

**REAL ESTATE EXCISE TAX AFFIDAVIT**

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

This form is your receipt  
when stamped by cashier.

PLEASE TYPE OR PRINT

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

(See back of last page for instructions)

☐ Check box if partial sale, indicate %

sold.

List percentage of ownership acquired next to each name.

<b>1</b> SELLER GRANTOR	Name <u>Mary Jean W.L. Gose, as Successor Trustee of the Gose Family 1995 Living Trust</u>	<b>2</b> BUYER GRANTEE	Name <u>Ridpath Farms, LLC, a Washington limited liability company</u>
	Mailing Address <u>622 Kaiola Street</u>		Mailing Address <u>622 Kaiola Street</u>
	City/State/Zip <u>Kihei, HI 96753-7558</u>		City/State/Zip <u>Kihei, HI 96753-7558</u>
	Phone No. (including area code) <u>(808) 875-6071</u>		Phone No. (including area code) <u>(808) 875-6071</u>
<b>3</b>	Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee	List all real and personal property tax parcel account numbers – check box if personal property	List assessed value(s)
Name _____		<u>See Exhibit "B"</u> <input type="checkbox"/>	<u>See Exhibit "B"</u>
Mailing Address _____		<input type="checkbox"/>	<u>593805</u>
City/State/Zip _____		<input type="checkbox"/>	
Phone No. (including area code) _____		<input type="checkbox"/>	

**4** Street address of property: unimproved

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"

<b>5</b> Select Land Use Code(s): <u>83 - Agriculture classified under current use chapter 84.34 RCW</u> enter any additional codes: _____ (See back of last page for instructions)	<b>7</b> List all personal property (tangible and intangible) included in selling price. <u>N/A</u>
Was the seller receiving a property tax exemption or deferral under chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) <u>458-61A-211</u> Reason for exemption <u>Transfer of property from a family revocable living trust to fund a family limited liability company with no changes in beneficial ownership.</u>
<b>6</b> Is this property designated as forest land per chapter 84.33 RCW? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> Is this property receiving special valuation as historical property per chapter 84.26 RCW? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> If any answers are yes, complete as instructed below. <b>(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE)</b> NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, <b>you must sign on (3) below.</b> The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information. This land <input checked="" type="checkbox"/> does <input type="checkbox"/> does not qualify for continuance. <u>Kesha Gilbert</u> <u>10/29/18</u> DEPUTY ASSESSOR DATE <b>(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)</b> NEW OWNER(S): To continue special valuation as historic property, <b>sign (3) below.</b> If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale. <b>(3) OWNER(S) SIGNATURE</b> <u>Mary Jean W.L. Gose</u> Ridpath Farms, LLC PRINT NAME Mary Jean W.L. Gose, as Manager	Type of Document <u>Quitclaim Deed</u> Date of Document <u>October 11, 2018</u> Gross Selling Price \$ _____ 0.00 *Personal Property (deduct) \$ _____ Exemption Claimed (deduct) \$ _____ Taxable Selling Price \$ _____ 0.00 Excise Tax : State \$ _____ 0.00 <u>0.0025</u> Local \$ _____ 0.00 *Delinquent Interest: State \$ _____ Local \$ _____ *Delinquent Penalty \$ _____ Subtotal \$ _____ 0.00 *State Technology Fee \$ _____ 5.00 *Affidavit Processing Fee \$ _____ <u>5.00</u> Total Due \$ _____ 10.00 <b>CK</b> <b>A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX</b> *SEE INSTRUCTIONS

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

Signature of Grantor or Grantor's Agent <u>Mary Jean W.L. Gose</u>	Signature of Grantee or Grantee's Agent <u>Mary Jean W.L. Gose</u>
Name (print) <u>Mary Jean W.L. Gose</u>	Name (print) <u>Mary Jean W.L. Gose</u>
Date & city of signing: <u>10 / 11 / 2018;</u>	Date & city of signing: <u>10 / 11 / 2018;</u>

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

# Exhibit "A"

GARFIELD COUNTY, WASHINGTON:

All of Sections Two (2) and Eleven (11); the Southeast Quarter of Section Three (3); and the Northeast Quarter of Section Ten (10); in Township Thirteen (13) North of Range Forty-Two (42), E.W.M.

Excepting therefrom: a strip of land lying over and across Government Lots 1 and 2 in Section 2, Township 13 North Range 42 East of the Willamette Meridian, Garfield County, Washington, said strip of land being of variable width on each side of the following described centerline alignment:

Commencing at a point lying South 34 degrees 07'00" West, a distance of 893.01 feet from the Northeast corner of said Section 2; thence North 77 degrees 28'20" East, a distance of 606.41 feet to Survey Station 387+00.00 and the True Point of Beginning; thence South 77 degrees 28'20" West, a distance of 118.11 feet to Survey Station 388+18.11 P.C.; thence Northwesterly along a 3 degree 00' curve to the right, a distance of 956.11 feet to Survey Station 397+74.22 P.T.; thence North 73 degrees 50'40" West, a distance of 289.36 feet to Survey Station 400+63.58 P.C.; thence Northwesterly along a 6 degree 00' curve to the right, a distance of 601.94 feet to Survey Station 406+65.52 P.T.; thence North 37 degrees 43' 40" West, a distance of 500 feet to Survey Station 411+65.52 and the point of terminus of the above described centerline alignment.

The width (in feet) of the strip of land above referred to, when measured at right angles and/or radially to the above described centerline alignment is as follows:

Station	to	Station	Width Easterly of Centerline	Width Westerly of Centerline
387+00		389+00	50	120
389+00		394+00	100	120
394+00		398+00	150	120
398+00		411+65.52	150	100

The tract of land above described contains 11.42 acres, more or less, being acquired by the U.S. Department of the Army, Corps of Engineers.

NOTE: All bearings are referred to the Washington Coordinate System, South Zone, unless otherwise specified.

Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining.

Subject to existing easements for public roads, public highways, public utilities, railroads, and pipelines; reservations, exception, and any other outstanding rights contained in or referred to in patents issued by the United States.

And FURTHER, for the consideration aforesaid, we the grantors abovenamed, hereby convey and quitclaim unto the said UNITED STATES OF AMERICA and its assigns, all right, title, and interest which we may have in and to the banks, beds, and waters of any streams opposite to or fronting upon the lands above described in any alleys, roads, streets, ways, strips, gores, or railroad rights-of-way abutting or adjoining said land and in any means of ingress or egress appurtenant thereto.

ALSO

Beginning at the Southwest corner of Section Thirty-Five (35) in Township Fourteen (14) North of Range Forty-Two (42), E.W.M.; thence running East 24.25 chains on the South line of said Section 35; thence North 12 degrees 05' West 6.77 chains; thence North 30 degrees 04' West 1.27 chains; thence North 60 degrees 30' West 1.29 chains; thence North 80 degrees 30' West 2.13 chains; thence North 62 degrees 17' West 3.27 chains; thence North 46 degrees 50' West 3.61 chains; thence North 70 degrees 28' West 2.30 chains; thence South 77 degrees 20' West 2.25 chains; thence North 76 degrees 08' West 9.40 chains to the Section line on the West side of said Section; thence South on said Section line 15.12 chains to the place of beginning, said last described tract containing 26.34 acres, more or less.

Exhibit "B"

Garfield County

Parcel No.	Assessed Value
Parcel No. 2-013-42-002-1004-0000	\$142,428.00
Parcel No. 2-013-42-003-4004-0000	\$ 38,375.00
Parcel No. 2-013-42-010-1004-0000	\$ 37,235.00
Parcel No. 2-013-42-011-0004-0000	\$153,480.00
Parcel No. 2-014-42-035-3004-0000	\$ 5,218.00



Submit to County Treasurer of the county in which property is located.

MOBILE HOME  
REAL ESTATE EXCISE TAX AFFIDAVIT

Chapter 82.45 RCW  
Chapter 458-61A WAC

This form is your receipt when stamped by cashier.

3163

FOR USE WHEN TRANSFERRING TITLE TO MOBILE HOME ONLY

PLEASE TYPE OR PRINT  
INCOMPLETE AFFIDAVITS WILL NOT BE ACCEPTED

REGISTERED OWNER	Name	Frank E. O'Brien		
	Name	Lauriann Lomen O'Brien		
	Street	P.O. Box 219		
LOCATION OF MOBILE HOME	City	State	Zip Code	
	Pomeroy	WA	99347	
	Name	[Signature]		
	Street	1689 Pataha St.		
	City	State	Zip Code	
	Pomeroy	WA	99347	

NEW REGISTERED OWNER	Name	Michael L. Petross		
	Name	Kristy D. Petross		
	Street	P.O. Box 595		
LEGAL OWNER	City	State	Zip Code	
	Pomeroy	WA	99347	
	Name	Frank E. O'Brien		
	Name	Lauriann Lomen O'Brien		
	Street			
	City	State	Zip Code	

PERSONAL PROPERTY  
PARCEL or ACCOUNT NO. 5-000-00-000-0158-0000  
LIST ASSESSED VALUE(S): \$39,100.00

REAL PROPERTY  
PARCEL or ACCOUNT NO. 1-035-06-010-1000-0000  
LIST ASSESSED VALUE(S): \$

MAKE	YEAR	MODEL	SIZE	SERIAL NO. or I.D.	REVENUE TAX CODE NO.
Fleetwood	1975		64/24	S1977	C110

Date of Sale	10/30/2018
Taxable Sale Price	\$ 50,000.00
Excise Tax: State	\$ 640.00
Garfield County Local	\$ 125.00
Delinquent Interest: State	\$
0.0025 Local	\$
Delinquent Penalty	\$
Subtotal	\$ 765.00
State Technology Fee	\$ 5.00
Affidavit Processing Fee	\$
Total Due	\$ 770.00
If exemption claimed, WAC number & title:	
WAC No. (Sec/Sub)	
WAC Title	
A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX.	

**AFFIDAVIT**

I certify under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

Signature of Grantor/Agent [Signature]

Name (print) Frank E. O'Brien or Lauriann Lomen O'Brien

Date and Place of Signing: 10/26/2018 - Clarkston, WA

Signature of Grantee/Agent [Signature]

Name (print) Michael L. Petross or Kristy D. Petross

Date & Place of Signing: 10/26/2018 - Clarkston, WA

**TREASURER'S CERTIFICATE**

I hereby certify that property taxes due Garfield County on the mobile home described hereon have been paid to and including the year 2018

10-30-18 [Signature]  
Date County Treasurer or Deputy

If, in selling (or otherwise transferring ownership of) a mobile home which possesses a tax lien, the seller does not inform the buyer (new owner) of such a lien, the seller is guilty of deliberate deception as it applies to Fraud and/or Theft as defined in Title 9 and 9A RCW (RCW 9.45.060, RCW 9A.56.010 (4d), and RCW 9A.56.020).

