

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	Name <u>Raymond L. Beale and Arlene Beale Trust Dated</u> <u>May 14, 2010</u> Mailing Address <u>P.O. Box 708</u> City/State/Zip <u>Pomeroy, WA 99347</u> Phone No. (including area code) <u>(509) 751-6040</u>	2	Name <u>See Attached Schedule</u> Mailing Address <u>P.O. Box 708</u> City/State/Zip <u>Pomeroy, WA 99347</u> Phone No. (including area code) <u>(509) 751-6040</u>
3	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>See Attached Schedule</u> <input type="checkbox"/> _____ _____ _____	List assessed value(s) <u>956924</u> _____ _____ _____

4 Street address of property: _____
This property is located in Garfield County
☐ Check box if any of the listed parcels are being segregated from another parcel, are part of a boundary line adjustment or parcels being merged.
Legal description of property (if more space is needed, you may attach a separate sheet to each page of the affidavit)
See Attached Schedule

5 Select Land Use Code(s): <u>83 - Agriculture classified under current use chapter 84.34 RCW</u> enter any additional codes: <u>11 - Single Family Unit</u> (See back of last page for instructions) Was the seller receiving a property tax exemption or deferral under chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	7 List all personal property (tangible and intangible) included in selling price. If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) <u>458-61A-202</u> Reason for exemption <u>Inheritance</u> Type of Document <u>Trustees' Deed</u> Date of Document <u>12/22/17</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 \$ _____ 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
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 checked="" type="checkbox"/> does <input type="checkbox"/> does not qualify for continuance. <u>Kesha Gubert</u> <u>12/27/17</u> DEPUTY ASSESSOR DATE (2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale. (3) OWNER(S) SIGNATURE <u>Loren E. Beale</u> PRINT NAME <u>Matthew T. Beale</u> <u>Loren E. Beale</u> <u>Matthew T. Beale</u>	

8 I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT. Signature of Grantor or Grantor's Agent <u>Loren E. Beale</u> Name (print) <u>Loren E. Beale, Trustee</u> Date & city of signing: <u>12/22/17; Lewiston, ID</u>	Signature of Grantee or Grantee's Agent <u>Matthew T. Beale</u> Name (print) <u>Matthew T. Beale, Trustee</u> Date & city of signing: <u>12/22/17; Lewiston, ID</u>
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Perjury: Perjury is a class C felony which is punishable by imprisonment in the state correctional institution for a maximum term of not more than five years, or by a fine in an amount fixed by the court of not more than five thousand dollars (\$5,000.00), or by both imprisonment and fine (RCW 9A.20.020 (1C)).

PAID
DEC 27 2017

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(See back of last page for instructions)

☐ Check box if partial sale, indicate % 6.66 sold.

List percentage of ownership acquired next to each name.

1 SELLER GRANTOR	Name <u>Raymond L. Beale and Arlene Beale Trust Dated</u>	2 BUYER GRANTEE	Name <u>See Attached Schedule</u>
	<u>May 14, 2010</u>		
	Mailing Address <u>P.O. Box 708</u>		Mailing Address <u>c/o Robert L. Biagi, 223 N. Main Street</u>
	City/State/Zip <u>Pomeroy, WA 99347</u>		City/State/Zip <u>Colfax, WA 99111</u>
	Phone No. (including area code) <u>(509) 751-6040</u>		Phone No. (including area code) <u>(509) 751-6040</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>See Attached Schedule</u> <input type="checkbox"/>
	Mailing Address _____		<input type="checkbox"/>
	City/State/Zip _____		<input type="checkbox"/>
	Phone No. (including area code) _____		<input type="checkbox"/>
			List assessed value(s) <u>175045</u>

4 Street address of property: _____

This property is located in Garfield County

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

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

See Attached Schedule

5 Select Land Use Code(s):
83 - Agriculture classified under current use chapter 84.34 RCW

enter any additional codes: _____

(See back of last page for instructions)

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

6

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

If any answers are yes, complete as instructed below.

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

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

Kenna Gubert 12/27/17
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.

Loren E. Beale Matthew T. Beale
PRINT NAME

Loren E. Beale Matthew T. Beale

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

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

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

Reason for exemption Inheritance

Type of Document Trustees' Deed

Date of Document 12/22/17

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 \$	500
Total Due \$	10.00 CK

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

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

Signature of Grantor or Grantor's Agent <u>Loren E. Beale</u>	Signature of Grantee or Grantee's Agent <u>Matthew T. Beale</u>
Name (print) <u>Loren E. Beale, Trustee</u>	Name (print) <u>Matthew T. Beale, Trustee</u>
Date & city of signing: <u>12/22/17; Lewiston, ID</u>	Date & city of signing: <u>12/22/17; Lewiston, ID</u>

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

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☐ Check box if partial sale, indicate %

sold.

List percentage of ownership acquired next to each name.

1 SELLER GRANTOR	Name <u>Thomas M. Herres, Personal Representative of the</u>	2 BUYER GRANTEE	Name <u>Jenness Evanston</u>
	Estate of <u>Nancy J. Herres</u>		
	Mailing Address <u>PO Box 188</u>		Mailing Address <u>PO Box 617</u>
	City/State/Zip <u>Pomeroy, WA 99347</u>		City/State/Zip <u>Pomeroy, WA, 99347</u>
	Phone No. (including area code) <u>(509) 780-9420</u>		Phone No. (including area code) <u>509-843-5129</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>Jenness Evanston</u>	<u>1-052-05-007-1450</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: 1035 Columbia Street, Pomeroy, Washington 99347

This property is located in Pomeroy

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

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

Lot 7 in Block 5 of Pomeroy'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)? 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? <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 type="checkbox"/> does not qualify for continuance.		WAC No. (Section/Subsection) <u>458-61A-202</u> Reason for exemption <u>Inheritance</u>
	DEPUTY ASSESSOR _____ DATE _____		Type of Document <u>Deed of Personal Representative</u>
	(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale.		Date of Document <u>12-27-17</u>
	(3) OWNER(S) SIGNATURE _____ PRINT NAME _____		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>Thomas M. Herres</u>	Signature of Grantee or Grantee's Agent <u>Jenness Evanston</u>
Name (print) <u>Thomas M. Herres</u>	Name (print) <u>Jenness A. Evanston</u>
Date & city of signing: <u>12/27/17 Pomeroy WA</u>	Date & city of signing: <u>12/27/17 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)).



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(See back of last page for instructions)

☐ Check box if partial sale of property

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

1 SELLER GRANTOR	Name <u>George Scoggin Trustee of the 1998 Revocable Living Trust</u>	2 BUYER GRANTEE	Name <u>Marvin and Sarah Scoggin</u>
	Mailing Address <u>PO Box 646</u>		Mailing Address <u>979 Mountain Rd</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 1486</u>		Phone No. (including area code) <u>509 843 1251</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>2010420283060000</u> <input checked="" type="checkbox"/> <u>12,075</u>	
Mailing Address _____		<u>2010420331010000</u> <input checked="" type="checkbox"/> <u>12,170</u>	
City/State/Zip _____		_____ <input type="checkbox"/>	
Phone No. (including area code) _____		_____ <input type="checkbox"/>	

4 Street address of property: 979 Mountain Rd
This property is located in ☒ unincorporated Garfield County OR within ☐ city of _____
☐ Check box if any of the listed parcels are being segregated from another parcel, are part of a boundary line adjustment or parcels being merged.
Legal description of property (if more space is needed, you may attach a separate sheet to each page of the affidavit)

5 Select Land Use Code(s): 83
enter any additional codes: _____
(See back of last page for instructions)

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

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

If any answers are yes, complete as instructed below.
(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE)
NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information.
This land ☒ does ☐ does not qualify for continuance.
[Signature] 12/28/17
DEPUTY ASSESSOR DATE

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

(3) OWNER(S) SIGNATURE
[Signature] [Signature]
PRINT NAME
Marvin Scoggin Sarah J Scoggin

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

If claiming an exemption, list WAC number and reason for exemption:
WAC No. (Section/Subsection) WAC-458-61A-201
Reason for exemption Gift to Son

Type of Document Quit Claim Deed
Date of Document 12/28/17

Gross Selling Price \$	_____
*Personal Property (deduct) \$	_____
Exemption Claimed (deduct) \$	_____
Taxable Selling Price \$	_____
Excise Tax : State \$	_____
Local \$	_____
*Delinquent Interest: State \$	_____
Local \$	_____
*Delinquent Penalty \$	_____
Subtotal \$	_____
*State Technology Fee \$	5.00
*Affidavit Processing Fee \$	5.00
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 George Scoggin
Name (print) George Scoggin
Date & city of signing: 12/28/17
Signature of Grantee or Grantee's Agent [Signature]
Name (print) Marvin Scoggin
Date & city of signing: 12/28/17

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)).

