



# 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>Dawn Waldal</u>	2 BUYER GRANTEE	Name <u>John D. Baser, Jr.</u>
	Mailing Address <u>PO Box 43</u>		Mailing Address <u>151 Lambie Grade 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		List all real and personal property tax parcel account numbers – check box if personal property	
Name <u>John D. Baser, Jr. Lisa M. Baser</u>		20144303130200000 <input type="checkbox"/>	
Mailing Address _____		20134300620200000 <input type="checkbox"/>	
City/State/Zip _____		<input type="checkbox"/>	
Phone No. (including area code) _____		<input type="checkbox"/>	
		List assessed value(s)	
		166,782.00	
		25,274.00	

4 Street address of property: 151 Lambie Grade 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.

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)	7 List all personal property (tangible and intangible) included in selling price. _____ _____ _____ _____
Was the seller receiving a property tax exemption or deferral under chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) _____ Reason for exemption _____
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>9/3/19</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>Statutory Warranty Deed (SWD)</u> Date of Document <u>08/28/19</u> Gross Selling Price \$ <u>295,900.00</u> *Personal Property (deduct) \$ <u>0.00</u> Exemption Claimed (deduct) \$ <u>0.00</u> Taxable Selling Price \$ <u>295,900.00</u> Excise Tax : State \$ <u>3,787.52</u> Local \$ <u>739.75</u> *Delinquent Interest: State \$ <u>0.00</u> Local \$ <u>0.00</u> *Delinquent Penalty \$ <u>0.00</u> Subtotal \$ <u>4,527.27</u> *State Technology Fee \$ <u>5.00</u> <u>5.00</u> *Affidavit Processing Fee \$ <u>0.00</u> Total Due \$ <u>4,532.27</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>Dawn Waldal</u>	Name (print) <u>John D. Baser, Jr.</u>
Date & city of signing: <u>8-29-19, Clarkston, WA</u>	Date & city of signing: <u>8-30-19, 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)).

REV 84 0001a (6/26/14)

THIS SPACE - TREASURER'S USE ONLY

COUNTY TREASURER

**PATD**  
SEP 03 2019

TERESA SUMMERS  
GARFIELD COUNTY TREASURER

**REAL ESTATE EXCISE TAX AFFIDAVIT**

PLEASE TYPE OR PRINT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

This form is your receipt  
when stamped by cashier.

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

(See back of last page for instructions)

☐ Check box if partial sale, indicate %

sold.

List percentage of ownership acquired next to each name.

<b>1</b> SELLER GRANTOR	Name <u>0% Teri Bartlow</u>	<b>2</b> BUYER GRANTEE	Name <u>100% William J. Conser</u>
	Mailing Address <u>89303 Griggs Drive</u>		Mailing Address <u>2504 Drummond Rd.</u>
	City/State/Zip <u>Lebanon, OR 97355</u>		City/State/Zip <u>Toledo/OH/43606</u>
	Phone No. (including area code) <u>541-609-8751</u>		Phone No. (including area code) <u>(520) 221-0380</u>
<b>3</b> Send all property tax correspondence to <input checked="" type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers – check box if personal property	
Name _____		<u>10500500110400000</u> <input checked="" type="checkbox"/>	
Mailing Address _____		List assessed value(s) <u>78,600.00</u>	
City/State/Zip _____		<input type="checkbox"/>	
Phone No. (including area code) _____		<input type="checkbox"/>	

**4** Street address of property: 901 Main St. Pomeroy, WA 99347

This property is located in Garfield County

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

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

West 1/2 of Lot# 1; South 1/2 of Lot E Between Blks 4 & 5 Blk. 5 Original Town

<b>5</b> Select Land Use Code(s): <u>52 - Retail trade - building materials, hardware, and farm equipment</u> enter any additional codes: _____ (See back of last page for instructions)	<b>7</b> List all personal property (tangible and intangible) included in selling price. All property contained within the property is given to the grantee
Was the seller receiving a property tax exemption or deferral under chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) <u>WAC 458-61A-203 (2) Court Decree</u> Reason for exemption <u>Decree of Dissolution</u> <u>17-3-01022-34 Thurston County</u> Type of Document <u>Divorce Decree</u> Date of Document <u>12/15/17</u>
<b>6</b> 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. <b>(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE)</b> NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information. This land <input type="checkbox"/> does <input type="checkbox"/> does not qualify for continuance. DEPUTY ASSESSOR _____ DATE _____ <b>(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)</b> NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale. <b>(3) OWNER(S) SIGNATURE</b> _____ PRINT NAME _____	Gross Selling Price \$ _____ 0.00 *Personal Property (deduct) \$ _____ 0.00 Exemption Claimed (deduct) \$ _____ 0.00 Taxable Selling Price \$ _____ 0.00 Excise Tax : State \$ _____ 0.00 <u>0.0025</u> Local \$ _____ 0.00 *Delinquent Interest: State \$ _____ Local \$ _____ *Delinquent Penalty \$ _____ Subtotal \$ _____ 0.00 *State Technology Fee \$ _____ 5.00 *Affidavit Processing Fee \$ _____ <u>5.00</u> 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>Teri Bartlow</u>	Signature of Grantee or Grantee's Agent <u>William Conser</u>
Name (print) <u>Teri Bartlow</u>	Name (print) <u>William Conser</u>
Date & city of signing: <u>28 FEB 19 Philomath, OR</u>	Date & city of signing: <u>10 JAN 19 Toledo, OH</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

SEP 04 2019

TERESA SUMMERS

GARFIELD COUNTY TREASURER

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

\*Affidavit Processing Fee \$ \_\_\_\_\_ 0.00  
Total Due \$ \_\_\_\_\_ 2,300.00

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>Sharon Gormsen</u>	Signature of Grantee or Grantee's Agent <u>Tyler M. Henry</u>
Name (print) <u>Sharon Gormsen</u>	Name (print) <u>Tyler M. Henry</u>
Date & city of signing: <u>8/28/2019 - Clarkston, WA</u>	Date & city of signing: <u>9-5-19 Clarkston</u>

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

REV 84 0001a (6/26/14)

THIS SPACE - TREASURER'S USE ONLY

COUNTY TREASURER

SEP 06 2019

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>The Heirs and Devisees of A.E. Blachly</u> <u>50% Undivided Interest</u>	2 BUYER GRANTEE	Name <u>Garfield County</u>
	Mailing Address <u>2564 Gould City-Mavview Road</u>		Mailing Address <u>PO Box 160</u>
	City/State/Zip <u>Pomeroy, WA 99347</u>		City/State/Zip <u>Pomeroy, WA 99347</u>
	Phone No. (including area code) <u>(509) 843-3923</u>		Phone No. (including area code) <u>(509) 843-1301</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>2-013-42-014-2001</u> <input checked="" type="checkbox"/>	_____
	Mailing Address _____	<u>2-013-42-014-2002</u> <input checked="" type="checkbox"/>	_____
	City/State/Zip _____	_____ <input type="checkbox"/>	_____
	Phone No. (including area code) _____	_____ <input type="checkbox"/>	_____

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 LEGAL DESCRIPTION ATTACHED HERETO IN EXHIBIT A

5 Select Land Use Code(s): <u>45 - Highway and street right of way</u> enter any additional codes: _____ (See back of last page for instructions)	7 List all personal property (tangible and intangible) included in selling price.
Was the seller receiving a property tax exemption or deferral under chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) <u>458-61A-206 (3)</u> Reason for exemption <u>Eminent domain</u>
6 Is this property designated as forest land per chapter 84.33 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Is this property receiving special valuation as historical property per chapter 84.26 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If any answers are yes, complete as instructed below. (1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information. This land <input type="checkbox"/> does <input checked="" type="checkbox"/> does not qualify for continuance. <u>[Signature]</u> <u>9/4/19</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>Personal Reps STATUTORY WARRANTY DEED</u> Date of Document <u>9/4/19</u> Gross Selling Price \$ _____ *Personal Property (deduct) \$ _____ Exemption Claimed (deduct) \$ _____ Taxable Selling Price \$ _____ 0.00 Excise Tax : State \$ _____ 0.00 <u>0.0025</u> Local \$ _____ 0.00 *Delinquent Interest: State \$ _____ Local \$ _____ *Delinquent Penalty \$ _____ Subtotal \$ _____ 0.00 *State Technology Fee \$ _____ 5.00 *Affidavit Processing Fee \$ _____ 5.00 Total Due \$ _____ 10.00 A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS

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

Signature of Grantor or Grantor's Agent <u>[Signature]</u> Name (print) <u>Lee W. Blachly</u> Date & city of signing: <u>9/9/19 Pomeroy</u>	Signature of Grantee or Grantee's Agent <u>[Signature]</u> Name (print) <u>Walter G. Morgan</u> Date & city of signing: <u>09/11/19 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)).

