



PLEASE TYPE OR PRINT

REAL ESTATE EXCISE TAX AFFIDAVIT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

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

(See back of last page for instructions)

This form is your receipt when stamped by cashier.

3066

☐ Check box if partial sale of property

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

1 SELLER GRANTOR	Name <u>M. CHRIS HAUSER</u> Mailing Address <u>PO BOX 334</u> City/State/Zip <u>Pomeroy, WA 99347</u> Phone No. (including area code) <u>(509) 843-9911</u>	2 BUYER GRANTEE	Name <u>JUSTIN E. DIXON</u> <u>JENNIFER D. DIXON</u> Mailing Address <u>PO BOX 312</u> City/State/Zip <u>Pomeroy, WA 99347</u> Phone No. (including area code) <u>(509) 843-6134</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>1-070-31-046-1350</u> <input type="checkbox"/> _____ _____ _____	List assessed value(s) <u>470.00</u> _____ _____ _____

4 Street address of property: N/A

This property is located in ☐ unincorporated _____ 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)

See attachment

5 Select Land Use Code(s): Code ~~18~~ 18
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)? ☐ ☒

YES NO

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

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

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

If any answers are yes, complete as instructed below.

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

This land ☐ does ☐ does not qualify for continuance.

DEPUTY ASSESSOR

DATE

(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)

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

(3) OWNER(S) SIGNATURE

M. Chris Hauser

PRINT NAME

M. Chris Hauser

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

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

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

Reason for exemption Gift

Type of Document Quit Claim Deed

Date of Document 4-19-18

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

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 M. Chris Hauser

Name (print) M. Chris Hauser

Date & city of signing: 4/23/18 Pomeroy, WA

Signature of Grantee or Grantee's Agent Justin Dixon

Name (print) Justin Dixon

Date & city of signing: 4-23-18 Pomeroy 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)).

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

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

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

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

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

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

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

Reasons held in escrow: _____

Signature Firm Name

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

Grantor (seller) gifts equity valued at \$ _____ to grantee (buyer).

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

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

A: Gifts with consideration

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

B: Gifts without consideration

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

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

If 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.

Grantor's Signature

Grantee's Signature

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

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

NOTE: Exchange Facilitator must sign below.

Exchange Facilitator's Signature

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

Tax No. 46 in Section 31, Township 12 North, Range 42 EWM, described as: Beginning at the Northwest corner of the Northeast quarter of the Southwest quarter of Section 31 in said Township and Range, thence South to a point 30 feet East of the Northeast corner of Block 2 in Highland Addition to the City of Pomeroy, Washington, thence East 30 feet, thence South to a point 60 feet East of the Northeast corner of Block One in said Highland Addition, thence East to the center of the Heaton Gulch County Road, thence northerly along the center of said county road to the North line of the Southwest quarter of said Section 31, thence West to the starting point.

EXCEPT Tax No. 47, more particularly described as follows: Beginning at a point 60 feet East of the Northeast corner of and at right angles to the East line of Block 2 of Highland Addition to the City of Pomeroy; thence East 120 feet; thence at right angles North 120 feet; thence West 120 feet; thence South 120 feet to the place of beginning.

Said Tax Numbers are as shown on the records of the Assessor of said Garfield County on the 11th day of June, 1955.

SUBJECT TO easements, encumbrances, roadways and servitudes of record.

Assessor's Tax Parcel Number(s): 1-070-31-046-1350

REAL ESTATE EXCISE TAX AFFIDAVIT

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(See back of last page for instructions)

☐ Check box if partial sale, indicate %

sold.

List percentage of ownership acquired next to each name.

1 SELLER GRANTOR	Name ROBERT L. HATLEY and RICHARD W. HATLEY	2 BUYER GRANTEE	Name PRESTON WALLACE and MARY WALLACE	
	each as to an undivided one-half interest		husband and wife	
	Mailing Address c/o 512 NE Spokane Street		Mailing Address 266 5th Street	
	City/State/Zip Spokane, WA 99185		City/State/Zip Pomeroy, WA 99347	
	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			
	Mailing Address			
	City/State/Zip			
Phone No. (including area code)				

4 Street address of property: **266 5th Street, Pomeroy, WA 99347**

This property is located in **Pomeroy**

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

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

Lot 3 in Block 23 of the Original Town, now City of Pomeroy, WA.

5 Select Land Use Code(s):

11 - Household, single family units

enter any additional codes: _____

(See back of last page for instructions)

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

6

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

If any answers are yes, complete as instructed below.

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

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

This land ☐ does ☐ does not qualify for continuance.

DEPUTY ASSESSOR

DATE

(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)

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

(3) OWNER(S) SIGNATURE

PRINT NAME

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

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

WAC No. (Section/Subsection) _____

Reason for exemption _____

Type of Document **Statutory Warranty Deed**

Date of Document **4-27-18**

Gross Selling Price \$ **126,000.00**

*Personal Property (deduct) \$ _____

Exemption Claimed (deduct) \$ _____

Taxable Selling Price \$ **126,000.00**

Excise Tax : State \$ **1,612.80**

0.0025 Local \$ **315.00**

*Delinquent Interest: State \$ _____

Local \$ _____

*Delinquent Penalty \$ _____

Subtotal \$ **1,927.80**

*State Technology Fee \$ **5.00**

*Affidavit Processing Fee \$ **0.00**

Total Due \$ **1,932.80**

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

CK

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

Signature of Grantor or Grantor's Agent *Robert L. Hatley*
Name (print) **Robert L. Hatley**
Date & city of signing: **4-27-2018 Dayton**

Signature of Grantee or Grantee's Agent *Preston Wallace*
Name (print) **Preston Wallace**
Date & city of signing: **4/30/18 Dayton**

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
MAY 01 2018

KAREN ROOSEVELT
GARFIELD COUNTY TREASURER

REAL ESTATE EXCISE TAX AFFIDAVIT

PLEASE TYPE OR PRINT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

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(See back of last page for instructions)

☐ Check box if partial sale, indicate %

sold.

List percentage of ownership acquired next to each name.

1 SELLER GRANTOR	Name <u>DANIELLE RENEE WOLD</u>	2 BUYER GRANTEE	Name <u>GARY MARTIN WOLD</u>
	Mailing Address _____		Mailing Address <u>2418 SIXTH AVENUE</u>
	City/State/Zip _____		City/State/Zip <u>CLARKSTON WA 99403</u>
	Phone No. (including area code) _____		Phone No. (including area code) <u>(208) 816-2638</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>2-012-41-013-3000-0000</u> <input type="checkbox"/> <u>2-012-41-024-1000-0000</u> <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/>	
		List assessed value(s) <u>265,723</u> <u>109,192</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 Exhibit A.

