

REAL ESTATE EXCISE TAX AFFIDAVIT

PLEASE TYPE OR PRINT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

This form is your receipt
when stamped by cashier.

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

(See back of last page for instructions)

☐ Check box if partial sale, indicate %

sold.

List percentage of ownership acquired next to each name.

1 SELLER GRANTOR	Name <u>Lonny E. Flynn and Dona J. Flynn</u>	2 BUYER GRANTEE	Name <u>Jack Bryson and Jacey Bryson</u>
	Mailing Address <u>12 Pheasant Ridge Road</u>		Mailing Address <u>11 Fairground Road</u>
	City/State/Zip <u>Pomeroy, WA 99347</u>		City/State/Zip <u>Pomeroy, WA 99347</u>
	Phone No. (including area code) <u>(509) 843-5012</u>		Phone No. (including area code) <u>(360) 536-3614</u>
3 Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers – check box if personal property	
Name _____		<u>2-012-42-033-4010</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>244,981</u>	

4 Street address of property: 11 Fairground Road

This property is located in Garfield County

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

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

That portion of the Southwest quarter of the Southeast quarter of Section 33, Township 12 North, Range 42 E.W.M., more particularly described as follows:
Beginning at a point where the North bank of Pataha Creek intersects Brown Gulch Road, thence southerly along the East line of the right-of-way of said Road a distance of 476 feet; thence South 80° East a distance of 860 feet; thence at right angles northerly a distance of 75 feet, more or less, or the North bank of Pataha Creek; thence northwesterly along the North Bank of Pataha Creek to the point of beginning.

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.
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"/>	If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) <u>458-61A-217(1)</u> Reason for exemption _____ Re-record _____
6 YES NO Is this property designated as forest land per chapter 84.33 RCW? <input type="checkbox"/> <input checked="" type="checkbox"/> Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW? <input type="checkbox"/> <input checked="" type="checkbox"/> Is this property receiving special valuation as historical property per chapter 84.26 RCW? <input type="checkbox"/> <input checked="" type="checkbox"/> If any answers are yes, complete as instructed below. (1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information. This land <input type="checkbox"/> does <input checked="" type="checkbox"/> does not qualify for continuance. <u>Christine Shuck</u> 11-21-2019 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	Type of Document <u>Statutory Warranty Deed</u> Date of Document <u>11/21/19</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 CK 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>Lonny E. Flynn</u>	Signature of Grantee or Grantee's Agent <u>Kimberly Bryson</u>
Name (print) <u>11-21-19 Pomeroy, WA</u>	Name (print) <u>Kimberly Bryson</u>
Date & city of signing: <u>ONNY E FLYNN</u>	Date & city of signing: <u>11-21-19 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)).

PAID
NOV 21 2019

TERESA SUMMERS
GARFIELD COUNTY TREASURER

PLEASE TYPE OR PRINT

REAL ESTATE EXCISE TAX AFFIDAVIT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

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(See back of last page for instructions)

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☐ Check box if partial sale of property

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

1 SELLER GRANTOR	Name <u>James L. Reed and Suzanne E. Woodsum-Reed, husband and</u>	2 BUYER GRANTEE	Name <u>James L. Reed, a married person</u>		
	Mailing Address <u>62 Bakers Pond</u>		Mailing Address <u>62 Bakers Pond</u>		
	City/State/Zip <u>Pomeroy, WA 99347</u>		City/State/Zip <u>Pomeroy, WA 99347</u>		
	Phone No. (including area code) <u>(360) 701-7064</u>		Phone No. (including area code) <u>(360) 701-7064</u>		
3	Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers – check box if personal property	List assessed value(s) <u>11,242.⁰⁰</u>	
	Name _____				<u>2-010-42-033-3040</u> <input type="checkbox"/>
	Mailing Address _____				<u>2-010-42-033-3005</u> <input type="checkbox"/>
	City/State/Zip _____				<input type="checkbox"/>
Phone No. (including area code) _____		<input type="checkbox"/>			

4 Street address of property: 62 Bakers Pond 60 Bakers Pond

This property is located in Garfield County

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

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

See attached Exhibit "A"

5 Select Land Use Code(s):
Select Land Use Codes 1
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.

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) 458-61A-203(1)

Reason for exemption

seperate comm. property

Type of Document Quit Claim Deed

Date of Document 11-7-19

Gross Selling Price \$ 0.00

*Personal Property (deduct) \$ _____

Exemption Claimed (deduct) \$ _____

Taxable Selling Price \$ 0.00

Excise Tax : State \$ 0.00

0.0025 Local \$ 0.00

*Delinquent Interest: State \$ _____

Local \$ _____

*Delinquent Penalty \$ _____

Subtotal \$ 0.00

*State Technology Fee \$ 5.00

*Affidavit Processing Fee \$ _____

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 Suzanne E. Woodsum-Reed

Name (print) James L. Reed, Suzanne E. Woodsum-Reed

Date & city of signing: 10-7-2019, Pomeroy, WA

Signature of Grantee or Grantee's Agent James L. Reed

Name (print) James L. Reed

Date & city of signing: 10-7-2019, Pomeroy, WA 99347

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)).

