \$ _____ 0.00 <u>0.0025</u> Local \$ _____ 0.00 *Delinquent Interest: State \$ _____ Local \$ _____ *Delinquent Penalty \$ _____ Subtotal \$ _____ 0.00 *State Technology Fee \$ _____ 5.00 *Affidavit Processing Fee \$ _____ Total Due \$ _____ 10.00
(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 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale. (3) OWNER(S) SIGNATURE _____ PRINT NAME	A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS

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

Signature of Grantor or Grantor's Agent <u>[Signature]</u>	Signature of Grantee or Grantee's Agent <u>[Signature]</u>
Name (print) <u>Karin R. Flannery, Administratrix</u>	Name (print) <u>Sylvia P. Downey, a single person</u>
Date & city of signing: <u>12/2/19; Richland</u>	Date & city of signing: <u>12/2/19; Richland</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 (09/14/16)

THIS SPACE - TREASURER'S USE ONLY

COUNTY TREASURER

DEC 16 2019

TEREASA SUMMERS  
GARFIELD COUNTY TREASURER

SCHEDULE A

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

LEGAL DESCRIPTION PARCEL 3, ACCORDING TO SURVEY RECORDED  
OCTOBER 23, 2007 AS GARFIELD COUNTY AUDITOR'S NO. 20070606.

A PARCEL OF LAND SITUATE WITHIN SECTION 23 AND E 1/2 OF SECTION  
26, T 14 N, R 42 E, W.M., AND IS FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE SE CORNER OF SAID SECTION 23 (S 00°36'51" W  
5385.60 FEET, FROM THE NE CORNER OF SAID SECTION);  
THENCE N 00°36'51" E 1340.46 FEET ALONG THE EASTERLY BOUNDARY  
OF SAID SECTION;  
THENCE N 77°38'49" W 137.87 FEET, LEAVING SAID EASTERLY BOUNDARY;  
THENCE N 65°33'22" W 498.18 FEET;  
THENCE N 70°22'32" W 125.77 FEET;  
THENCE N 82°55'56" W 122.15 FEET;  
THENCE N 28°05'35" W 101.79 FEET;  
THENCE N 40°30'07" W 107.35 FEET;  
THENCE N 47°00'59" W 144.82 FEET;  
THENCE N 26°32'16" W 204.06 FEET;  
THENCE N 13°27'07" W 79.98 FEET;  
THENCE N 49°24'10" W 63.44 FEET;  
THENCE N 57°01'51" W 96.32 FEET;  
THENCE N 46°31'37" W 69.60 FEET;  
THENCE N 47°44'47" W 139.16 FEET;  
THENCE N 57°07'41" W 64.70 FEET;  
THENCE N 61°54'59" W 86.02 FEET;  
THENCE N 53°40'36" W 54.90 FEET;  
THENCE N 73°11'46" W 40.37 FEET;  
THENCE N 88°10'21" W 124.62 FEET;  
THENCE S 86°24'58" W 58.33 FEET;  
THENCE S 54°28'58" W 115.44 FEET;  
THENCE S 82°17'11" W 36.61 FEET, TO THE SOUTHERLY GOVERNMENT  
TAKE LINE (G.T.L.) OF THE LITTLE GOOSE DAM BOUNDARY;  
THENCE ALONG SAID G.T.L. BOUNDARY THE FOLLOWING COURSE:  
01) S 38°34'48" W 78.72 FEET,  
THENCE S 10°52'14" E 213.05 FEET, LEAVING SAID G.T.L.;  
THENCE S 50°10'47" E 155.48 FEET;  
THENCE S 10°39'54" E 95.85 FEET;

-CONTINUED-

THENCE S 49°40'11" E 168.46 FEET;  
THENCE S 20°55'59" E 101.38 FEET;  
THENCE S 26°19'27" W 54.98 FEET;  
THENCE S 08°49'51" E 104.54 FEET;  
THENCE S 40°31'23" E 67.37 FEET;  
THENCE S 31°23'25" E 142.50 FEET;  
THENCE S 30°28'14" E 177.35 FEET;  
THENCE S 19°27'38" E 79.38 FEET;  
THENCE S 39°11'23" E 115.54 FEET;  
THENCE S 20°46'39" E 43.62 FEET;  
THENCE S 02°19'44" E 91.45 FEET;  
THENCE S 27°32'13" E 43.16 FEET;  
THENCE S 34°15'53" E 104.72 FEET;  
THENCE S 19°53'59" E 84.81 FEET;  
THENCE S 43°55'16" E 152.20 FEET;  
THENCE S 67°34'00" E 53.24 FEET;  
THENCE S 39°41'27" E 76.50 FEET;  
THENCE S 21°01'14" E 60.00 FEET;  
THENCE S 21°31'35" E 68.25 FEET;  
THENCE S 36°24'41" E 50.55 FEET;  
THENCE S 44°43'24" E 79.93 FEET;  
THENCE S 66°38'04" E 73.56 FEET;  
THENCE S 59°11'10" E 118.08 FEET;  
THENCE S 46°27'51" E 138.52 FEET;  
THENCE S 57°40'17" E 407.92 FEET;  
THENCE N 88°05'22" E 286.24 FEET, TO THE POINT OF BEGINNING.