KAREN ROOSEVELT
GARFIELD COUNTY TREASURER

COUNTY TREASURER KK

REAL ESTATE EXCISE TAX
SUPPLEMENTAL STATEMENT
(WAC 458-61A-304)

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

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

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

The persons signing below do hereby declare under penalty of perjury that the following is true (check appropriate statement):

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

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

Reasons held in escrow: _____

Signature

Firm Name

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

Grantor (seller) gifts equity valued at \$ 4,245 to grantee (buyer).

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

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

A: Gifts with consideration

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

B: Gifts without consideration

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

Has there been or will there be a refinance of the debt? ☐ YES ☒ NO

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

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

George Seeger Grantor's Signature M. Sca Grantee's Signature SD

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

I, (print name) _____, certify that I am acting as an Exchange Facilitator in transferring real property to _____ pursuant to IRC Section 1031, and in accordance with WAC 458-61A-213.

NOTE: Exchange Facilitator must sign below.

Exchange Facilitator's Signature

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

QUIT CLAIM DEED

THE GRANTOR, GEORGE C. SCOGGIN, personally and as Trustee
of the SCOGGIN 1998 REVOCABLE LIVING TRUST

for and in consideration of Ten Dollars and Other Valuable
Consideration

in hand paid, conveys and warrants to MARVIN H. and SARAH
SCOGGIN

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

Property ID: 20104202830600000

Description: TAX 3WREN LAND

Described in the SCOGGIN 1998 REVOCABLE LIVING TRUST,
EXHIBIT A, PARCEL # 1: Tax Parcel # 3 of Section 28, Township 10,
Range 42 E.W.M. , more particularly described as follows: That part of
the S.W. 1/4 S.W. 1/4 of Section 28 of Township 10 North, Range 42
East, W.M., Garfield County, Washington, more particularly described
as follows: Beginning at the Southeast corner of said S.W. 1/4 S.W.
1/4; thence N. 89°01' 50" W. along the South line of said S.W. 1/4
S.W. 1/4 a distance of 596.43 feet; thence N.56°57' 05" E. a distance
of 348.59 feet; thence N. 44°18' 33" E. a distance of 183.0 feet; thence
N. 25°24' 22" E. a distance of 402.42 feet; thence N.18°25' 23" E. a
distance of 10.24 feet to a point on the East line of said S.W. 1/4 S.W.
1/4; thence S. 0°02' 12" E. along said East line a distance of 704.35
feet to the place of beginning, containing 3.51 acres.

Itemized Property Costs
Garfield County

From Table: MAIN Section 1

Record # 807

Property ID: 20104202830600000 Span #: Last Inspected: / / Cost Update: 08/16/2017
Owner(s): SCOGGIN 1998 LIVING TRUST
Address: 979 MOUNTAIN RD.
City/St/Zip: POMEROY WA. 99347
Location: 0 MAP # N 8-A
Description: TAX 3WREN LAND
Tax Map #: 28/10/42
Sale Price: 0 Book: Validity: No Data
Sale Date: / / Page:
Bldg Type: No Data Quality: 0.00
Style: No Data Frame: No Data
Area: 0 Yr Built: 0 Eff Age: 0
Rms: 0 # Bedrm: 0 # Kitchens: 0
1/2 Bath: 0 # Baths: 0

Item	Description	Percent	Quantity	Unit Cost	Total
BASE COST					
ADJUSTED BASE COST					
Subtotal					
REPLACEMENT COST NEW					
REPLACEMENT COST NEW LESS DEPRECIATION					
LAND PRICES					
	Size	Nbhd Mult	Grade	Depth/Rate	
MA Cropland	1.00	1.00	1.00		912
MA Pasture	2.51	1.00	1.00		251
MA Cropland	1.00	1.00	1.00		912
OP Pasture	2.51	1.00	1.00		43
SITE IMPROVEMENTS					
	Hsite/Hstd	Quantity	Quality		
Water	y / y	Typical	Average		5,000
Sewer	y / y	Typical	Average		5,000
Total					10,000
TOTAL PROPERTY VALUE					12,075

NOTES

#I of Scoggin Trust

QUIT CLAIM DEED

THE GRANTOR, GEORGE C. SCOGGIN, personally and as Trustee
of the SCOGGIN 1998 REVOCABLE LIVING TRUST

for and in consideration of Ten Dollars and Other Valuable
Consideration

in hand paid, conveys and warrants to MARVIN H. and SARAH
SCOGGIN

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

Property ID: 20104203310100000

Description: SW1/4NE1/4, SE1/4NW1/4, TAX 40

Described in the SCOGGIN 1998 REVOCABLE LIVING TRUST,
EXHIBIT A, PARCEL # L: SW 1/4 NE 1/4, Section 33, Township 10
North, Range 42 E.W.M.; SE 1/4 NW 1/4, Section 33, Township 10
North, Range 42 E.W.M.; and that part of the SE 1/4 of Section 33,
Township 10 North, Range 42 E.W.M. described as follows:

Beginning at the Northwest corner of said SE 1/4; thence South
89°40'27" East along the North line of said SE 1/4 a distance of
479.95 feet; thence South a distance of 81.76 feet; thence South
85°40'38" West a distance of 481.19 feet to a point on the West line of
said SE 1/4; thence North 0°03 '35" along said West line a distance of
120.76 feet to the place of beginning.

REAL ESTATE EXCISE TAX AFFIDAVIT

PLEASE TYPE OR PRINT

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(See back of last page for instructions)

☐ Check box if partial sale, indicate %

sold.

List percentage of ownership acquired next to each name.

1 SELLER GRANTOR	Name <u>Roger N. Baker & Diane Kay Baker, Trustees of</u>	2 BUYER GRANTEE	Name <u>Tetrick Family LLC, a Washington Limited</u>
	<u>the Roger N. and Diane Kay Baker Rev. Living Trust</u>		<u>Liability Company</u>
	Mailing Address <u>dated Dec 10, 2004: 1799 4th Ave</u>		Mailing Address <u>280 Vannatton Road</u>
	City/State/Zip <u>Clarkston, WA 99403</u>		City/State/Zip <u>Pomeroy, WA 99347</u>
	Phone No. (including area code) _____		Phone No. (including area code) _____
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>2-013-43-006-4000</u> <input type="checkbox"/>
	Mailing Address _____		_____ <input type="checkbox"/>
	City/State/Zip _____		_____ <input type="checkbox"/>
	Phone No. (including area code) _____		_____ <input type="checkbox"/>
			List assessed value(s)
			<u>\$410,593.00</u>

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)

The South half of Section 6, Township 13 North, Range 43, E.W.M., Garfield County, Washington; EXCEPT that part of the Northwest Quarter of the Southwest Quarter (Government Lot 6) lying Northwesterly of the County Road; ALSO EXCEPT public road rights of way.

5 Select Land Use Code(s):

Select Land Use Codes _____

enter any additional codes: _____

(See back of last page for instructions)

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

6

	YES	NO
Is this property designated as forest land per chapter 84.33 RCW?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is this property classified as current use (open space, farm and agriculture, 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 ☒ does ☐ does not qualify for continuance.