5 Select Land Use Code(s):
 Select Land Use Codes 83-Agricultural
 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.

[Signature] 4/24/19
DEPUTY ASSESSOR DATE

(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)

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

(3) OWNER(S) SIGNATURE

[Signature] GARY M Wold
PRINT NAME

7 List all personal property (tangible and intangible) included in selling price.
None.

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

WAC No. (Section/Subsection) 458-61A-203(2)

Reason for exemption
Dissolution of Marriage - Court Decree No: 17-3-00046-02
Asotin Co.

Type of Document QUITCLAIM DEED

Date of Document March 30, 2018

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

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>DANIELLE WOLD</u>	Name (print) <u>GARY WOLD</u>
Date & city of signing: <u>3/30/2018 CLARKSTON, WA</u>	Date & city of signing: <u>2-22-18 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
MAY 01 2018

KAREN ROOSEVELT
GARFIELD COUNTY TREASURER

EXHIBIT A

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

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

The South half of the North half, and the South half of Section 13.

The Northeast quarter of Section 24.

EXCEPT public road rights of way.

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>RealTrust IRA Alternatives, LLC fbo</u>	2 BUYER GRANTEE	Name <u>David K. Taylor</u>
	<u>Frank O'Brien IRA #21466TRO4</u>		<u>Diane L. Taylor</u>
	Mailing Address <u>1689 Pataha St.</u>		Mailing Address <u>920 10th Ave.</u>
	City/State/Zip <u>Pomeroy WA 99347</u>		City/State/Zip <u>Lewiston ID 83501</u>
	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 <u>David K. Taylor Diane L. Taylor</u>			<u>10546800221900000</u> <input type="checkbox"/>
Mailing Address <u>950 Vineland Dr. Apt 8</u>			<input type="checkbox"/>
City/State/Zip <u>Clarkston WA 99403</u>			<input type="checkbox"/>
Phone No. (including area code)			<input type="checkbox"/>
			List assessed value(s) <u>8,050.00</u>

4 Street address of property: 287 N. 22nd 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 1 and 2 in Block 68 of Depot Addition to the City of Pomeroy.

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

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)? ☐ ☒

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.

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This land ☐ does ☒ does not qualify for continuance.

DEPUTY ASSESSOR DATE

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

(3) OWNER(S) SIGNATURE

PRINT NAME

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

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

WAC No. (Section/Subsection)

Reason for exemption

Type of Document Statutory Warranty Deed (SWD)

Date of Document 04/24/18

Gross Selling Price \$	15,000.00
*Personal Property (deduct) \$	0.00
Exemption Claimed (deduct) \$	0.00
Taxable Selling Price \$	15,000.00
Excise Tax : State \$	192.00
Local \$	37.50
*Delinquent Interest: State \$	0.00
Local \$	0.00
*Delinquent Penalty \$	0.00
Subtotal \$	229.50
*State Technology Fee \$	5.00 5.00
*Affidavit Processing Fee \$	0.00
Total Due \$	234.50

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

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

Signature of Grantor or Grantor's Agent [Signature]

Name (print) RealTrust IRA Alternatives, LLC fbo

Date & city of signing: Chelan, WA 4/27/18

Signature of Grantee or Grantee's Agent [Signature]

Name (print) David K. Taylor

Date & city of signing: 5/4/2018 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)).

REV 84 0001a (6/26/14)

THIS SPACE - TREASURER'S USE ONLY

COUNTY TREASURER

PAYED
MAY 07 2018

KAREN ROOSEVELT
GARFIELD COUNTY TREASURER

REAL ESTATE EXCISE TAX AFFIDAVIT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

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(See back of last page for instructions)

☐ Check box if partial sale, indicate %

sold.

List percentage of ownership acquired next to each name.

1 SELLER GRANTOR	Name <u>Travis, Sandra Lynn, a single person</u>	2 BUYER GRANTEE	Name <u>Dixon Land, LLC,</u>
	Mailing Address <u>765 Clay Street</u>		<u>a Washington limited liability company</u>
	City/State/Zip <u>Walla Walla, WA 99362</u>		Mailing Address <u>P.O. Box 399</u>
	Phone No. (including area code)		City/State/Zip <u>Pomeroy, WA 99347</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>1-054-72-002-1960</u> <input type="checkbox"/>	
Mailing Address _____		<input type="checkbox"/>	
City/State/Zip _____		<input type="checkbox"/>	
Phone No. (including area code) _____		<input type="checkbox"/>	
		List assessed value(s)	

4 Street address of property: 24th and State Streets, Pomeroy, Washington

This property is located in Pomeroy

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

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

Lots 1 and 2 and the North Half of Lot 3, Block 72, of Depot Addition to the City of Pomeroy, and the vacated South 35 feet of High Street abutting upon the aforesaid Lot 1.

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 agricultural, or timber) land per chapter 84.34 RCW?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is this property receiving special valuation as historical property per chapter 84.26 RCW?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If any answers are yes, complete as instructed below.

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

This land ☐ does ☐ does not qualify for continuance.

DEPUTY ASSESSOR _____ DATE _____

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

(3) OWNER(S) SIGNATURE

PRINT NAME _____

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

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

WAC No. (Section/Subsection) _____

Reason for exemption _____

Type of Document Statutory Warranty Deed

Date of Document 04-30-2018

Gross Selling Price \$ 15,000.00

*Personal Property (deduct) \$ _____

Exemption Claimed (deduct) \$ _____

Taxable Selling Price \$ 15,000.00

Excise Tax : State \$ 192.00

0.0025 Local \$ 37.50

*Delinquent Interest: State \$ _____

Local \$ _____

*Delinquent Penalty \$ _____

Subtotal \$ 229.50

*State Technology Fee \$ 5.00

*Affidavit Processing Fee \$ 0.00

Total Due \$ 234.50

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>Sandra Lynn Travis</u>	Signature of Grantee or Grantee's Agent <u>John Dixon</u>
Name (print) <u>Sandra Lynn Travis</u>	Name (print) <u>John Dixon, Member</u>
Date & city of signing: <u>04-30-2018</u> <u>Walla Walla, WA</u>	Date & city of signing: <u>04-30-2018</u> <u>Walla Walla, 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)).