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, indicate % sold.

List percentage of ownership acquired next to each name.

1 SELLER GRANTOR	Name <u>Lee Blachly - 50% indiv deq</u>	2 BUYER GRANTEE	Name <u>Garfield County</u>
	Mailing Address <u>2564 Gould City-Mavview Road</u>		Mailing Address <u>PO Box 160</u>
	City/State/Zip <u>Pomeroy, WA 99347</u>		City/State/Zip <u>Pomeroy, WA 99347</u>
	Phone No. (including area code) <u>(509) 843-3923</u>		Phone No. (including area code) <u>(509) 843-1301</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 _____	2-013-42-014-2001 <input checked="" type="checkbox"/>	
	Mailing Address _____	2-013-42-014-2002 <input checked="" type="checkbox"/>	
	City/State/Zip _____	<input type="checkbox"/>	
	Phone No. (including area code) _____	<input type="checkbox"/>	

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 LEGAL DESCRIPTION ATTACHED HERETO IN EXHIBIT A

5 Select Land Use Code(s): <u>45 - Highway and street right of way</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-206 (3)</u> Reason for exemption <u>eminent domain</u>
6 Is this property designated as forest land per chapter 84.33 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Is this property receiving special valuation as historical property per chapter 84.26 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If any answers are yes, complete as instructed below. (1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information. This land <input type="checkbox"/> does <input checked="" type="checkbox"/> does not qualify for continuance. <u>Stitch</u> <u>9/4/19</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>STATUTORY WARRANTY DEED</u> Date of Document <u>9/17/19</u> Gross Selling Price \$ _____ *Personal Property (deduct) \$ _____ Exemption Claimed (deduct) \$ _____ Taxable Selling Price \$ _____ 0.00 Excise Tax : State \$ _____ 0.00 <u>0.0025</u> Local \$ _____ 0.00 *Delinquent Interest: State \$ _____ Local \$ _____ *Delinquent Penalty \$ _____ Subtotal \$ _____ 0.00 *State Technology Fee \$ _____ 5.00 *Affidavit Processing Fee \$ _____ 5.00 Total Due \$ _____ 10.00 A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS

8 I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.	
Signature of Grantor or Grantor's Agent <u>Lee W. Blachly</u>	Signature of Grantee or Grantee's Agent <u>Walter G. Morgan</u>
Name (print) <u>Lee Blachly</u>	Name (print) <u>Walter G. Morgan</u>
Date & city of signing: <u>9/9/19 Pomeroy</u>	Date & city of signing: <u>09/11/19 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  
SEP 17 2019

TERESA SUMMERS  
GARFIELD COUNTY TREASURER

## EXHIBIT "A"

The Heirs and Devisees of A. E. Blachly and Lee Blachly  
Parcel Ref: No. 2-013-42-014-2001 and No. 2-013-42-014-2002

### **Parcel 1:**

A parcel of land located in the Northeast Quarter of the Southwest Quarter of Section 14 of Township 13 North, Range 42 East, W.M., Garfield County, Washington, as shown on the right-of-way plans for Gould City-Mayview Road Phase IV, CRP 440, prepared by Garfield County, described as follows:

Commencing at the Northwest corner of Section 14, from which the Northeast corner of said section bears N 88°10'02" E, 5,355.34 feet;

Thence S 59°20'22" E, 1,658.11 feet to a point lying 23.15 feet left of station 13+50.00 of Gould City-Mayview Road Phase IV, CRP 440, said point being the Point of Beginning:

Thence N 00°02'11" E, 66.77 feet to the beginning of a non-tangent curve to the right, said point lying 90.00 feet left of station 13+50.00;

Thence along said curve to the right, having a radius of 923.00 feet, a central angle of 06°52'40", and whose long chord bears S 86°31'29" E a distance of 110.73 feet to a point lying 90.00 feet left of station 14+50.00;

Thence S 06°54'51" W, 67.50 feet to the beginning of a non-tangent curve to the left, said point lying 22.50 feet left of station 14+50.00;

Thence along said curve to the left, having a radius of 1,230.00 feet, a central angle of 04°47'04", and whose long chord bears N 86°07'01" W a distance of 102.68 feet to the Point of Beginning.

Said parcel containing 0.165 acres, more or less.

### **Parcel 2:**

A parcel of land located in the North Half of the Northeast Quarter of Section 14 of Township 13 North, Range 42 East, W.M., Garfield County, Washington, as shown on the right-of-way plans for Gould City-Mayview Road Phase IV, CRP 440, prepared by Garfield County, described as follows:

Commencing at the Northeast corner of Section 14, from which the Northwest corner of said section bears S 88°10'02" W, 5,355.34 feet;

Thence along the east line of said section 14, S 00°26'55" W, 59.12 feet to a point lying 40.00 feet left of station 55+29.80 Gould City-Mayview Road Phase IV, CRP 440, said point being the Point of Beginning:

Thence continue along said east line S 00°26'55" W, 47.80 feet to the beginning of a non-tangent curve to the left, said point lying 0.70 feet right of station 55+05.02;

Thence along said curve to the left, having a radius of 480.00 feet, a central angle of 16°49'21", and whose long chord bears S 41°25'28" W a distance of 140.43 feet to a point lying 36.99 feet right of station 53+68.78;

Thence S 33°00'48" W, 7.84 feet, said point lying 40.00 feet right of station 53+61.53;

Thence S 55°33'24" W, 561.53 feet, said point lying 40.00 feet right of station 48+00.00;

Thence S 34°26'36" E, 10.00 feet, said point lying 50.00 feet right of station 48+00.00;

Thence S 55°33'24" W, 13.58 feet, said point lying 50.00 feet right of station 47+86.42;

Thence S 71°59'49" W, 113.09 feet to the beginning of a tangent curve to the left, said point lying 19.55 feet right of station 46+78.82;

Thence along said curve to the right, having a radius of 930.00 feet, a central angle of 16°07'08", and an arc length of 261.63 feet to a point lying 15.64 feet right of station 44+20.78;

Thence S 55°52'41" W, 11.06 feet to the beginning of a tangent curve to the right, said point lying 18.00 feet right of station 44+10.10;

Thence along said curve to the right, having a radius of 370.00 feet, a central angle of 29°48'32", and an arc length of 192.50 feet to a point lying 21.79 feet right of station 41+21.77;

Thence S 85°41'13" W, 62.89 feet to the beginning of a tangent curve to the left, said point lying 9.56 feet right of station 41+60.07;

Thence along said curve to the left, having a radius 2,030.00 feet, a central angle of 10°17'59", and an arc length of 364.92 feet to a point lying 28.93 feet left of station 37+97.68;

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, indicate % sold.

List percentage of ownership acquired next to each name.