SUBJECT TO EASEMENTS OF RECORD.

SUBJECT TO/TOGETHER WITH CONDITIONS OF AN EASEMENT TO ACCESS  
SAID PARCEL ACROSS GOVERNMENT PROPERTY FROM SOUTH SHORE  
ACCESS ROAD (Re: C.O.E. Document DACW68-2-82-7, Exhibit B)

TOGETHER WITH A 20 FOOT WIDE ACCESS EASEMENT OVER THE  
SOUTHERLY PORTION OF A 45.944 ACRE PARCEL ADJACENT NORTHERLY  
WITH ITS CENTERLINE DESCRIBED AS FOLLOWS:  
A STRIP OF LAND SITUATE WITHIN THE E 1/2 OF SECTION 23, T 14 N,  
R 42 E, W.M., AND IS FURTHER DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SE CORNER OF SAID SECTION 23 (S 00°36'51" W  
5385.60 FEET, FROM THE NE CORNER OF SAID SECTION);  
THENCE N 00°36'51" E 2426.26 FEET, ALONG THE EASTERLY BOUNDARY  
OF SAID SECTION;  
THENCE N 00°36'51" E 2209.13 FEET, CONTINUE ALONG THE EASTERLY  
BOUNDARY OF SAID SECTION, TO THE SOUTHERLY GOVERNMENT TAKE

-CONTINUED-



LINE (G.T.L.) OF THE LITTLE GOOSE DAM BOUNDARY;  
THENCE ALONG SAID G.T.L. BOUNDARY THE FOLLOWING 3 COURSES:  
01) S 49°42'40" W 1051.90 FEET,  
02) S 38°34'48" W 524.23 FEET,  
03) S 38°34'48" W 1383.78 FEET, TO THE POINT OF BEGINNING;  
THENCE N 81°31'46" E 15.52 FEET, LEAVING SAID G.T.L.;  
THENCE N 51°57'18" E 103.97 FEET;  
THENCE N 72°18'03" E 51.52 FEET;  
THENCE S 86°02'30" E 173.18 FEET;  
THENCE S 57°48'30" E 119.68 FEET;  
THENCE S 62°20'37" E 116.33 FEET;  
THENCE S 42°54'06" E 79.33 FEET;  
THENCE S 51°18'24" E 183.19 FEET;  
THENCE S 58°45'20" E 48.09 FEET;  
THENCE S 51°21'47" E 92.36 FEET;  
THENCE S 45°09'16" E 57.70 FEET;  
THENCE S 38°46'14" E 224.56 FEET;  
THENCE S 35°26'36" E 215.62 FEET;  
THENCE S 38°46'20" E 146.86 FEET;  
THENCE S 26°31'10" E 40.47 FEET, TO A POINT ON THE COMMON BOUNDARY  
OF SAID ABOVE DESCRIBED 45.944 ACRE PARCEL AND SAID ABOVE  
DESCRIBED 54.366 ACRE PARCEL AND THE TERMINATION POINT OF  
SAID CENTERLINE.

SAID EASEMENTS BOUNDARIES ARE TO BE 10 FEET BOTH SIDES OF SAID  
CENTERLINE AND ARE TO BE EXTENDED OR TRUNCATED TO FORM A  
CONTINUOUS STRIP FROM SAID G.T.L. SOUTHEASTERLY TO SAID COMMON  
BOUNDARY.

TOGETHER WITH THE RIGHT TO ACCESS SAID SOUTH SHORE ACCESS  
ROAD AT STATION 565+00 (DEED) IF THE EXISTING AS BUILT ACCESS  
NEAR THAT STATION IS DISALLOWED.

TOGETHER WITH A 20 FOOT WIDE ACCESS EASEMENT OVER THE  
NORTHERLY PORTION OF A 132.544 ACRE PARCEL ADJACENT SOUTHERLY  
WITH ITS CENTERLINE DESCRIBED AS FOLLOWS:

A STRIP OF LAND SITUATE WITHIN THE E 1/2 OF SECTION 23, T 14 N,  
R 42 E, W.M., AND IS FURTHER DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SE CORNER OF SAID SECTION 23 (S 00°36'51" W  
5385.60 FEET, FROM THE NE CORNER OF SAID SECTION);

THENCE N 00°36'51" E 2426.26 FEET, ALONG THE EASTERLY BOUNDARY  
OF SAID SECTION;  
THENCE N 00°36'51" E 2209.13 FEET, CONTINUE ALONG THE EASTERLY  
BOUNDARY OF SAID SECTION, TO THE SOUTHERLY GOVERNMENT TAKE  
LINE (G.T.L.) OF THE LITTLE GOOSE DAM BOUNDARY;