THIS SPACE - TREASURER'S USE ONLY

**PAID**  
OCT 30 2018

REV 84 0003e (4/9/08) COUNTY TREASURER

KAREN ROOSEVELT  
GARFIELD COUNTY TREASURER

3163



STATE OF WASHINGTON

## Vehicle Certificate of Title

Title Number

1317634603

License Number  
@33295Vehicle Identification Number (VIN)  
S1977Year  
1975Make  
FLTWD

Model

Style

Series/Body  
64/24TDate of Application  
06/25/2013Odometer Miles  
0000000Odometer Status  
E

Fuel Type

Scale Weight  
00000

Gross Vehicle Weight Rating Code

Vehicle Color

Prior Title State  
WAPrior Title Number  
8816703321Comments  
10340-2013, JTWROS

Brands

Sale price \$

Date of sale

**Legal Owner:** To release interest, sign below and give this title to the registered owner/transferee or to a vehicle licensing office with the proper fee within 10 days of satisfaction of the security interest, or you may be liable to the owner/transferee for penalties.

**Buyer:** You must apply for title within 15 calendar days of acquiring the vehicle to avoid a penalty. Take this signed title to a vehicle/vessel licensing office with the appropriate fees.

Legal Owner

O'BRIEN, FRANK E

O'BRIEN, LAURIANN LOMEN

PO BOX 691

POMEROY, WA 99347

Registered Owner

SAME AS LEGAL OWNER

X

Signature of first legal owner releases all interest in the vehicle described above. If signing for a business, include business name, signature, and title.

Date

X

Signature of registered owner releases all interest in the vehicle described above. If signing for a business, include business name, signature and title.

Date

X

Signature of second legal owner releases all interest in the vehicle described above. If signing for a business, include business name, signature, and title.

Date

X

Signature of registered owner releases all interest in the vehicle described above. If signing for a business, include business name, signature, and title.

Date

I certify that the records of the Department of Licensing show the persons named hereon as registered owners and legal owners of the vehicle described.

Pat Kohler  
Director, Department of Licensing

Assignment by registered owner

Federal regulation and state law require you to state the mileage when transferring ownership if the vehicle is less than 10 years old, unless exempt. Failure to complete this statement or providing a false statement may result in fines and/or imprisonment.

I certify, to the best of my knowledge, the odometer reading is: ☒ (no tenths) Transfer date \_\_\_\_/\_\_\_\_/\_\_\_\_

Odometer reading in miles

This reading is (check one): ☐ the actual mileage of the vehicle ☐ in excess of its mechanic limits ☐ not the actual mileage.

Signature of transferee/buyer

X

Signature of transferor/seller

X

PRINTED name of transferee/buyer

PRINTED name of transferor/seller

Address of transferee/buyer

Address of transferor/seller

PLEASE TYPE OR PRINT

# REAL ESTATE EXCISE TAX AFFIDAVIT

CHAPTER 82.45 RCW - CHAPTER 458-61A WAC

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(See back of last page for instructions)

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☐ Check box if partial sale of property

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

SELLER GRANTOR	1 Name <u>Jeremy R. Denton</u>	BUYER GRANTEE	2 Name <u>Eric Strolsch</u>
	<u>Shelly R. Denton</u>		<u>Maquella G. Strolsch</u>
	Mailing Address _____		Mailing Address <u>109 W. Main St.</u>
	City/State/Zip _____		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: ☒ 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

10810100310200000	<input type="checkbox"/>	List assessed value(s)
	<input type="checkbox"/>	98,800.00
	<input type="checkbox"/>	
	<input type="checkbox"/>	

4 Street address of property: 109 W. Main Street

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

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

See attached legal

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

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.

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 Warranty Deed (WD)

Date of Document 10/25/18

Gross Selling Price	\$	95,000.00
*Personal Property (deduct)	\$	0.00
Exemption Claimed (deduct)	\$	0.00
Taxable Selling Price	\$	95,000.00
Excise Tax : State	\$	1,216.00
Local	\$	237.50
*Delinquent Interest: State	\$	0.00
Local	\$	0.00
*Delinquent Penalty	\$	0.00
Subtotal	\$	1,453.50
*State Technology Fee	\$	5.00
*Affidavit Processing Fee	\$	0.00
Total Due	\$	1,458.50

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) Jeremy R. Denton

Date & city of signing: 10-25-18, Billings MT

Signature of Grantee or Grantee's Agent [Signature]

Name (print) Eric Strolsch

Date & city of signing: Clarkston 10-26-18

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

REV 84 0001a (6/26/14)

THIS SPACE - TREASURERS USE ONLY

COUNTY TREASURER

OCT 30 2018

KAREN ROOSEVELT  
GARFIELD COUNTY TREASURER

3164

**EXHIBIT "A"**

414202

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

That part of Lots 3 and 4 of Poyneer's Addition to the City of Pomeroy according to the plat thereof recorded in Volume A of Plats, Page 33, records of Garfield County, described as follows:

Beginning at a point on the North line of Main Street 94 feet westerly of the Southeast corner of Lot 2, said Addition; thence westerly along the North line of Main Street 63.38 feet; thence northeasterly to the Northwest corner of said Lot 3; thence southeasterly along the northerly line of said Lot 3 to the Northeast corner thereof; thence southwesterly in a straight line to the point of beginning

JD

initial

ES W

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.

3165

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>Michael W.M. Tom and Galina P. Tom</u>	2 BUYER GRANTEE	Name <u>Rochelle Berglund</u>		
	Mailing Address <u>PO Box 70</u>		Mailing Address <u>1225 1/2 Boston Street</u>		
	City/State/Zip <u>Pomeroy, WA 99347</u>		City/State/Zip <u>Clarkston, WA 99403</u>		
	Phone No. (including area code)		Phone No. (including area code)		
3	Send all property tax correspondence to: <input 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: 737 High 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 35 feet of Lot 8 and the East half of Lot 9 in Block 18 of the Original Town, now 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)

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?

☐ ☒

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

☐ ☒

If any answers are yes, complete as instructed below.

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

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

This land ☐ does ☐ does not qualify for continuance.

DEPUTY ASSESSOR

DATE

(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)

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

(3) OWNER(S) SIGNATURE

PRINT NAME

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

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

WAC No. (Section/Subsection) 458-61A-217(1)

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

Re-Record

Type of Document Re-Recorded Statutory Warranty Deed

Date of Document 7/19/18

Gross Selling Price \$ 0.00

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

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

Taxable Selling Price \$ 0.00

Excise Tax : State \$ 0.00

0.0025 Local \$ 0.00

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

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

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

Subtotal \$ 0.00

\*State Technology Fee \$ 5.00

\*Affidavit Processing Fee \$ 5.00

Total Due \$ 10.00

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

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

Signature of Kimberly R. Boggs  
Grantor or Grantor's Agent  
Name (print) Kimberly R. Boggs  
Date & city of signing: Pomeroy WA 11-1-18

Signature of Kimberly R. Boggs  
Grantee or Grantee's Agent  
Name (print) Kimberly R. Boggs  
Date & city of signing: Pomeroy WA 11-1-18

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

REV 84 0001a (09/06/17)

THIS SPACE - TREASURER'S USE ONLY

COUNTY TREASURER

PAID  
NOV 01 2018

KAREN ROOSEVELT  
GARFIELD COUNTY TREASURER

3165



**REAL ESTATE EXCISE TAX AFFIDAVIT**

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(See back of last page for instructions)

☐ Check box if partial sale, indicate % sold. List percentage of ownership acquired next to each name.

1 SELLER GRANTOR	Name <u>Mary D. Cass, Personal Representative of the</u>	2 BUYER GRANTEE	Name <u>Mary D. Cass, married dealing in separate property,</u>
	Estate of Lawrence J. Landkammer		<u>Judy A. Landkammer, single, tenants-in-common</u>
	Mailing Address <u>2380 Florence Lane</u>		Mailing Address <u>c/o 2380 Florence Lane</u>
	City/State/Zip <u>Clarkston, WA 99403</u>		City/State/Zip <u>Clarkston, WA 99403</u>
	Phone No. (including area code) <u>(509) 758-5847</u>		Phone No. (including area code) <u>(509) 758-5847</u>
3	Send all property tax correspondence to: <input type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers – check box if personal property
Name _____			<u>2-010-43-004-4000</u> <input type="checkbox"/>
Mailing Address _____			<u>2-010-43-009-1000</u> <input type="checkbox"/>
City/State/Zip _____			<input type="checkbox"/>
Phone No. (including area code) _____			<input type="checkbox"/>
			List assessed value(s) <u>395230</u>

4 Street address of property: rural Garfield County

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)

Please see the attached Exhibit A.

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

enter any additional codes: \_\_\_\_\_

(See back of last page for instructions)

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

6 YES NO

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

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

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

If any answers are yes, complete as instructed below.

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

This land ☒ does ☐ does not, qualify for continuance.

Kesha Gilbert 11/5/18  
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

Judy Landkammer Mary Cass  
PRINT NAME

Judy Landkammer Mary Cass

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

If claiming an exemption, list WAC number and reason for exemption:  
WAC No. (Section/Subsection) 458-61A-202  
Reason for exemption Inheritance

Type of Document Personal Representative's Deed  
Date of Document 10/19/2018

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 \$	0.00
Local \$	0.00
*Delinquent Penalty \$	0.00
Subtotal \$	0.00
*State Technology Fee \$	5.00
*Affidavit Processing Fee \$	5.00
Total Due \$	10.00

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

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

Signature of Grantor or Grantor's Agent Mary Cass Signature of Grantee or Grantee's Agent Judy A. Landkammer

Name (print) Mary D. Cass Name (print) Judy A. Landkammer

Date & city of signing: 10/19/2018 Clarkston Date & city of signing: 10/19/18 Clarkston

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

REV 84 0001a (09/06/17) THIS SPACE - TREASURER'S USE ONLY

KAREN ROOSEVELT  
GARFIELD COUNTY TREASURER

TAXPAYER  
Treasurer

## Exhibit A

Situate in Township 10 North, Range 43 E.W.M., Garfield County, Washington:

The Southeast quarter of the Northwest quarter, the South half of the Northeast quarter, the Southeast quarter, the North half of the Southwest quarter, and the Southeast quarter of the Southwest quarter of Section 4.