12/26/17

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

X Barbara Tetrick

PRINT NAME

By: Barbara Tetrick, Mgr

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

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

WAC No. (Section/Subsection) _____

Reason for exemption _____

Type of Document Statutory Warranty Deed

Date of Document 12/26/17

Gross Selling Price \$	400,000.00
*Personal Property (deduct) \$	
Exemption Claimed (deduct) \$	
Taxable Selling Price \$	400,000.00
Excise Tax : State \$	5,120.00
<u>0.0025</u> Local \$	1,000.00
*Delinquent Interest: State \$	
Local \$	
*Delinquent Penalty \$	
Subtotal \$	6,120.00
*State Technology Fee \$	5.00
*Affidavit Processing Fee \$	
Total Due \$	6,125.00

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>Roger N. Baker, Trustee</u>	Signature of Grantee or Grantee's Agent <u>Barbara Tetrick, Manager</u>
Name (print) By: <u>Roger N. Baker, Trustee</u>	Name (print) By: <u>Barbara Tetrick Manager</u>
Date & city of signing: <u>12/26/2017 Clarkston, WA</u>	Date & city of signing: <u>Dec 26, 2017 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

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(See back of last page for instructions)

☐ Check box if partial sale of property

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

SELLER GRANTOR	1 Name <u>Wanda McFarland</u>	BUYER GRANTEE	2 Name <u>J+T Enterp.</u>
	Mailing Address <u>P.O. Box 922</u>		Mailing Address <u>PO Box 922</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 1266</u>		Phone No. (including area code) <u>509 843 1266</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>J+T Enterp.</u>	<u>2-010-42-028-3055-0000</u> <input type="checkbox"/>	
	Mailing Address <u>PO Box 922</u>	<input type="checkbox"/>	
	City/State/Zip <u>Pomeroy WA 99347</u>	<input type="checkbox"/>	
	Phone No. (including area code) <u>509 843 1266</u>	<input type="checkbox"/>	
		List assessed value(s)	
		<u>43,670.</u>	

4 Street address of property: 875 Mountain Rd Pomeroy WA

This property is located in ☐ unincorporated _____ County OR within ☐ city of _____

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

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

Tax 9 Sec 28 Twp 10 R16 42

5 Select Land Use Code(s): enter any additional codes: _____ (See back of last page for instructions)	7 List all personal property (tangible and intangible) included in selling price. _____ _____ _____ _____
Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)? <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-211(1)</u> Reason for exemption <u>mere change identity</u> <u>OR from-general</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? <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>12/20/17</u> DEPUTY ASSESSOR DATE (2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale. (3) OWNER(S) SIGNATURE PRINT NAME	Type of Document <u>Quit Claim Deed</u> Date of Document <u>Dec. 28, 2017</u> Gross Selling Price \$ _____ *Personal Property (deduct) \$ _____ Exemption Claimed (deduct) \$ _____ Taxable Selling Price \$ _____ Excise Tax : State \$ _____ Local \$ _____ *Delinquent Interest: State \$ _____ Local \$ _____ *Delinquent Penalty \$ _____ Subtotal \$ _____ *State Technology Fee \$ _____ 5.00 *Affidavit Processing Fee \$ _____ 15.00 Total Due \$ _____ 10.00 A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS

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

Signature of Grantor or Grantor's Agent <u>[Signature]</u>	Signature of Grantee or Grantee's Agent <u>[Signature]</u>
Name (print) <u>Jeff Scoggin</u>	Name (print) <u>Theresa Scoggin</u>
Date & city of signing: <u>12-27-2017</u>	Date & city of signing: <u>12-27-2017</u>

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

DEC 28 2017

KAREN ROOSEVELT
GARFIELD COUNTY TREASURER

COUNTY TREASURER

3032

KR



REAL ESTATE EXCISE TAX AFFIDAVIT

PLEASE TYPE OR PRINT

CHAPTER 82.45 RCW - CHAPTER 458-61A WAC

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(See back of last page for instructions)

☐ Check box if partial sale of property

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

1 SELLER GRANTOR	Name <u>Warren Land and Cattle, LLC</u>	2 BUYER GRANTEE	Name <u>Estate of Nikki Jean Jones</u>
	Mailing Address <u>755 Tatman Mt Rd.</u>		Mailing Address <u>474 Rickman Gulch 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>Estate of Nikki Jean Jones</u>		20114201310000000 <input type="checkbox"/>	
Mailing Address <u>474 Rickman Gulch Rd.</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)	

4 Street address of property: Bare land - Pomeroy, WA 99347

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

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

See attached legal description.

5 Select Land Use Code(s): <u>83 Agriculture classified under current use</u> enter any additional codes: (See back of last page for instructions)	7 List all personal property (tangible and intangible) included in selling price.
YES NO Was the seller receiving a property tax exemption or deferral under chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)? <input type="checkbox"/> <input checked="" type="checkbox"/>	
6 YES NO Is this property designated as forest land per chapter 84.33 RCW? <input type="checkbox"/> <input checked="" type="checkbox"/> Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW? <input checked="" type="checkbox"/> <input type="checkbox"/> Is this property receiving special valuation as historical property per chapter 84.26 RCW? <input type="checkbox"/> <input checked="" type="checkbox"/> If any answers are yes, complete as instructed below. (1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information. This land <input checked="" type="checkbox"/> does <input type="checkbox"/> does not qualify for continuance. <u>Kenneth O'Walt</u> <u>12/29/17</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. <u>Cody T. Jones PR</u> OWNER(S) SIGNATURE PRINT NAME <u>Cody T. Jones, PR</u>	If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) <u>458-61A-215(1)</u> Reason for exemption <u>Clearing or exiting title, and additions to title</u> Type of Document <u>Quit Claim Deed (QCD)</u> Date of Document <u>12/29/17</u> <u>12-29-17</u> Gross Selling Price \$ <u>0.00</u> *Personal Property (deduct) \$ <u>0.00</u> Exemption Claimed (deduct) \$ <u>0.00</u> Taxable Selling Price \$ <u>0.00</u> Excise Tax : State \$ <u>0.00</u> Local \$ <u>0.00</u> *Delinquent Interest: State \$ <u>0.00</u> Local \$ <u>0.00</u> *Delinquent Penalty \$ <u>0.00</u> Subtotal \$ <u>0.00</u> *State Technology Fee \$ <u>5.00</u> <u>5.00</u> *Affidavit Processing Fee \$ <u>5.00</u> Total Due \$ <u>10.00</u> A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS

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

Signature of Grantor or Grantor's Agent <u>Wynne McCabe</u>	Signature of Grantee or Grantee's Agent <u>Cody T. Jones PR</u>
Name (print) <u>Warren Land and Cattle, LLC Wynne McCabe</u>	Name (print) <u>Estate of Nikki Jean Jones Cody T. Jones PR</u>
Date & city of signing: <u>12-29-17 Pomeroy</u>	Date & city of signing: <u>12-29-17 Pomeroy</u>

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

REV 84 0001a (6/26/14)

THIS SPACE IS FOR THE COUNTY TREASURER'S USE ONLY

COUNTY TREASURER

PAID
DEC 29 2017
KAREN ROOSEVELT
GARFIELD COUNTY TREASURER

3033

K/R

EXHIBIT A

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

In Township 11 North, Range 42 E.W.M.

A parcel of land located in the Southeast quarter of the Northeast quarter of Section 13, more particularly described as follows:

Commencing at the Southeast corner of the Northeast quarter; thence along the South line thereof, South $88^{\circ}32'27''$ West 450.00 feet, thence North $01^{\circ}27'34''$ West 700.00 feet to the Northeast corner of that parcel of land described in Statutory Warranty Deed, Auditor's No. 3703, thence along said parcel South $88^{\circ}32'26''$ West 42.59 feet to the True Point of Beginning:

thence continuing along said parcel, South $88^{\circ}32'26''$ West 507.41 feet;

thence North $01^{\circ}32'27''$ West 149.62 feet to a fence line;

thence following said fence line the following 4 courses:

South $86^{\circ}31'49''$ East 314.29 feet;

South $84^{\circ}26'26''$ East 138.10 feet;

South $44^{\circ}41'031''$ East 80.16 feet;

South $04^{\circ}31'22''$ East 47.39 feet to the point of beginning.