-CONTINUED-

THENCE ALONG SAID G.T.L. BOUNDARY THE FOLLOWING 4 COURSES:

- 01) S 49°42'40" W 1051.90 FEET,
- 02) S 38°34'48" W 524.23 FEET,
- 03) S 38°34'48" W 1404.56 FEET,
- 04) S 38°34'48" W 78.72 FEET, TO THE POINT OF BEGINNING;

THENCE S 10°52'14" E 264.47 FEET;

THENCE S 44°07'25" E 104.43 FEET;

THENCE S 16°25'50" E 87.00 FEET;

THENCE S 31°29'02" E 59.94 FEET;

THENCE S 46°26'54" E 102.56 FEET;

THENCE S 30°53'44" E 59.19 FEET;

THENCE S 08°55'21" E 166.71 FEET;

THENCE S 22°14'02" E 54.88 FEET;

THENCE S 35°00'26" E 159.71 FEET;

THENCE S 30°38'26" E 150.28 FEET;

THENCE S 26°28'05" E 139.92 FEET;

THENCE S 40°42'04" E 69.90 FEET;

THENCE S 60°11'16" E 22.78 FEET;

THENCE N 66°58'12" E 16.59 FEET, TO A POINT ON THE COMMON  
BOUNDARY OF SAID ABOVE DESCRIBED 54.366 ACRE PARCEL AND SAID  
ABOVE DESCRIBED 132.544 ACRE PARCEL AND THE TERMINATION POINT  
OF SAID CENTERLINE.

SAID EASEMENTS BOUNDARIES ARE TO BE 10 FEET BOTH SIDES OF SAID  
CENTERLINE AND ARE TO BE EXTENDED OR TRUNCATED TO FORM A  
CONTINUOUS STRIP FROM SAID G.T.L. SOUTHEASTERLY TO SAID COMMON  
BOUNDARY.

NOTE THAT THE ABOVE LEGAL DESCRIPTION BEARINGS AND DISTANCES  
ARE FROM STATE PLANE COORDINATE SYSTEM AND DISTANCES ARE  
SUBJECT TO A MULTIPLIER TO OBTAIN GROUND DISTANCES.



PLEASE TYPE OR PRINT

REAL ESTATE EXCISE TAX AFFIDAVIT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

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

(See back of last page for instructions)

This form is your receipt when stamped by cashier.

3360

☐ Check box if partial sale of property

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

<b>1</b> SELLER GRANTOR	Name <u>Dennis E Ruchert Estate</u> <u>c/o Willie S Ruchert</u> Mailing Address <u>42 Ruchert Ridge Rd</u> City/State/Zip <u>Pomeroy, WA 99347</u> Phone No. (including area code) <u>509-843-6051</u>	<b>2</b> BUYER GRANTEE	Name <u>William S + Emily J Ruchert</u> <u>50/50</u> Mailing Address <u>42 Ruchert Ridge Rd</u> City/State/Zip <u>Pomeroy WA 99347</u> Phone No. (including area code) <u>509-843-6051</u>
<b>3</b>	Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee Name _____ Mailing Address _____ City/State/Zip _____ Phone No. (including area code) _____	List all real and personal property tax parcel account numbers – check box if personal property <u>2-010-42-034-3035</u> <input type="checkbox"/> <u>1/10 share of undivided</u> <input type="checkbox"/> <u>interest</u> <input type="checkbox"/>	List assessed value(s) _____ _____ _____

**4** Street address of property: \_\_\_\_\_  
This property is located in ☒ unincorporated Garfield County OR 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)

1/10 of undivided interest of 30.0 ac parcel-  
see attached Exhibit A

**5** Select Land Use Code(s): 19  
enter any additional codes: \_\_\_\_\_  
(See back of last page for instructions)

Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)? YES ☐ NO ☒

**6** YES NO  
Is this property designated as forest land per chapter 84.33 RCW? ☐ ☒  
Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34? ☐ ☒  
Is this property receiving special valuation as historical property per chapter 84.26 RCW? ☐ ☒

If any answers are yes, complete as instructed below.

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

This land ☐ does ☒ does not qualify for continuance.  
Christine K. [Signature] 12-20-2019  
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) \_\_\_\_\_  
Reason for exemption \_\_\_\_\_

Type of Document Quickclaim Deed

Date of Document 12/19/19

Gross Selling Price \$ 2207<sup>00</sup>

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

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

Taxable Selling Price \$ 2207<sup>00</sup>

Excise Tax : State \$ ~~24.28~~ 28.25

Local \$ 5.52

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

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

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

Subtotal \$ 33.77

\*State Technology Fee \$ 5.00

\*Affidavit Processing Fee \$ ~~5.00~~ 5.00

Total Due \$ ~~34.28~~ 38.77

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

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

Signature of Grantor or Grantor's Agent <u>Willie Ruchert P.R.</u>	Signature of Grantee or Grantee's Agent <u>Emily Ruchert</u>
Name (print) <u>William S Ruchert + Dennis E Ruchert Estate</u>	Name (print) <u>Emily Ruchert + Willie Ruchert</u>
Date & city of signing: <u>12/19/19 Pomeroy, WA</u>	Date & city of signing: <u>12/19/19 Pomeroy, WA</u>

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

**EXHIBIT A**

**The Northwest Quarter of the Southeast Quarter of the Southwest Quarter, the Northeast Quarter of the Southwest Quarter of the Southwest Quarter, the Southwest Quarter of the Northwest Quarter of the Southwest Quarter of Section 14, Township 10 North, Range 42 E. W. M.**

# REAL ESTATE EXCISE TAX AFFIDAVIT

This form is your receipt  
when stamped by cashier.