EXCEPT that part of the Northeast quarter of the Southwest quarter of said Section 4 more particularly described as follows: Commencing at the section corner common to Sections 4, 5, 8 and 9, said Township and Range, being an aluminum monument; thence North 02°18'30" East on the section line between said Sections 4 and 5 a distance of 1150.56 feet to the True Point of Beginning; thence North 86°19'32" East on the subdivisional line 431.35 feet to a 5/8" rebar also being on the fence line; thence North 16°45'53" East on said fence line 831.07 feet to a 5/8" rebar being at an angle point of the fence line; thence North 07°06'42" East on said fence line 228.24 feet to a 5/8" rebar being at an angle point of the fence line; thence North 14°11'44" East on said fence line 173.95 feet to a 5/8" rebar being on the subdivisional line of said Section 4; thence South 84°20'14" West on the subdivisional line 698.16 feet to the quarter corner between said Sections 4 and 5 being an aluminum monument; thence South 02°18'30" East on the section line between said Sections 4 and 5 a distance of 1150.56 feet to the place of beginning.

The Northwest quarter, the North half of the Northeast quarter, and the Southwest quarter of the Northeast quarter of Section 9.

EXCEPT that part of the Northwest quarter of the Northwest quarter of said Section 9, more particularly described as follows: Commencing at the section corner common to Sections 4, 5, 8, and 9, said Township and Range, being an aluminum monument and the True Point of Beginning; thence North 88°18'17" East on the section line between said Sections 4 and 9, a distance of 561.05 feet to a 5/8" rebar, being on a fence line; thence South 10°20'41" East on said fence line 73.40 feet to a 5/8" rebar also being an angle point of the fence line; thence South 23°28'22" East 639.85 feet to a 5/8" rebar also being an angle point of the fence line; thence South 51°25'32" West 147.94 feet to a 5/8" rebar also being an angle point of the fence line; thence South 46°59'33" West 717.93 feet to a 5/8" rebar also being an angle point of the fence line; thence South 55°04'26" West on said fence line 241.71 feet to a 5/8" rebar; thence North 00°25'11" East on the section line between said Sections 8 and 9 a distance of 18.76 feet to a 5/8" rebar; thence North 00°25'11" East on said section line 1344.11 feet to the place of beginning.

**REAL ESTATE EXCISE TAX AFFIDAVIT**

This form is your receipt  
when stamped by cashier.

PLEASE TYPE OR PRINT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

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

(See back of last page for instructions)

<input type="checkbox"/> Check box if partial sale, indicate % sold.		List percentage of ownership acquired next to each name.	
<b>1</b> Name <u>Judy A. Landkammer, a single person</u> Mailing Address <u>680 Alpowa Creek Road</u> City/State/Zip <u>Clarkston, WA 99403</u> Phone No. (including area code) _____	<b>2</b> Name <u>Mary D. Cass, married dealing in separate property.</u> Mailing Address <u>2380 Florence Lane</u> City/State/Zip <u>Clarkston, WA 99403</u> Phone No. (including area code) <u>(509) 758-5847</u>		
<b>3</b> Send all property tax correspondence to: <input type="checkbox"/> Same as Buyer/Grantee Name _____ Mailing Address _____ City/State/Zip _____ Phone No. (including area code) _____	List all real and personal property tax parcel account numbers – check box if personal property <u>2-010-43-004-4000</u> <input type="checkbox"/> <u>2-010-43-009-1000</u> <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/>		
		List assessed value(s) <u>393280</u> _____ _____	
<b>4</b> Street address of property: <u>rural Garfield County</u> This property is located in <u>Garfield County</u> <input type="checkbox"/> Check box if any of the listed parcels are being segregated from another parcel, are part of a boundary line adjustment or parcels being merged. Legal description of property (if more space is needed, you may attach a separate sheet to each page of the affidavit) Please see the attached Exhibit A.			

<b>5</b> Select Land Use Code(s): <u>83 - Agriculture classified under current use chapter 84.34 RCW</u> enter any additional codes: _____ (See back of last page for instructions) <table style="width: 100%;"> <tr> <td style="width: 50%;">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)?</td> <td style="width: 50%; text-align: center;"> <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO                 </td> </tr> </table> <b>6</b> <table style="width: 100%;"> <tr> <td style="width: 50%;">Is this property designated as forest land per chapter 84.33 RCW?</td> <td style="width: 50%; text-align: center;"> <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO                 </td> </tr> <tr> <td>Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34?</td> <td style="text-align: center;"> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO                 </td> </tr> <tr> <td>Is this property receiving special valuation as historical property per chapter 84.26 RCW?</td> <td style="text-align: center;"> <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO                 </td> </tr> </table> If any answers are yes, complete as instructed below. <b>(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE)</b> NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information. This land <input checked="" type="checkbox"/> does <input type="checkbox"/> does not qualify for continuance. <u>Kernia Gilbert</u> <u>11/5/18</u> DEPUTY ASSESSOR DATE <b>(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)</b> NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale. <b>(3) OWNER(S) SIGNATURE</b> <u>Mary Cass</u> PRINT NAME	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	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	List all personal property (tangible and intangible) included in selling price.  If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) <u>458-61A-201</u> Reason for exemption <u>Gift of Grantor's interest to Grantee</u>  Type of Document <u>Quitclaim Deed</u> Date of Document <u>10/17/2018</u>  <table style="width: 100%;"> <tr> <td>Gross Selling Price \$</td> <td style="text-align: right;">0.00</td> </tr> <tr> <td>*Personal Property (deduct) \$</td> <td 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;">0.00</td> </tr> <tr> <td>Excise Tax : State \$</td> <td style="text-align: right;">0.00</td> </tr> <tr> <td><u>0.0025</u> Local \$</td> <td style="text-align: right;">0.00</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;">0.00</td> </tr> <tr> <td>*State Technology Fee \$</td> <td style="text-align: right;">5.00</td> </tr> <tr> <td>*Affidavit Processing Fee \$</td> <td style="text-align: right;">5.00</td> </tr> <tr> <td>Total Due \$</td> <td style="text-align: right;">10.00</td> </tr> </table> A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS	Gross Selling Price \$	0.00	*Personal Property (deduct) \$	0.00	Exemption Claimed (deduct) \$	0.00	Taxable Selling Price \$	0.00	Excise Tax : State \$	0.00	<u>0.0025</u> Local \$	0.00	*Delinquent Interest: State \$	0.00	Local \$	0.00	*Delinquent Penalty \$	0.00	Subtotal \$	0.00	*State Technology Fee \$	5.00	*Affidavit Processing Fee \$	5.00	Total Due \$	10.00
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**8** I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.

Signature of Grantor or Grantor's Agent <u>Judy A. Landkammer</u> Name (print) <u>Judy A. Landkammer</u> Date & city of signing: <u>10/17/2018, Clarkston</u>	Signature of Grantee or Grantee's Agent <u>Mary Cass</u> Name (print) <u>Mary D. Cass</u> Date & city of signing: <u>10/19/2018 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 (09/06/17) THIS SPACE FOR TREASURER USE ONLY TAXPAYER

KAREN ROOSEVELT  
GARFIELD COUNTY TREASURER

## Exhibit A

Situate in Township 10 North, Range 43 E.W.M., Garfield County, Washington:

The Southeast quarter of the Northwest quarter, the South half of the Northeast quarter, the Southeast quarter, the North half of the Southwest quarter, and the Southeast quarter of the Southwest quarter of Section 4.

EXCEPT that part of the Northeast quarter of the Southwest quarter of said Section 4 more particularly described as follows: Commencing at the section corner common to Sections 4, 5, 8 and 9, said Township and Range, being an aluminum monument; thence North 02°18'30" East on the section line between said Sections 4 and 5 a distance of 1150.56 feet to the True Point of Beginning; thence North 86°19'32" East on the subdivisional line 431.35 feet to a 5/8" rebar also being on the fence line; thence North 16°45'53" East on said fence line 831.07 feet to a 5/8" rebar being at an angle point of the fence line; thence North 07°06'42" East on said fence line 228.24 feet to a 5/8" rebar being at an angle point of the fence line; thence North 14°11'44" East on said fence line 173.95 feet to a 5/8" rebar being on the subdivisional line of said Section 4; thence South 84°20'14" West on the subdivisional line 698.16 feet to the quarter corner between said Sections 4 and 5 being an aluminum monument; thence South 02°18'30" East on the section line between said Sections 4 and 5 a distance of 1150.56 feet to the place of beginning.

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

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

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

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

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

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

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

Reasons held in escrow \_\_\_\_\_

Signature

Firm Name

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

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

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

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

**A. Gifts with consideration**

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

**B. Gifts without consideration**

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

Has there been or will there be a refinance of the debt? ☐ YES ☐ NO (If yes, please call (360) 534-1503 to see if this transfer is taxable). If grantor (seller) was on title as co-signor only, please see WAC 458-61A-215 for exemption requirements.

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

Judy A. Landkammer 10/26/18  
Grantor's Signature Date

Judy A. Landkammer

Grantor's Name (print)

Mary D. Cass 11-1-18  
Grantee's Signature Date

Mary D. Cass

Grantee's Name (print)

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

I, (print name) \_\_\_\_\_, certify that I am acting as an Exchange Facilitator in transferring real property to \_\_\_\_\_ pursuant to IRC Section 1031, and in accordance with WAC 458-61A-213. **NOTE:** Exchange Facilitator must sign below.

Exchange Facilitator's Signature

Date

Exchange Facilitator's Name (print)

For tax assistance, contact your local County Treasurer/Recorder or visit <http://dor.wa.gov> or call (360) 534-1503. To inquire about the availability of this document in an alternate format, please call 1-800-647-7706. Teletype (TTY) users may use the Washington Relay Service by calling 711.

**REAL ESTATE EXCISE TAX AFFIDAVIT**

PLEASE TYPE OR PRINT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

This form is your receipt  
when stamped by cashier.

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

(See back of last page for instructions)

☐ Check box if partial sale, indicate % sold.