TOGETHER.WITH an easement for ingress and egress located in the South half of the Northeast quarter of said Section 13, over the easterly portion of the West 688 feet of the South 50 feet of the Northeast quarter of said Section 13 lying East of the County Road (Rickman Gulch).

REAL ESTATE EXCISE TAX AFFIDAVIT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

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(See back of last page for instructions)

☒ Check box if partial sale of property

If multiple owners, list percentage of ownership next to name

1 SELLER GRANTOR	Name <u>Cody T. Jones, Personal Representative</u>	2 BUYER GRANTEE	Name <u>Warren Land and Cattle, LLC</u>
	Estate of Nikki Jean Jones		
	Mailing Address <u>780 474 Rickman Gulch Rd.</u>		Mailing Address <u>755 Tatman Mt. 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	List assessed value(s)		
	Name <u>Warren Land and Cattle, LLC</u>			20114201240000000 <input type="checkbox"/>	158,286.00
	Mailing Address <u>755 Tatman Mt. Rd.</u>			20114201140000000 <input type="checkbox"/>	289,135.00
	City/State/Zip <u>Pomeroy WA 99347</u>			20114201230100000 <input type="checkbox"/>	4,200.00
	Phone No. (including area code)			20114201310100000 <input type="checkbox"/>	144,410.00

20114201310200000 5497.00

4 Street address of property: Bare land - Pomeroy, WA 99347

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

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

See attached legal description.

5	Select Land Use Code(s): <u>83 Agriculture classified under current use</u>	7	List all personal property (tangible and intangible) included in selling price.
	enter any additional codes:		
	(See back of last page for instructions)		
	Was the seller receiving a property tax exemption or deferral under chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)?		

6	YES	NO
	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 ☒ does ☐ does not qualify for continuance.

Kessha Gubert 12/29/17
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
Steve Warren
PRINT NAME Warren Land and Cattle, LLC

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

WAC No. (Section/Subsection) _____

Reason for exemption _____

Type of Document Statutory Warranty Deed (SWD)

Date of Document 12/22/17

Gross Selling Price \$	<u>329,000.00</u>
*Personal Property (deduct) \$	<u>0.00</u>
Exemption Claimed (deduct) \$	<u>0.00</u>
Taxable Selling Price \$	<u>329,000.00</u>
Excise Tax : State \$	<u>4,211.20</u>
Local \$	<u>822.50</u>
*Delinquent Interest: State \$	<u>0.00</u>
Local \$	<u>0.00</u>
*Delinquent Penalty \$	<u>0.00</u>
Subtotal \$	<u>5,033.70</u>
*State Technology Fee \$	<u>5.00</u> <u>5.00</u>
*Affidavit Processing Fee \$	<u>0.00</u>
Total Due \$	<u>5,038.70</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>Cody T. Jones</u>	Signature of Grantee or Grantee's Agent <u>Steve Warren</u>
Name (print) <u>Cody T. Jones, Personal Representative</u>	Name (print) <u>Warren Land and Cattle, LLC</u>
Date & city of signing: <u>12/26/17 Clarkston, WA</u>	Date & city of signing: <u>12/26/2017 - 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)).

EXHIBIT A

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

In Township 11 North, Range 42 E.W.M.

The East half of Section 11.

EXCEPT that part of the North half of the Northeast quarter of said Section 11, lying East of the West bank of the gulch or creek along which the County Road was located in 1940.

ALSO EXCEPT commencing at the Northeast corner of said Section 11; thence along the North line thereof, South 87°15'49" West 1036.38 feet to the True Point of Beginning; thence along a fence line the following 8 courses:
thence South 07°04'08" West 1111.01 feet;
thence South 33°12'48" East 249.73 feet;
thence North 77°30'29" East 451.29 feet;
thence South 04°59'23" East 248.88 feet;
thence South 39°33'18" West 1135.37 feet;
thence South 13°00'37" West 287.72 feet;
thence North 54°57'37" East 858.26 feet;
thence South 07°30'44" East 674.41 feet.
thence leaving said fence line, North 79°31'35" East 690.73 feet to the Southeast corner of the Northeast quarter of said Section 11;
thence along the East line thereof, North 02°18'21" West 1359.76 feet to the Northeast corner of the Southeast quarter of the Northeast quarter of said Section 11;
thence along the North line thereof, South 87°25'33" West 193.63 feet to a point on the West bank of the gulch along which Rickman Gulch Road is located;
thence along said West bank the following 6 courses:
thence North 19°32'50" West 623.49 feet;
thence along a tangent curve to the left, having an arc length of 195.32 feet, a radius of 1275.25 feet, the long chord of which bears North 23°56'06" West 195.13 feet;
thence North 28°19'22" West 175.01 feet;
thence along a tangent curve to the right, having an arc length of 186.94 feet, a radius of 725.14 feet, the long chord of which bears North 20°56'16" West 186.42 feet;
thence North 13°33'09" West 178.67 feet;
thence along a tangent curve to the left, having an arc length of 71.96 feet, a radius of 775.15 feet, the long chord of which bears North 16°12'43" West 71.94 feet to a point on the North line of said Section 11;
thence along said North line, South 87°15'50" West 397.55 feet to the place of beginning.

-continued-

TOGETHER WITH an easement for ingress and egress more particularly described as follows:

Commencing at the Northeast corner of said Section 11; thence along the North line thereof, South 02°09'45" West 1840.40 feet to a point at the intersection of an existing driveway and the West right of way line of Rickman Gulch Road and the True Point of Beginning:

thence along the centerline of the existing driveway the following 7 courses:

thence South 47°56'11" West 116.60 feet;

thence South 06°24'31" West 201.45 feet;

thence South 00°58'13" East 140.96 feet;

thence South 04°26'04" East 134.20 feet;

thence South 03°24'21" West 102.76 feet;

thence South 05°45'42" West 134.24 feet;

thence South 26°02'42" West 175.60 feet to the termination of this easement.

The sidelines of this easement shall be lengthened or shortened to terminate on the West right of way line of Rickman Gulch Road and on the South boundary of the afore-mentioned tract of land.

The Southeast quarter of Section 12.

EXCEPT beginning at the Southwest corner of said Southeast quarter, thence along said South line, North 88°54'55" East 690.91 feet to a fence line;

thence North 27°39'25" West 103.61 feet;

thence North 29°27'39" West 383.56 feet;

thence North 47°06'29" West 203.20 feet;

thence North 24°58'56" West 837.00 feet to the West line of said Southeast quarter;

thence leaving said fence line and along said West line, South 02°04'18" East 1336.68 feet to the place of beginning.

TOGETHER WITH an easement for ingress and egress located in the Southeast quarter of said Section 12, and in the North half of said Section 13, more particularly described as follows:

Commencing at the Southeast corner of the Northeast quarter of said Section 13; thence along the South line thereof, South 88°32'26" West 1003.48 feet; thence North 01°27'34" West 50.01 feet to the True Point of Beginning, being a strip of land, 30 feet wide, lying 15 feet on both sides of the following described line:

thence North 01°57'21" East 58.64 feet; thence North 33°11'01" West 89.99 feet;

thence North 14°03'15" West 51.02 feet; thence North 02°16'34" East 102.48 feet;

thence North 25°10'07" West 50.76 feet; thence North 49°20'46" West 102.49 feet;

thence North 33°25'45" West 203.09 feet; thence North 21°53'00" West 263.45 feet;

thence North 28°50'08" West 572.54 feet; thence North 27°57'37" West 575.17 feet;

thence North 16°17'42" West 556.36 feet; thence North 27°39'25" West 328.30 feet to a

point of termination for said easement from which the Point of Beginning bears South 24°44'00" East 2914.20 feet.