PLEASE TYPE OR PRINT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

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

(See back of last page for instructions)

☐ Check box if partial sale, indicate %

sold.

List percentage of ownership acquired next to each name.

1 SELLER GRANTOR	Name <u>Nathan &amp; Keshia Gilbert</u>	2 BUYER GRANTEE	Name <u>Steven &amp; Rozanne Van Ausdle</u>
	Mailing Address <u>Po Box 472</u>		Mailing Address <u>1620 Gray Lynn Dr</u>
	City/State/Zip <u>Pomeroy WA 99347</u>		City/State/Zip <u>Walla Walla WA 99362</u>
	Phone No. (including area code) <u>(509) 553-9408</u>		Phone No. (including area code)
3	Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee	List all real and personal property tax parcel account numbers – check box if personal property	
	Name _____	<u>2-011-43-022-1020</u> <input type="checkbox"/>	
	Mailing Address _____	<input type="checkbox"/>	
	City/State/Zip _____	<input type="checkbox"/>	
	Phone No. (including area code) _____	<input type="checkbox"/>	
		List assessed value(s)	
		<u>\$5,000</u>	

4 Street address of property: 232 Fairview Road Pomeroy WA 99347

This property is located in Garfield ☐

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

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

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
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 checked="" type="checkbox"/>	<input type="checkbox"/>
Is this property receiving special valuation as historical property per chapter 84.26 RCW?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If any answers are yes, complete as instructed below.

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

NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, **you must sign on (3) below**. The county assessor must then determine if the land 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.

[Signature] 12-23-19  
DEPUTY ASSESSOR DATE

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

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

## (3) OWNER(S) SIGNATURE

[Signature] [Signature]  
PRINT NAME  
Steven Van Ausdle Rozanne Van Ausdle

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

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

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

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

Type of Document Warranty Deed

Date of Document 12-20-19

Gross Selling Price	\$	5,500.00
*Personal Property (deduct)	\$	
Exemption Claimed (deduct)	\$	
Taxable Selling Price	\$	5,500.00
Excise Tax : State	\$	70.40
<u>0.0025</u> Local	\$	13.75
*Delinquent Interest: State	\$	
Local	\$	
*Delinquent Penalty	\$	
Subtotal	\$	84.15
*State Technology Fee	\$	5.00
*Affidavit Processing Fee	\$	0.00
Total Due	\$	89.15

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

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

Signature of Grantor or Grantor's Agent <u>[Signature]</u>	Signature of Grantee or Grantee's Agent <u>[Signature]</u>
Name (print) <u>Keshia &amp; Nathan Gilbert</u>	Name (print) <u>STEVEN VAN AUSDL</u>
Date & city of signing: <u>12/22/19 Pomeroy WA</u>	Date & city of signing: <u>12/20/2019, Walla Walla WA 99362</u>

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

Exhibit A:

WEST ½ OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼  
SECTION 22 TOWNSHIP 11 RANGE 43, TOGETHER WITH AN EASEMENT FOR  
ACCESS, MAINTENANCE, & PIPELINES TO A WELL LOCATED IN SOUTHWEST ¼ OF  
THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SAID SEC. 22 AS DESCRIBED IN  
DEED RECORDED DEC 2, 2002 AS AUDITOR FILE NO 7553

REAL ESTATE EXCISE TAX AFFIDAVIT

PLEASE TYPE OR PRINT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

This form is your receipt  
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THIS AFFIDAVIT WILL NOT BE ACCEPTED UNLESS ALL AREAS ON ALL PAGES ARE FULLY COMPLETED

(See back of last page for instructions)

☐ Check box if partial sale, indicate %

sold.

List percentage of ownership acquired next to each name.