MAY 11 2018

KAREN ROOSEVELT

3070

73

REAL ESTATE EXCISE TAX AFFIDAVIT

PLEASE TYPE OR PRINT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

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

(See back of last page for instructions)

☐ Check box if partial sale, indicate %

sold.

List percentage of ownership acquired next to each name.

1 SELLER GRANTOR	Name Estate of Cora K. Abney	2 BUYER GRANTEE	Name Ashley Dixon
	c.o John Grundman		Michelle Eberhardt
	Mailing Address 3715 SW Marigold		Mailing Address PO Box 523
	City/State/Zip Portland, OR 97219		City/State/Zip Pomeroy, WA 99347
	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		4-050-13-010-0002-2310 <input type="checkbox"/>	
Mailing Address		1056130022310 <input type="checkbox"/>	
City/State/Zip		<input type="checkbox"/>	
Phone No. (including area code)		<input type="checkbox"/>	
		List assessed value(s)	

4 Street address of property: **1060 Arlington Street**

This property is located in **Pomeroy**

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

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

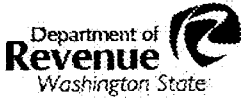
The West 15 feet of Lot 1 and the East half of Lot 2 in Block 13 of Potter's Addition to the City of Pomeroy.

5 Select Land Use Code(s): 11 - Household, single family units enter any additional codes: _____ (See back of last page for instructions)	7 List all personal property (tangible and intangible) included in selling price.
Was the seller receiving a property tax exemption or deferral under chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) _____ Reason for exemption _____
6 Is this property designated as forest land per chapter 84.33 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Is this property receiving special valuation as historical property per chapter 84.26 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If any answers are yes, complete as instructed below. (1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information. This land <input type="checkbox"/> does <input type="checkbox"/> does not qualify for continuance.	Type of Document Statutory Warranty Deed Date of Document May 4, 2018 Gross Selling Price \$ 23,000.00 *Personal Property (deduct) \$ _____ Exemption Claimed (deduct) \$ _____ Taxable Selling Price \$ 23,000.00 Excise Tax : State \$ 294.40 0.0025 Local \$ 57.50 *Delinquent Interest: State \$ _____ Local \$ _____ *Delinquent Penalty \$ _____ Subtotal \$ 351.90 *State Technology Fee \$ 5.00 *Affidavit Processing Fee \$ 0.00 Total Due \$ 356.90 CK
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	Signature of Grantee or Grantee's Agent
Name (print) Kimberly R Buggs	Name (print) Ashley Dixon
Date & city of signing: Pomeroy WA 5-11-18	Date & city of signing: 5-11-18 Pomeroy 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)).



REAL ESTATE EXCISE TAX AFFIDAVIT

PLEASE TYPE OR PRINT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

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(See back of last page for instructions)

☐ Check box if partial sale, indicate %

sold.

List percentage of ownership acquired next to each name.

1 SELLER GRANTOR	Name <u>MARK REED</u>	2 BUYER GRANTEE	Name <u>KRISTINE E. HENDERSON</u>	
	<u>MICHELLE REED</u>			
	Mailing Address <u>1324 MILL CREEK BLVD APT 1Q206</u>		Mailing Address <u>2766 HIGHWAY 12 EAST</u>	
	City/State/Zip <u>MILL CREEK WASHINGTON 98012</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>KRISTINE E. HENDERSON</u>			
	Mailing Address _____			
	City/State/Zip _____			
	Phone No. (including area code) _____			
		<u>2-011-44-022-2010</u> <input type="checkbox"/>	<u>204032.00</u>	
		<input type="checkbox"/>		
		<input type="checkbox"/>		
		<input type="checkbox"/>		

4 Street address of property: 2766 Highway 12 East, Clarkston WA 99403

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 EXHIBIT "A" HERETO ATTACHED

5 Select Land Use Code(s): <u>11 - Household, single family units</u> enter any additional codes: _____ (See back of last page for instructions)	6 YES NO Was the seller receiving a property tax exemption or deferral under chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	7 List all personal property (tangible and intangible) included in selling price. If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) _____ Reason for exemption _____ Type of Document <u>WARRANTY DEED</u> Date of Document <u>5/19/2018</u> Gross Selling Price \$ <u>325,000.00</u> *Personal Property (deduct) \$ _____ Exemption Claimed (deduct) \$ _____ Taxable Selling Price \$ <u>325,000.00</u> Excise Tax : State \$ <u>4,160.00</u> <u>0.0025</u> Local \$ <u>812.50</u> *Delinquent Interest: State \$ _____ Local \$ _____ *Delinquent Penalty \$ _____ Subtotal \$ <u>4,972.50</u> *State Technology Fee \$ <u>5.00</u> *Affidavit Processing Fee \$ <u>0.00</u> Total Due \$ <u>4,977.50</u> A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS	
			Is this property designated as forest land per chapter 84.33 RCW? <input type="checkbox"/> 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.			
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>Lori E. Stone</u>	Signature of Grantee or Grantee's Agent <u>Kristine E. Henderson</u>
Name (print) <u>LORI E. STONE, AGENT</u>	Name (print) <u>KRISTINE E. HENDERSON</u>	
Date & city of signing: <u>MAY 10, 2018, LEWISTON ID 83501</u>	Date & city of signing: <u>MAY 14, 2018, LEWISTON ID 83501</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
MAY 15 2018

KAREN ROOSEVELT
GARFIELD COUNTY TREASURER

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 44 E.W.M.

That part of the Northwest quarter of Section 22, more particularly described as follows:

Commencing at a monument on the centerline of U.S. Highway No. 12, Station No. 398 83.35, thence North 44°36'33" West 491.44 feet to a point on the southerly right of way line of said Highway, said point being the True Point of Beginning; thence South 57°59'25" West 278.71 feet; thence South 69°41'03" West 211.49 feet; thence South 76°22'35" West 235.90 feet; thence North 62°13'50" West 516.97 feet; thence North 18°00'33" East 657.05 feet to a point on the South right of way line of said U.S. Highway No. 12; thence South 58°28'30" East along said right of way line 882.26 feet to a point of curve; thence continue along said right of way line around a curve to the right, with a radius of 1000.0 feet for a distance of 209.9.5 feet to the place of beginning.

EXCEPT public road right of way.

REAL ESTATE EXCISE TAX AFFIDAVIT

PLEASE TYPE OR PRINT

CHAPTER 82.45 RCW - CHAPTER 458-61A WAC

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(See back of last page for instructions)

☐ Check box if partial sale, indicate %

sold.