That part of the Southeast quarter of the Northeast quarter of Section 13, more particularly described as follows:

Commencing at the Southeast corner of the Northeast quarter; thence along the South line thereof, South 88°32'26" West 450.10 feet, thence North 01°27'34" West 50.00 feet to the Southeast corner of that parcel of land described in Statutory Warranty Deed,

Auditor's No. 3703 and the True Point of Beginning:

thence along the South line of said parcel, South 88°32'26" West 7.80 feet to a fence line; thence along said fence line, North 04°31'22" West 650.93 feet to the North line of said parcel;

thence along said North line, North 88°32'26" East 42.59 feet to the Northeast corner of said parcel;

thence along the East line thereof, South 01°27'34" East 650.00 feet to the place of beginning.

That part of the Northeast quarter of said Section 13, more particularly described as follows:

Commencing at the Northwest corner of said Northeast quarter; thence along the North line thereof, North 88°54'55" East 690.91 feet to a fence line and the True Point of Beginning:

thence continuing along said North line, North 88°54'55" East 43.23 feet to the West line of that parcel of land described in Statutory Warranty Deed, Auditor's No. 3703;

thence along said West line, South 24°56'04" East 285.42 feet;

thence South 15°26'34" East 480.08 feet; thence South 27°51'34" East 1148.33 feet;

thence South 85°53'55" East 313.51 feet; thence South 01°27'34" East 4.22 feet to a fence line; thence along said fence line the following 5 courses:

North 86°31'49" West 335.37 feet;

North 28°50'08" West 572.42 feet;

North 27°57'37" West 573.52 feet;

North 16°17'42" West 556.32 feet;

North 27°39'25" West 226.18 feet to the North line of said Northeast quarter and the place of beginning.



REAL ESTATE EXCISE TAX AFFIDAVIT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

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)

This form is your receipt when stamped by cashier.

☒ Check box if partial sale of property

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

1 SELLER GRANTOR	Name <u>Cody T. Jones, Personal Representative</u>	2 BUYER GRANTEE	Name <u>Robbyn G. Heeter</u>
	<u>Estate of Nikki Jean Jones</u>		<u>Tracey A. Heeter</u>
	Mailing Address <u>474 Rickman Gulch Rd.</u>		Mailing Address <u>246 Tucannon Rd.</u>
	City/State/Zip <u>Pomeroy, WA 99347</u>		City/State/Zip <u>Dayton WA 99328</u>
Phone No. (including area code)		Phone No. (including area code)	

3 Send all property tax correspondence to: ☒ Same as Buyer/Grantee

Name Robbyn G. Heeter Tracey A. Heeter

Mailing Address 246 Tucannon Rd.

City/State/Zip Dayton WA 99328

Phone No. (including area code)

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

20114201140000000 ☐

☐

☐

☐

List assessed value(s)

289,135.00

4 Street address of property: 262 Rickman Gulch Rd. - Pomeroy, WA 99362

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

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

See attached legal description.

5 Select Land Use Code(s):
83 Agriculture classified under current use

enter any additional codes:

(See back of last page for instructions)

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

YES NO

☐ ☒

6 YES NO

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

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

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

If any answers are yes, complete as instructed below.

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

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

This land ☐ does ☒ does not qualify for continuance.

Kesha Gilbert

DEPUTY ASSESSOR

12/29/17

DATE

(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)

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

(3) OWNER(S) SIGNATURE

PRINT NAME

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

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

WAC No. (Section/Subsection)

Reason for exemption

Type of Document Statutory Warranty Deed (SWD)

Date of Document 12/22/17

Gross Selling Price \$	<u>199,900.00</u>
*Personal Property (deduct) \$	<u>0.00</u>
Exemption Claimed (deduct) \$	<u>0.00</u>
Taxable Selling Price \$	<u>199,900.00</u>
Excise Tax : State \$	<u>2,558.72</u>
Local \$	<u>499.75</u>
*Delinquent Interest: State \$	<u>0.00</u>
Local \$	<u>0.00</u>
*Delinquent Penalty \$	<u>0.00</u>
Subtotal \$	<u>3,058.47</u>
*State Technology Fee \$	<u>5.00</u> <u>5.00</u>
*Affidavit Processing Fee \$	<u>0.00</u>
Total Due \$	<u>3,063.47</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 Cody T. Jones

Name (print) Cody T. Jones, Personal Representative

Date & city of signing: 12/26/17 Clarkston, WA

Signature of Grantee or Grantee's Agent Robbyn G. Heeter

Name (print) Robbyn G. Heeter

Date & city of signing: 12/27/17 Clarkston

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

REV 84 0001a (6/26/14)

THIS SPACE FOR SELLER'S USE ONLY

COUNTY TREASURER

PAID
DEC 29 2017

EXHIBIT A

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

In Township 11 North, Range 42 E.W.M.

That part of the East half of Section 11, more particularly described as follows:

Commencing at the Northeast corner of said Section 11; thence along the North line thereof, South 87°15'49" West 1036.38 feet to the True Point of Beginning;
thence along a fence line the following 8 courses:
thence South 07°04'08" West 1111.01 feet;
thence South 33°12'48" East 249.73 feet;
thence North 77°30'29" East 451.29 feet;
thence South 04°59'23" East 248.88 feet;
thence South 39°33'18" West 1135.37 feet;
thence South 13°00'37" West 287.72 feet;
thence North 54°57'37" East 858.26 feet;
thence South 07°30'44" East 674.41 feet.
thence leaving said fence line, North 79°31'35" East 690.73 feet to the Southeast corner of the Northeast quarter of said Section 11;
thence along the East line thereof, North 02°18'21" West 1359.76 feet to the Northeast corner of the Southeast quarter of the Northeast quarter of said Section 11;
thence along the North line thereof, South 87°25'33" West 193.63 feet to a point on the West bank of the gulch along which Rickman Gulch Road is located;
thence along said West bank the following 6 courses:
thence North 19°32'50" West 623.49 feet;
thence along a tangent curve to the left, having an arc length of 195.32 feet, a radius of 1275.25 feet, the long chord of which bears North 23°56'06" West 195.13 feet;
thence North 28°19'22" West 175.01 feet;
thence along a tangent curve to the right, having an arc length of 186.94 feet, a radius of 725.14 feet, the long chord of which bears North 20°56'16" West 186.42 feet;
thence North 13°33'09" West 178.67 feet;
thence along a tangent curve to the left, having an arc length of 71.96 feet, a radius of 775.15 feet, the long chord of which bears North 16°12'43" West 71.94 feet to a point on the North line of said Section 11;
thence along said North line, South 87°15'50" West 397.55 feet to the place of beginning.

EXCEPT public road right of way.

SUBJECT TO an easement for ingress and egress more particularly described as follows:

Commencing at the Northeast corner of said Section 11; thence along the North line thereof, South 02°09'45" West 1840.40 feet to a point at the intersection of an existing driveway and the West right of way line of Rickman Gulch Road and the True Point of Beginning:

thence along the centerline of the existing driveway the following 7 courses:

thence South 47°56'11" West 116.60 feet;

thence South 06°24'31" West 201.45 feet;

thence South 00°58'13" East 140.96 feet;

thence South 04°26'04" East 134.20 feet;

thence South 03°24'21" West 102.76 feet;

thence South 05°45'42" West 134.24 feet;

thence South 26°02'42" West 175.60 feet to the termination of this easement.

The sidelines of this easement shall be lengthened or shortened to terminate on the West right of way line of Rickman Gulch Road and on the South boundary of the afore-described parcel of land.

REAL ESTATE EXCISE TAX AFFIDAVIT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

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)

This form is your receipt
when stamped by cashier.