List percentage of ownership acquired next to each name.

<b>1</b> SELLER GRANTOR	Name <u>Tom D. Keatts, Trustee of the Neil Keatts Trust "B"</u>	<b>2</b> BUYER GRANTEE	Name <u>Tom D. Keatts, Trustee of the Neil Keatts Family Trust</u>
	Mailing Address <u>358 Gould City Mavview Rd.</u>		Mailing Address <u>358 Gould City Mayview Rd.</u>
	City/State/Zip <u>Pomeroy, WA 99347</u>		City/State/Zip <u>Pomeroy, WA 99347</u>
	Phone No. (including area code) <u>(208) 791-7724</u>		Phone No. (including area code) <u>(208) 791-7724</u>
<b>3</b> Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee Name _____ Mailing Address _____ City/State/Zip _____ Phone No. (including area code) _____		List all real and personal property tax parcel account numbers – check box if personal property <u>See Attached</u> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
		List assessed value(s) <u>See Attached</u> <u>969496</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

**5** Select Land Use Code(s):  
83 - Agriculture classified under current use chapter 84.34 RCW  
 enter any additional codes: \_\_\_\_\_  
 (See back of last page for instructions)

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

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

If any answers are yes, complete as instructed below.

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

This land ☒ does ☐ does not qualify for continuance.  
Keshia Gussert 11/6/18  
 DEPUTY ASSESSOR DATE

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

**(3) OWNER(S) SIGNATURE**  
X Tom D. Keatts, Trustee  
 PRINT NAME

Tom D. Keatts, Trustee

**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-210

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

**Distribution from an irrevocable trust to its beneficiary**

Type of Document Deed of Distribution by Trustee

Date of Document 10/15/18

Gross Selling Price \$ \_\_\_\_\_

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

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

Taxable Selling Price \$ 0.00

Excise Tax : State \$ 0.00

0.0025 Local \$ 0.00

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

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

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

Subtotal \$ 0.00

\*State Technology Fee \$ 5.00

\*Affidavit Processing Fee \$ 5.00

Total Due \$ 10.00

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

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

Signature of Grantor or Grantor's Agent <u>Tom D. Keatts, Trustee</u>	Signature of Grantee or Grantee's Agent <u>Tom D. Keatts, Trustee</u>
Name (print) <u>Tom D. Keatts, Trustee</u>	Name (print) <u>Tom D. Keatts, Trustee</u>
Date & city of signing: <u>10-15-18 Pomeroy wa</u>	Date & city of signing: <u>10-15-18 Pomeroy</u>

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

NOV 08 2018

EXHIBIT “A”

<u>Tax Parcel No.</u>	<u>Assessed Value</u>
1. 20124201530000000	\$31,853.00
2. 20124202230000000	\$436,878.00
3. 20124201430010000	\$27,928.00
4. 20124201540010000	\$224,964.00
5. 20124202210010000	\$105,803.00
6. 20124202310010000	\$212,002.00
7. 20124202720000000	\$207,338.00
8. Ptns of 20124202810000000	\$312,621.00
9. Ptn of 20124202110000000	\$450,054.00

Parcel 1  
**Grantor’s undivided one-half interest in:**  
The Southwest Quarter of the Southwest Quarter of Section 15, Township 12 North, Range 42, E.W.M., Garfield County, Washington.  
Tax Parcel No. 20124201530000000

Parcel 2  
**Grantor’s undivided one-half interest in:**  
The West half of the Northwest Quarter; and the South half of the Section 22, Township 12 North, Range 42, E.W.M., Garfield County, Washington.  
Tax Parcel No. 20124202230000000

Parcel 3  
**Grantor’s undivided 5/8 interest in:**  
The South half of the Southwest Quarter of Section 14, Township 12 North, Range 42, E.W.M., Garfield County, Washington.  
Tax Parcel No. 20124201430010000

Parcel 4  
**Grantor’s undivided 5/8 interest in:**  
The Southeast Quarter; the Northwest Quarter of the Southwest Quarter; and the East half of the Southwest Quarter, EXCEPT the following described tract: all that part of the Northeast Quarter of the Southwest Quarter lying North and East of the S Meadow Creek Road (formerly the S.F. Williams County Road), said exception being Ten acres, more or less, all in Section 15, Township 12 North, Range 42, E.W.M., Garfield County, Washington.  
Tax Parcel No. 20124201540010000

Parcel 5  
**Grantor’s undivided 5/8 interest in:**  
The East half of the Northwest Quarter; and the Northeast Quarter of Section 22, Township 12 North, Range 42, E.W.M., Garfield County, Washington.  
Tax Parcel No. 20124202210010000

Parcel 6  
**Grantor’s undivided 5/8 interest in:**  
The West half; the North half of the Northeast Quarter; the Southwest Quarter of the Northeast Quarter; and the Northwest Quarter of the Southeast Quarter, EXCEPT the

following described tract: Beginning at the Southeast corner of the Southwest Quarter of Section 23, Township 12 North, Range 42, E.W.M., thence due West on the South line of the above described tract a distance of 40 feet; thence in a Northeasterly direction to a point on the East line of said described tract 40 feet due North from the point of beginning; thence due South 40 feet to the point of beginning; all in the aforesaid Section 23, Township 12 North, Range 42, E.W.M., Garfield County, Washington.

Tax Parcel No. 20124202310010000

Parcel 7

The Northwest Quarter of Section 27, Township 12 North, Range 42, E.W.M., Garfield County, Washington.

Tax Parcel No. 20124202720000000

Parcel 8

The North half of the Northeast Quarter of Section 28, and all that part of the Northeast Quarter of the Northwest Quarter of Section 28, lying East of the County Road and described as follows: Beginning at the Northeast corner of said tract; thence South on line one-quarter mile to the Southeast corner of said tract; thence West on line 900 feet to center of County Road; thence following center of County Road North 16°15' East 665 feet; thence North 33°30' West 468 feet; thence North 0°30' East 325 feet to the North line of said Tract; thence East on line 970 feet to the place of beginning, all in Township 12 North, Range 42, E.W.M., Garfield County, Washington, EXCEPTING THEREFROM the following described tract of land:

A PARCEL OF LAND LOCATED IN THE NORTH ONE-HALF OF THE NORTH ONE-HALF OF SECTION 28, TOWNSHIP 12 NORTH, RANGE 42 EAST, WILLAMETTE MERIDIAN, GARFIELD COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 12 NORTH, RANGE 42 EAST, WILLAMETTE MERIDIAN, SAID POINT BEING MONUMENTED WITH A FIVE-EIGHTHS INCH REBAR WITH TWO INCH ALUMINUM CAP STAMPED "BRYAN LAND SURVEYING PLS 39568" AND BEARS NORTH 89°43'40" WEST 2653.31 FEET FROM THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 28, SAID POINT BEING MONUMENTED WITH A FIVE-EIGHTHS INCH REBAR WITH TWO INCH ALUMINUM CAP STAMPED "BRYAN LAND SURVEYING PLS 39568"; THENCE SOUTH 00°12'48" EAST 456.28 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE SOUTH 83°32'24" EAST 35.04 FEET; THENCE SOUTH 00°07'30" WEST 236.24 FEET; THENCE SOUTH 80°29'43" EAST 1044.21 FEET; THENCE SOUTH 49°57'47" EAST 746.91 FEET TO THE SOUTH LINE OF THE NORTH ONE-HALF OF THE NORTHEAST QUARTER OF SAID SECTION 28; THENCE NORTH 89°48'28" WEST 1632.74 FEET TO THE SOUTHWEST CORNER OF THE NORTH ONE-HALF OF THE NORTHEAST QUARTER OF SAID SECTION 28; THENCE NORTH 89°58'10" WEST 876.10 FEET, ALONG THE SOUTH LINE OF THE NORTH ONE-HALF OF THE NORTHWEST QUARTER OF SAID SECTION 28, TO THE EAST RIGHT OF WAY OF GOULD CITY/MAYVIEW COUNTY ROAD; THENCE NORTHERLY, ALONG THE EAST RIGHT OF WAY OF SAID COUNTY ROAD, THE FOLLOWING COURSES, NORTH 15°33'43" EAST 330.42 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 11°48'12", RADIUS LENGTH OF 921.47 FEET, CHORD BEARING OF NORTH 09°39'37" EAST, CHORD LENGTH OF 189.49 FEET, A CURVE LENGTH OF 189.83 FEET; THENCE SOUTH 86°14'29" EAST 10.00 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 15°03'27", RADIUS LENGTH OF 931.47 FEET, CHORD BEARING OF NORTH 03°46'13" WEST, CHORD LENGTH OF 244.09 FEET, A CURVE LENGTH OF 244.79 FEET, TO A POINT HEREFTER REFERRED TO AS POINT "A"; THENCE, DEPARTING SAID RIGHT OF WAY, NORTH 81°42'51" EAST 355.24 FEET; THENCE NORTH 14°28'20" EAST 134.46 FEET; THENCE SOUTH 83°32'24" EAST 375.68 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION. CONTAINING 32.32 ACRES, MORE OR LESS **SUBJECT TO AND TOGETHER WITH** A 20 FOOT WIDE ACCESS EASEMENT, HAVING 10 FEET ON BOTH SIDES OF CENTERLINE, TO BE USED FOR INGRESS AND EGRESS ACROSS THE SURFACE OF THE FOLLOWING DESCRIBED LANDS, THE CENTERINE OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE AFORESAID POINT "A", THENCE NORTH



81°42'51" EAST 39.00 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE SOUTH 16°45'33" WEST 26.00 FEET; THENCE SOUTH 62°10'19" WEST 28.50 FEET TO THE EAST RIGHT OF WAY OF GOULD CITY/MAYVIEW COUNTY ROAD AND THE POINT OF TERMINUS FOR THIS DESCRIPTION. THE SIDELINES OF WHICH ARE TO COMMENCE AT THE LANDS OF THE GRANTOR AND TERMINATE AT THE EAST RIGHT OF WAY OF SAID COUNTY ROAD.