List percentage of ownership acquired next to each name.

1 SELLER GRANTOR	Name <u>BRUCE HENDERSON</u>	2 BUYER GRANTEE	Name <u>KRISTINE E. HENDERSON</u>
	Mailing Address <u>2766 HIGHWAY 12 EAST</u>		Mailing Address <u>2766 HIGHWAY 12 EAST</u>
	City/State/Zip <u>CLARKSTON WA 99403</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	
Name <u>KRISTINE E. HENDERSON</u>		<u>24-011-44-022-2010</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>204032.00</u>	

4 Street address of property: 2766 HIGHWAY 12 EAST, CLARKSTON WA 99403

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 EXHIBIT "A" HERETO ATTACHED

<p>5 Select Land Use Code(s):</p> <p><u>10 - Land with new building</u></p> <p>enter any additional codes: _____</p> <p>(See back of last page for instructions)</p> <p>Was the seller receiving a property tax exemption or deferral under chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)?</p> <p>YES <input type="checkbox"/> NO <input checked="" type="checkbox"/></p>	<p>7 List all personal property (tangible and intangible) included in selling price.</p> <p>If claiming an exemption, list WAC number and reason for exemption:</p> <p>WAC No. (Section/Subsection) <u>458-61A-215</u></p> <p>Reason for exemption <u>TO ESTABLISH SEPARATE PROPERTY</u></p> <p>Type of Document <u>QUITCLAIM DEED</u></p> <p>Date of Document <u>May 14, 2018</u></p> <p>Gross Selling Price \$ _____ 0.00</p> <p>*Personal Property (deduct) \$ _____</p> <p>Exemption Claimed (deduct) \$ _____</p> <p>Taxable Selling Price \$ _____ 0.00</p> <p>Excise Tax : State \$ _____ 0.00</p> <p><u>0.0025</u> Local \$ _____ 0.00</p> <p>*Delinquent Interest: State \$ _____</p> <p>Local \$ _____</p> <p>*Delinquent Penalty \$ _____</p> <p>Subtotal \$ _____ 0.00</p> <p>*State Technology Fee \$ _____ 5.00</p> <p>*Affidavit Processing Fee \$ _____ 5.00</p> <p>Total Due \$ _____ 10.00 CK</p> <p>A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS</p>
<p>6</p> <p>Is this property designated as forest land per chapter 84.33 RCW? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/></p> <p>Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/></p> <p>Is this property receiving special valuation as historical property per chapter 84.26 RCW? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/></p> <p>If any answers are yes, complete as instructed below.</p> <p>(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information.</p> <p>This land <input type="checkbox"/> does <input type="checkbox"/> does not qualify for continuance.</p> <p>DEPUTY ASSESSOR _____ DATE _____</p> <p>(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale.</p> <p>(3) OWNER(S) SIGNATURE</p> <p>PRINT NAME _____</p>	

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

Signature of Grantor or Grantor's Agent <u>Bruce Henderson</u>	Signature of Grantee or Grantee's Agent <u>Kristine E. Henderson</u>
Name (print) <u>BRUCE HENDERSON</u>	Name (print) <u>KRISTINE E. HENDERSON</u>
Date & city of signing: <u>MAY</u> , 2018, LEWISTON ID 83501	Date & city of signing: <u>MAY</u> , 2018, LEWISTON ID 83501

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.20.026 (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 44 E.W.M.

That part of the Northwest quarter of Section 22, more particularly described as follows:

Commencing at a monument on the centerline of U.S. Highway No. 12, Station No. 398 83.35, thence North 44°36'33" West 491.44 feet to a point on the southerly right of way line of said Highway, said point being the True Point of Beginning; thence South 57°59'25" West 278.71 feet; thence South 69°41'03" West 211.49 feet; thence South 76°22'35" West 235.90 feet; thence North 62°13'50" West 516.97 feet; thence North 18°00'33" East 657.05 feet to a point on the South right of way line of said U.S. Highway No. 12; thence South 58°28'30" East along said right of way line 882.26 feet to a point of curve; thence continue along said right of way line around a curve to the right, with a radius of 1000.0 feet for a distance of 209.95 feet to the place of beginning.

EXCEPT public road right of way.

REAL ESTATE EXCISE TAX AFFIDAVIT

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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>Troy Thompson</u>	2 BUYER GRANTEE	Name <u>Dale A. Cram</u>
	<u>Christine Thompson</u>		<u>June L. Cram</u>
	Mailing Address <u>39623 Waha Lake Rd.</u>		Mailing Address <u>214204 E. Game Farm Rd.</u>
	City/State/Zip <u>Lewiston ID 83501</u>		City/State/Zip <u>Kennewick WA 99337</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>Dale L. Cram and June L. Cram</u>		<u>20104203440200000</u> <input type="checkbox"/>	
Mailing Address <u>214204 E. Game Farm Rd.</u>		<input type="checkbox"/>	
City/State/Zip <u>Kennewick WA 99337</u>		<input type="checkbox"/>	
Phone No. (including area code) _____		<input type="checkbox"/>	
		List assessed value(s) <u>20,743.00</u>	

4 Street address of property: _____

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

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

The land referred to herein is situated in the State of Washington, County of Garfield and described as follows: In Township 10 North, Range 42 E.W.M. The Southwest quarter of the Northwest quarter of the Southeast quarter of Section 34. TOGETHER WITH BUT SUBJECT TO the use of existing roads for ingress, egress and utilities on this and adjoining tracts.