☒ Check box if partial sale of property

If multiple owners, list percentage of ownership next to name

1 SELLER GRANTOR	Name <u>Cody T. Jones, Personal Representative</u>	2 BUYER GRANTEE	Name <u>Michael W. Grothe</u>
	<u>Estate of Nikki Jean Jones</u>		<u>Teresa R. Grothe</u>
	Mailing Address <u>474 Rickman Gulch Rd.</u>		Mailing Address <u>14919 Hwy. 12</u>
	City/State/Zip <u>Pomeroy, WA 99347</u>		City/State/Zip <u>Clarkston WA 99403</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>Michael W. Grothe Teresa R. Grothe</u>		<u>20114201230100000</u> <input type="checkbox"/>	<u>4,200.00</u>
Mailing Address <u>14919 Hwy. 12</u>		<u>20114201310100000</u> <input type="checkbox"/>	<u>144,410.00</u>
City/State/Zip <u>Clarkston WA 99403</u>		<u>20114201310200000</u> <input type="checkbox"/>	<u>5,497.00</u>
Phone No. (including area code) _____			

4 Street address of property: 474 Rickman Gulch Rd. - Pomeroy, WA 9403

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

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

See attached legal description.

5 Select Land Use Code(s):
83 Agriculture classified under current use

enter any additional codes: _____

(See back of last page for instructions)

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

YES ☐ NO ☒

6

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

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

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

If any answers are yes, complete as instructed below.

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

This land ☒ does ☐ does not qualify for continuance.

Kesma Guben 12/29/17
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

Mike W. Grothe Teresa R Grothe
PRINT NAME

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

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

WAC No. (Section/Subsection) _____

Reason for exemption _____

Type of Document Statutory Warranty Deed (SWD)

Date of Document 12/22/17

Gross Selling Price \$	<u>100,000.00</u>
*Personal Property (deduct) \$	<u>0.00</u>
Exemption Claimed (deduct) \$	<u>0.00</u>
Taxable Selling Price \$	<u>100,000.00</u>
Excise Tax : State \$	<u>1,280.00</u>
Local \$	<u>250.00</u>
*Delinquent Interest: State \$	<u>0.00</u>
Local \$	<u>0.00</u>
*Delinquent Penalty \$	<u>0.00</u>
Subtotal \$	<u>1,530.00</u>
*State Technology Fee \$	<u>5.00</u> <u>5.00</u>
*Affidavit Processing Fee \$	<u>0.00</u>
Total Due \$	<u>1,535.00</u>

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

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

Signature of Grantor or Grantor's Agent <u>Cody T Jones</u>	Signature of Grantee or Grantee's Agent <u>Mike W Grothe</u>
Name (print) <u>Cody T. Jones, Personal Representative</u>	Name (print) <u>Michael W. Grothe</u>
Date & city of signing: <u>12/26/17 Clarkston WA</u>	Date & city of signing: <u>12/26/2017 - 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), 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

KAREN ROOSEVELT
GARFIELD COUNTY TREASURER

DEC 29 2017

Order No. GA-5822

EXHIBIT A

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

In Township 11 North, Range 42 E.W.M.

That part of the South half of Section 12, and of the North half of Section 13, more particularly described as follows:

Commencing at the Northwest corner of the South half of Section 12; thence along the West line thereof, South 02°29'16" East 1359.96 feet to the Northwest corner of the South half of the Southwest quarter of Section 12; thence along the North line thereof North 89°09'36" East 377.97 feet to the centerline of the county road (Rickman Gulch Road); thence along said centerline South 27°53'37" East 39.12 feet to the westerly extension of an east-west fence line and the True Point of Beginning:

thence along said fence line the following 13 courses:

North 88°34'37" East 2278.43 feet;

South 24°58'56" East 837.00 feet;

South 47°06'29" East 203.20 feet;

South 29°27'39" East 383.56 feet;

South 27°39'25" East 329.79 feet;

South 16°17'42" East 556.32 feet;

South 27°57'37" East 573.52 feet;

South 28°50'08" East 572.42 feet;

South 86°31'49" East 649.66 feet;

South 84°26'26" East 138.10 feet;

South 44°41'03" East 80.16 feet;

South 04°31'22" East 47.39 feet to the North line of that parcel of land described in Statutory Warranty Deed, Auditor's No. 3703;

thence South 04°31'22" East 650.93 feet to the South line of said parcel;

thence along said South line, South 88°32'26" West 699.41 feet to the centerline of the county road;

thence along said county road the following 15 courses:

through a non-tangent curve to the left having an arc length of 397.10 feet, a radius of 437.65 feet, the long chord of which bears North 51°15'54" West 383.62 feet;

North 77°15'32" West 676.60 feet;

through a tangent curve to the right having an arc length of 276.54 feet, a radius of 245.42 feet, the long chord of which bears North 44°58'42" West 262.14 feet;

North 12°41'52" West 84.10 feet;

through a tangent curve to the left having an arc length of 27.75 feet, a radius of 258.80 feet, the long chord of which bears North 15°46'12" West 27.74 feet;

North 18°50'32" West 48.06 feet;

through a tangent curve to the left having an arc length of 297.70 feet, a radius of 968.54 feet, the long chord of which bears North 27°38'52" West 296.53 feet;
North 36°27'11" West 699.32 feet;
through a tangent curve to the right having an arc length of 246.72 feet, a radius of 617.89 feet, the long chord of which bears North 25°00'51" West 245.09 feet;
North 13°34'31" West 179.75 feet;
through a tangent curve to the left having an arc length of 577.20 feet, a radius of 1253.65 feet, the long chord of which bears North 26°45'54" West 572.11 feet;
through a compound curve to the left having an arc length of 882.58 feet, a radius of 1824.95 feet, the long chord of which bears North 53°48'34" West 874.00 feet;
North 67°39'51" West 784.68 feet;
through a tangent curve to the right having an arc length of 405.42 feet, a radius of 584.07 feet, the long chord of which bears North 47°46'44" West 397.33 feet;
North 27°53'37" West 327.13 feet to the place of beginning.

TOGETHER WITH an easement for ingress and egress located in the South half of the Northeast quarter of said Section 13 over the easterly portion of the West 688 feet of the South 50 feet of said Northeast quarter of Section 13 lying East of the County Road.

SUBJECT TO an easement for ingress and egress located in the Southeast quarter of said Section 12, and the North half of said Section 13, more particularly described as follows: Commencing at the Southeast corner of the Northeast quarter of Section 13; thence along the South line thereof, South 88°32'26" West 1003.48 feet; thence North 01°27'34" West 50.01 feet to the True Point of Beginning:

(a strip of land, 30 feet wide, lying 15 feet on both sides of the following described line:)

thence North 01°57'21" East 58.64 feet;
thence North 33°11'01" West 89.99 feet;
thence North 14°03'15" West 51.02 feet;
thence North 02°16'34" East 102.48 feet;
thence North 25°10'07" West 50.76 feet;
thence North 49°20'46" West 102.49 feet;
thence North 33°25'45" West 203.09 feet;
thence North 21°53'00" West 263.45 feet;
thence North 28°50'08" West 572.54 feet;
thence North 27°57'37" West 575.17 feet;
thence North 16°17'42" West 556.36 feet;
thence North 27°39'25" West 328.30 feet to a point of termination for said easement from which the Point of Beginning bears South 24°44'00" East 2914.20 feet;

EXCEPT public road right of way.



3037

REAL ESTATE EXCISE TAX AFFIDAVIT

This form is your receipt
when stamped by cashier

PLEASE TYPE OR PRINT

CHAPTER 82.45 RCW - CHAPTER 458-61A WAC

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

(See back of last page for instructions)

☐ Check box if partial sale of property

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

1 SELLER GRANTOR	Name <u>Lois A. Smith</u>	2 BUYER GRANTEE	Name <u>Christine E. Dahlke, Trustee of the MI and Lois Smith Trust</u>
	Mailing Address <u>2405 Patriot Heights</u>		dated <u>June 8, 2016</u>
	City/State/Zip <u>Colo Spgs, CO 80904</u>		Mailing Address <u>3578 Hartsoel Dr #E-140</u>
	Phone No. (including area code) <u>719-667-5723</u>		City/State/Zip <u>Colorado Spring, CO 80920</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 _____		1-052-09-007-1870 <input type="checkbox"/>	
Mailing Address _____		<input type="checkbox"/>	
City/State/Zip _____		<input type="checkbox"/>	
Phone No. (including area code) _____		<input type="checkbox"/>	
		List assessed value(s) <u>79,256</u>	

4 Street address of property: 1333 Pataha Street Pomeroy WA

This property is located in Garfield

☐ Check box if any of the listed parcels are being segregated from a larger parcel.