Ptn of Tax Parcel No. 20124202810000000

Parcel 9

**Grantor's undivided one-half interest in:**

The East half; and the Southeast Quarter of the Southwest Quarter in Section 21, Township 12 North, Range 42, E.W.M., Garfield County, Washington; EXCEPT therefrom the following described tract for County Road: Beginning on the South boundary of the Southeast Quarter of the Southwest Quarter of Section 21 at a point 343 feet East of the Southwest corner of said subdivision; thence on the arc of a 4° curve to the left through an angle of 12°3' for 301.3 feet; a strip of land 110 feet wide being 65 feet on the left of centerline and 45 feet on the right; thence North 31°15' West for 360.3 feet to the West boundary of said subdivision at a point 610 feet North of the Southwest corner of said subdivision a strip of land 85 feet wide being 40 feet on the left of centerline and 45 feet on the right. Also Beginning on the South boundary of the Southeast Quarter of the Southwest Quarter of Section 21 at a point 310 feet East of Southwest corner of said subdivision; thence North 23°09' West for 266.8 feet a strip of land 60 feet wide, being on the left of centerline; thence on the arc of a 2° curve to the left through an angle of 8°06' for 405 feet to the West boundary of said subdivision at a point 610 feet North of the Southwest corner of said subdivision a strip of land 50 feet wide being on the left of centerline; and FURTHER EXCEPTING THEREFROM the following described tract of land:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 12 NORTH, RANGE 42 EAST, WILLAMETTE MERIDIAN, GARFIELD COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 12 NORTH, RANGE 42 EAST, WILLAMETTE MERIDIAN, SAID POINT BEING MONUMENTED WITH A FIVE-EIGHTHS INCH REBAR WITH TWO INCH ALUMINUM CAP STAMPED "BRYAN LAND SURVEYING PLS 39568" AND BEARS NORTH 89°43'40" WEST 2653.31 FEET FROM THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 21, SAID POINT BEING MONUMENTED WITH A FIVE-EIGHTHS INCH REBAR WITH TWO INCH ALUMINUM CAP STAMPED "BRYAN LAND SURVEYING PLS 39568"; THENCE NORTH 00°07'57" EAST 744.46 FEET, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 21, TO THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE NORTH 90°00'00" WEST 100.00 FEET; THENCE SOUTH 57°49'51" WEST 320.00 FEET; THENCE SOUTH 76°52'52" WEST 380.00 FEET; THENCE SOUTH 58°53'25" WEST 170.00 FEET; THENCE SOUTH 83°24'45" WEST 261.77 FEET TO THE EAST RIGHT OF WAY OF GOULD CITY/MAYVIEW COUNTY ROAD; THENCE NORTHERLY, ALONG SAID EAST RIGHT OF WAY, THE FOLLOWING COURSES, ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 00°27'56", RADIUS LENGTH OF 2904.79 FEET, A CHORD BEARING OF NORTH 25°17'18" WEST, CHORD LENGTH OF 23.61 FEET, A CURVE LENGTH OF 23.61 FEET; THENCE NORTH 64°28'44" EAST 10.00 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 2°00'00", RADIUS LENGTH OF 2914.79 FEET, CHORD BEARING OF NORTH 26°31'16" WEST, CHORD LENGTH OF 101.74 FEET, A CURVE LENGTH OF 101.75 FEET; THENCE NORTH 62°28'44" EAST 5.00 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 04°38'52", RADIUS LENGTH OF 2919.79 FEET, CHORD BEARING OF NORTH 29°50'42" WEST, CHORD LENGTH OF 236.79 FEET, A CURVE LENGTH OF 236.85 FEET; THENCE NORTH 32°10'08" WEST 40.01 FEET, TO THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 21; THENCE, DEPARTING SAID RIGHT OF WAY, NORTH 00°02'56" EAST 600.92 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 21; THENCE SOUTH 89°53'46" EAST 1328.59 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 21; THENCE SOUTH 00°07'57" WEST 582.27 FEET, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST

QUARTER OF SAID SECTION 21, TO THE POINT OF BEGINNING FOR THIS DESCRIPTION.

CONTAINING 24.01 ACRES, MORE OR LESS

**TOGETHER WITH AND SUBJECT TO** A 30 FOOT WIDE EASEMENT, HAVING 15 FEET ON BOTH SIDES OF CENTERLINE, TO BE USED FOR INGRESS AND EGRESS ACROSS THE SURFACE OF THE FOLLOWING DESCRIBED LANDS, THE CENTERLINE OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE AFORESAID POINT OF BEGINNING; THENCE SOUTH 00°07'57" WEST 15.00 FEET, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 21, TO THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE NORTH 90°00'00" WEST 95.64 FEET; THENCE SOUTH 57°49'51" WEST 318.19 FEET; THENCE SOUTH 76°52'52" WEST 380.14 FEET; THENCE SOUTH 58°53'25" WEST 170.89 FEET; THENCE SOUTH 83°24'45" WEST 260.07 FEET TO THE EAST RIGHT OF WAY OF GOULD CITY/MAYVIEW COUNTY ROAD AND THE POINT OF TERMINUS FOR THIS DESCRIPTION. THE SIDELINES OF WHICH ARE TO BEGIN AT THE LANDS OF THE GRANTOR AND TERMINATE AT THE EAST RIGHT OF WAY OF GOULD CITY/MAYVIEW COUNTY ROAD.

Ptn of Tax Parcel No. 20124202110000000

Parcel 10

A PARCEL OF LAND LOCATED IN THE NORTH ONE-HALF OF THE NORTH ONE-HALF OF SECTION 28, TOWNSHIP 12 NORTH, RANGE 42 EAST, WILLAMETTE MERIDIAN, GARFIELD COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 12 NORTH, RANGE 42 EAST, WILLAMETTE MERIDIAN, SAID POINT BEING MONUMENTED WITH A FIVE-EIGHTHS INCH REBAR WITH TWO INCH ALUMINUM CAP STAMPED "BRYAN LAND SURVEYING PLS 39568" AND BEARS NORTH 89°43'40" WEST 2653.31 FEET FROM THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 28, SAID POINT BEING MONUMENTED WITH A FIVE-EIGHTHS INCH REBAR WITH TWO INCH ALUMINUM CAP STAMPED "BRYAN LAND SURVEYING PLS 39568"; THENCE SOUTH 00°12'48" EAST 456.28 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE SOUTH 83°32'24" EAST 35.04 FEET; THENCE SOUTH 00°07'30" WEST 236.24 FEET; THENCE SOUTH 80°29'43" EAST 1044.21 FEET; THENCE SOUTH 49°57'47" EAST 746.91 FEET TO THE SOUTH LINE OF THE NORTH ONE-HALF OF THE NORTHEAST QUARTER OF SAID SECTION 28; THENCE NORTH 89°48'28" WEST 1632.74 FEET TO THE SOUTHWEST CORNER OF THE NORTH ONE-HALF OF THE NORTHEAST QUARTER OF SAID SECTION 28; THENCE NORTH 89°58'10" WEST 876.10 FEET, ALONG THE SOUTH LINE OF THE NORTH ONE-HALF OF THE NORTHWEST QUARTER OF SAID SECTION 28, TO THE EAST RIGHT OF WAY OF GOULD CITY/MAYVIEW COUNTY ROAD; THENCE NORTHERLY, ALONG THE EAST RIGHT OF WAY OF SAID COUNTY ROAD, THE FOLLOWING COURSES, NORTH 15°33'43" EAST 330.42 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 11°48'12", RADIUS LENGTH OF 921.47 FEET, CHORD BEARING OF NORTH 09°39'37" EAST, CHORD LENGTH OF 189.49 FEET, A CURVE LENGTH OF 189.83 FEET; THENCE SOUTH 86°14'29" EAST 10.00 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 15°03'27", RADIUS LENGTH OF 931.47 FEET, CHORD BEARING OF NORTH 03°46'13" WEST, CHORD LENGTH OF 244.09 FEET, A CURVE LENGTH OF 244.79 FEET, TO A POINT HEREFTER REFERRED TO AS POINT "A"; THENCE, DEPARTING SAID RIGHT OF WAY, NORTH 81°42'51" EAST 355.24 FEET; THENCE NORTH 14°28'20" EAST 134.46 FEET; THENCE SOUTH 83°32'24" EAST 375.68 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION. CONTAINING 32.32 ACRES, MORE OR LESS

**SUBJECT TO AND TOGETHER WITH** A 20 FOOT WIDE ACCESS EASEMENT, HAVING 10 FEET ON BOTH SIDES OF CENTERLINE, TO BE USED FOR INGRESS AND EGRESS ACROSS THE SURFACE OF THE FOLLOWING DESCRIBED LANDS, THE CENTERINE OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE AFORESAID POINT "A", THENCE NORTH 81°42'51" EAST 39.00 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE SOUTH 16°45'33" WEST 26.00 FEET; THENCE SOUTH 62°10'19" WEST 28.50 FEET TO THE

EAST RIGHT OF WAY OF GOULD CITY/MAYVIEW COUNTY ROAD AND THE POINT OF TERMINUS FOR THIS DESCRIPTION. THE SIDELINES OF WHICH ARE TO COMMENCE AT THE LANDS OF THE GRANTOR AND TERMINATE AT THE EAST RIGHT OF WAY OF SAID COUNTY ROAD.

Ptn of Tax Parcel No. 20124202810000000

REAL ESTATE EXCISE TAX AFFIDAVIT

PLEASE TYPE OR PRINT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

This form is your receipt  
when stamped by cashier.

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

(See back of last page for instructions)

☐ Check box if partial sale, indicate %

sold.

List percentage of ownership acquired next to each name.