1 SELLER GRANTOR	Name <u>Lee W. Blachly &amp; Patricia A. Blachly</u>	2 BUYER GRANTEE	Name <u>Garfield County</u>
	Mailing Address <u>2564 Gould City-Mavview Road</u>		Mailing Address <u>PO Box 160</u>
	City/State/Zip <u>Pomeroy, WA 99347</u>		City/State/Zip <u>Pomeroy, WA 99347</u>
	Phone No. (including area code) <u>(509) 843-3923</u>		Phone No. (including area code) <u>(509) 843-1301</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>2-013-42-013-1000</u> <input checked="" type="checkbox"/>	
Mailing Address _____		_____ <input type="checkbox"/>	
City/State/Zip _____		_____ <input type="checkbox"/>	
Phone No. (including area code) _____		_____ <input type="checkbox"/>	
		List assessed value(s)	
		_____	
		_____	
		_____	
		_____	

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

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 LEGAL DESCRIPTION ATTACHED HERETO IN EXHIBIT A.

5 Select Land Use Code(s): <u>45 - Highway and street right of way</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-206 (3)</u> Reason for exemption <u>eminent domain</u>
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 checked="" type="checkbox"/> NO <input type="checkbox"/> Is this property receiving special valuation as historical property per chapter 84.26 RCW? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> If any answers are yes, complete as instructed below. (1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information. This land <input type="checkbox"/> does <input checked="" type="checkbox"/> does not qualify for continuance. <u>SWalt</u> <u>9/4/19</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>STATUTORY WARRANTY DEED</u> Date of Document <u>9/17/19</u> Gross Selling Price \$ _____ *Personal Property (deduct) \$ _____ Exemption Claimed (deduct) \$ _____ Taxable Selling Price \$ _____ 0.00 Excise Tax : State \$ _____ 0.00 <u>0.0025</u> Local \$ _____ 0.00 *Delinquent Interest: State \$ _____ Local \$ _____ *Delinquent Penalty \$ _____ Subtotal \$ _____ 0.00 *State Technology Fee \$ _____ 5.00 *Affidavit Processing Fee \$ _____ 5.00 Total Due \$ _____ 10.00 A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS

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

Signature of Grantor or Grantor's Agent <u>Lee W. Blachly</u>	Signature of Grantee or Grantee's Agent <u>Walter G. Morgan</u>
Name (print) <u>Lee W. Blachly</u>	Name (print) <u>Walter G. Morgan</u>
Date & city of signing: <u>9/9/19 Pomeroy</u>	Date & city of signing: <u>9/11/19 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)).

**EXHIBIT "A"**

Jan C. & Pamela J. Schmaling Living Trust  
(Lee & Patricia Blachly)  
Parcel Ref. No: 2-013-42-013-1000

**Parcel 1:**

A parcel of land located in the Northwest Quarter of the Northwest Quarter of Section 13 of Township 13 North, Range 42 East, W.M., Garfield County, Washington, as shown on the right-of-way plans for Gould City-Mayview Road Phase IV, CRP 440, prepared by Garfield County, described as follows:

Commencing at the Northwest corner of Section 13, from which the Northeast corner of said section bears N 86°48'59" E, 5,343.82 feet;  
Thence along the west line of said section, S 00°26'55" W, 59.12 feet to a point lying 40.00 feet left of station 55+29.80 of Gould City-Mayview Road Phase IV, CRP 440, said point being the Point of Beginning:

Thence along a non-tangent curve to the right, having a radius of 1,690.00 feet, a central angle of 3°41'04", and whose long chord bears N 61°05'06" E a distance of 108.66 feet to a point lying 40.00 feet left of station 56+35.91;  
Thence S 27°04'22" E, 5.00 feet to a point lying 35.00 feet left of station 56+35.91;  
Thence N 62°55'38" E, 40.48 feet to the north line of said section 13 and a point lying 35.00 feet left of station 56+76.39;  
Thence N 86°48'59" E along said north line of section 13, 88.50 feet to a point lying 0.84 feet right of station 57+57.30;  
Thence S 66°12'22" W, 116.10 feet to the beginning of a tangent curve to the left, said point lying 5.80 feet left of station 56+41.39;  
Thence along said curve to the left, having a radius of 480.00 feet, a central angle of 16°22'13", and an arc length of 137.14 feet to the west line of said section 13, said point lying 0.70 feet right of station 55+05.02;  
Thence N 00°26'55" E along said west line, 47.80 feet to the Point of Beginning.

Said parcel containing 0.152 acres, more or less.

REAL ESTATE EXCISE TAX AFFIDAVIT

PLEASE TYPE OR PRINT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

This form is your receipt  
when stamped by cashier.

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

(See back of last page for instructions)

☐ Check box if partial sale, indicate % sold.

List percentage of ownership acquired next to each name.

<b>1</b> SELLER GRANTOR	Name <u>Victoria A. Schluneger and Sherry L. Cox</u> Mailing Address <u>401 N. Hauser</u> City/State/Zip <u>Colfax, WA 99111</u> Phone No. (including area code) <u>(509) 397-9205</u>	<b>2</b> BUYER GRANTEE	Name <u>Garfield County</u> Mailing Address <u>PO Box 160</u> City/State/Zip <u>Pomeroy, WA 99347</u> Phone No. (including area code) <u>(509) 843-1301</u>
<b>3</b>	Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee Name _____ Mailing Address _____ City/State/Zip _____ Phone No. (including area code) _____	List all real and personal property tax parcel account numbers – check box if personal property <u>2-013-42-012-2000</u> <input type="checkbox"/> <u>2-013-43-007-3000</u> <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/>	List assessed value(s) _____ _____ _____ _____

**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 LEGAL DESCRIPTION ATTACHED HERETO IN EXHIBIT A

<b>5</b> Select Land Use Code(s): <u>45 - Highway and street right of way</u> enter any additional codes: _____ (See back of last page for instructions) <div>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"/></div>	<b>7</b> List all personal property (tangible and intangible) included in selling price.  If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) <u>458-61A-206 (3)</u> Reason for exemption <u>eminent domain</u>  Type of Document <u>STATUTORY WARRANTY DEED</u> Date of Document <u>9/17/19</u>  Gross Selling Price \$ _____ *Personal Property (deduct) \$ _____ Exemption Claimed (deduct) \$ _____ Taxable Selling Price \$ _____ 0.00 Excise Tax : State \$ _____ 0.00 <div>0.0025 Local \$ _____ 0.00</div> *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
<b>6</b> <div>YES NO Is this property designated as forest land per chapter 84.33 RCW? <input type="checkbox"/> <input checked="" type="checkbox"/> Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW? <input checked="" type="checkbox"/> <input type="checkbox"/> Is this property receiving special valuation as historical property per chapter 84.26 RCW? <input type="checkbox"/> <input checked="" type="checkbox"/> If any answers are yes, complete as instructed below. (1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land 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><u>[Signature]</u> <u>9/4/19</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</div></div>	

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

Signature of Grantor or Grantor's Agent <u>Victoria A. Schluneger</u> Name (print) <u>VICTORIA A. SCHLUNEGER</u> Date & city of signing: <u>9/10/2019 COLFAX, WA 99111</u>	Signature of Grantee or Grantee's Agent <u>Walter G. Morgan</u> Name (print) <u>Walter G. Morgan</u> Date & city of signing: <u>9/11/19 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)).