8647

60 BAKERS Pond Rd EXHIBIT "A"
Pomeroy WA 99347

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

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

That part of the Southeast quarter of Section 33, more particularly described as follows:

Commencing at the Southeast corner of said Section 33; thence West along the South boundary line of said Section 33 for a distance of 1061.01 feet; thence deflect right $31^{\circ}23'30''$ and continue around a curve to the right with a radius of 108.23 feet for a distance of 59.22 feet; thence North $27^{\circ}15'30''$ West 141.38 feet to a point of curve; thence around a curve to the right with a radius of 138.55 feet for a distance of 72.20 feet; thence North $02^{\circ}36'00''$ East 104.47 feet to the True Place of Beginning; thence continue North $02^{\circ}36'00''$ East 205.35 feet to a point of curve; thence around a curve to the left with a radius of 50.0 feet for a distance of 77.96 feet; thence North $86^{\circ}44'00''$ West 57.91 feet to a point of curve; thence around a curve to the left with a radius of 75.0 feet for a distance of 86.56 feet; thence South $27^{\circ}08'30''$ West 202.69 feet; thence South $81^{\circ}18'39''$ East 262.08 feet to the place of beginning.

SUBJECT TO water lines and reserving roads to County Road Standards, traversing over and across said tract.

ALSO SUBJECT TO the terms and conditions contained in the Articles of Incorporation of the Baker's Pond Water Users Association, recorded May 24, 1976 as Garfield County Auditor's No. 15381.

A-2 Shop

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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>Larry M. Parris and</u>	2 BUYER GRANTEE	Name <u>Thomas E. Parris, life estate</u>
	<u>Thomas E. Parris</u>		<u>Brian E. Parris, remainderman</u>
	Mailing Address <u>20 Montgomery St.</u>		Mailing Address <u>20 Montgomery St.</u>
	City/State/Zip <u>Pomeroy, WA 99347</u>		City/State/Zip <u>Pomeroy, WA 99347</u>
	Phone No. (including area code) _____		Phone No. (including area code) _____
3	Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers – check box if personal property
	Name _____		2-066-10-010-1900 <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>13,213.00</u>

4 Street address of property: Pataha

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)

All of Lots 1, 2, 3, 6, 7, 8, 9, and 10 in Block 10 of (now unincorporated) Pataha City.

5 Select Land Use Code(s):

11 - Household, single family units

enter any additional codes: _____

(See back of last page for instructions)

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

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

If any answers are yes, complete as instructed below.

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

This land ☐ does ☒ does not qualify for continuance.

Christine K. Smith 11-20-2019
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) 458-61A-201(b)(1)

Reason for exemption _____
Gift

Type of Document Quit Claim Deed

Date of Document 9/20/19

Gross Selling Price \$ 0.00

*Personal Property (deduct) \$ _____

Exemption Claimed (deduct) \$ _____

Taxable Selling Price \$ 0.00

Excise Tax : State \$ 0.00

0.0025 Local \$ 0.00

*Delinquent Interest: State \$ _____

Local \$ _____

*Delinquent Penalty \$ _____

Subtotal \$ 0.00

*State Technology Fee \$ 5.00

*Affidavit Processing Fee \$ 5.00

Total Due \$ 10.00

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

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

Signature of Grantor or Grantor's Agent <u>Thomas E. Parris</u>	Signature of Grantee or Grantee's Agent <u>Brian E. Parris</u>
Name (print) <u>THOMAS E. PARRIS</u>	Name (print) <u>Brian E. Parris</u>
Date & city of signing: <u>10/10/19 Pomeroy, WA</u>	Date & city of signing: <u>10-11-19 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)).

PAID
NOV 20 2019

TERESA SUMMERS
GARFIELD COUNTY TREASURER

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.

Thomas E. Parris
Grantor's Signature

10/10/19
Date

Brian E Parris
Grantee's Signature

10-11-19
Date

THOMAS E. PARRIS
Grantor's Name (print)

Brian E Parris
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)

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.



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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>Layne Soggie and Carrie Soggie</u>	2 BUYER GRANTEE	Name <u>Layne Soggie and Carrie Soggie, Trustees of the Soggie Homeplaces Trust</u>
	Mailing Address <u>1451 W. Klamath Road</u>		Mailing Address <u>1451 W. Klamath Road</u>
	City/State/Zip <u>Mesa, WA 99343</u>		City/State/Zip <u>Mesa, WA 99343</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>2-010-42-033-4000</u> <input type="checkbox"/>
	Mailing Address _____		<input type="checkbox"/>
	City/State/Zip _____		<input type="checkbox"/>
Phone No. (including area code) _____		<input type="checkbox"/>	
4 Street address of property: <u>25 Homestead Loop, Pomeroy, WA 99347</u>			
This property is located in <u>Garfield County</u>			
<input type="checkbox"/> Check box if any of the listed parcels are being segregated from another parcel, are part of a boundary line adjustment or parcels being merged.			
Legal description of property (if more space is needed, you may attach a separate sheet to each page of the affidavit)			
See attached			

5 Select Land Use Code(s): <u>19 - Vacation and cabin</u> enter any additional codes: _____ (See back of last page for instructions)	7 List all personal property (tangible and intangible) included in selling price. N/A
Was the seller receiving a property tax exemption or deferral under chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) <u>458-61A-212(2)(a)</u> Reason for exemption _____ Mere change in identity or form - transfer from individual to individual's trust
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 type="checkbox"/> YES <input checked="" 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 type="checkbox"/> does <input checked="" type="checkbox"/> does not qualify for continuance. <u>[Signature]</u> <u>11/18/19</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 _____ PRINT NAME	Type of Document <u>Quit Claim Deed</u> Date of Document <u>11/14/19</u> Gross Selling Price \$ _____ 0.00 *Personal Property (deduct) \$ _____ 0.00 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>[Signature]</u>	Signature of Grantee or Grantee's Agent <u>[Signature]</u>
Name (print) <u>Layne Soggie or Carrie Soggie</u>	Name (print) <u>Layne Soggie or Carrie Soggie, Trustee</u>
Date & city of signing: <u>November 14, 2019 at Richland, WA</u>	Date & city of signing: <u>November 14, 2019 at Richland, WA</u>
Perjury: Perjury is a class C felony which is punishable by imprisonment in the state correctional institution for a maximum term of not more than five years, or by a fine in an amount fixed by the court of not more than five thousand dollars (\$5,000.00), or by both imprisonment and fine (RCW 9A.20.020 (1C)).	
REV 84 0001a (09/06/17)	COUNTY TREASURER