1 SELLER GRANTOR	Name <u>Tom D. Keatts, Trustee of the</u>	2 BUYER GRANTEE	Name <u>Tom Dewey Keatts, as to 1/3% Ray Neil Keatts, as</u>
	<u>Neil Keatts Family Trust</u>		<u>to 1/3%, and Nancy Keatts Cannon, as to 1/3%</u>
	Mailing Address <u>358 Gould City Mayview Rd.</u>		Mailing Address <u>358 Gould City Mayview Rd.</u>
	City/State/Zip <u>Pomeroy, WA 99347</u>		City/State/Zip <u>Pomeroy, WA 99347</u>
	Phone No. (including area code) <u>(208) 791-7724</u>		Phone No. (including area code) <u>(208) 791-7724</u>
3	Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers – check box if personal property
	Name _____		<u>See Attached</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>See Attached</u> <u>969496</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

5	Select Land Use Code(s): <u>83 - Agriculture classified under current use chapter 84.34 RCW</u> enter any additional codes: _____ (See back of last page for instructions)	7	List all personal property (tangible and intangible) included in selling price.
	YES NO Was the seller receiving a property tax exemption or deferral under chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)? <input type="checkbox"/> <input checked="" type="checkbox"/>		If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) <u>458-61A-210</u> Reason for exemption _____ <u>Distribution from an irrevocable trust to its beneficiaries</u> Type of Document <u>Deed of Distribution by Trustee</u> Date of Document <u>10/15/18</u>
6	YES NO Is this property designated as forest land per chapter 84.33 RCW? <input type="checkbox"/> <input checked="" type="checkbox"/> Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW? <input checked="" type="checkbox"/> <input type="checkbox"/> Is this property receiving special valuation as historical property per chapter 84.26 RCW? <input type="checkbox"/> <input checked="" type="checkbox"/> If any answers are yes, complete as instructed below. (1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information. This land <input checked="" type="checkbox"/> does <input type="checkbox"/> does not qualify for continuance. <u>Lecyria Gilbert</u> <u>11/6/18</u> DEPUTY ASSESSOR DATE (2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale. (3) OWNER(S) SIGNATURE <u>Tom Dewey Keatts</u> <u>Ray Neil Keatts</u> <u>Nancy Keatts Cannon</u> PRINT NAME <u>Tom Dewey Keatts, Ray Neil Keatts, Nancy Keatts Cannon</u>		Gross Selling Price \$ _____ *Personal Property (deduct) \$ _____ Exemption Claimed (deduct) \$ _____ Taxable Selling Price \$ <u>0.00</u> Excise Tax : State \$ <u>0.00</u> <u>0.0025</u> Local \$ <u>0.00</u> *Delinquent Interest: State \$ _____ Local \$ _____ *Delinquent Penalty \$ _____ Subtotal \$ <u>0.00</u> *State Technology Fee \$ <u>5.00</u> *Affidavit Processing Fee \$ <u>5.00</u> Total Due \$ <u>10.00</u> 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>Tom D. Keatts, Trustee</u>	Signature of Grantee or Grantee's Agent <u>Tom Dewey Keatts</u>
Name (print) <u>Tom D. Keatts, Trustee</u>	Name (print) <u>Tom Dewey Keatts</u>
Date & city of signing: <u>10-15-18 Pomeroy Wa.</u>	Date & city of signing: <u>10-15-18 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)).

“EXHIBIT A”

<u>Tax Parcel No.</u>	<u>Assessed Value</u>
1. 20124201530000000	\$31,853.00
2. 20124202230000000	\$218,439.00
3. 20124201430010000	\$27,928.00
4. 20124201540010000	\$224,964.00
5. 20124202210010000	\$105,803.00
6. 20124202310010000	\$212,002.00
7. 20124202720000000	\$207,338.00
8. Ptn of 20124202810000000	\$312,621.00
9. Ptn of 20124202110000000	\$225,027.00

Parcel 1

**Grantor’s undivided one-half interest in:**

The Southwest Quarter of the Southwest Quarter of Section 15, Township 12 North, Range 42, E.W.M., Garfield County, Washington.

Tax Parcel No. 20124201530000000

Parcel 2

**Grantor’s undivided one-half interest in:**

The West half of the Northwest Quarter; and the South half of the Section 22, Township 12 North, Range 42, E.W.M., Garfield County, Washington.

Tax Parcel No. 20124202230000000

Parcel 3

**Grantor’s undivided 5/8 interest in:**

The South half of the Southwest Quarter of Section 14, Township 12 North, Range 42, E.W.M., Garfield County, Washington.

Tax Parcel No. 20124201430010000

Parcel 4

**Grantor’s undivided 5/8 interest in:**

The Southeast Quarter; the Northwest Quarter of the Southwest Quarter; and the East half of the Southwest Quarter, EXCEPT the following described tract: all that part of the Northeast Quarter of the Southwest Quarter lying North and East of the S Meadow Creek Road (formerly the S.F. Williams County Road), said exception being Ten acres, more or less, all in Section 15, Township 12 North, Range 42, E.W.M., Garfield County, Washington.

Tax Parcel No. 20124201540010000

Parcel 5

**Grantor’s undivided 5/8 interest in:**

The East half of the Northwest Quarter; and the Northeast Quarter of Section 22, Township 12 North, Range 42, E.W.M., Garfield County, Washington.

Tax Parcel No. 20124202210010000

Parcel 6

**Grantor’s undivided 5/8 interest in:**

The West half; the North half of the Northeast Quarter; the Southwest Quarter of the Northeast Quarter; and the Northwest Quarter of the Southeast Quarter, EXCEPT the following described

tract: Beginning at the Southeast corner of the Southwest Quarter of Section 23, Township 12 North, Range 42, E.W.M., thence due West on the South line of the above described tract a distance of 40 feet; thence in a Northeasterly direction to a point on the East line of said described tract 40 feet due North from the point of beginning; thence due South 40 feet to the point of beginning; all in the aforesaid Section 23, Township 12 North, Range 42, E.W.M., Garfield County, Washington.

Tax Parcel No. 20124202310010000

Parcel 7

The Northwest Quarter of Section 27, Township 12 North, Range 42, E.W.M., Garfield County, Washington.

Tax Parcel No. 20124202720000000

Parcel 8

The North half of the Northeast Quarter of Section 28, and all that part of the Northeast Quarter of the Northwest Quarter of Section 28, lying East of the County Road and described as follows: Beginning at the Northeast corner of said tract; thence South on line one-quarter mile to the Southeast corner of said tract; thence West on line 900 feet to center of County Road; thence following center of County Road North 16°15' East 665 feet; thence North 33°30' West 468 feet; thence North 0°30' East 325 feet to the North line of said Tract; thence East on line 970 feet to the place of beginning, all in Township 12 North, Range 42, E.W.M., Garfield County, Washington, EXCEPTING THEREFROM the following described tract of land:

A PARCEL OF LAND LOCATED IN THE NORTH ONE-HALF OF THE NORTH ONE-HALF OF SECTION 28, TOWNSHIP 12 NORTH, RANGE 42 EAST, WILLAMETTE MERIDIAN, GARFIELD COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 12 NORTH, RANGE 42 EAST, WILLAMETTE MERIDIAN, SAID POINT BEING MONUMENTED WITH A FIVE-EIGHTHS INCH REBAR WITH TWO INCH ALUMINUM CAP STAMPED "BRYAN LAND SURVEYING PLS 39568" AND BEARS NORTH 89°43'40" WEST 2653.31 FEET FROM THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 28, SAID POINT BEING MONUMENTED WITH A FIVE-EIGHTHS INCH REBAR WITH TWO INCH ALUMINUM CAP STAMPED "BRYAN LAND SURVEYING PLS 39568"; THENCE SOUTH 00°12'48" EAST 456.28 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE SOUTH 83°32'24" EAST 35.04 FEET; THENCE SOUTH 00°07'30" WEST 236.24 FEET; THENCE SOUTH 80°29'43" EAST 1044.21 FEET; THENCE SOUTH 49°57'47" EAST 746.91 FEET TO THE SOUTH LINE OF THE NORTH ONE-HALF OF THE NORTHEAST QUARTER OF SAID SECTION 28; THENCE NORTH 89°48'28" WEST 1632.74 FEET TO THE SOUTHWEST CORNER OF THE NORTH ONE-HALF OF THE NORTHEAST QUARTER OF SAID SECTION 28; THENCE NORTH 89°58'10" WEST 876.10 FEET, ALONG THE SOUTH LINE OF THE NORTH ONE-HALF OF THE NORTHWEST QUARTER OF SAID SECTION 28, TO THE EAST RIGHT OF WAY OF GOULD CITY/MAYVIEW COUNTY ROAD; THENCE NORTHERLY, ALONG THE EAST RIGHT OF WAY OF SAID COUNTY ROAD, THE FOLLOWING COURSES, NORTH 15°33'43" EAST 330.42 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 11°48'12", RADIUS LENGTH OF 921.47 FEET, CHORD BEARING OF NORTH 09°39'37" EAST, CHORD LENGTH OF 189.49 FEET, A CURVE LENGTH OF 189.83 FEET; THENCE SOUTH 86°14'29" EAST 10.00 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 15°03'27", RADIUS LENGTH OF 931.47 FEET, CHORD BEARING OF NORTH 03°46'13" WEST, CHORD LENGTH OF 244.09 FEET, A CURVE LENGTH OF 244.79 FEET, TO A POINT HEREFTER REFERRED TO AS POINT "A"; THENCE, DEPARTING SAID RIGHT OF WAY, NORTH 81°42'51" EAST 355.24 FEET; THENCE NORTH 14°28'20" EAST 134.46 FEET; THENCE SOUTH 83°32'24" EAST 375.68 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION. CONTAINING 32.32 ACRES, MORE OR LESS

**SUBJECT TO AND TOGETHER WITH A 20 FOOT WIDE ACCESS EASEMENT, HAVING 10 FEET ON BOTH SIDES OF CENTERLINE, TO BE USED FOR INGRESS AND EGRESS ACROSS THE SURFACE OF THE FOLLOWING DESCRIBED LANDS, THE CENTERLINE OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE AFORESAID POINT "A", THENCE NORTH 81°42'51" EAST 39.00 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE**

SOUTH 16°45'33" WEST 26.00 FEET; THENCE SOUTH 62°10'19" WEST 28.50 FEET TO THE EAST RIGHT OF WAY OF GOULD CITY/MAYVIEW COUNTY ROAD AND THE POINT OF TERMINUS FOR THIS DESCRIPTION. THE SIDELINES OF WHICH ARE TO COMMENCE AT THE LANDS OF THE GRANTOR AND TERMINATE AT THE EAST RIGHT OF WAY OF SAID COUNTY ROAD.