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

Lot 7 in Block 9 of Pomeroy's Addition to the City of Pomeroy

5 Select Land Use Code(s): <u>1 - 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: If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section Subsection) <u>458-61A-215</u> Reason for exemption <u>transfer to family trust, correcting deed under instrument no. 20160415 recorded on October 13, 2016</u> Type of Document <u>Quitclaim Deed</u> Date of Document <u>12/11/17</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
6 Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO 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 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>Lois A. Smith</u>	Signature of Grantee or Grantee's Agent <u>Christine E. Dahlke, Trustee</u>
Name (print) <u>Lois A. Smith</u>	Name (print) <u>Christine E. Dahlke, Trustee</u>
Date & city of signing: <u>12-25-17 Colorado Springs</u>	Date & city of signing: <u>12-29-17 Colo. Spgs, CO</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 0001c (4/18/08)

THIS SPACE - TREASURER'S USE ONLY

COUNTY TREASURER

PAID

JAN 02 2018

KAREN ROOSEVELT
GARFIELD COUNTY TREASURER

3037

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.

3038

☐ Check box if partial sale of property

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

1 SELLER GRANTOR	Name <u>Robert Cook</u>	2 BUYER GRANTEE	Name <u>Natalie Cook</u>
	Mailing Address <u>Pomeroy Trail</u>		Mailing Address <u>210 Elm St.</u>
	City/State/Zip <u>Pomeroy WA 99347</u>		City/State/Zip <u>Pomeroy WA 99347</u>
	Phone No. (including area code) <u>None</u>		Phone No. (including area code) _____
3 Send all property tax correspondence to: <input type="checkbox"/> Same as Buyer/Grantee Name <u>Natalie Cook</u> Mailing Address <u>210 Elm St.</u> City/State/Zip <u>Pomeroy WA 99347</u> Phone No. (including area code) <u>208 400-0904</u>		List all real and personal property tax parcel account numbers – check box if personal property <u>TAX 47</u> <input type="checkbox"/> <u>31-12-42</u> <input type="checkbox"/> <u>1-070-31-047-1360</u> <input type="checkbox"/> _____ <input type="checkbox"/>	
		List assessed value(s) <u>62,000</u> <u>Land 6,340.</u> <u>Site 53,000</u>	

4 Street address of property: 210 Elm
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.
Legal description of property (if more space is needed, you may attach a separate sheet to each page of the affidavit)
Township 12 North Range 42 E.W.M.
NE Quarter of SW Quarter of Section 31
begins at point 60 ft. East of NE corner of and at right
angles to the east line of Block 2 of Highland Additions to the
city of Pomeroy E 120 ft. angles 120 ft. then west 120 ft. then south 120 ft
to the place of beginning

5 Select Land Use Code(s):
100
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"/>

6

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

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

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

Reason for exemption Fulfillment of
Settlement Agreement
Due to DNROR
Docket # 17-3-00006-1

Type of Document Quit claim deed

Date of Document 1-10-18

Gross Selling Price \$ _____

*Personal Property (deduct) \$ _____

Exemption Claimed (deduct) \$ _____

Taxable Selling Price \$ _____

Excise Tax : State \$ _____

Local \$ _____

*Delinquent Interest: State \$ _____

Local \$ _____

*Delinquent Penalty \$ _____

Subtotal \$ _____

*State Technology Fee \$ _____ 5.00

*Affidavit Processing Fee \$ _____ 5.00

Total Due \$ 10.00 CK

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

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

Signature of Grantor or Grantor's Agent <u>R Cook</u>	Signature of Grantee or Grantee's Agent <u>Natalie M. Cook</u>
Name (print) <u>Robert Cook</u>	Name (print) <u>Natalie M. Cook</u>
Date & city of signing: <u>11/01/18, Pomeroy, WA</u>	Date & city of signing: <u>1-10-18 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

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)

This form is your receipt when stamped by cashier.

☐ Check box if partial sale of property

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

1 SELLER GRANTOR	Name <u>Benjamin C. Roberts</u>	2 BUYER GRANTEE	Name <u>Robert B. Chalfant</u>
	Mailing Address <u>17053 Ivan Rd.</u>		<u>Catherine A. Chalfant</u>
	City/State/Zip <u>Fortuna MO 65034</u>		Mailing Address <u>260 15th St.</u>
	Phone No. (including area code) _____		City/State/Zip <u>Pomeroy WA 99347</u>
3 Send all property tax correspondence to: <input type="checkbox"/> Same as Buyer/Grantee Name <u>Robert B. Chalfant Catherine A. Chalfant</u> Mailing Address <u>260 15th St.</u> City/State/Zip <u>Pomeroy WA 99347</u> Phone No. (including area code) _____		List all real and personal property tax parcel account numbers – check box if personal property <u>105003010122000000</u> <input type="checkbox"/> _____ _____ _____ _____	
		List assessed value(s) <u>75,060.00</u> _____ _____ _____	

4 Street address of property: 62 N. 7th 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 South 50 feet of Lots 9 and 10 in Block 3 of the Original Town of the City of Pomeroy. EXCEPT public road right of way.

5 Select Land Use Code(s): <u>27 Printing and Publishing</u> enter any additional codes: _____ (See back of last page for instructions)	7 List all personal property (tangible and intangible) included in selling price. _____ _____ _____ _____
6 Was the seller receiving a property tax exemption or deferral under chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) _____ Reason for exemption _____ _____
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.	Type of Document <u>Statutory Warranty Deed (SWD)</u> Date of Document <u>01/05/18</u> Gross Selling Price \$ <u>35,000.00</u> *Personal Property (deduct) \$ <u>0.00</u> Exemption Claimed (deduct) \$ <u>0.00</u> Taxable Selling Price \$ <u>35,000.00</u> Excise Tax : State \$ <u>448.00</u> Local \$ <u>87.50</u> *Delinquent Interest: State \$ <u>0.00</u> Local \$ <u>0.00</u> *Delinquent Penalty \$ <u>0.00</u> Subtotal \$ <u>535.50</u> *State Technology Fee \$ <u>5.00</u> <u>5.00</u> *Affidavit Processing Fee \$ <u>0.00</u> Total Due \$ <u>540.50</u> A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS
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 _____	

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>Benjamin C. Roberts</u> Date & city of signing: <u>1/10/2018 - Clarkston, WA</u>	Signature of Grantee or Grantee's Agent <u>[Signature]</u> Name (print) <u>Robert B. Chalfant</u> Date & city of signing: <u>1-10-18 - Clarkston, WA</u>
---	--

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

PAID
JAN 11 2018

KAREN ROOSEVELT
GARFIELD COUNTY TREASURER

3039
KR

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.

<p>1 Name <u>Reginald K. Waldher</u></p> <p>2 Name <u>Christian Marl</u></p>	<p>3 Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee</p> <p>Name <u>Christian Marl</u></p> <p>Mailing Address <u>6540 Riddle Dr.</u></p> <p>City/State/Zip <u>North Richland Hills TX 76182</u></p> <p>Phone No. (including area code) _____</p>	<p>List all real and personal property tax parcel account numbers - check box if personal property</p> <p>20124201940000000 <input type="checkbox"/></p> <p>20124202030000000 <input type="checkbox"/></p> <p>_____ <input type="checkbox"/></p> <p>_____ <input type="checkbox"/></p>	<p>List assessed value(s)</p> <p>186,420.00</p> <p>_____</p> <p>_____</p>
--	--	--	---

4 Street address of property: Land Only Heaton Gulch Rd, Pomeroy

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

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

see attached legal

5 Select Land Use Code(s):
91 Undeveloped land (land only)

enter any additional codes: _____

(See back of last page for instructions)

Was the seller receiving a property tax exemption or deferral under chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)? ☒ YES ☐ NO

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

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

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

If any answers are yes, complete as instructed below.