1 SELLER GRANTOR	Name <u>Thomas M. Herres, Personal Representative of the</u>	2 BUYER GRANTEE	Name <u>Thomas M. Herres</u>
	Estate of Nancy J. Herres		
	Mailing Address <u>PO Box 188</u>		Mailing Address <u>PO Box 188</u>
	City/State/Zip <u>Pomeroy, WA 99347</u>		City/State/Zip <u>Pomeroy, WA 99347</u>
	Phone No. (including area code) <u>(509) 780-9420</u>		Phone No. (including area code) <u>(509) 780-9420</u>
3 Send all property tax correspondence to: <input type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers – check box if personal property	
Name _____		1-050-06-008-2260 <input type="checkbox"/>	
Mailing Address <u>PO Box 188</u>		2-012-42-033-2000 - OS <input type="checkbox"/>	
City/State/Zip <u>Pomeroy, WA 99347</u>		2-012-42-033-3010 - OS <input type="checkbox"/>	
Phone No. (including area code) <u>(509) 780-9420</u>		1-070-31-033-1260 <input type="checkbox"/>	
		List assessed value(s)	

4 Street address of property: \_\_\_\_\_

This property is located in Pomeroy

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

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

See attached Exhibit A

5 Select Land Use Code(s): <u>11 - Household, single family units</u> enter any additional codes: _____ (See back of last page for instructions)	7 List all personal property (tangible and intangible) included in selling price.
Was the seller receiving a property tax exemption or deferral under chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) <u>458-61A-202</u> Reason for exemption <u>Garfield County Court case # 15-4-00009-2 inheritance</u>
6 Is this property designated as forest land per chapter 84.33 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Is this property receiving special valuation as historical property per chapter 84.26 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If any answers are yes, complete as instructed below. (1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information. This land <input checked="" type="checkbox"/> does <input type="checkbox"/> does not qualify for continuance. <u>Thomas M. Herres</u> <u>12-23-19</u> DEPUTY ASSESSOR DATE (2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale. (3) OWNER(S) SIGNATURE <u>Thomas M. Herres</u> PRINT NAME	Type of Document <u>Deed of Personal Representative</u> Date of Document <u>12-23-19</u> Gross Selling Price \$ _____ *Personal Property (deduct) \$ _____ Exemption Claimed (deduct) \$ _____ Taxable Selling Price \$ <u>0.00</u> Excise Tax : State \$ <u>0.00</u> <u>0.0025</u> Local \$ <u>0.00</u> *Delinquent Interest: State \$ _____ Local \$ _____ *Delinquent Penalty \$ _____ Subtotal \$ <u>0.00</u> *State Technology Fee \$ <u>5.00</u> *Affidavit Processing Fee \$ <u>5.00</u> Total Due \$ <u>10.00</u> A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS

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

Signature of Grantor or Grantor's Agent <u>Thomas M. Herres</u>	Signature of Grantee or Grantee's Agent <u>Thomas M. Herres</u>
Name (print) <u>Thomas M. Herres, Personal Representative</u>	Name (print) <u>Thomas M. Herres</u>
Date & city of signing: <u>12/23/19 Pomeroy, WA</u>	Date & city of signing: <u>12/23/19 Pomeroy WA.</u>

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

## EXHIBIT A

Parcel 1: 1-050-06-008-2260

Lot 8 in Block 6 of the Original Town, now City of Pomeroy.

Parcel 2: 2-012-42-033-2000, 2-012-42-033-3010

The Northwest Quarter and the West 170 feet of the Northeast Quarter of Section 33, Township 12 North, Range 42 East of the Willamette Meridian.

Beginning at the West Quarter corner of Section 33, Township 12 North, Range 42 E.W.M., and run thence South, along the West line of said Section 33, a distance of 297.0 feet to its point of intersection with the centerline of the Pomeroy-Mayview County Road; thence following the said centerline Southeasterly by the following courses and distances: Southeasterly, along a curve to the right, having a radius of 1,432.5 feet and a central angle of  $13^{\circ}30'$  a distance of 219.6 feet; to the East end of said curve; thence South  $58^{\circ}47'$  East, tangent to said curve, 958.4 feet; thence on a curve to the right, having a radius of 318.3 feet and a central angle of  $58^{\circ}30'$ , a distance of 325.0 feet; thence South  $0^{\circ}17'$  East, tangent to the said curve, 150.57 feet more or less to a point in the center line of the State Highway, as it is now established; thence Easterly, along the said centerline, 430.0 feet; thence North, parallel to the West line of said Section 33, a distance of 1,316.3 feet to a point in the East and West centerline of the aforesaid Section 33; thence West, along the said centerline, a distance of 1,600.0 feet to the point of beginning. Excepting therefrom that portion lying in the right of ways of the County Road and the State Highway. Containing 28.3 acres.

Parcel 3: 1-070-31-033-1260

Beginning at a point 325 feet due North and 25 feet East of the intersection with Maple Street and Villard Street (also known as Centre Street), said point being the Northwest corner of Lot 5 in Block 2 of Highland Addition to the City of Pomeroy, thence due North 85 feet, thence at right angles due East 150 feet, thence at right angles due South 85 feet, thence at right angles due West 150 feet to the point of beginning, containing a portion of land 85 feet by 150 feet, situated in the Northwest Quarter of the Southwest Quarter of Section 31, Township 12 North, Range 42 E.W.M.

Subject to an easement for a roadway across the East 30 feet of said tract as recorded in Book 46 of Deeds, page 62, records of Garfield County, Washington.

Together with any vacated streets and alleys for each Parcel attaching thereto by operation of law.