5	Select Land Use Code(s): <u>91 Undeveloped land (land only)</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)? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) _____ Reason for exemption _____	
6	Is this property designated as forest land per chapter 84.33 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Type of Document <u>Statutory Warranty Deed (SWD)</u>	
	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	Date of Document <u>05/08/18</u>	
Is this property receiving special valuation as historical property per chapter 84.26 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		Gross Selling Price \$ <u>19,000.00</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)		Exemption Claimed (deduct) \$ <u>0.00</u>	
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.		Taxable Selling Price \$ <u>19,000.00</u>	
This land <input type="checkbox"/> does <input checked="" type="checkbox"/> does not qualify for continuance.		Excise Tax : State \$ <u>243.20</u>	
DEPUTY ASSESSOR _____ DATE _____		Local \$ <u>47.50</u>	
(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)		*Delinquent Interest: State \$ <u>0.00</u>	
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>0.00</u>	
(3) OWNER(S) SIGNATURE		*Delinquent Penalty \$ <u>0.00</u>	
PRINT NAME _____		Subtotal \$ <u>290.70</u>	
		*State Technology Fee \$ <u>5.00</u> <u>5.00</u>	
		*Affidavit Processing Fee \$ <u>0.00</u>	
		Total Due \$ <u>295.70</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>Troy Thompson</u>	Signature of Grantee or Grantee's Agent <u>Dale A Cram</u>
Name (print) <u>Troy Thompson</u>	Name (print) <u>Dale A. Cram</u>
Date & city of signing: <u>5-14-18 Clarkston</u>	Date & city of signing: <u>5-14-18 Clarkston</u>

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

REV 84 0001a (6/26/14)

THIS SPACE FOR TREASURER'S USE ONLY

COUNTY TREASURER

PAID
MAY 16 2018

KAREN ROOSEVELT
GARFIELD COUNTY TREASURER

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

In Township 12 North, Range 42 E.W.M.,

Commencing at a point on the West line of the Southwest quarter of the Southeast quarter of Section 33, at a point 862.1 feet North of the Southwest corner of said subdivision; thence at a right angle easterly 443.9 feet to Brown Gulch Road, now Fairgrounds Road; thence southerly along the West line of said Road 20.0 feet to the True Point of Beginning;

thence continuing southerly along said West line of said Road 130 feet, more or less, to a point 428.5 feet East of the West line of said Southwest quarter of the Southeast quarter; thence West 210.0 feet; thence North 130.0 feet; thence East 221 feet, more or less, to the place of beginning.

TOGETHER WITH the right to use the road, 20 feet in width, immediately North of and adjacent to the above described tract.

ALSO beginning at a point on the West line of the Southwest quarter of the Southeast quarter of said Section 33, at a point 562.1 feet North of the Southwest corner of said subdivision;

thence East 414.0 feet to Brown Gulch Road, now Fairgrounds Road, and the True Point of Beginning;

thence due West 195.5 feet; thence northerly at a right angle 150.0 feet;

thence easterly at a right angle 210.0 feet to the West line of said Road;

thence southerly along said West line of said Road to the place of beginning.

SUBJECT TO a perpetual easement for an access roadway over and across the South twenty feet of said tract from Browns Gulch Road, now Fairgrounds Road, to the western boundary of said tract, as set forth in that certain deed recorded April 5, 1971 as Garfield County Auditor's No. 13806.

REAL ESTATE EXCISE TAX AFFIDAVIT

PLEASE TYPE OR PRINT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

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

(See back of last page for instructions)

☐ Check box if partial sale, indicate %

sold.

List percentage of ownership acquired next to each name.

1 SELLER GRANTOR	Name <u>Carolyn A. Hannas</u>	2 BUYER GRANTEE	Name <u>Ohana Group Holdings, LLC, a Washington</u> <u>Limited Liability Company</u>
	Mailing Address <u>640 Woodward Dr.</u>		Mailing Address <u>640 Woodward Dr.</u>
	City/State/Zip <u>Wenatchee, WA 98801</u>		City/State/Zip <u>Wenatchee, WA 98801</u>
	Phone No. (including area code) <u>(509) 662-1409</u>		Phone No. (including area code) <u>(509) 662-1409</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>10546801821200000</u> <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/>	
		List assessed value(s) <u>\$6,056.00</u> _____ _____ _____	

4 Street address of property: 237 23rd Street, Pomeroy, WA

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)

THE NORTH 40 FEET OF LOT 17 AND THE SOUTH 20 FEET OF LOT 18 IN BLOCK 68 OF DEPOT ADDITION TO THE CITY OF POMEROY, GARFIELD COUNTY, STATE OF WASHINGTON.

5 Select Land Use Code(s):
09 - Land with mobile home
 enter any additional codes: _____
 (See back of last page for instructions)

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

6

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

If any answers are yes, complete as instructed below.

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

This land ☐ does ☐ does not qualify for continuance.

DEPUTY ASSESSOR

(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.
NONE

If claiming an exemption, list WAC number and reason for exemption:
 WAC No. (Section/Subsection) 458-61A-211(2)(a)
 Reason for exemption _____
Mere change in identity or form - transfer to wholly owned LLC

Type of Document Quitclaim Deed
 Date of Document 5/9/18

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

CK

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>Carolyn A. Hannas</u>	Name (print) <u>Carolyn A. Hannas</u>
Date & city of signing: <u>5/9/18 Wenatchee WA</u>	Date & city of signing: <u>5/9/18 Wenatchee 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
MAY 17 2018

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	Name Joseph S. Benson and Alynda R. Benson, husband and wife	2	Name EAT TWO, LLC, a Washington Limited Liability Company
SELLER GRANTOR	Mailing Address 604 Mountain Rd.	BUYER GRANTEE	Mailing Address 421 W. Riverside Ave., Suite 407
	City/State/Zip Pomeroy, WA 98834-7000		City/State/Zip Spokane, WA 99201
	Phone No. (including area code) (253) 929-9899		Phone No. (including area code)
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 2-010-42-021-2000 <input type="checkbox"/> 2-010-42-028-2000 <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> List assessed value(s) 	

4 Street address of property: **NW1/4, W1/2NE1/4, NW1/4SW1/4, S1/2SW1/4 of Sec. 21, W1/2NW1/4, NE1/4NW1/4 of Sec, Pomeroy, WA 99347**

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

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

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

Per attached

5	Select Land Use Code(s): 81, 95 enter any additional codes: (See back of last page for instructions)	7	List all personal property (tangible and intangible) included in selling price.
Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>			
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 checked="" type="checkbox"/> YES <input type="checkbox"/> NO Is this property receiving special valuation as historical property per chapter 84.26 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If any answers are yes, complete as instructed below. (1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information. This land <input checked="" type="checkbox"/> does <input type="checkbox"/> does not qualify for continuance. 5/21/18 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 EAT TWO, LLC PRINT NAME Rosemary Warnick, Manager	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 May 15, 2018 Gross Selling Price \$ 400,000.00 *Personal Property (deduct) \$ Exemption Claimed (deduct) \$ No Taxable Selling Price \$ 400,000.00 Excise Tax: State \$ 5,120.00 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.