THIS SPACE - TREASURER'S USE ONLY

TERESA SUMMERS
GARFIELD COUNTY TREASURER

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

That part of the Southeast quarter of Section 33, more particularly described as follows:

Commencing at the Southeast corner of said Section 33; thence West along the South line of said Section 33 a distance of 509.11 feet; thence North $07^{\circ}16'30''$ West 221.90 feet to the True Place of Beginning; thence continue North $07^{\circ}16'30''$ West 32.31 feet; thence North $19^{\circ}23'30''$ West 184.90 feet; thence South $87^{\circ}17'00''$ West 259.80 feet; thence South $07^{\circ}16'30''$ East 210.00 feet; thence North $87^{\circ}17'00''$ East 298.73 feet to the place of beginning. Reserving the easterly 25 feet more or less for road purposes.

ALSO SUBJECT TO the terms and conditions contained in the Articles of Incorporation of the Baker's Pond Water Users Association, recorded May 24, 1976 as Garfield County Auditor's No. 15381



3346

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.

1 SELLER GRANTOR	Name <u>Mary L Hustead</u>	2 BUYER GRANTEE	Name <u>William S Ruchert</u>
	Mailing Address <u>5928 E Robin Lane</u>		Mailing Address <u>42 Ruchert Ridge Rd</u>
	City/State/Zip <u>Chatteroy, WA 99003</u>		City/State/Zip <u>Pomeroy, WA 99347</u>
	Phone No. (including area code) <u>(360) 460-8588</u>		Phone No. (including area code) <u>(509) 843-6051</u>
3	Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee	List all real and personal property tax parcel account numbers – check box if personal property	
	Name _____	<u>2010420340350000</u> <input type="checkbox"/>	
	Mailing Address _____	<u>1/10 share of</u> <input type="checkbox"/>	
	City/State/Zip _____	<u>undivided interest</u> <input type="checkbox"/>	
	Phone No. (including area code) _____	<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 share 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)

	YES	NO
Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)?	<input type="checkbox"/>	<input type="checkbox"/>

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

If any answers are yes, complete as instructed below.

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

This land ☐ does ☒ does not qualify for continuance.

DEPUTY ASSESSOR

DATE

(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)

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

(3) OWNER(S) SIGNATURE

PRINT NAME

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

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

WAC No. (Section/Subsection) 458-61A-201(B)(1)Reason for exemption giftType of Document Quick Claim DeedDate of Document 9.3.19

Gross Selling Price \$ _____

*Personal Property (deduct) \$ _____

Exemption Claimed (deduct) \$ _____

Taxable Selling Price \$ _____

Excise Tax : State \$ _____

Local \$ _____

*Delinquent Interest: State \$ _____

Local \$ _____

*Delinquent Penalty \$ _____

Subtotal \$ _____

*State Technology Fee \$ 5.00*Affidavit Processing Fee \$ 5.00Total 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

X Grantor or Grantor's Agent Mary L HusteadName (print) Mary L HusteadDate & city of signing: 10-20-2019

Signature of

Grantee or Grantee's Agent William S RuchertName (print) William S RuchertDate & city of signing: 11-15-19 Pomeroy

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 (04/30/09)

THIS SPACE - TREASURER'S USE ONLY

PAID
NOV 15 2019
GARFIELD COUNTY TREASURER

COUNTY TREASURER

3346

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

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 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 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 grantor (seller) was on title as co-signor only, please see WAC 458-61A-215 for exemption requirements.

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

x Shary A. Husted
Grantor's Signature

Walter R. Smith
Grantee's Signature

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

For tax assistance, contact your local County Treasurer/Recorder or visit <http://dor.wa.gov> or call (360) 570-3265. To inquire about the availability of this document in an alternate format for the visually impaired, please call (360) 705-6715. Teletype (TTY) users please call 1-800-451-7985.

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REAL ESTATE EXCISE TAX AFFIDAVIT

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.

1 SELLER GRANTOR	Name <u>Ashley N. Dixon, a married woman as her sole and</u>	2 BUYER GRANTEE	Name <u>Ashley N. Dixon and Benjamin Dixon, wife and</u>	
	<u>separate property</u>		<u>husband</u>	
	Mailing Address <u>P.O. Box 523</u>		Mailing Address <u>P.O. Box 523</u>	
	City/State/Zip <u>Pomeroy, WA 99347</u>		City/State/Zip <u>Pomeroy, WA 99347</u>	
	Phone No. (including area code) <u>(208) 816-2601</u>		Phone No. (including area code) <u>(208) 816-2601</u>	
3	Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers – check box if personal property	List assessed value(s)
	Name _____		<u>1-058-01-0CD-1040</u> <input type="checkbox"/>	_____
	Mailing Address _____		<input type="checkbox"/>	_____
	City/State/Zip _____		<input type="checkbox"/>	_____
	Phone No. (including area code) _____		<input type="checkbox"/>	_____

4 Street address of property: 613 Arlington Street

This property is located in Pomeroy

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

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

See Attached

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-203(1)</u> Reason for exemption _____ Establish Community Property _____
6 Is this property designated as forest land per chapter 84.33 RCW? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW? YES <input 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, 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 (2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale. (3) OWNER(S) SIGNATURE _____ PRINT NAME	Type of Document <u>Purchaser's Assignment of Contract and Deed</u> Date of Document <u>11-14-19</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 \$ _____ \$500 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>Ashley N. Dixon</u>	Signature of Grantee or Grantee's Agent <u>Ashley N. Dixon</u>
Name (print) <u>Ashley N. Dixon</u>	Name (print) <u>Ashley N. Dixon</u>
Date & city of signing: <u>11-14-19 Pomeroy, WA</u>	Date & city of signing: <u>11-14-19 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)).