SUBJECT TO easements, mortgages, limitations, building and use restrictions, protective covenants, restrictions, reservations and rights of way of record, if any.



**REAL ESTATE EXCISE TAX AFFIDAVIT**

PLEASE TYPE OR PRINT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

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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.

<b>1</b> SELLER GRANTOR	Name <u>State of Washington, acting by and through</u> <u>its Department of Transportation</u>	<b>2</b> BUYER GRANTEE	Name <u>Narayan Baidya and Miyuki Shiratani, husband and</u> <u>wife</u>
	Mailing Address <u>PO Box 47338</u>		Mailing Address <u>10195 Viceroy Ct, Apt #1</u>
	City/State/Zip <u>Olympia, WA 98504-7338</u>		City/State/Zip <u>Cupertino, CA 95014-0934</u>
	Phone No. (including area code) _____		Phone No. (including area code) _____
<b>3</b>	Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee	List all real and personal property tax parcel account numbers – check box if personal property	
	Name _____	<u>80114200220100000</u> <input type="checkbox"/>	
	Mailing Address _____	<input type="checkbox"/>	
	City/State/Zip _____	<input type="checkbox"/>	
Phone No. (including area code) _____		<input type="checkbox"/>	
List assessed value(s)			

**4** Street address of property: None Given

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

<b>5</b> Select Land Use Code(s): <u>91 - Undeveloped land (land only)</u> enter any additional codes: _____ (See back of last page for instructions)	<b>7</b> List all personal property (tangible and intangible) included in selling price.
Was the seller receiving a property tax exemption or deferral under chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) <u>WAC 458-61A-205(2)</u> Reason for exemption _____ Governmental Transfers
<b>6</b> Is this property designated as forest land per chapter 84.33 RCW? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> Is this property receiving special valuation as historical property per chapter 84.26 RCW? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> If any answers are yes, complete as instructed below. (1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, <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. This land <input type="checkbox"/> does <input type="checkbox"/> does not qualify for continuance.	Type of Document <u>Quitclaim Deed</u> Date of Document <u>8/1/18</u> Gross Selling Price \$ <u>300.00</u> *Personal Property (deduct) \$ _____ Exemption Claimed (deduct) \$ <u>300.00</u> Taxable Selling Price \$ <u>0.00</u> Excise Tax : State \$ <u>0.00</u> <u>0.0025</u> Local \$ <u>0.00</u> *Delinquent Interest: State \$ _____ Local \$ _____ *Delinquent Penalty \$ _____ Subtotal \$ <u>0.00</u> *State Technology Fee \$ <u>5.00</u> *Affidavit Processing Fee \$ <u>0.00</u> Total Due \$ <u>10.00</u>
DEPUTY ASSESSOR _____ DATE _____ (2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) 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. (3) OWNER(S) SIGNATURE _____ PRINT NAME _____	A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS

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

Signature of Grantor or Grantor's Agent <u>Eva Betts</u>	Signature of Grantee or Grantee's Agent <u>Robin Curl</u>
Name (print) <u>Eva Betts</u>	Name (print) <u>Robin Curl</u>
Date & city of signing: <u>12/19/19</u> <u>Tumwater</u>	Date & city of signing: <u>12/19/19</u> <u>Tumwater</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)).

**I.C. No. 5-12-00035**

A portion of that property conveyed by deed recorded July 24, 1929, in Volume 39, Page 298, records of Garfield County, Washington, being in Government Lot 3, Section 2, Township 11 North, Range 42 East, Willamette Meridian, of said county, described as follows:

COMMENCING at the north quarter corner of said Section 2; thence Southerly along the east line of said Government Lot 3 a distance of 561.0 feet to the centerline of former State Road No. 3, also formerly known as Inland Empire Highway; thence turn an angle of  $106^{\circ}45'$  to the right and run North  $73^{\circ}49'$  West a distance of 827.2 feet; thence North  $58^{\circ}01'$  West a distance of 132.5 feet; thence North  $31^{\circ}59'$  East a distance of 30 feet to the POINT OF BEGINNING; thence North  $31^{\circ}59'$  East a distance of 341 feet to the north line of said Section 2; thence Westerly along said north line a distance of 268.5 feet; thence South  $31^{\circ}59'$  West a distance of 200.8 feet; thence South  $58^{\circ}01'$  East a distance of 230 feet to the POINT OF BEGINNING.

EXCEPT any portion of the above described tract lying Southwesterly of a line drawn parallel with the SR 12 line survey of SR 12, POMEROY TO McKIERNAN GRADE and 60 feet Northeasterly therefrom.