EAT TWO, LLC

Signature of Grantor or Grantor's Agent Name (print) Joseph S. Benson Date & city of signing: 5/15/18	Signature of Grantee or Grantee's Agent Per Attached Name (print) Rosemary Warnick, Manager Date & city of signing:
--	--

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

PAYED
MAY 21 2018

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 Joseph S. Benson and Alynda R. Benson, husband and wife	2 BUYER GRANTEE	Name EAT TWO, LLC, a Washington Limited Liability Company
	Mailing Address 604 Mountain Rd.		Mailing Address 421 W. Riverside Ave., Suite 407
	City/State/Zip Pomeroy, WA 98834-7000		City/State/Zip Spokane, WA 99201
	Phone No. (including area code) (253) 929-9899		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 numbers – check box if personal property	
	Name	2-010-42-021-2000 <input type="checkbox"/>	
	Mailing Address	2-010-42-028-2000 <input type="checkbox"/>	
	City/State/Zip	<input type="checkbox"/>	
	Phone No. (including area code)	<input type="checkbox"/>	
		List assessed value(s)	

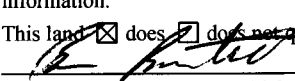
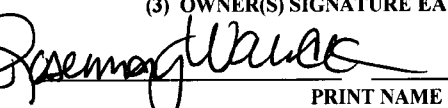
4 Street address of property: **NW1/4, W1/2NE1/4, NW1/4SW1/4, S1/2SW1/4 of Sec. 21, W1/2NW1/4, NE1/4NW1/4 of Sec, Pomeroy, WA 99347**

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

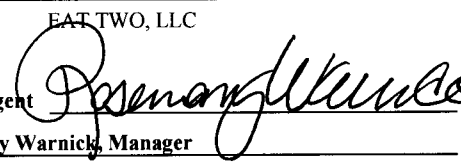
☐ Check box if any of the listed parcels are being segregated from another parcel, are part of a boundary line adjustment or parcels being merged.

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

Per attached

5 Select Land Use Code(s): 81, 95 enter any additional codes: (See back of last page for instructions)	7 List all personal property (tangible and intangible) included in selling price.																																							
Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>																																								
6 Is this property designated as forest land per chapter 84.33 RCW? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34? <input checked="" type="checkbox"/> <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.  DEPUTY ASSESSOR 5/21/18 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 EAT TWO, LLC  PRINT NAME Rosemary Warnick, Manager	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 May 15, 2018 <table> <tr><td>Gross Selling Price</td><td>\$</td><td>400,000.00</td></tr> <tr><td>*Personal Property (deduct)</td><td>\$</td><td></td></tr> <tr><td>Exemption Claimed (deduct)</td><td>\$</td><td>No</td></tr> <tr><td>Taxable Selling Price</td><td>\$</td><td>400,000.00</td></tr> <tr><td>Excise Tax: State</td><td>\$</td><td>5,120.00</td></tr> <tr><td>Local</td><td>\$</td><td>1,000.00</td></tr> <tr><td>*Delinquent Interest: State</td><td>\$</td><td></td></tr> <tr><td>Local</td><td>\$</td><td></td></tr> <tr><td>*Delinquent Penalty</td><td>\$</td><td></td></tr> <tr><td>Subtotal</td><td>\$</td><td>6,120.00</td></tr> <tr><td>*State Technology Fee</td><td>\$</td><td>5.00</td></tr> <tr><td>*Affidavit Processing Fee</td><td>\$</td><td></td></tr> <tr><td>Total Due</td><td>\$</td><td>6,125.00</td></tr> </table> A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS	Gross Selling Price	\$	400,000.00	*Personal Property (deduct)	\$		Exemption Claimed (deduct)	\$	No	Taxable Selling Price	\$	400,000.00	Excise Tax: State	\$	5,120.00	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
Gross Selling Price	\$	400,000.00																																						
*Personal Property (deduct)	\$																																							
Exemption Claimed (deduct)	\$	No																																						
Taxable Selling Price	\$	400,000.00																																						
Excise Tax: State	\$	5,120.00																																						
Local	\$	1,000.00																																						
*Delinquent Interest: State	\$																																							
Local	\$																																							
*Delinquent Penalty	\$																																							
Subtotal	\$	6,120.00																																						
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*Affidavit Processing Fee	\$																																							
Total Due	\$	6,125.00																																						

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

Signature of Grantor or Grantor's Agent Per Attached	Signature of Grantee or Grantee's Agent 
Name (print) Joseph S. Benson	Name (print) Rosemary Warnick, Manager
Date & city of signing:	Date & city of signing:

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

PAID
MAY 21 2018

EXHIBIT A

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

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

The Northwest Quarter, the West Half of the Northeast Quarter, the Northwest Quarter of the Southwest Quarter, and the South Half of the Southwest Quarter of Section 21.

The West Half of the Northwest Quarter and the Northeast Quarter of the Northwest Quarter of Section 28.

TOGETHER WITH: All rights to the property such as coal, oil, water, timber, gas, minerals, easements, all government payments, including but not limited to CRP, CSP, CREP, etc. Upon Completion of this purchase, Purchaser will receive any cash payments due pursuant to the lease after the 2018 crop year.

RESERVING UNTO GRANTOR: The 2018 CRP payment and reserves Seller's interest in the 2018 crop.

Parcel Nos: 2-010-42-021-2000, 2-010-42-028-2000

SUBJECT TO: 2018 Second Half Real Property Taxes

SUBJECT TO: A written farm lease between Seller and Tetrick, Inc.

SUBJECT TO: Said lands have been reclassified as agricultural or timber lands for tax purposes. They will be subject to further taxation and interest thereupon as provided by Chapters 84.33 and 84.34 R.C.W. upon withdrawal from such classification of change in use.

SUBJECT TO: Question of access from a public road.

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

EXHIBIT A

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

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

The Southwest Quarter of the Northeast Quarter, the West Half of the Southeast Quarter, and that part of the Southwest Quarter lying East of the County Road, in Section 17.

EXCEPT that part of the Southwest quarter of Section 17, more particularly described as follows: Commencing at the Southwest corner of the Southeast quarter of the Southwest quarter of said Section 17; thence North 459.91 feet to the True Point of Beginning; thence East 64.67 feet; thence North 114.11 feet; thence West 453.91 feet to a point 30 feet East of the centerline of the traveled way of the Mountain Road; thence southwesterly, parallel with and 30 feet easterly from said centerline of traveled way for a distance of 114.16 feet; thence East 392.56 feet to the place of beginning.