PAID
NOV 15 2019

TREASA SUMMERS
CATTLE COUNTY TREASURER

Legal Description

SITUATED IN GARFIELD COUNTY, STATE OF WASHINGTON:

Beginning at the Southeast corner of Lot "D", Darby's Addition to the City of Pomeroy, being at the intersection of the west right-of-way line of 7th Street and the north right-of-way line of Arlington Street, said point being 268.9 feet southerly from the northeast corner of Block 25, Wilson's Addition to the City of Pomeroy: thence westerly along the northerly right-of-way line of Arlington Street a distance of 86.8 feet to the true place of beginning; thence continue along said line a distance of 63.2 feet; thence deflect right 96 degrees 23' a distance of 50.3 feet; thence deflect right 1 degree 46' a distance of 39.9 feet; thence deflect right 77 degrees 36' a distance of 59.7 feet; thence deflect right 98 degrees 52' a distance of 94.2 feet to the true place of beginning; all being a part of said Block 25 of Wilson's Addition and part of Lots "C" and "D" in Darby's Addition.

REAL ESTATE EXCISE TAX AFFIDAVIT

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when stamped by cashier.

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CHAPTER 82.45 RCW — CHAPTER 458-61A WAC

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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>David W. Lara</u>	2 BUYER GRANTEE	Name <u>Justin P. Tannahill</u>
	<u>Rhonda S. Lara</u>		
	Mailing Address <u>PO Box 385</u>		Mailing Address <u>25 Gun Club Rd.</u>
	City/State/Zip <u>Pomeroy WA 99347</u>		City/State/Zip <u>Pomeroy, WA 99347</u>
	Phone No. (including area code)		Phone No. (including area code)
3 Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee		4 List all real and personal property tax parcel account numbers – check box if personal property	
Name <u>Justin P. Tannahill</u>		2067050051010000 <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) 127,669.00	

4 Street address of property: 25 Gun Club Road, Pomeroy, WA

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

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

The land referred to herein is situated in the State of Washington, County of Garfield and described as follows: Lot 5 and the West half of Lot 4 in Block 5 of Rigsby's Addition to Pataha City, together with the North 10 feet of the vacated alley and the East 35 feet of vacated Birch Street abutting thereon.

5 Select Land Use Code(s): <u>11 Land with Mobile Home Single family Res</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	
6 Is this property designated as forest land per chapter 84.33 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	If claiming an exemption, list WAC number and reason for exemption:
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	WAC No. (Section/Subsection)
Is this property receiving special valuation as historical property per chapter 84.26 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Reason for exemption
If any answers are yes, complete as instructed below.	Type of Document <u>Statutory Warranty Deed (SWD)</u>
(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.	Date of Document <u>11/07/19</u>
This land <input type="checkbox"/> does <input checked="" type="checkbox"/> does not qualify for continuance.	Gross Selling Price \$ <u>159,000.00</u>
<u>SM</u> <u>11/12/19</u> DEPUTY ASSESSOR DATE	*Personal Property (deduct) \$ <u>0.00</u>
(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale.	Exemption Claimed (deduct) \$ <u>0.00</u>
(3) OWNER(S) SIGNATURE	Taxable Selling Price \$ <u>159,000.00</u>
PRINT NAME	Excise Tax : State \$ <u>2,035.20</u>
	Local \$ <u>397.50</u>
	*Delinquent Interest: State \$ <u>0.00</u>
	Local \$ <u>0.00</u>
	*Delinquent Penalty \$ <u>0.00</u>
	Subtotal \$ <u>2,432.70</u>
	*State Technology Fee \$ <u>5.00</u> <u>5.00</u>
	*Affidavit Processing Fee \$ <u>0.00</u>
	Total Due \$ <u>2,437.70</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>David W. Lara</u>	Signature of Grantee or Grantee's Agent <u>Justin P. Tannahill</u>
Name (print) <u>David W. Lara</u>	Name (print) <u>Justin P. Tannahill</u>
Date & city of signing: <u>11.8.19, Clarkston, WA</u>	Date & city of signing: <u>11.8.19, Clarkston, WA</u>

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

PAID
NOV 12 2019

TEREASA SUMMERS
GARFIELD COUNTY TREASURER

REAL ESTATE EXCISE TAX AFFIDAVIT

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CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

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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>Joel D. Steele</u>	2 BUYER GRANTEE	Name <u>Travis W. Smith</u>
	<u>Christy A. Steele</u>		<u>Amy J. Smith</u>
	Mailing Address <u>1744 Gould City-Mayview Rd</u>		Mailing Address <u>PO Box 846</u>
	City/State/Zip <u>Pomeroy WA 99347</u>		City/State/Zip <u>Pomeroy WA 99347</u>
Phone No. (including area code)		Phone No. (including area code)	
3 Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers – check box if personal property	
Name <u>Travis W. Smith Amy J. Smith</u>		<u>20114301510210000</u> <input type="checkbox"/>	
Mailing Address <u>PO Box 846</u>		<u>20114301510220000</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>55,974.00</u>	
		<u>158,830.00</u>	