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

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(See back of last page for instructions)

<input checked="" type="checkbox"/> Check box if partial sale, indicate % 50 sold.		List percentage of ownership acquired next to each name.									
<b>1</b>	Name <u>Brian K. Allen and Pamela Allen-Bowles, h/w</u> (as to one-half of their undivided 50% interest) Mailing Address <u>6218 NE 137th St</u> City/State/Zip <u>Kirkland, WA 98034</u> Phone No. (including area code) _____	<b>2</b>	Name <u>Douglas Lueck and Christine K. Lueck, h/w</u> (acquiring an undivided 25% interest) Mailing Address <u>PO Box 598</u> City/State/Zip <u>Pomeroy, WA 99347</u> Phone No. (including area code) _____								
<b>3</b>	Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee Name _____ Mailing Address _____ City/State/Zip _____ Phone No. (including area code) _____	List all real and personal property tax parcel account numbers – check box if personal property <table style="width: 100%;"> <tr> <td style="width: 80%;">10530300110000000</td> <td style="width: 20%; text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td> </td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td> </td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td> </td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>		10530300110000000	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
10530300110000000	<input type="checkbox"/>										
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List assessed value(s) <table style="width: 100%;"> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>											
<b>4</b> Street address of property: <u>1588 Columbia Street, Pomeroy, WA 99347</u> This property is located in <u>Pomeroy</u> <input type="checkbox"/> Check box if any of the listed parcels are being segregated from another parcel, are part of a boundary line adjustment or parcels being merged. Legal description of property (if more space is needed, you may attach a separate sheet to each page of the affidavit) See attached Exhibit A, attached hereto and incorporated by reference.											

<b>5</b> Select Land Use Code(s): <div style="border: 1px solid black; padding: 2px;">11 - Household, single family units</div> enter any additional codes: _____ (See back of last page for instructions)	<b>6</b> 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) <u>458-61A-201(b)(1)</u> Reason for exemption _____ Gift to family members for love and affection, with no debt and no consideration.																										
Was the seller receiving a property tax exemption or deferral under chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Type of Document <u>Quit Claim Deed</u> Date of Document <u>12-23-19</u>																										
<b>6</b> YES NO Is this property designated as forest land per chapter 84.33 RCW? <input type="checkbox"/> <input checked="" type="checkbox"/> Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW? <input type="checkbox"/> <input checked="" type="checkbox"/> Is this property receiving special valuation as historical property per chapter 84.26 RCW? <input type="checkbox"/> <input checked="" type="checkbox"/> If any answers are yes, complete as instructed below. <b>(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE)</b> NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information. This land <input type="checkbox"/> does <input type="checkbox"/> does not qualify for continuance. _____ DEPUTY ASSESSOR DATE <b>(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)</b> NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale. <b>(3) OWNER(S) SIGNATURE</b> _____ PRINT NAME	<table style="width: 100%;"> <tr> <td>Gross Selling Price \$</td> <td style="text-align: right;">0.00</td> </tr> <tr> <td>*Personal Property (deduct) \$</td> <td> </td> </tr> <tr> <td>Exemption Claimed (deduct) \$</td> <td> </td> </tr> <tr> <td>Taxable Selling Price \$</td> <td style="text-align: right;">0.00</td> </tr> <tr> <td>Excise Tax : State \$</td> <td style="text-align: right;">0.00</td> </tr> <tr> <td><div style="border: 1px solid black; padding: 2px;">0.0025</div> Local \$</td> <td style="text-align: right;">0.00</td> </tr> <tr> <td>*Delinquent Interest: State \$</td> <td> </td> </tr> <tr> <td>Local \$</td> <td> </td> </tr> <tr> <td>*Delinquent Penalty \$</td> <td> </td> </tr> <tr> <td>Subtotal \$</td> <td style="text-align: right;">0.00</td> </tr> <tr> <td>*State Technology Fee \$</td> <td style="text-align: right;">5.00</td> </tr> <tr> <td>*Affidavit Processing Fee \$</td> <td style="text-align: right;">5.00</td> </tr> <tr> <td>Total Due \$</td> <td style="text-align: right;">10.00</td> </tr> </table> <p style="text-align: right;"><b>Curr.</b></p> <p><b>A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX</b> *SEE INSTRUCTIONS</p>	Gross Selling Price \$	0.00	*Personal Property (deduct) \$		Exemption Claimed (deduct) \$		Taxable Selling Price \$	0.00	Excise Tax : State \$	0.00	<div style="border: 1px solid black; padding: 2px;">0.0025</div> 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
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Total Due \$	10.00																										

<b>8</b> I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.	
Signature of Grantor or Grantor's Agent <u>Brian K. Allen/Pamela Allen-Bowles</u> Name (print) <u>Brian K. Allen/Pamela Allen-Bowles, h/w</u> Date & city of signing: <u>12/23/19 KIRKLAND WA</u>	Signature of Grantee or Grantee's Agent <u>Christine K. Lueck</u> Name (print) <u>Douglas Lueck/Christine K. Lueck, h/w</u> Date & city of signing: <u>12-26-2019 Pomeroy WA</u>
Perjury: Perjury is a class C felony which is punishable by imprisonment in the state correctional institution for a maximum term of not more than five years, or by a fine in an amount fixed by the court of not more than five thousand dollars (\$5,000.00), or by both imprisonment and fine (RCW 9A.20.020 (1C)).	