**EXHIBIT "A"**

Parcel Ref. No: 2-013-42-012-2000 and 2-013-43-007-3000

**RW 1:**

A parcel of land located in the South Half of the Southwest Quarter of Section 12 of Township 13 North, Range 42 East, W.M., Garfield County, Washington, as shown on the right-of-way plans for Gould City-Mayview Road Phase IV, CRP 440, prepared by Garfield County, described as follows:

Commencing at the Southwest corner of Section 12, from which the Southeast corner of said section bears N 86°48'59" E, 5,343.82 feet;

Thence along the south line of said section 12, N 86°48'59" E, 133.18 feet to a point lying 35.00 feet left of station 56+76.39 of Gould City-Mayview Road Phase IV, CRP 440, said point being the Point of Beginning;

Thence N 62°55'38" E, 223.61 feet, to a point lying 35.00 feet left of station 59+00.00;

Thence N 27°04'22" W, 15.00 feet, to a point lying 50.00 feet left of station 59+00.00;

Thence N 62°55'38" E, 257.11 feet, to a point lying 50.00 feet left of station 61+57.10;

Thence S 27°04'22" E, 20.00 feet, to the beginning of a non-tangent curve to left, said point lying 30.00 feet right of station 61+57.10;

Thence along said non-tangent curve to the left, having radius of 870.00 feet, a central angle of 14°18'38", and whose long chord bears N 55°46'19" E a distance of 216.73 feet to a point lying 30.00 feet left of station 63+81.89;

Thence N 48°37'00" E, 1,538.15 feet, to the beginning of a tangent curve to right, said point lying 30.00 feet left of station 79+20.05;

Thence along said tangent curve to the right, having radius of 880.00 feet, a central angle of 8°42'19", and an arc length of 133.70 feet to a point lying 30.00 feet right of station 80+49.19 and the beginning of a non-tangent curve to the left;

Thence along said non-tangent curve to the left, having radius of 605.00 feet, a central angle of 01°25'59", and whose long chord bears S 49°36'22" W a distance of 15.13 feet to a point lying 28.10 feet left of station 80+34.68;

Thence S 48°53'23" W, 1,143.54.00 feet, to a point lying 25.57 feet left of station 68+94.58;

Thence S 47°57'20" W, 606.04 feet, to the beginning of a tangent curve to right, said point lying 13.66 feet left of station 62+86.96;

Thence along said tangent curve to the right, having radius of 1,070.00.00 feet, a central angle of 18°15'01", and an arc length of 340.83 feet to a point lying 11.70 feet right of station 59+46.93;

Thence S 66°12'22" W, 189.93 feet to the south line of said section 12, said point lying 0.84 feet right of station 57+57.30;

Thence along said south line of section 12, S 86°48'59" W, a distance of 88.50 feet to the Point of Beginning.

Said parcel containing 0.888 acres more or less.

**RW 2:**

A parcel of land located in the East Half of the Southwest Quarter of Section 12 of Township 13 North, Range 42 East, W.M., Garfield County, Washington, as shown on the right-of-way plans for Gould City-Mayview Road Phase IV, CRP 440, prepared by Garfield County, described as follows:

Commencing at the Southwest corner of Section 12, from which the Southeast corner of said section bears N 86°48'59" E, 5,343.82 feet;

Thence N 55°48'30" E, 2,417.89 feet to a point lying 36.08 feet right of station 80+00.00 of Gould City-Mayview Road Phase IV, CRP 440, said point being the Point of Beginning;

Thence N 48°33'31" E, 37.96 feet, to the beginning of a tangent curve to the right, said point lying 31.61 feet right of station 80+39.26;

Thence along said tangent curve to the right, having radius of 545.00 feet, a central angle of 46°40'48", and an arc length of 444.02 feet to a point lying 31.23 feet right of station 84+93.05;

Thence S 84°45'41" E, 6.75 feet to a point lying 32.14 feet right of station 85+00.00;

Thence S 02°17'27" E, 22.86 feet to the beginning of a non-tangent curve to the left, said point lying 55.00 feet right of station 85+00.00;

Thence along said non-tangent curve to the left, having radius of 795.00 feet, a central angle of 33°42'12", and whose long chord bears S 70°51'27" W a distance of 460.93 feet to a point lying 55.00 feet right of station 80+00.00;  
Thence N 35°59'39" W, 18.92 feet to the Point of Beginning.

Said parcel containing 0.360 acres more or less.

**RW 3:**

A parcel of land located in the Southeast Quarter and the Southwest Quarter of Section 12 of Township 13 North, Range 42 East, W.M., Garfield County, Washington, as shown on the right-of-way plans for Gould City-Mayview Road Phase IV, CRP 440, prepared by Garfield County, described as follows:

Commencing at the East quarter corner of Section 12, from which the Southeast corner of said section bears S 00°37'18" W, 2,641.83 feet;

Thence along the east line of said section 12, S 00°37'18" W, 752.96 feet to a point lying 30.00 feet left of station 116+55.50 of Gould City-Mayview Road Phase IV, CRP 440, said point being the Point of Beginning;

Thence continuing along said east line, S 00°37'18" W, 25.08 feet to the beginning of a non-tangent curve to the right, said point lying 10.63 feet left of station 116+39.57;

Thence along said non-tangent curve to the right, having radius of 3,470.00 feet, a central angle of 03°08'24", and whose long chord bears S 50°56'19" W a distance of 190.14 feet to a point lying 9.74 feet left of station 114+49.44;

Thence S 52°30'31" W, 560.17 feet, to the beginning of a tangent curve to the right, said point lying 17.02 feet left of station 108+87.82;

Thence along said tangent curve to the right, having radius of 870.00 feet, a central angle of 20°37'02", and an arc length of 313.06 feet to a point lying 22.13 feet left of station 105+71.96;

Thence S 73°07'32" W, 310.59 feet, to the beginning of a tangent curve to the right, said point lying 19.81 feet left of station 102+56.58;

Thence along said tangent curve to the right, having radius of 670.00 feet, a central angle of 22°06'47", and an arc length of 258.58 feet to a point lying 19.75 feet left of station 99+95.97;

Thence N 84°45'41" W, 1,495.37 feet to the beginning of a tangent curve to the left, said point lying 28.19 feet left of station 85+01.43;

Thence along said tangent curve to the left, having a radius of 605.00 feet, a central angle of 01°22'03", and an arc length of 14.44 feet to the beginning of a non-tangent curve to right, said point lying 30.00 feet left of station 84+87.58;

Thence along said non-tangent curve to the right, having radius of 880.00 feet, a central angle of 08°44'40", and whose long chord bears S 88°45'21" E a distance of 134.18 feet to a point lying 30.00 feet right of station 86+17.31;

Thence S 84°23'00" E, 1,200.01 feet, to the beginning of a tangent curve to the left, said point lying 30.00 feet left of station 98+17.31;

Thence along said tangent curve to the left, having radius of 1,520.00 feet, a central angle of 44°24'43", and an arc length of 1,178.21 feet to a point lying 30.00 feet left of station 110+18.77;

Thence N 51°12'17" E, 636.72 feet, to the Point of Beginning;

Said parcel containing 0.675 acres more or less.

**RW 4:**

A parcel of land located in Government Lot 3, Section 7 of Township 13 North, Range 43 East, W.M., Garfield County, Washington, as shown on the right-of-way plans for Gould City-Mayview Road Phase IV, CRP 440, prepared by Garfield County, described as follows:

Commencing at the Southwest corner of Section 7, from which the West Quarter corner of said section bears N 00°37'18" E, 2,641.83 feet;

Thence along the east line of said section 12, N 00°37'18" E, 1,863.79 feet to a point lying 10.63 feet left of station 116+39.57 of Gould City-Mayview Road Phase IV, CRP 440, said point being the Point of Beginning;

Thence continuing along said west line, N 00°37'18" E, 25.08 feet, said point lying 30.00 feet left of station 116+55.50;

Thence N 51°12'17" E, 194.50 feet, to a point lying 30.00 feet left of station 118+50.00;