4 Street address of property: 1628 E. Highway 12, Pomeroy

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

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

see attached legal

5 Select Land Use Code(s): <u>11 Land with Mobile Home House</u> enter any additional codes: <u>or 83</u> (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 checked="" type="checkbox"/> NO <input type="checkbox"/>	
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>11/8/19</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>[Signature]</u> PRINT NAME <u>Travis W. Smith</u> <u>Amy J. Smith</u>	If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) _____ Reason for exemption _____ Type of Document <u>Statutory Warranty Deed (SWD)</u> Date of Document <u>10/31/19</u> Gross Selling Price \$ <u>298,000.00</u> *Personal Property (deduct) \$ <u>0.00</u> Exemption Claimed (deduct) \$ <u>0.00</u> Taxable Selling Price \$ <u>298,000.00</u> Excise Tax : State \$ <u>3,814.40</u> Local \$ <u>745.00</u> *Delinquent Interest: State \$ <u>0.00</u> Local \$ <u>0.00</u> *Delinquent Penalty \$ <u>0.00</u> Subtotal \$ <u>4,559.40</u> *State Technology Fee \$ <u>5.00</u> <u>5.00</u> *Affidavit Processing Fee \$ <u>0.00</u> Total Due \$ <u>4,564.40</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>[Signature]</u>	Signature of Grantee or Grantee's Agent <u>[Signature]</u>
Name (print) <u>Joel D. Steele</u>	Name (print) <u>Travis W. Smith</u>
Date & city of signing: <u>11.5.19, Clarkston, WA</u>	Date & city of signing: <u>11.6.19, 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 AFFIDAVIT

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.

1 SELLER GRANTOR	Name <u>Estate of Kenneth E. Shelton</u>	2 BUYER GRANTEE	Name <u>Mary Katherine Barga</u>		
	Mailing Address <u>810 Clay Street</u>		Mailing Address <u>810 Clay Street</u>		
	City/State/Zip <u>Walla Walla, WA 99362</u>		City/State/Zip <u>Walla Walla, WA 99362</u>		
	Phone No. (including area code) <u>(509) 529-3527</u>		Phone No. (including area code) <u>(509) 529-3527 529-3527</u>		
3	Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers – check box if personal property	List assessed value(s)	
	Name _____	<u>2-012-41-022-2000</u> <input type="checkbox"/>			_____ <input type="checkbox"/>
	Mailing Address _____	_____ <input type="checkbox"/>			_____ <input type="checkbox"/>
	City/State/Zip _____	_____ <input type="checkbox"/>			_____ <input type="checkbox"/>
Phone No. (including area code) _____					

4 Street address of property: _____

This property is located in Garfield County

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

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

See attached Exhibit "A"

5 Select Land Use Code(s): <u>83 - Agriculture classified under current use chapter 84.34 RCW</u> enter any additional codes: _____ (See back of last page for instructions)	6 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 type="checkbox"/>	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) <u>458-61A-202(6)(f)</u> Reason for exemption <u>Inheritance</u> Type of Document <u>Personal Representative Deed</u> Date of Document <u>9/23/19</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	
			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 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>S. [Signature]</u> <u>11/7/19</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>[Signature]</u> PRINT NAME <u>M. K. Barga</u>			

8 Signature of Grantor or Grantor's Agent <u>[Signature]</u> Name (print) <u>Estate of Kenneth E. Shelton</u> Date & city of signing: <u>September 23, 2019</u>	Signature of Grantee or Grantee's Agent <u>[Signature]</u> Name (print) <u>Mary Katherine Barga</u> Date & city of signing: <u>September 23, 2019</u>
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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 following described real estate, situated in the County of Garfield, State of Washington.

All of the Grantor's interest, the same being an undivided 2/3 interest in the following:

In Township 12 North, Range 41 E.W.M.

The West half of the Northwest Quarter, the Northeast Quarter of the Northwest Quarter, the West half of the Northwest Quarter of the Northeast Quarter, the Northeast Quarter of the Northwest Quarter of the Northeast Quarter of Section 22, and that part of the Northeast Quarter of the Northeast Quarter of said Section 22, more particularly described as follows:

Beginning at a point on the East line of said Section 22, 16.5 feet South of the Northeast corner of said Section 22; thence North 16.5 feet to said Northeast corner; thence West along the Section line 1320.0 feet; thence South at right angles 627.0 feet; thence northeasterly in a straight line to the place of beginning.

TOGETHER WITH rights to pipe water from the easterly spring located in the Northeast Quarter of the Northeast Quarter of said Section 22, as conveyed by instrument recorded September 15, 1908 in Garfield County Auditor's Book of Deeds X at page 565.

EXCEPT public road right of way.

3341



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 % 50 sold.

List percentage of ownership acquired next to each name.

1 SELLER GRANTOR Name <u>Peggy Thomas 0%</u> Mailing Address <u>412 North Fir Street</u> City/State/Zip <u>Genesee, Idaho 83832</u> Phone No. (including area code) <u>509-552-2102</u>	2 BUYER GRANTEE Name <u>David Bragg 100%</u> Mailing Address <u>403 South Texas Street</u> City/State/Zip <u>Kennewick, Washington 99336</u> Phone No. (including area code) <u>509-308-1719</u>
3 Send all property tax correspondence to <input checked="" type="checkbox"/> Same as Buyer/Grantee Name <u>David Bragg</u> Mailing Address <u>409 South Texas Street</u> City/State/Zip <u>Kennewick, Washington 99336</u> Phone No. (including area code) <u>509-308-1719</u>	List all real and personal property tax parcel account numbers - check box if personal property <u>1-053-01-006-1040-0000</u> <input checked="" type="checkbox"/> List assessed value(s) <u>\$159,700</u>
4 Street address of property <u>1509 Main Street Pomeroy, Washington 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) Legal Description - Lots 5 & 6 BLK 1 Mulkey's Description	