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

This land ☒ does ☐ does not qualify for continuance.

1-18-19 DATE
DEPUTY ASSESSOR

(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
Christian Marl
PRINT NAME
CHRISTIAN MARL

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

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

WAC No. (Section/Subsection) _____

Reason for exemption _____

Type of Document Statutory Warranty Deed (SWD)

Date of Document 01/11/18

Gross Selling Price	\$	170,000.00
*Personal Property (deduct)	\$	0.00
Exemption Claimed (deduct)	\$	0.00
Taxable Selling Price	\$	170,000.00
Excise Tax : State	\$	2,176.00
Local	\$	425.00
*Delinquent Interest: State	\$	0.00
Local	\$	0.00
*Delinquent Penalty	\$	0.00
Subtotal	\$	2,601.00
*State Technology Fee	\$	5.00
*Affidavit Processing Fee	\$	0.00
Total Due	\$	2,606.00

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 Reginald K. Waldher Signature of Grantee or Grantee's Agent Christian Marl

Name (print) Reginald K. Waldher Name (print) Christian Marl

Date & city of signing: 1-15-18, Clarkston, WA Date & city of signing: 1-12-18, TEXAS

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

REV 84 0001a (6/26/14) THIS SPACE FOR TREASURER'S USE ONLY COUNTY TREASURER

KAREN ROOSEVELT
GARFIELD COUNTY TREASURER

REAL ESTATE EXCISE TAX AFFIDAVIT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

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)

This form is your receipt
when stamped by cashier.

☐ Check box if partial sale of property

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

1 SELLER GRANTOR	Name <u>Edwin C. Baker</u>	2 BUYER GRANTEE	Name <u>Frank Edward Slusser</u>
	<u>Deborah Baker</u>		
	Mailing Address <u>518 Crestline Circle Dr.</u>		Mailing Address <u>P.O. Box 491</u>
	City/State/Zip <u>Lewiston ID 83501</u>		City/State/Zip <u>Clarkston, WA 99403</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>Frank Edward Slusser</u>			10560300112000000 <input type="checkbox"/>	104,431.00
	Mailing Address <u>P.O. Box 491</u>			10560200511400000 <input type="checkbox"/>	4,800.00
	City/State/Zip <u>Clarkston, WA 99403</u>			<input type="checkbox"/>	
	Phone No. (including area code)			<input type="checkbox"/>	

4 Street address of property: 1309 Arlington St. - Pomeroy, WA 99347

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

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

The land referred to herein is situated in the State of Washington, County of Garfield and described as follows: Lot 1 in Block 3, and the West 36 feet of Lot 5 in Block 2 of Potter's Revised Addition to the City of Pomeroy.

5	Select Land Use Code(s): <u>11 Household, single family units</u>	7	List all personal property (tangible and intangible) included in selling price.
	enter any additional codes: <u>18</u> (See back of last page for instructions)		
	YES NO Was the seller receiving a property tax exemption or deferral under chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)? <input type="checkbox"/> <input checked="" type="checkbox"/>		If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) _____ Reason for exemption _____
6	YES NO Is this property designated as forest land per chapter 84.33 RCW? <input type="checkbox"/> <input checked="" type="checkbox"/>	Type of Document <u>Statutory Warranty Deed (SWD)</u>	Date of Document <u>01/12/18</u>
	YES NO 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"/>		
	YES NO Is this property receiving special valuation as historical property per chapter 84.26 RCW? <input type="checkbox"/> <input checked="" type="checkbox"/>	Gross Selling Price \$ <u>145,000.00</u>	
If any answers are yes, complete as instructed below.		*Personal Property (deduct) \$ <u>0.00</u>	
(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information.		Exemption Claimed (deduct) \$ <u>0.00</u>	
This land <input type="checkbox"/> does <input checked="" type="checkbox"/> does not qualify for continuance.		Taxable Selling Price \$ <u>145,000.00</u>	
DEPUTY ASSESSOR _____ DATE _____		Excise Tax : State \$ <u>1,856.00</u>	
(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale.		Local \$ <u>362.50</u>	
(3) OWNER(S) SIGNATURE _____		*Delinquent Interest: State \$ <u>0.00</u>	
PRINT NAME _____		Local \$ <u>0.00</u>	
		*Delinquent Penalty \$ <u>0.00</u>	
		Subtotal \$ <u>2,218.50</u>	
		*State Technology Fee \$ <u>5.00</u> <u>5.00</u>	
		*Affidavit Processing Fee \$ <u>0.00</u>	
		Total Due \$ <u>2,223.50</u> CK	
		A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS	

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

Signature of Grantor or Grantor's Agent <u>Edwin C Baker</u>	Signature of Grantee or Grantee's Agent <u>Frank Edward Slusser</u>
Name (print) <u>Edwin C. Baker</u>	Name (print) <u>Frank Edward Slusser</u>
Date & city of signing: <u>1/18/2018-Clarkston, WA</u>	Date & city of signing: <u>1/18/2018-Clarkston, WA</u>

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

REAL ESTATE EXCISE TAX AFFIDAVIT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

PLEASE TYPE OR PRINT

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(See back of last page for instructions)

This form is your receipt
when stamped by cashier.

☐ Check box if partial sale of property

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

1 SELLER GRANTOR	Name Patrick S. McKeirnan, Personal Representative to the Estate of Mary Ann McKeirnan	2 BUYER GRANTEE	Name Jerry S. Nagle Katie L. Nagle
	Mailing Address Box 294		Mailing Address 1302 Boston St.
	City/State/Zip Pomeroy, WA 99347		City/State/Zip Clarkston WA 99403
	Phone No. (including area code)		Phone No. (including area code)
3 Send all property tax correspondence to: <input type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers – check box if personal property	
Name Jerry S. Nagle Katie L. Nagle		10560400413300000 <input type="checkbox"/>	
Mailing Address 286 12th St. - P.O. Box 452		<input type="checkbox"/>	
City/State/Zip Pomeroy WA 99347		<input type="checkbox"/>	
Phone No. (including area code)		<input type="checkbox"/>	
		List assessed value(s) 151,509.00	

4 Street address of property: **286 12th 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: **Lots 4 and 5, except the West 4 feet of Lot 5, in Block 4 of Potter's Addition to the City of Pomeroy.**

5 Select Land Use Code(s): 11 Household, single family units enter any additional codes: (See back of last page for instructions)	YES NO	7 List all personal property (tangible and intangible) included in selling price.	
	Was the seller receiving a property tax exemption or deferral under chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		
6	YES NO	If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) Reason for exemption	
	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.		Type of Document Statutory Warranty Deed (SWD)	
(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.		Date of Document 01/16/18	
(3) OWNER(S) SIGNATURE		Gross Selling Price \$ 145,000.00	
DEPUTY ASSESSOR _____ DATE _____		*Personal Property (deduct) \$ 0.00	
(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)		Exemption Claimed (deduct) \$ 0.00	
NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale.		Taxable Selling Price \$ 145,000.00	
(3) OWNER(S) SIGNATURE		Excise Tax : State \$ 1,856.00	
PRINT NAME _____		Local \$ 362.50	
		*Delinquent Interest: State \$ 0.00	
		Local \$ 0.00	
		*Delinquent Penalty \$ 0.00	
		Subtotal \$ 2,218.50	
		*State Technology Fee \$ 5.00 5.00	
		*Affidavit Processing Fee \$ 0.00	
		Total Due \$ 2,223.50 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 Patrick S. McKeirnan	Signature of Grantee or Grantee's Agent Jerry S. Nagle
Name (print) Patrick S. McKeirnan, Personal Representative	Name (print) Jerry S. Nagle
Date & city of signing: 1/17/2018 - Clarkston, WA	Date & city of signing: 1/17/2018 - Clarkston, WA

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

PAID
JAN 22 2018

KAREN ROOSEVELT
GARFIELD COUNTY TREASURER