Thence N 38°47'43" W, 25.00 feet, to a point lying 55.00 feet left of station 118+50.00;  
 Thence N 51°12'17" E, 300.53 feet, to the beginning of a tangent curve to the right, said point lying 55.00 feet left of station 121+50.53;  
 Thence along said tangent curve to the right, having radius of 2,055.00 feet, a central angle of 01°25'02", and an arc length of 50.83 feet to a point lying 55.00 feet left of station 122+00.00;  
 Thence N 37°22'42" W, 65.00 feet, to the beginning of a non-tangent curve to the right, said point lying 120.00 feet left of station 122+00.00;  
 Thence along said non-tangent curve to the right, having radius of 2,120.00 feet, a central angle of 04°36'32", and whose long chord bears N 54°55'35" E a distance of 170.49 feet to a point lying 120.00 feet right of station 123+60.88;  
 Thence N 57°13'51" E, 39.12 feet, to a point lying 120.00 feet left of station 124+00.00;  
 Thence N 32°46'09" W, 50.00 feet, to a point lying 170.00 feet left of station 124+00.00;  
 Thence N 57°13'51" E, 350.00 feet, to a point lying 170.00 feet left of station 127+50.00;  
 Thence S 32°46'09" E, 15.01 feet, to a point lying 154.99 feet left of station 127+50.00;  
 Thence S 30°44'06" W, 127.97 feet, to the beginning of a tangent curve to the right, said point lying 97.89 feet left of station 126+35.47;  
 Thence along said tangent curve to the right, having radius of 620.00 feet, a central angle of 26°12'20", and an arc length of 283.57 feet to a point lying 32.78 feet left of station 123+62.00;  
 Thence S 56°56'27" W, 138.64 feet, to the beginning of a tangent curve to the left, said point lying 36.73 feet left of station 122+25.74;  
 Thence along said tangent curve to the left, having radius of 1,230.00 feet, a central angle of 10°47'55", and an arc length of 231.82 feet to a point lying 36.65 feet left of station 119+95.63;  
 Thence S 46°08'32" W, 161.67 feet, to the beginning of a tangent curve to the right, said point lying 22.38 feet left of station 118+34.59;  
 Thence along said tangent curve to the right, having radius of 3,470.00 feet, a central angle of 03°13'35", and an arc length of 195.40 feet to the Point of Beginning;

Said parcel containing 1.345 acres more or less.

#### **RW 5:**

A parcel of land located in Government Lot 2 and 3, Section 7 of Township 13 North, Range 43 East, W.M., Garfield County, Washington, as shown on the right-of-way plans for Gould City-Mayview Road Phase IV, CRP 440, prepared by Garfield County, described as follows:

Commencing at the Southwest corner of Section 7, from which the West Quarter corner of said section bears N 00°37'18" E, 2,641.83 feet;  
 Thence N 03°27'28" E,, 1,849.86 feet to a point lying 60.00 feet right of station 117+00.00 Gould City-Mayview Road Phase IV, CRP 440, said point being the Point of Beginning;

Thence N 38°47'43" W, 13.02 feet to the beginning of a non-tangent curve to the left, said point lying 46.98 feet right of station 117+00.00;  
 Thence along said non-tangent curve to the left, having radius of 3,530.00 feet, a central angle of 02°16'34", and whose long chord bears N 47°16'49" E a distance of 140.22 feet to a point lying 37.38 feet right of station 118+39.89;  
 Thence N 46°08'32" E, 161.67 feet to the beginning of a tangent curve to the right, said point lying 23.12 feet right of station 120+00.93;  
 Thence along said tangent curve to the right, having radius of 1,170.00 feet, a central angle of 10°47'55", and an arc length of 220.51 feet to a point lying 23.15 feet left of station 122+21.95;  
 Thence N 56°56'27" E, 138.64 feet to the beginning of a tangent curve to the left, said point lying 27.22 feet right of station 123+62.31;  
 Thence along said tangent curve to the left, having radius of 680.00 feet, a central angle of 26°12'20", and an arc length of 311.02 feet to a point lying 44.20 feet left of station 126+62.23;  
 Thence N 30°44'06" E, 131.96 feet to the beginning of a tangent curve to the right, said point lying 103.07 feet right of station 127+80.34;  
 Thence along said tangent curve to the right, having radius of 370.00 feet, a central angle of 03°21'19", and an arc length of 21.67 feet to a point lying 112.16 feet left of station 128+00.00;  
 Thence S 32°46'09" E, 32.16 feet to a point lying 80.00 feet left of station 128+00.00;  
 Thence N 57°13'51" E, 378.57 feet to the westerly right-of-way of Kirby Mayview Road (per the USACE South Shore Access Road plans, dated March 22, 1966) and the beginning of a non-tangent curve to the left, said point lying 80.00 feet left of station 131+78.57;  
 Thence along said non-tangent curve to the left, having radius of 793.94 feet, a central angle of 12°39'58", and whose long chord bears S 35°11'48" E a distance of 175.16 feet to a point lying 95.00 feet right of station 131+85.98;

Thence S 57°13'51" W, 485.98 feet to a point lying 95.00 feet right of station 127+00.00;  
Thence S 32°46'09" E, 60.00 feet to a point lying 155.00 feet right of station 127+00.00;  
Thence S 57°13'51" W, 339.12 feet to a point lying 155.00 feet right of station 123+60.88;  
Thence N 32°46'09" W, 50.00 feet to the beginning of a non-tangent curve to the left, said point lying 105.00 feet right of station 122+50.00;  
Thence along said non-tangent curve to the left, having radius of 1,895.00 feet, a central angle of 03°10'36", and whose long chord bears S 55°38'33" W a distance of 105.05 feet to a point lying 105.00 feet right of station 122+50.00;  
Thence N 35°56'45" W, 45.00 feet to the beginning of a non-tangent curve to the left, said point lying 60.00 feet right of station 122+50.00;  
Thence along said non-tangent curve to the left, having radius of 1,940.00 feet, a central angle of 02°50'59", and whose long chord bears S 52°37'59" W a distance of 96.48 feet to a point lying 60.00 feet right of station 121+50.53;  
Thence S 51°12'17" W, 450.53 feet to the Point of Beginning.

Said parcel containing 3.752 acres more or less.



# 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>Donald M. Fischer</u>	2 BUYER GRANTEE	Name <u>Mitchell James David Ruchert</u>
	Mailing Address <u>180 6720 N. Smith</u>		Name <u>Jolee Marie Ruchert</u>
	City/State/Zip <u>Spokane, WA 99217</u>		Mailing Address <u>P.O. Box 803</u>
	Phone No. (including area code) _____		City/State/Zip <u>Pomeroy WA 99347</u>
3		4	
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>Mitchell James David Ruchert Jolee Marie Ruch</u>		10511200322100000 <input type="checkbox"/>	
Mailing Address <u>P.O. Box 803</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) 110,080.00	

4 Street address of property: 132 Pataha St. - Pomeroy, WA 99347

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

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

The land referred to herein is situated in the State of Washington, County of Garfield and described as follows: The East 28 feet of Lot 2, all of Lot 3 in Block 12 of Wilson's Addition to the City of Pomeroy.

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)? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		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? <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. _____ 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 (SWD)</u> Date of Document <u>09/16/19</u> Gross Selling Price \$ <u>139,000.00</u> *Personal Property (deduct) \$ <u>0.00</u> Exemption Claimed (deduct) \$ <u>0.00</u> Taxable Selling Price \$ <u>139,000.00</u> Excise Tax : State \$ <u>1,779.20</u> Local \$ <u>347.50</u> *Delinquent Interest: State \$ <u>0.00</u> Local \$ <u>0.00</u> *Delinquent Penalty \$ <u>0.00</u> Subtotal \$ <u>2,126.70</u> *State Technology Fee \$ <u>5.00</u> <u>5.00</u> *Affidavit Processing Fee \$ <u>0.00</u> Total Due \$ <u>2,131.70</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>Donald M. Fischer</u>	Signature of Grantee or Grantee's Agent <u>Mitchell James David Ruchert</u>
Name (print) <u>Donald M. Fischer</u>	Name (print) <u>Mitchell James David Ruchert</u>
Date & city of signing: <u>9/16/2019 - Clarkston, WA</u>	Date & city of signing: <u>9/16/2019 - Clarkston, WA</u>

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

REV 84 0001a (6/26/14)