5 Select Land Use Code(s): Select Land Use Codes <u>11 - HOUSEHOLD</u> 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 <input type="checkbox"/> NO <input checked="" type="checkbox"/> 6 Is this property designated as forest land per chapter 84.33 RCW? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW? YES <input 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, 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 _____ (2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale. (3) OWNER(S) SIGNATURE PRINT NAME _____	List all personal property (tangible and intangible) included in selling price. <u>\$56,000 tangible property to Peggy Thomas</u> If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) <u>458-61A-203(2)</u> Reason for exemption <u>COURT DECREE</u> Real estate excise tax doesn't apply to any transfer, assignment or interest in property from one spouse to the other in fulfillment of a settlement agreement incident to a decree of dissolution or legal separation. Type of Document <u>Quit Claim Deed</u> Date of Document <u>5/18/16</u> Gross Selling Price \$ <u>56,000.00</u> *Personal Property (deduct) \$ <u>0.00</u> Exemption Claimed (deduct) \$ <u>0.00</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>5.00</u> Total Due \$ <u>10.00</u> A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS
--	--

7 I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.	
Signature of Grantor or Grantor's Agent <u>Peggy Thomas</u>	Signature of Grantee or Grantee's Agent <u>David Bragg</u>
Name (print) <u>Peggy Thomas</u>	Name (print) <u>David Bragg</u>
Date & city of signing: <u>9/11/19 Genesee, ID</u>	Date & city of signing: <u>11/3/19 POA</u>

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

REV 84.0001a (09/06/17)

THIS SPACE - TREASURER'S USE ONLY

COUNTY TREASURER

PAID

NOV 05 2019

TEREASA SUMMERS
GARFIELD COUNTY TREASURER

3341

9/11/2019, 10:59 AM

REAL ESTATE EXCISE TAX AFFIDAVIT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

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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>Adam Berglund</u>	2 BUYER GRANTEE	Name <u>Isaac J. Roosevelt</u> <u>Edith K.E. Abney</u>
	Mailing Address <u>64 W Columbia Street P.O. Box 71</u>		Mailing Address <u>64 W Columbia Street</u>
	City/State/Zip <u>Pomeroy WA 99347</u>		City/State/Zip <u>Pomeroy WA 99347</u>
	Phone No. (including area code) _____		Phone No. (including area code) _____
3	Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee Name <u>Isaac J. Roosevelt and Edith K.E. Abney</u> Mailing Address <u>64 W Columbia Street</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>10703602911900000</u> <input type="checkbox"/> _____ _____ _____	List assessed value(s) <u>94,270.00</u> _____ _____

4 Street address of property: 64 W Columbia Street
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): <u>11 Household, single family units</u> enter any additional codes: _____ (See back of last page for instructions) <div style="text-align: right;">YES NO</div> 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"/>	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 <u>Statutory Warranty Deed (SWD)</u> Date of Document <u>10/31/19</u> <div style="text-align: right;">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></div> A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS
6 <div style="text-align: right;">YES NO</div> Is this property designated as forest land per chapter 84.33 RCW? <input type="checkbox"/> <input checked="" type="checkbox"/> Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW? <input type="checkbox"/> <input checked="" type="checkbox"/> Is this property receiving special valuation as historical property per chapter 84.26 RCW? <input type="checkbox"/> <input checked="" type="checkbox"/> If any answers are yes, complete as instructed below. (1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information. This land <input type="checkbox"/> does <input checked="" type="checkbox"/> does not qualify for continuance. <div style="text-align: right;">DEPUTY ASSESSOR _____ DATE _____</div> (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 _____	

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

Signature of Grantor or Grantor's Agent <u>Adam Berglund</u>	Signature of Grantee or Grantee's Agent <u>Isaac J. Roosevelt</u>
Name (print) <u>Adam Berglund</u>	Name (print) <u>Isaac J. Roosevelt</u>
Date & city of signing: _____	Date & city of signing: <u>10/31/19 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)).



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(See back of last page for instructions)

If multiple owners, list percentage of ownership next to name

4 Street address of property: 1238 Pataha St.
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: The East 60 feet of Lot 1 and the East 60 feet of the North half of Lot 2 in Block 13 of Pomeroy's Addition to the City of Pomeroy

<p>5 Select Land Use Code(s): 11 Household, single family units _____ 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>7 List all personal property (tangible and intangible) included in selling price. _____ _____ _____ _____ _____</p>																																							
<p>6</p> <p style="text-align: right;">YES NO</p> <p>Is this property designated as forest land per chapter 84.33 RCW? <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW? <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>Is this property receiving special valuation as historical property per chapter 84.26 RCW? <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>If any answers are yes, complete as instructed below.</p> <p>(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information.</p> <p>This land <input type="checkbox"/> does <input checked="" type="checkbox"/> does not qualify for continuance.</p> <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="width: 45%; border-bottom: 1px solid black; text-align: center;">DEPUTY ASSESSOR</div> <div style="width: 45%; border-bottom: 1px solid black; text-align: center;">DATE</div> </div> <p>(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale.</p> <p style="text-align: center;">(3) OWNER(S) SIGNATURE</p> <div style="border-bottom: 1px solid black; text-align: center; margin-top: 20px;">PRINT NAME</div>	<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></p> <p>Date of Document <u>10/16/19</u></p> <table style="width: 100%; margin-top: 20px;"> <tr> <td style="width: 60%;">Gross Selling Price \$</td> <td style="width: 20%; text-align: right;">60,000.00</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;">60,000.00</td> <td></td> </tr> <tr> <td>Excise Tax : State \$</td> <td style="text-align: right;">768.00</td> <td></td> </tr> <tr> <td>Local \$</td> <td style="text-align: right;">150.00</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;">918.00</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;">923.00</td> <td></td> </tr> </table> <p style="text-align: center; margin-top: 20px;">A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS</p>	Gross Selling Price \$	60,000.00		*Personal Property (deduct) \$	0.00		Exemption Claimed (deduct) \$	0.00		Taxable Selling Price \$	60,000.00		Excise Tax : State \$	768.00		Local \$	150.00		*Delinquent Interest: State \$	0.00		Local \$	0.00		*Delinquent Penalty \$	0.00		Subtotal \$	918.00		*State Technology Fee \$	5.00	5.00	*Affidavit Processing Fee \$	0.00		Total Due \$	923.00	
Gross Selling Price \$	60,000.00																																							
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Local \$	150.00																																							
*Delinquent Interest: State \$	0.00																																							
Local \$	0.00																																							
*Delinquent Penalty \$	0.00																																							
Subtotal \$	918.00																																							
*State Technology Fee \$	5.00	5.00																																						
*Affidavit Processing Fee \$	0.00																																							
Total Due \$	923.00																																							