TOGETHER WITH an easement for ingress and egress at all reasonable times over and across an existing road from the Mountain Road to the Eastern boundary of the land described in the Exception above for the conduct of farming operations (logging excluded), more fully described in document recorded as Garfield County Auditor's No. 1451.

The East half, and that part of the East half of the West half of the Northwest quarter lying East of the Mountain Road, in Section 20.

EXCEPT beginning at the Southeast corner of said West half of the Northwest quarter; thence North 990 feet; thence West 214.5 feet to the center of the Mountain Road; thence southerly along the center of said road to a point 115 .5 feet West of the point of beginning; thence East 115.5 feet to the point of beginning.

The East half of the Northeast quarter of Section 29.

EXCEPT public road rights of way.

TOGETHER WITH: All rights to the property such as coal, oil, water, timber, gas, minerals, easements, all government payments, including but not limited to CRP, CSP, CREP, etc. Upon Completion of this purchase, Purchaser will receive any cash payments due pursuant to the lease after the 2018 crop year.

RESERVING UNTO GRANTOR: The 2018 CRP payment and reserves Seller's interest in the 2018 crop.

Parcel Nos: 2-010-42-017-3000, 2-010-42-020-1000,
2-010-42-020-4000, 2-010-42-029-1000

SUBJECT TO: 2018 Second Half Real Property Taxes

SUBJECT TO: A written farm lease between Seller and Tetrick, Inc.

SUBJECT TO: Said lands have been reclassified as agricultural or timber lands for tax purposes. They will be subject to further taxation and interest thereupon as provided by Chapters 84.33 and 84.34 R.C.W. upon withdrawal from such classification of change in use.

SUBJECT TO: Easement for telecommunication facilities granted to U.S. West Communications by instrument recorded August 11, 1992 as Garfield County Auditor's No. 1364. Affects Sec. 20.

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

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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

4 Street address of property: 518 8th St. - Pomeroy, WA 99347
This property is located in ☐ unincorporated Garfield County OR within ☒ city of Pomeroy
☐ Check box if any of the listed parcels are being segregated from another parcel, are part of a boundary line adjustment or parcels being merged.
See attached legal description.

<p>5 Select Land Use Code(s): 11 Household, single family units enter any additional codes: _____ (See back of last page for instructions)</p> <p style="text-align: right;">YES NO</p> <p>Was the seller receiving a property tax exemption or deferral under chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)? <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>7 List all personal property (tangible and intangible) included in selling price. _____ _____ _____ _____</p>
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<p>6</p> <p style="text-align: right;">YES NO</p> <p>Is this property designated as forest land per chapter 84.33 RCW? <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW? <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>Is this property receiving special valuation as historical property per chapter 84.26 RCW? <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>If any answers are yes, complete as instructed below.</p> <p>(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information.</p> <p>This land <input type="checkbox"/> does <input checked="" type="checkbox"/> does not qualify for continuance.</p>	<p>If claiming an exemption, list WAC number and reason for exemption:</p> <p>WAC No. (Section/Subsection) _____</p> <p>Reason for exemption _____</p> <p>_____</p>
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<p>DEPUTY ASSESSOR _____ DATE _____</p> <p>(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale.</p> <p>(3) OWNER(S) SIGNATURE</p> <p>_____</p> <p style="text-align: center;">PRINT NAME</p>	<p>Type of Document Statutory Warranty Deed (SWD)</p> <p>Date of Document 05/16/18</p> <table border="0" style="width: 100%;"> <tr> <td>Gross Selling Price \$</td> <td style="text-align: right;">80,000.00</td> </tr> <tr> <td>*Personal Property (deduct) \$</td> <td style="text-align: right;">0.00</td> </tr> <tr> <td>Exemption Claimed (deduct) \$</td> <td style="text-align: right;">0.00</td> </tr> <tr> <td>Taxable Selling Price \$</td> <td style="text-align: right;">80,000.00</td> </tr> <tr> <td>Excise Tax : State \$</td> <td style="text-align: right;">1,024.00</td> </tr> <tr> <td>Local \$</td> <td style="text-align: right;">200.00</td> </tr> <tr> <td>*Delinquent Interest: State \$</td> <td style="text-align: right;">0.00</td> </tr> <tr> <td>Local \$</td> <td style="text-align: right;">0.00</td> </tr> <tr> <td>*Delinquent Penalty \$</td> <td style="text-align: right;">0.00</td> </tr> <tr> <td>Subtotal \$</td> <td style="text-align: right;">1,224.00</td> </tr> <tr> <td>*State Technology Fee \$</td> <td style="text-align: right;">5.00 5.00</td> </tr> <tr> <td>*Affidavit Processing Fee \$</td> <td style="text-align: right;">0.00</td> </tr> <tr> <td>Total Due \$</td> <td style="text-align: right;">1,229.00</td> </tr> </table> <p style="text-align: center;">A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS</p>	Gross Selling Price \$	80,000.00	*Personal Property (deduct) \$	0.00	Exemption Claimed (deduct) \$	0.00	Taxable Selling Price \$	80,000.00	Excise Tax : State \$	1,024.00	Local \$	200.00	*Delinquent Interest: State \$	0.00	Local \$	0.00	*Delinquent Penalty \$	0.00	Subtotal \$	1,224.00	*State Technology Fee \$	5.00 5.00	*Affidavit Processing Fee \$	0.00	Total Due \$	1,229.00
Gross Selling Price \$	80,000.00																										
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*State Technology Fee \$	5.00 5.00																										
*Affidavit Processing Fee \$	0.00																										
Total Due \$	1,229.00																										

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

Signature of Grantor or Grantor's Agent <u>Nancy L. Starkweather</u>	Signature of Grantee or Grantee's Agent <u>Stephen Rager</u>
Name (print) <u>Nancy L. Starkweather</u>	Name (print) <u>Stephen Rager</u>
Date & city of signing: <u>May 18th 2018, Clarkston WA</u>	Date & city of signing: <u>5/21/2018 - 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)).

REV 84 0001a (6/26/14)

THIS SPACE TREASURER'S USE ONLY

COUNTY TREASURER

PAGE TREASURER'S USE ONLY
PAID
MAY 23 2018

KAREN ROOSEVELT
GARFIELD COUNTY TREASURER

3079

13

Order No. GA-5857

EXHIBIT A

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

That part of the East half of the Northwest quarter of Section 6, Township 11 North, Range 42 E.W.M., more particularly described as follows:

Beginning at a point 16.0 feet South of the Southeast corner of Lot 1 in Darby's Addition to the City of Pomeroy; thence westerly 95.5 feet parallel with the southerly line of Lots 1 and 2 of said Addition; thence South 45.0 feet; thence East 5.5 feet; thence South 10.0 feet; thence easterly 90.0 feet parallel with said southerly line of Lots 1 and 2; thence North 55.0 feet to the place of beginning.