Ptn of Tax Parcel No. 20124202810000000

Parcel 9

**Grantor's undivided one-half interest in:**

The East half; and the Southeast Quarter of the Southwest Quarter in Section 21, Township 12 North, Range 42, E.W.M., Garfield County, Washington; EXCEPT therefrom the following described tract for County Road: Beginning on the South boundary of the Southeast Quarter of the Southwest Quarter of Section 21 at a point 343 feet East of the Southwest corner of said subdivision; thence on the arc of a 4° curve to the left through an angle of 12°3' for 301.3 feet; a strip of land 110 feet wide being 65 feet on the left of centerline and 45 feet on the right; thence North 31°15' West for 360.3 feet to the West boundary of said subdivision at a point 610 feet North of the Southwest corner of said subdivision a strip of land 85 feet wide being 40 feet on the left of centerline and 45 feet on the right. Also Beginning on the South boundary of the Southeast Quarter of the Southwest Quarter of Section 21 at a point 310 feet East of Southwest corner of said subdivision; thence North 23°09' West for 266.8 feet a strip of land 60 feet wide, being on the left of centerline; thence on the arc of a 2° curve to the left through an angle of 8°06' for 405 feet to the West boundary of said subdivision at a point 610 feet North of the Southwest corner of said subdivision a strip of land 50 feet wide being on the left of centerline; and FURTHER EXCEPTING THEREFROM the following described tract of land:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 12 NORTH, RANGE 42 EAST, WILLAMETTE MERIDIAN, GARFIELD COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 12 NORTH, RANGE 42 EAST, WILLAMETTE MERIDIAN, SAID POINT BEING MONUMENTED WITH A FIVE-EIGHTHS INCH REBAR WITH TWO INCH ALUMINUM CAP STAMPED "BRYAN LAND SURVEYING PLS 39568" AND BEARS NORTH 89°43'40" WEST 2653.31 FEET FROM THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 21, SAID POINT BEING MONUMENTED WITH A FIVE-EIGHTHS INCH REBAR WITH TWO INCH ALUMINUM CAP STAMPED "BRYAN LAND SURVEYING PLS 39568"; THENCE NORTH 00°07'57" EAST 744.46 FEET, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 21, TO THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE NORTH 90°00'00" WEST 100.00 FEET; THENCE SOUTH 57°49'51" WEST 320.00 FEET; THENCE SOUTH 76°52'52" WEST 380.00 FEET; THENCE SOUTH 58°53'25" WEST 170.00 FEET; THENCE SOUTH 83°24'45" WEST 261.77 FEET TO THE EAST RIGHT OF WAY OF GOULD CITY/MAYVIEW COUNTY ROAD; THENCE NORTHERLY, ALONG SAID EAST RIGHT OF WAY, THE FOLLOWING COURSES, ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 00°27'56", RADIUS LENGTH OF 2904.79 FEET, A CHORD BEARING OF NORTH 25°17'18" WEST, CHORD LENGTH OF 23.61 FEET, A CURVE LENGTH OF 23.61 FEET; THENCE NORTH 64°28'44" EAST 10.00 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 2°00'00", RADIUS LENGTH OF 2914.79 FEET, CHORD BEARING OF NORTH 26°31'16" WEST, CHORD LENGTH OF 101.74 FEET, A CURVE LENGTH OF 101.75 FEET; THENCE NORTH 62°28'44" EAST 5.00 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 04°38'52", RADIUS LENGTH OF 2919.79 FEET, CHORD BEARING OF NORTH 29°50'42" WEST, CHORD LENGTH OF 236.79 FEET, A CURVE LENGTH OF 236.85 FEET; THENCE NORTH 32°10'08" WEST 40.01 FEET, TO THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 21; THENCE, DEPARTING SAID RIGHT OF WAY, NORTH 00°02'56" EAST 600.92 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 21; THENCE SOUTH 89°53'46" EAST 1328.59 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 21; THENCE SOUTH 00°07'57" WEST 582.27 FEET, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 21, TO THE POINT OF BEGINNING FOR THIS DESCRIPTION.

CONTAINING 24.01 ACRES, MORE OR LESS

**TOGETHER WITH AND SUBJECT TO A 30 FOOT WIDE EASEMENT, HAVING 15 FEET ON BOTH SIDES OF CENTERLINE, TO BE USED FOR INGRESS AND EGRESS ACROSS THE SURFACE OF THE FOLLOWING DESCRIBED LANDS, THE CENTERLINE OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE AFORESAID POINT OF BEGINNING; THENCE SOUTH 00°07'57" WEST 15.00 FEET, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 21, TO THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE NORTH 90°00'00" WEST 95.64 FEET; THENCE SOUTH 57°49'51" WEST 318.19 FEET; THENCE SOUTH 76°52'52" WEST 380.14 FEET; THENCE SOUTH 58°53'25" WEST 170.89 FEET; THENCE SOUTH 83°24'45" WEST 260.07 FEET TO THE EAST RIGHT OF WAY OF GOULD CITY/MAYVIEW COUNTY ROAD AND THE POINT OF TERMINUS FOR THIS DESCRIPTION. THE SIDELINES OF WHICH ARE TO BEGIN AT THE LANDS OF THE GRANTOR AND TERMINATE AT THE EAST RIGHT OF WAY OF GOULD CITY/MAYVIEW COUNTY ROAD.**

Ptn of Tax Parcel No. 20124202110000000



**REAL ESTATE EXCISE TAX AFFIDAVIT**

PLEASE TYPE OR PRINT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

This form is your receipt  
when stamped by cashier.

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

(See back of last page for instructions)

☐ Check box if partial sale, indicate %

List percentage of ownership acquired next to each name.

1 SELLER GRANTOR	Name <u>Tom D. Keatts, Trustee of the</u>	2 BUYER GRANTEE	Name <u>Tom Dewey Keatts, a married man</u>
	<u>Neil Keatts Family Trust</u>		<u>as his separate property</u>
	Mailing Address <u>358 Gould City Mayview Rd.</u>		Mailing Address <u>358 Gould City Mayview Rd.</u>
	City/State/Zip <u>Pomeroy, WA 99347</u>		City/State/Zip <u>Pomeroy, WA 99347</u>
	Phone No. (including area code) <u>(208) 791-7724</u>		Phone No. (including area code) <u>(208) 791-7724</u>

3	Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee	List all real and personal property tax parcel account numbers – check box if personal property	List assessed value(s)
	Name _____	<u>Ptn of 20124202810000000</u> <input type="checkbox"/>	<u>\$312,621.00</u>
	Mailing Address _____	<input type="checkbox"/>	<u>327216</u>
	City/State/Zip _____	<input type="checkbox"/>	
	Phone No. (including area code) _____	<input type="checkbox"/>	

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

This property is located in Garfield County

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

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

See Attached

5 Select Land Use Code(s):

83 - Agriculture classified under current use chapter 84.34 RCW

enter any additional codes: \_\_\_\_\_

(See back of last page for instructions)

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.

KAREN ROOSEVELT 11/6/18

DEPUTY ASSESSOR DATE

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

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

**(3) OWNER(S) SIGNATURE**

X Tom Dewey Keatts

PRINT NAME

Tom Dewey Keatts

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-210

Reason for exemption Distribution from an irrevocable trust to its beneficiary

**Distribution from an irrevocable trust to its beneficiary**

Type of Document Deed of Distribution by Trustee

Date of Document 10/15/18

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

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

Signature of Grantor or Grantor's Agent Tom D. Keatts, Trustee

Name (print) Tom D. Keatts, Trustee

Date & city of signing: 10/15/18 Pomeroy

Signature of Grantee or Grantee's Agent Tom Dewey Keatts

Name (print) Tom Dewey Keatts

Date & city of signing: 10/15/18 Pomeroy

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

**PAID**  
NOV 06 2018

KAREN ROOSEVELT  
GARFIELD COUNTY TREASURER

“EXHIBIT A”

A PARCEL OF LAND LOCATED IN THE NORTH ONE-HALF OF THE NORTH ONE-HALF OF SECTION 28, TOWNSHIP 12 NORTH, RANGE 42 EAST, WILLAMETTE MERIDIAN, GARFIELD COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 12 NORTH, RANGE 42 EAST, WILLAMETTE MERIDIAN, SAID POINT BEING MONUMENTED WITH A FIVE-EIGHTHS INCH REBAR WITH TWO INCH ALUMINUM CAP STAMPED “BRYAN LAND SURVEYING PLS 39568” AND BEARS NORTH 89°43’40” WEST 2653.31 FEET FROM THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 28, SAID POINT BEING MONUMENTED WITH A FIVE-EIGHTHS INCH REBAR WITH TWO INCH ALUMINUM CAP STAMPED “BRYAN LAND SURVEYING PLS 39568”; THENCE SOUTH 00°12’48” EAST 456.28 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE SOUTH 83°32’24” EAST 35.04 FEET; THENCE SOUTH 00°07’30” WEST 236.24 FEET; THENCE SOUTH 80°29’43” EAST 1044.21 FEET; THENCE SOUTH 49°57’47” EAST 746.91 FEET TO THE SOUTH LINE OF THE NORTH ONE-HALF OF THE NORTHEAST QUARTER OF SAID SECTION 28; THENCE NORTH 89°48’28” WEST 1632.74 FEET TO THE SOUTHWEST CORNER OF THE NORTH ONE-HALF OF THE NORTHEAST QUARTER OF SAID SECTION 28; THENCE NORTH 89°58’10” WEST 876.10 FEET, ALONG THE SOUTH LINE OF THE NORTH ONE-HALF OF THE NORTHWEST QUARTER OF SAID SECTION 28, TO THE EAST RIGHT OF WAY OF GOULD CITY/MAYVIEW COUNTY ROAD; THENCE NORTHERLY, ALONG THE EAST RIGHT OF WAY OF SAID COUNTY ROAD, THE FOLLOWING COURSES, NORTH 15°33’43” EAST 330.42 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 11°48’12”, RADIUS LENGTH OF 921.47 FEET, CHORD BEARING OF NORTH 09°39’37” EAST, CHORD LENGTH OF 189.49 FEET, A CURVE LENGTH OF 189.83 FEET; THENCE SOUTH 86°14’29” EAST 10.00 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 15°03’27”, RADIUS LENGTH OF 931.47 FEET, CHORD BEARING OF NORTH 03°46’13” WEST, CHORD LENGTH OF 244.09 FEET, A CURVE LENGTH OF 244.79 FEET, TO A POINT HEREAFTER REFERRED TO AS POINT “A”; THENCE, DEPARTING SAID RIGHT OF WAY, NORTH 81°42’51” EAST 355.24 FEET; THENCE NORTH 14°28’20” EAST 134.46 FEET; THENCE SOUTH 83°32’24” EAST 375.68 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION. CONTAINING 32.32 ACRES, MORE OR LESS

**SUBJECT TO AND TOGETHER WITH** A 20 FOOT WIDE ACCESS EASEMENT, HAVING 10 FEET ON BOTH SIDES OF CENTERLINE, TO BE USED FOR INGRESS AND EGRESS ACROSS THE SURFACE OF THE FOLLOWING DESCRIBED LANDS, THE CENTERLINE OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE AFORESAID POINT “A”, THENCE NORTH 81°42’51” EAST 39.00 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE SOUTH 16°45’33” WEST 26.00 FEET; THENCE SOUTH 62°10’19” WEST 28.50 FEET TO THE EAST RIGHT OF WAY OF GOULD CITY/MAYVIEW COUNTY ROAD AND THE POINT OF TERMINUS FOR THIS DESCRIPTION. THE SIDELINES OF WHICH ARE TO COMMENCE AT THE LANDS OF THE GRANTOR AND TERMINATE AT THE EAST RIGHT OF WAY OF SAID COUNTY ROAD.