THIS SPACE - TREASURER'S USE ONLY

COUNTY TREASURER

PAID  
SEP 17 2019

TREASURER  
GARFIELD COUNTY TREASURER



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>Donald J Aubrey</u> <u>Lenita J Aubrey</u>	2 BUYER GRANTEE	Name <u>Kirk F. Smith 50%</u> <u>Elizabeth A Garrison 50%</u>
	Mailing Address <u>723 Ford St</u>		Mailing Address <u>9004 Pooler St</u>
	City/State/Zip <u>Prosser, WA 99350</u>		City/State/Zip <u>PASCO, WA 99301</u>
	Phone No. (including area code) <u>(509) 726-1591</u>		Phone No. (including area code) <u>(509) 545-6908</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>2-009-42-004-1010</u> <input type="checkbox"/>	
Mailing Address _____		<u>2-009-42-004-1020</u> <input type="checkbox"/>	
City/State/Zip _____		<u>2-010-42-033-3090</u> <input type="checkbox"/>	
Phone No. (including area code) _____		_____ <input type="checkbox"/>	
		List assessed value(s)	

4 Street address of property: 201 Baker Pond Lane, Pomeroy, WA 99347  
This property is located in ☒ unincorporated Garfield County ☐ within ☐ city of \_\_\_\_\_  
☐ Check box if any of the listed parcels are being segregated from another parcel, are part of a boundary line adjustment or parcels being merged.  
Legal description of property (if more space is needed, you may attach a separate sheet to each page of the affidavit)

see attached - EXT A

5 Select Land Use Code(s): <u>19</u> enter any additional codes: _____ (See back of last page for instructions)	7 List all personal property (tangible and intangible) included in selling price. <u>Cabin, outbuilding &amp; furnishings</u> <u>3 parcels of land</u>
Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	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? <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? <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 type="checkbox"/> does not qualify for continuance.	Type of Document <u>Statutory Warranty Deed</u> Date of Document <u>9-19-2019</u> Gross Selling Price \$ <u>110,000.00</u> *Personal Property (deduct) \$ _____ Exemption Claimed (deduct) \$ _____ Taxable Selling Price \$ _____ Excise Tax : State \$ <u>1408.00</u> Local \$ <u>275.00</u> *Delinquent Interest: State \$ _____ Local \$ _____ *Delinquent Penalty \$ _____ Subtotal \$ <u>1683.00</u> *State Technology Fee \$ _____ 5.00 *Affidavit Processing Fee \$ _____ Total Due \$ <u>1688.00</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 _____	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>Lenita J. Aubrey</u> Name (print) <u>Lenita J. Aubrey</u> Date & city of signing: <u>9/19/19 Pomeroy</u>	Signature of Grantee or Grantee's Agent <u>Kirk F. Smith</u> Name (print) <u>Kirk F. Smith</u> Date & city of signing: <u>9/19/19 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  
SEP 19 2019

TERESA SUMMERS  
GARFIELD COUNTY TREASURER

EXHIBIT "A"

PARCEL 2-009-42-004-1010

That part of Section 4 of Township 9 North, Range 42 E.W.M., more particularly described as follows: Commencing at the Southeast corner of Section 33, Township 10 North, Range 42 E.W.M., said corner being a point on the North boundary line of said Section 4 and bears West a distance of 1118.79 feet from the Northeast corner thereof; thence East along the North boundary line of said Section 4 for a distance of 270.05 feet to the true place of beginning; thence continue East along said North boundary line for a distance of 165.0 feet; thence South  $3^{\circ}03'30''$  West for a distance of 180.37 feet; thence South  $17^{\circ}04'30''$  East for a distance of 88.09 feet; thence West for a distance of 181.25 feet; thence North for a distance of 267.84 feet to the true place of beginning.

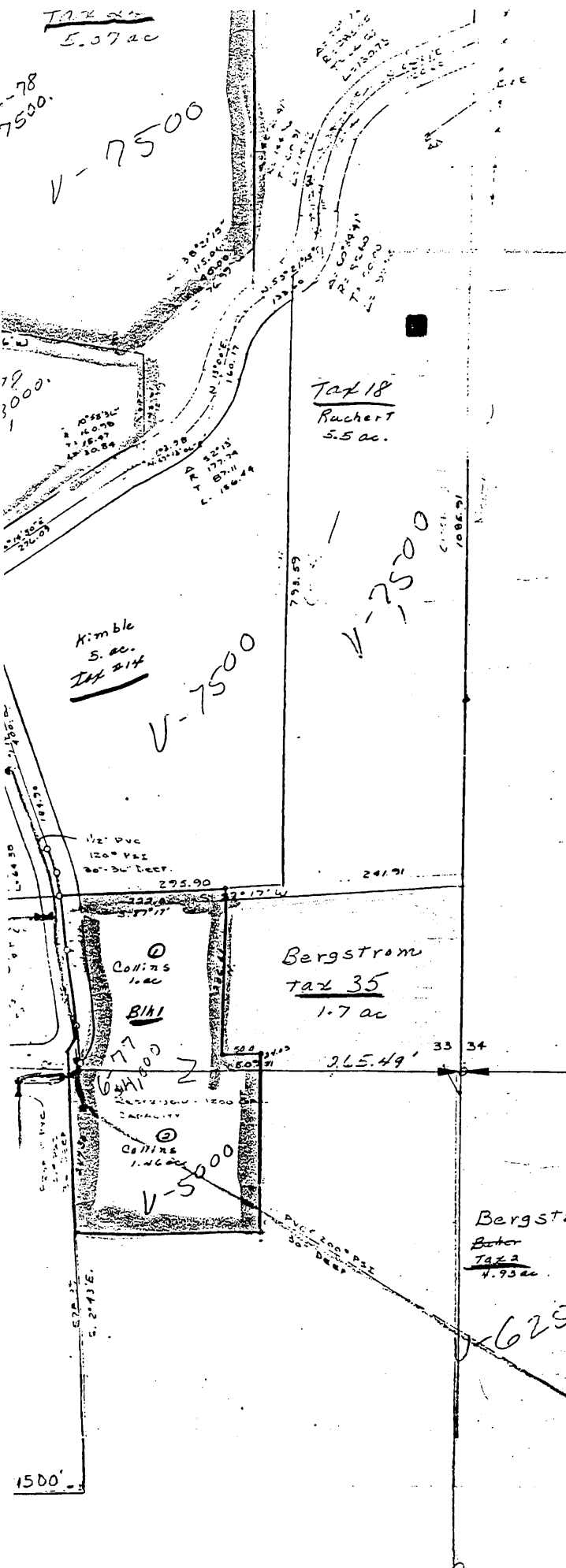
PARCEL 2-009-42-004-1020

That part of Section 4 of Township 9 North, Range 42 East, Willamette Meridian, Garfield County, Washington, more particularly described as follows: Beginning at the Southeast corner of Section 33, Township 10 North, Range 42 East, Willamette Meridian, said corner being a point on the North boundary line of said Section 4 and bears West a distance of 1118.79 feet from the Northeast corner thereof; thence South 658.66 feet; thence East 295.18 feet; thence N.  $13^{\circ}00'E$ . 300.0 feet; thence East 120.0 feet; thence N.  $17^{\circ}04'30''W$ . 106.34 feet; thence West 181.25 feet; thence North 267.84 feet to a point on the North boundary line of said Section 4; thence West along said boundary line for a distance of 270.05 feet to the place of beginning, containing 4.93 acres more or less.

PARCEL 2-010-42-033-3090

That part of the Southeast Quarter of Section 33 of Township 10 North, Range 42 East, W.M., Garfield County, Washington, more particularly described as follows: Beginning at the Southeast corner of said Section 33; thence North along the East boundary line of said Section 33 a distance of 245.60 feet; thence S.  $87^{\circ}17'W$ . a distance of 315.81 feet; thence South a distance of 206.61 feet; thence N.  $88^{\circ}14'E$ . a distance of 50.0 feet; thence South a distance of 24.03 feet to a point on the South boundary line of said Section 33; thence East along said South line a distance of 265.49 feet to the place of beginning, containing 1.7 acres more or less.

TOGETHER with an easement for ingress and egress over and across that part of Section 4 of Township 9 North, Range 42 East, W.M., more particularly described as follows: Beginning at the Southeast corner of said Section 33; thence West along the South boundary line of said Section a distance of 28.28 feet; thence S.  $45^{\circ}00'E$ . a distance 40.0 feet; thence North a distance of 28.28 feet to the place of beginning.