..

REAL ESTATE EXCISE TAX AFFIDAVIT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

This form is your receipt
when stamped by cashier.

PLEASE TYPE OR PRINT

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

(See back of last page for instructions)

☐ Check box if partial sale of property

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

1 SELLER GRANTOR	Name <u>Steven L. Brown</u>	2 BUYER GRANTEE	Name <u>Clayton R. Blachly</u>
	<u>Susana A. Brown</u>		<u>Jennifer Blachly</u>
	Mailing Address <u>52 Fairgrounds Rd.</u>		Mailing Address <u>2477 Kirby Mayview 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>Clayton R. Blachly Jennifer Blachly</u>		<u>20124203340350000</u> <input type="checkbox"/>	
Mailing Address <u>2477 Kirby Mayview Rd. 386 Hwy. 12 E</u>		<input type="checkbox"/>	
City/State/Zip <u>Pomeroy WA 99347</u>		<input type="checkbox"/>	
Phone No. (including area code) _____		<input type="checkbox"/>	
		List assessed value(s) <u>159,538.00</u>	

4 Street address of property: 386 Highway 12 - 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>11 Household, single family units</u> enter any additional codes: _____ (See back of last page for instructions)	7 List all personal property (tangible and intangible) included in selling price. _____ _____ _____ _____
Was the seller receiving a property tax exemption or deferral under chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) _____ Reason for exemption _____
6 Is this property designated as forest land per chapter 84.33 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Is this property receiving special valuation as historical property per chapter 84.26 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If any answers are yes, complete as instructed below. (1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information. This land <input type="checkbox"/> does <input checked="" type="checkbox"/> does not qualify for continuance. _____ DEPUTY ASSESSOR DATE (2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale. (3) OWNER(S) SIGNATURE _____ PRINT NAME	Type of Document <u>Statutory Warranty Deed (SWD)</u> Date of Document <u>05/17/18</u> Gross Selling Price \$ <u>237,500.00</u> *Personal Property (deduct) \$ <u>0.00</u> Exemption Claimed (deduct) \$ <u>0.00</u> Taxable Selling Price \$ <u>237,500.00</u> Excise Tax : State \$ <u>3,040.00</u> Local \$ <u>593.75</u> *Delinquent Interest: State \$ <u>0.00</u> Local \$ <u>0.00</u> *Delinquent Penalty \$ <u>0.00</u> Subtotal \$ <u>3,633.75</u> *State Technology Fee \$ <u>5.00</u> <u>5.00</u> *Affidavit Processing Fee \$ <u>0.00</u> Total Due \$ <u>3,638.75</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>Steven L Brown</u>	Signature of Grantee or Grantee's Agent <u>Clayton R Blachly</u>
Name (print) <u>Steven L. Brown</u>	Name (print) <u>Clayton R. Blachly</u>
Date & city of signing: <u>5-21-18 Clarkston</u>	Date & city of signing: <u>5/22/2018- 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)).

PAID
MAY 23 2018

KAREN ROOSEVELT
GARFIELD COUNTY TREASURER

EXHIBIT "A"

394048

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

In Township 12 North, Range 42 E.W.M.

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

Beginning at a point in the fence line marking the South right of way line of State Highway 3, lying South 00°26'36" West 1523.00 feet from the monument marking the East quarter corner of said Section 33; thence North 83°37'00" West 169.00 feet along said Highway fence line; thence South 00°04'00" West 254.87 feet; thence South 82°34'00" East 167.69 feet to a point in a property fence line; thence North 00°26'36" East 258.03 feet along said property fence to the point of beginning.



3081

PLEASE TYPE OR PRINT

REAL ESTATE EXCISE TAX AFFIDAVIT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

This form is your receipt
when stamped by cashier.

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

(See back of last page for instructions)

☐ Check box if partial sale of property

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

1 SELLER GRANTOR	Name <u>Melva Drader</u>	2 BUYER GRANTEE	Name <u>Leonard & Marlane Schilling</u>	
	Mailing Address <u>1343 Arlington St.</u>		Mailing Address <u>3 Golf Club Road</u>	
	City/State/Zip <u>Pomeroy WA 99347</u>		City/State/Zip <u>Pomeroy WA 99347</u>	
	Phone No. (including area code)		Phone No. (including area code)	
3	Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers – check box if personal property	List assessed value(s)
	Name _____		<u>1-056-02-004-</u> <input type="checkbox"/>	
	Mailing Address _____		<u>1130-0000</u> <input type="checkbox"/>	
	City/State/Zip _____		<input type="checkbox"/>	
	Phone No. (including area code) _____		<input type="checkbox"/>	

4 Street address of property: 1343 Arlington Street

This property is located in ☐ unincorporated _____ 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)

W 36ft of Lot 4, E 24ft Lot 5, B1K 2 Potter's
Add, City of Pomeroy, Garfield County, WA

5 Select Land Use Code(s): 11

enter any additional codes: _____

(See back of last page for instructions)

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

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

If any answers are yes, complete as instructed below.

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

This land ☐ does ☐ does not qualify for continuance.

DEPUTY ASSESSOR

DATE

(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)

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

(3) OWNER(S) SIGNATURE

PRINT NAME

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

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

WAC No. (Section/Subsection) 458-61A-208(e)

Reason for exemption

forfeitureType of Document Declaration of ForfeitureDate of Document 5-24-2018

Gross Selling Price \$ _____

*Personal Property (deduct) \$ _____

Exemption Claimed (deduct) \$ _____

Taxable Selling Price \$ _____

Excise Tax : State \$ _____

Local \$ _____

*Delinquent Interest: State \$ _____

Local \$ _____

*Delinquent Penalty \$ _____

Subtotal \$ _____

*State Technology Fee \$ 5.00*Affidavit Processing Fee \$ 5.00Total Due \$ 10.00 CKA 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>Kimberly R Beggs</u>	Name (print) <u>Kimberly R Beggs</u>
	Date & city of signing: <u>5-24-2018 Pomeroy</u>	Date & city of signing: <u>5-24-2018 Pomeroy</u>

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

MAY 24 2018

3081