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 \$ \_\_\_\_\_ 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**



1. ☐ 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.
2. ☐ 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**

1. ☒ There is no debt on the property; Grantor (seller) has not received any consideration towards equity.  
No tax is due.
2. ☐ 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.
3. ☐ 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.
4. ☐ 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.**

 2/23/19  12-26-2019  
Grantor's Signature Date Grantee's Signature Date  
Brian K. Allen/Pamela Allen-Bowles Douglas Lueck/Christine K. Lueck  
Grantor's Name (print) Grantee's Name (print)

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

Date

Exchange Facilitator's Name (print)

## EXHIBIT A

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

Lot 1 and the East 15 feet of Lot 2 in Block 3 of Mulkey's Addition to the City of Pomeroy, together with all of that part of 16<sup>th</sup> Street lying South of the alley and North of Pataha Creek, adjacent to Lot 10 in Block 3 and Lot 6 in Block 6 of said Mulkey's Addition, and the westerly 20 feet of said 16<sup>th</sup> Street adjacent to said Lot 1 vacated by City Ordinance No. 690.

EXCEPT the East 10 feet of said vacated 16<sup>th</sup> Street abutting the West line of said Lot 6.

SUBJECT TO any existing easements for the construction, repair, and maintenance of water lines, sewer lines and utilities on or under the vacated portions of 16<sup>th</sup> Street.

**QUIT CLAIM DEED – Exhibit A**

PDX\132298\252099\JWA\26861030.1

0.00

82

PLEASE TYPE OR PRINT

**REAL ESTATE EXCISE TAX AFFIDAVIT**

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

This form is your receipt  
when stamped by cashier.

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

(See back of last page for instructions)

☐ Check box if partial sale of property

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

<b>1</b> SELLER GRANTOR	Name <u>Steven L. Brown</u>	<b>2</b> BUYER GRANTEE	Name <u>Steven L. Brown and Susana A. Brown, trustees of the Brown Revocable Trust dated</u>	
	Mailing Address <u>52 Fairgrounds Road</u>		Mailing Address <u>52 Fairgrounds Road</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)	
<b>3</b>	Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers – check box if personal property	List assessed value(s)
	Name _____			
	Mailing Address _____			
	City/State/Zip _____			
Phone No. (including area code) _____		2-011-42-004-4000; 2-011-42-009-1010 <input type="checkbox"/>		
		<input type="checkbox"/>		
		<input type="checkbox"/>		
		<input type="checkbox"/>		

**4** Street address of property: 386 Highway 12 E 52 Fairgrounds Rd

This property is located in Garfield County

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

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

THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9 AND THE EAST HALF OF SECTION 4, IN TOWNSHIP 11 NORTH, RANGE 42, E.W.M

EXCEPT BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 4, THENCE WEST ON SECTION LINE 1340 FEET; THENCE SOUTH 122 FEET; THENCE EAST ON LINE PARALLEL WITH NORTH LINE OF SAID SECTION, 1340 FEET; THENCE NORTH 122 FEET TO THE PLACE OF BEGINNING.

<b>5</b> Select Land Use Code(s): <u>11 - Household, single family units 83</u> enter any additional codes: _____ (See back of last page for instructions)	<b>7</b> List all personal property (tangible and intangible) included in selling price.
Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) <u>458-61A-211 (2q)</u> Reason for exemption _____ Transfer to Trust _____
<b>6</b> Is this property designated as forest land per chapter 84.33 RCW? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> Is this property receiving special valuation as historical property per chapter 84.26 RCW? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> If any answers are yes, complete as instructed below. (1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information. This land <input checked="" type="checkbox"/> does <input type="checkbox"/> does not qualify for continuance. <u>Sub</u> <u>12/26/19</u> DEPUTY ASSESSOR DATE (2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale. (3) OWNER(S) SIGNATURE <u>Steven L Brown</u> PRINT NAME <u>Steven L Brown</u>	Type of Document <u>Statutory Warranty Deed</u> Date of Document <u>12-26-19</u> Gross Selling Price \$ _____ *Personal Property (deduct) \$ _____ Exemption Claimed (deduct) \$ _____ Taxable Selling Price \$ _____ 0.00 Excise Tax : State \$ _____ 0.00 <u>0.0025</u> Local \$ _____ 0.00 *Delinquent Interest: State \$ _____ Local \$ _____ *Delinquent Penalty \$ _____ Subtotal \$ _____ 0.00 *State Technology Fee \$ _____ 5.00 *Affidavit Processing Fee \$ _____ 5.00 Total Due \$ _____ 10.00 A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS

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

Signature of Grantor or Grantor's Agent <u>Steven L Brown</u>	Signature of Grantee or Grantee's Agent <u>Steven L Brown</u>
Name (print) <u>Steven L Brown</u>	Name (print) <u>Steven L Brown</u>
Date & city of signing: <u>12-26-19 Pomeroy</u>	Date & city of signing: <u>12-26-19 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)).

DEC 26 2019

TERESA SUMMERS  
GARFIELD COUNTY TREASURER