DISCHARGE FOR 1 1/2" INCHER  
100 GAL/MIN. 800' OF LINE 2  
MIN.  
PRESENT MAXIMUM INSTANT  
DEMAND 4 GAL/MIN.  
SPRING PIT IS 7' WIDE X 10  
DEEP. CASSEMENT RUNS TO  
IS 36" IN DIAMETER & IS C  
CONCRETE. OUTSIDE OF CAS  
COMPACTED WITH ASPHALT. A  
RIVER RUN & CRUSHED ROCK  
3 JOINTS IN THE CASEMEN  
STEEL PLATE AT THE PIT  
SUPPORTS THE PUMP. IT IS  
TO EXTEND THE CASEMENT  
W/ LONG CAP.  
DEPTH OF RESERVOIR IS 4'  
OF THE 30 GAL. PRESSURE  
BELOW GROUND WITH APPROX  
FOOTER. BOOSTER PUMP SETS  
THAT GOES TO THE BOTTOM  
PUMP SETS AT 4' LEVEL, 4'  
UNDER GROUND. BOOSTER PI  
SINGLE STAGE WITH A CAPAC  
MIN & IS EQUIPED WITH A ST

LEGEND  
X = SHUT OFF VALVE  
X = STOP & WASTE VALVE





# 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>Marvin C. Jones and Dianne M. Jones.</u>	2 BUYER GRANTEE	Name <u>Marvin C. Jones &amp; Dianne M. Jones as Trustees of</u>
	<u>husband and wife</u>		<u>The Jones Family Trust</u>
	Mailing Address <u>5337 S. Hardwood Terrace</u>		Mailing Address <u>5337 S. Hardwood Terrace</u>
	City/State/Zip <u>Lecanto, FL 34461</u>		City/State/Zip <u>Lecanto, FL 34461</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>1-050-04-007-1100 0000</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: 44 N. 8th St., Pomeroy, WA 99347

This property is located in Garfield County

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

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

See Attached Exhibit "A".

5	Select Land Use Code(s): <u>12 - Multiple family residence (Residential, multiple, 2-4 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:
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		WAC No. (Section/Subsection) <u>458-61A-211(2)(a)</u> Reason for exemption _____ Mere change in identity or form. A transfer into any revocable trust. Type of Document <u>Quit Claim Deed</u> Date of Document <u>September 16, 2019</u> Gross Selling Price \$ _____ 0.00 *Personal Property (deduct) \$ _____ 0.00 Exemption Claimed (deduct) \$ _____ 0.00 Taxable Selling Price \$ _____ 0.00 Excise Tax : State \$ _____ 0.00 <u>0.0025</u> Local \$ _____ 0.00 *Delinquent Interest: State \$ _____ 0.00 Local \$ _____ 0.00 *Delinquent Penalty \$ _____ 0.00 Subtotal \$ _____ 0.00 *State Technology Fee \$ _____ 5.00 *Affidavit Processing Fee \$ _____ 5.00 Total Due \$ _____ 10.00 A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS

8	I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.
Signature of Grantor or Grantor's Agent <u>Marvin C. Jones</u>	Signature of Grantee or Grantee's Agent <u>Marvin C. Jones</u>
Name (print) <u>Marvin C. Jones</u>	Name (print) <u>Marvin C. Jones, Trustee</u>
Date & city of signing: <u>9-16-2019 Lecanto, FL</u>	Date & city of signing: <u>9-16-2019 Lecanto, FL</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)).

SEP 20 2019

TERESA SUMMERS  
GARFIELD COUNTY TREASURER

## EXHIBIT "A"

Lots 6 and 7 of Block 4 of the Original Town of Pomeroy, according to the recorded plat thereof and that part of Lots 8 and 9 of said Block 4 more particularly described as follows: Beginning at the Southeast corner of said Lot 8; thence North 81°51' West along the South lot line of said Lot 8 a distance of 34.0 feet; thence North 10°28' West a distance of 126.63 feet; thence South 81°51' East a distance of 74.42 feet to the Northeast corner of said Lot 8; thence South 08°09' West along the East lot line of said Lot 8 a distance of 120.0 feet to the place of beginning.

TOGETHER with an easement for ingress, egress and utilities over and across a strip of land being 7.5 feet West of the West line of the above described tract.

Subject to an easement for ingress, egress and utilities over and across the West 7.5 feet of the above described tract.

Together with an easement for ingress, egress and utilities over and across the North 10 feet of Lots 9 and 10 in said Block 4.

Tax Parcel No: 1-050-04-007-1100-0000

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

This form is your receipt  
when stamped by cashier.

PLEASE TYPE OR PRINT

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

(See back of last page for instructions)

☐ Check box if partial sale of property

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

<b>1</b> SELLER GRANTOR	Name <u>Estate of Gladys J. Groves</u>	<b>2</b> BUYER GRANTEE	Name <u>Brian Richard Todd</u>
	Mailing Address <u>4201 E. Chris</u>		Mailing Address <u>1030 Reems Rd.</u>
	City/State/Zip <u>Mead WA 99021</u>		City/State/Zip <u>Moscow ID 83843</u>
	Phone No. (including area code)		Phone No. (including area code)
<b>3</b>	Send all property tax correspondence to: <input type="checkbox"/> Same as Buyer/Grantee Name <u>Brian Richard Todd Hidle Todd</u> Mailing Address <u>1030 Reems Rd.</u> City/State/Zip <u>Moscow, ID 83843</u> Phone No. (including area code)	List all real and personal property tax parcel account numbers – check box if personal property <u>10703101610900000000</u> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	List assessed value(s) <u>71,363.00</u>

**4** Street address of property: 170 4th St. - Pomeroy, WA 99347

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

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

The land referred to herein is situated in the State of Washington, County of Garfield and described as follows: Beginning at the Southeast corner of Park Block in Wilson's Addition to the City of Pomeroy; thence West along the South line of said Park Block 79 feet; thence North to the southerly right of way line of the Nez Perce-Pomeroy Railroad Company (as it existed in 1994); thence easterly following said line to the East line of said Park Block; thence South to the place of beginning.