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>Frank E. O'Brien</u>
Name (print) <u>Edwin R. Kahle</u>	Name (print) <u>Frank E. O'Brien</u>
Date & city of signing: <u>10-23-19 Clarkston</u>	Date & city of signing: <u>10-18-19 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)).

RFV 84 0001a (6/26/14)

~~THIS SPACE - TREASURER'S USE ONLY~~

COUNTY TREASURER

THIS SPACE - TREASURER'S USE ONLY

PAYD

OCT 30 2019

3339

TEREASA SUMMERS
GARFIELD COUNTY TREASURER



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.

1 SELLER GRANTOR	Name <u>Robert A. Kirk</u>	2 BUYER GRANTEE	Name <u>Carl Wommack</u>	
	<u>Gayle A. Kirk</u>		<u>Laura Wommack</u>	
	Mailing Address <u>1486 Arlington</u>		Mailing Address <u>2105 Lexington Ave.</u>	
	City/State/Zip <u>Pomeroy WA 99347</u>		City/State/Zip <u>Moscow, ID 83843</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>Carl Wommack and Laura Wommack</u>		<u>10501100527000000</u> <input type="checkbox"/>	<u>56,795.00</u>
	Mailing Address _____		<input type="checkbox"/>	
	City/State/Zip _____		<input type="checkbox"/>	
	Phone No. (including area code) _____		<input type="checkbox"/>	

4 Street address of property: 146 6th St

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: The South 31 feet of Lot 5 and that part of Lot 6 lying North of Pataha Creek in Block 11 of the Original Town, now City of Pomeroy, together with the vacated alley abutting thereon.

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

enter any additional codes: _____

(See back of last page for instructions)

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

6

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

If any answers are yes, complete as instructed below.

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

This land ☐ does ☒ does not qualify for continuance.

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

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

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

WAC No. (Section/Subsection) _____

Reason for exemption _____

Type of Document Statutory Warranty Deed (SWD)

Date of Document 10/21/19

Gross Selling Price \$	<u>82,000.00</u>
*Personal Property (deduct) \$	<u>0.00</u>
Exemption Claimed (deduct) \$	<u>0.00</u>
Taxable Selling Price \$	<u>82,000.00</u>
Excise Tax : State \$	<u>1,049.60</u>
Local \$	<u>205.00</u>
*Delinquent Interest: State \$	<u>0.00</u>
Local \$	<u>0.00</u>
*Delinquent Penalty \$	<u>0.00</u>
Subtotal \$	<u>1,254.60</u>
*State Technology Fee \$	<u>5.00</u> <u>5.00</u>
*Affidavit Processing Fee \$	<u>0.00</u>
Total Due \$	<u>1,259.60</u> <u>CH</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>[Signature]</u>	Signature of Grantee or Grantee's Agent <u>[Signature]</u>
Name (print) <u>Robert A. Kirk</u> by <u>Lacey Meribeth</u>	Name (print) <u>Carl Wommack</u>
Date & city of signing: <u>Clarkston 10/23/19</u>	Date & city of signing: <u>Clarkston 10/23/19</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.20.020 (1C)).

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 of property

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

1 SELLER GRANTOR	Name <u>MICHAEL L. PARLET, an unmarried individual</u>	2 BUYER GRANTEE	Name <u>Paul D. Ruark and Kerri L. Ruark, husband and wife</u>										
	Mailing Address <u>4118 148th St. SW J3</u>		Mailing Address <u>443 McKee Rd.</u>										
	City/State/Zip <u>Lynnwood, WA 98087</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>Paul D. Ruark and Kerri L. Ruark</u>	<table border="1"> <thead> <tr> <th></th> <th>List assessed value(s)</th> </tr> </thead> <tbody> <tr> <td><u>2-012-43-001-2000</u> <input type="checkbox"/></td> <td><u>\$207,516</u></td> </tr> <tr> <td><u>2-012-43-001-4000</u> <input type="checkbox"/></td> <td><u>\$213,444</u></td> </tr> <tr> <td><u>2-012-43-012-2000</u> <input type="checkbox"/></td> <td><u>\$216,993</u></td> </tr> <tr> <td><u>2-013-43-035-4000</u> <input type="checkbox"/></td> <td><u>\$179,984</u></td> </tr> </tbody> </table>			List assessed value(s)	<u>2-012-43-001-2000</u> <input type="checkbox"/>	<u>\$207,516</u>	<u>2-012-43-001-4000</u> <input type="checkbox"/>	<u>\$213,444</u>	<u>2-012-43-012-2000</u> <input type="checkbox"/>	<u>\$216,993</u>	<u>2-013-43-035-4000</u> <input type="checkbox"/>	<u>\$179,984</u>
	List assessed value(s)												
<u>2-012-43-001-2000</u> <input type="checkbox"/>	<u>\$207,516</u>												
<u>2-012-43-001-4000</u> <input type="checkbox"/>	<u>\$213,444</u>												
<u>2-012-43-012-2000</u> <input type="checkbox"/>	<u>\$216,993</u>												
<u>2-013-43-035-4000</u> <input type="checkbox"/>	<u>\$179,984</u>												
	Mailing Address <u>443 McKee Rd.</u>												
	City/State/Zip <u>Pomeroy, WA 99347</u>												
	Phone No. (including area code) _____												