<b>5</b> Select Land Use Code(s): <u>11 Household, single family units</u> enter any additional codes: (See back of last page for instructions)	<b>7</b> List all personal property (tangible and intangible) included in selling price.           If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) Reason for exemption																										
<p>Was the seller receiving a property tax exemption or deferral under chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p> <p><b>6</b></p> <p>Is this property designated as forest land per chapter 84.33 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p> <p>Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p> <p>Is this property receiving special valuation as historical property per chapter 84.26 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p> <p>If any answers are yes, complete as instructed below.</p> <p><b>(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE)</b> NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, <b>you must sign on (3) below.</b> The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information.</p> <p>This land <input type="checkbox"/> does <input checked="" type="checkbox"/> does not qualify for continuance.</p> <p>DEPUTY ASSESSOR _____ DATE _____</p> <p><b>(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)</b> NEW OWNER(S): To continue special valuation as historic property, <b>sign (3) below.</b> If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale.</p> <p><b>(3) OWNER(S) SIGNATURE</b></p> <p>PRINT NAME _____</p>	<p>Type of Document <u>Statutory Warranty Deed (SWD)</u></p> <p>Date of Document <u>09/18/19</u></p> <table> <tr><td>Gross Selling Price \$</td><td><u>65,000.00</u></td></tr> <tr><td>*Personal Property (deduct) \$</td><td><u>0.00</u></td></tr> <tr><td>Exemption Claimed (deduct) \$</td><td><u>0.00</u></td></tr> <tr><td>Taxable Selling Price \$</td><td><u>65,000.00</u></td></tr> <tr><td>Excise Tax : State \$</td><td><u>832.00</u></td></tr> <tr><td>Local \$</td><td><u>162.50</u></td></tr> <tr><td>*Delinquent Interest: State \$</td><td><u>0.00</u></td></tr> <tr><td>Local \$</td><td><u>0.00</u></td></tr> <tr><td>*Delinquent Penalty \$</td><td><u>0.00</u></td></tr> <tr><td>Subtotal \$</td><td><u>994.50</u></td></tr> <tr><td>*State Technology Fee \$</td><td><u>5.00</u> <u>5.00</u></td></tr> <tr><td>*Affidavit Processing Fee \$</td><td><u>0.00</u></td></tr> <tr><td>Total Due \$</td><td><u>999.50</u></td></tr> </table> <p><b>A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX</b> *SEE INSTRUCTIONS</p>	Gross Selling Price \$	<u>65,000.00</u>	*Personal Property (deduct) \$	<u>0.00</u>	Exemption Claimed (deduct) \$	<u>0.00</u>	Taxable Selling Price \$	<u>65,000.00</u>	Excise Tax : State \$	<u>832.00</u>	Local \$	<u>162.50</u>	*Delinquent Interest: State \$	<u>0.00</u>	Local \$	<u>0.00</u>	*Delinquent Penalty \$	<u>0.00</u>	Subtotal \$	<u>994.50</u>	*State Technology Fee \$	<u>5.00</u> <u>5.00</u>	*Affidavit Processing Fee \$	<u>0.00</u>	Total Due \$	<u>999.50</u>
Gross Selling Price \$	<u>65,000.00</u>																										
*Personal Property (deduct) \$	<u>0.00</u>																										
Exemption Claimed (deduct) \$	<u>0.00</u>																										
Taxable Selling Price \$	<u>65,000.00</u>																										
Excise Tax : State \$	<u>832.00</u>																										
Local \$	<u>162.50</u>																										
*Delinquent Interest: State \$	<u>0.00</u>																										
Local \$	<u>0.00</u>																										
*Delinquent Penalty \$	<u>0.00</u>																										
Subtotal \$	<u>994.50</u>																										
*State Technology Fee \$	<u>5.00</u> <u>5.00</u>																										
*Affidavit Processing Fee \$	<u>0.00</u>																										
Total Due \$	<u>999.50</u>																										

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

Signature of Grantor or Grantor's Agent <u>Dottie Sims</u>	Signature of Grantee or Grantee's Agent <u>Brian C. Heagy</u>
Name (print) <u>Estate of Gladys J. Groves</u>	Name (print) <u>Brian Richard Todd</u>
Date & city of signing: <u>9/19/2019 - Clarkston, WA</u>	Date & city of signing: <u>9/19/2019 - Clarkston, WA</u>

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



PLEASE TYPE OR PRINT

# REAL ESTATE EXCISE TAX AFFIDAVIT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

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

(See back of last page for instructions)

This form is your receipt when stamped by cashier.

3316

☐ Check box if partial sale of property

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

<b>1</b> SELLER GRANTOR	Name <u>BED Enterprises Co Beth Gibson</u>	<b>2</b> BUYER GRANTEE	Name <u>DAVID WEBB</u>
Mailing Address <u>PO Box 51</u>	Mailing Address <u>P.O. Box 855</u>		
City/State/Zip <u>POMEROY WA 99347</u>	City/State/Zip <u>POMEROY WA 99347</u>		
Phone No. (including area code) <u>509-808-0767</u>	Phone No. (including area code) <u>509 421 1784</u>		
<b>3</b>	Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee	List all real and personal property tax parcel account numbers – check box if personal property	List assessed value(s)
Name <u>DAVID WEBB</u>		<u>1-054-76-020-2740</u> <input type="checkbox"/>	<u>16,720</u>
Mailing Address <u>P.O. Box 855</u>		<u>1-053-17-002-1000</u> <input type="checkbox"/>	<u>43,460</u>
City/State/Zip <u>POMEROY WA 99347</u>			
Phone No. (including area code) <u>509 421-1784</u>			

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

This property is located in ☐ unincorporated \_\_\_\_\_ County OR within ☒ city of Pomeroiy

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

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

**5** Select Land Use Code(s): 661 51

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 checked="" type="checkbox"/>

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

Date of Document 3-26-18

Gross Selling Price \$ 18,500.00

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

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

Taxable Selling Price \$ \_\_\_\_\_

Excise Tax : State \$ 236.80

Local \$ 46.25

\*Delinquent Interest: State \$ 12.50

Local \$ 2.44

\*Delinquent Penalty \$ 56.61

Subtotal \$ 354.60

\*State Technology Fee \$ 5.00

\*Affidavit Processing Fee \$ \_\_\_\_\_

Total Due \$ 359.60 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 Beth Gibson

Name (print) BETTIE GIBSON

Date & city of signing: March 26, 2018 Pomeroiy

Signature of

Grantee or Grantee's Agent David Webb

Name (print) DAVID WEBB

Date & city of signing: 3/26/18

**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

This form is your receipt  
when stamped by cashier.

PLEASE TYPE OR PRINT

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

(See back of last page for instructions)

☐ Check box if partial sale of property

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

<b>1</b> SELLER GRANTOR	Name <u>Leon F. Rose</u>	<b>2</b> BUYER GRANTEE	Name <u>Mountain Land Ventures LLC</u>
	<u>Myrna L. Rose</u>		
	Mailing Address <u>35010 S. Maui Rd</u>		Mailing Address <u>6059 Guide Meridian</u>
	City/State/Zip <u>Cheney WA 99004</u>		City/State/Zip <u>Bellingham WA 98226</u>
	Phone No. (including area code) _____		Phone No. (including area code) _____
<b>3</b>	Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers – check box if personal property
	Name <u>Mountain Land Ventures LLC</u>		<u>20104202740100000</u> <input type="checkbox"/>
	Mailing Address <u>6059 Guide Meridian</u>		<input type="checkbox"/>
	City/State/Zip <u>Bellingham WA 98226</u>		<input type="checkbox"/>
	Phone No. (including area code) _____		<input type="checkbox"/>
			List assessed value(s) <u>30,360.00</u>

**4** Street address of property: NNA

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: In Township 10 North, Range 42 E.W.M. The North half of the Northwest quarter of the Southeast quarter of Section 27.

<b>5</b>	Select Land Use Code(s): <u>19 Vacation and Cabin</u> enter any additional codes: _____ (See back of last page for instructions)	<b>7</b>	List all personal property (tangible and intangible) included in selling price. _____ _____ _____ _____
	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) _____ Reason for exemption _____
<b>6</b>	YES NO Is this property designated as forest land per chapter 84.33 RCW? <input type="checkbox"/> <input checked="" type="checkbox"/> Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW? <input type="checkbox"/> <input checked="" type="checkbox"/> Is this property receiving special valuation as historical property per chapter 84.26 RCW? <input type="checkbox"/> <input checked="" type="checkbox"/> If any answers are yes, complete as instructed below. (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>SLH</u> <u>9/24/19</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 <u>LEON F. ROSE MYRNA L. ROSE</u>		Type of Document <u>Statutory Warranty Deed (SWD)</u> Date of Document <u>09/19/19</u> Gross Selling Price \$ <u>38,000.00</u> *Personal Property (deduct) \$ <u>0.00</u> Exemption Claimed (deduct) \$ <u>0.00</u> Taxable Selling Price \$ <u>38,000.00</u> Excise Tax : State \$ <u>486.40</u> Local \$ <u>95.00</u> *Delinquent Interest: State \$ <u>0.00</u> Local \$ <u>0.00</u> *Delinquent Penalty \$ <u>0.00</u> Subtotal \$ <u>581.40</u> *State Technology Fee \$ <u>5.00</u> <u>5.00</u> *Affidavit Processing Fee \$ <u>0.00</u> Total Due \$ <u>586.40</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>Leon F. Rose</u>	Signature of Grantee or Grantee's Agent <u>Mountain Land Ventures LLC</u>
Name (print) <u>Leon F. Rose</u>	Name (print) <u>Mountain Land Ventures LLC</u>
Date & city of signing: <u>9-20-2019 Cheney</u>	Date & city of signing: <u>9/19/19 Bellingham</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**  
SEP 24 2019