4 Street address of property: NW1/4, SE 1/4 1-12-43; PTN N1/2 Of 12-12-43 & SE1/4 35-13-43, Garfield County, WA

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)

Per attached

5 Select Land Use Code(s): <u>83</u> enter any additional codes: _____ (See back of last page for instructions)	7 List all personal property (tangible and intangible) included in selling price. _____ _____ _____ _____
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) _____ Reason for exemption _____
6 Is this property designated as forest land per chapter 84.33 RCW? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34? <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? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> If any answers are yes, complete as instructed below. (1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information. This land <input checked="" type="checkbox"/> does <input type="checkbox"/> does not qualify for continuance. <u>[Signature]</u> <u>10/30/19</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>[Signature]</u> <u>[Signature]</u> PRINT NAME Paul D. Ruark Kerri L. Ruark	Type of Document <u>Statutory Warranty Ded</u> Date of Document <u>10-25-19</u> Gross Selling Price \$ <u>810,196.00</u> *Personal Property (deduct) \$ _____ Exemption Claimed (deduct) \$ <u>No</u> Taxable Selling Price \$ <u>810,196.00</u> Excise Tax: State \$ <u>10,370.51</u> Local \$ <u>2,025.49</u> *Delinquent Interest: State \$ _____ Local \$ _____ *Delinquent Penalty \$ _____ Subtotal \$ <u>12,396.00</u> *State Technology Fee \$ <u>5.00</u> *Affidavit Processing Fee \$ _____ Total Due \$ <u>12,401.00</u> CK 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.

Michael L. Parlet

Signature of Grantor or Grantor's Agent [Signature]
Name (print) By Teresa Bradford, His-Attorney-In-Fact
Date & city of signing: 10/25/19 Lynnwood

Signature of Grantee or Grantee's Agent [Signature]
Name (print) Paul D. Ruark
Date & city of signing: 10-30-19 Pomeroy

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

PAID
OCT 30 2019

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EXHIBIT A

The Northwest quarter and the Southeast quarter of Section 1, Township 12 North, Range 43 E.W.M., County of Garfield, State of Washington.

The North half of the Northwest quarter of Section 12, Township 12 North, Range 43 E.W.M., County of Garfield, State of Washington.

EXCEPT that part of the Northeast quarter of said Northwest quarter more particularly described as follows:

Beginning at the Southeast corner of said Northeast quarter of the Northwest quarter; thence North 00°06' West 494.8 feet; thence South 42°14' West 523.0 feet; thence South 31°29' West 128.3 feet to the South line of said Northeast quarter of the Northwest quarter; thence North 89°45' East, along said South line, 419.4 feet to the place of beginning.

The Southwest quarter of the Northwest quarter of Section 12, Township 12 North, Range 43 E.W.M., County of Garfield, State of Washington.

EXCEPT Beginning at the Southeast corner of said Southwest quarter of the Northwest quarter; thence North 1023.2 feet; thence South 81°15' West 182.5 feet; thence South 02°22' East 500.0 feet; thence South 25°53' West 190.0 feet; thence South 57°43' West 413.0 feet; thence South 53°02' West 178.6 feet; thence North 89°45' East 734.3 feet to the place of beginning

That part of the Southeast quarter of the Northwest quarter of Section 12, Township 12 North, Range 43 E.W.M., County of Garfield, State of Washington, more particularly described as follows:

Beginning at the Northwest corner of the Southeast quarter of the Northwest quarter of said Section 12; thence North 89°45' East, along the North line of said tract 834.0 feet; thence South 35°13' West 228.0 feet; thence South 66°53' West 129.0 feet; thence South 87°45' West 474.0 feet; thence South 77°22' West 113.3 feet; thence North 277.0 feet to the point of beginning, together with a strip of land 20.0 feet wide and 944.3 feet long, adjacent to the South and East boundaries of the above described tract, said strip being an existing roadway.

That part of the Northwest quarter of the Northeast quarter Section 12, Township 12 North, Range 43 E.W.M., County of Garfield, State of Washington, more particularly described as follows:

Beginning at the Northwest corner of the Northeast quarter of said Section 12; thence South 89°52' East, along the North line of said Section 1320.0 feet; thence South 77°36' West 1351.0 feet to the West line of said Northeast quarter; thence North 00°06' West, along said West line 293.0 feet to the point of beginning.

The southeast quarter of Section 35, Township 13 North, Range 43, E.W.M., County of Garfield, State of Washington.

EXCEPT public road rights of way.

Tax Parcels: 2-012-43-001-2000
 2-012-43-001-4000
 2-012-43-012-2000
 2-013-43-035-4000

TOGETHER WITH: 2019 Government payments thereof.

SUBJECT TO: Rights reserved in federal patents or state deeds, reservations, restrictions, land use and zoning laws, plat dedications, and restrictive and protective covenants, easements and rights-of-way of record or in apparent use; and existing or future municipal, county, state or other governmental or quasi-governmental assessments.