**REAL ESTATE EXCISE TAX AFFIDAVIT**

PLEASE TYPE OR PRINT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

This form is your receipt  
when stamped by cashier.

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

(See back of last page for instructions)

☐ Check box if partial sale, indicate %

sold.

List percentage of ownership acquired next to each name.

<b>1</b> SELLER GRANTOR	Name <u>Tom Dewey Keatts. Personal Representative of the</u>	<b>2</b> BUYER GRANTEE	Name <u>Tom Dewey Keatts. Ray Neil Keatts &amp;</u>
	Estate of Quest Keatts, deceased		Nancy Keatts Cannan, each as to 1/3 interest
	Mailing Address <u>358 Gould City Mayview Rd.</u>		Mailing Address <u>358 Gould City Mayview Rd.</u>
	City/State/Zip <u>Pomeroy, WA 99347</u>		City/State/Zip <u>Pomeroy, WA 99347</u>
	Phone No. (including area code) <u>(208) 791-7724</u>		Phone No. (including area code) <u>(208) 791-7724</u>
<b>3</b> Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers – check box if personal property	
Name _____		<u>See Attached</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>969496</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

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

11 - Household, single family units

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.

Keshna Gault 11/6/18  
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

See Attached

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

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

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

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

Inheritance

Type of Document Deed of Distribution by Personal Represent.

Date of Document 10/15/18

Gross Selling Price \$ \_\_\_\_\_

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

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

Taxable Selling Price \$ 0.00

Excise Tax : State \$ 0.00

0.0025 Local \$ 0.00

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

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

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

Subtotal \$ 0.00

\*State Technology Fee \$ 5.00

\*Affidavit Processing Fee \$ 5.00

Total Due \$ 10.00 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 Tom Dewey Keatts

Name (print) Tom Dewey Keatts

Date & city of signing: 10/5/18 Pomeroy

Signature of Grantee or Grantee's Agent Ray Keatts

Name (print) Tom Dewey Keatts Ray Keatts

Date & city of signing: 10/5/18 Pomeroy

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

“EXHIBIT A”

<u>Tax Parcel No.</u>	<u>Assessed Value</u>
1. 20124201530000000	\$15,926.50
2. 20124202230000000	\$218,439.00
3. 20124201430020000	\$16,402.00
4. 20124201540020000	\$132,235.00
5. 20124202210020000	\$62,138.00
6. 20124202310020000	\$124,452.00
7. Ptn of 20124202110000000	\$225,027.00

Parcel 1

**Grantor's undivided one-half interest in:**

The Southwest Quarter of the Southwest Quarter of Section 15, Township 12 North, Range 42, E.W.M., Garfield County, Washington.

Tax Parcel No. 20124201530000000

Parcel 2

**Grantor's undivided one-half interest in:**

The West half of the Northwest Quarter; and the South half of the Section 22, Township 12 North, Range 42, E.W.M., Garfield County, Washington.

Tax Parcel No. 20124202230000000

Parcel 3

**Grantor's undivided 3/8 interest in:**

The South half of the Southwest Quarter of Section 14, Township 12 North, Range 42, E.W.M., Garfield County, Washington.

Tax Parcel No. 20124201430020000

Parcel 4

**Grantor's undivided 3/8 interest in:**

The Southeast Quarter; the Northwest Quarter of the Southwest Quarter; and the East half of the Southwest Quarter, EXCEPT the following described tract: all that part of the Northeast Quarter of the Southwest Quarter lying North and East of the S Meadow Creek Road (formerly the S.F. Williams County Road), said exception being Ten acres, more or less, all in Section 15, Township 12 North, Range 42, E.W.M., Garfield County, Washington.

Tax Parcel No. 20124201540020000

Parcel 5

**Grantor's undivided 3/8 interest in:**

The East half of the Northwest Quarter; and the Northeast Quarter of Section 22, Township 12 North, Range 42, E.W.M., Garfield County, Washington.

Tax Parcel No. 20124202210020000

Parcel 6

**Grantor's undivided 3/8 interest in:**

The West half; the North half of the Northeast Quarter; the Southwest Quarter of the Northeast Quarter; and the Northwest Quarter of the Southeast Quarter, EXCEPT the following described tract: Beginning at the Southeast corner of the Southwest Quarter of Section 23, Township 12 North, Range 42, E.W.M., thence due West on the South line of the above described tract a distance of 40 feet; thence in a Northeasterly direction to a point on the East line of said described tract 40 feet due North from the point of beginning; thence due South 40 feet to the

point of beginning; all in the aforesaid Section 23, Township 12 North, Range 42, E.W.M., Garfield County, Washington.  
Tax Parcel No. 20124202310020000

Parcel 7

**Grantor's undivided one-half interest in:**

The East half; and the Southeast Quarter of the Southwest Quarter in Section 21, Township 12 North, Range 42, E.W.M., Garfield County, Washington; EXCEPT therefrom the following described tract for County Road: Beginning on the South boundary of the Southeast Quarter of the Southwest Quarter of Section 21 at a point 343 feet East of the Southwest corner of said subdivision; thence on the arc of a 4° curve to the left through an angle of 12°3' for 301.3 feet; a strip of land 110 feet wide being 65 feet on the left of centerline and 45 feet on the right; thence North 31°15' West for 360.3 feet to the West boundary of said subdivision at a point 610 feet North of the Southwest corner of said subdivision a strip of land 85 feet wide being 40 feet on the left of centerline and 45 feet on the right. Also Beginning on the South boundary of the Southeast Quarter of the Southwest Quarter of Section 21 to a point 310 feet East of Southwest corner of said subdivision; thence North 23°09' West for 266.8 feet a trip of land 60 feet wide, being on the left of centerline; thence on the arc of a 2° curve to the left through an angle of 8°06' for 405 feet to the West boundary of said subdivision at a point 610 feet North of the Southwest corner of said subdivision a strip of land 50 feet wide being on the left of centerline; and FURTHER EXCEPTING THEREFROM the following described tract of land:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 12 NORTH, RANGE 42 EAST, WILLAMETTE MERIDIAN, GARFIELD COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 12 NORTH, RANGE 42 EAST, WILLAMETTE MERIDIAN, SAID POINT BEING MONUMENTED WITH A FIVE-EIGHTHS INCH REBAR WITH TWO INCH ALUMINUM CAP STAMPED "BRYAN LAND SURVEYING PLS 39568" AND BEARS NORTH 89°43'40" WEST 2653.31 FEET FROM THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 21, SAID POINT BEING MONUMENTED WITH A FIVE-EIGHTHS INCH REBAR WITH TWO INCH ALUMINUM CAP STAMPED "BRYAN LAND SURVEYING PLS 39568"; THENCE NORTH 00°07'57" EAST 744.46 FEET, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 21, TO THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE NORTH 90°00'00" WEST 100.00 FEET; THENCE SOUTH 57°49'51" WEST 320.00 FEET; THENCE SOUTH 76°52'52" WEST 380.00 FEET; THENCE SOUTH 58°53'25" WEST 170.00 FEET; THENCE SOUTH 83°24'45" WEST 261.77 FEET TO THE EAST RIGHT OF WAY OF GOULD CITY/MAYVIEW COUNTY ROAD; THENCE NORTHERLY, ALONG SAID EAST RIGHT OF WAY, THE FOLLOWING COURSES, ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 00°27'56", RADIUS LENGTH OF 2904.79 FEET, A CHORD BEARING OF NORTH 25°17'18" WEST, CHORD LENGTH OF 23.61 FEET, A CURVE LENGTH OF 23.61 FEET; THENCE NORTH 64°28'44" EAST 10.00 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 2°00'00", RADIUS LENGTH OF 2914.79 FEET, CHORD BEARING OF NORTH 26°31'16" WEST, CHORD LENGTH OF 101.74 FEET, A CURVE LENGTH OF 101.75 FEET; THENCE NORTH 62°28'44" EAST 5.00 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 04°38'52", RADIUS LENGTH OF 2919.79 FEET, CHORD BEARING OF NORTH 29°50'42" WEST, CHORD LENGTH OF 236.79 FEET, A CURVE LENGTH OF 236.85 FEET; THENCE NORTH 32°10'08" WEST 40.01 FEET, TO THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 21; THENCE, DEPARTING SAID RIGHT OF WAY, NORTH 00°02'56" EAST 600.92 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 21; THENCE SOUTH 89°53'46" EAST 1328.59 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 21; THENCE SOUTH 00°07'57" WEST 582.27 FEET, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 21, TO THE POINT OF BEGINNING FOR THIS DESCRIPTION.

CONTAINING 24.01 ACRES, MORE OR LESS

**TOGETHER WITH AND SUBJECT TO A 30 FOOT WIDE EASEMENT, HAVING 15 FEET ON BOTH SIDES OF CENTERLINE, TO BE USED FOR INGRESS AND EGRESS ACROSS THE SURFACE OF THE FOLLOWING DESCRIBED LANDS, THE CENTERLINE OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE AFORESAID POINT OF BEGINNING; THENCE SOUTH 00°07'57" WEST 15.00 FEET, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 21, TO THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE NORTH 90°00'00" WEST 95.64 FEET; THENCE SOUTH 57°49'51" WEST 318.19 FEET; THENCE SOUTH 76°52'52" WEST 380.14 FEET; THENCE SOUTH 58°53'25" WEST 170.89 FEET; THENCE SOUTH 83°24'45" WEST 260.07 FEET TO THE EAST RIGHT OF WAY OF GOULD CITY/MAYVIEW COUNTY ROAD AND THE POINT OF TERMINUS FOR THIS DESCRIPTION. THE SIDELINES OF WHICH ARE TO BEGIN AT THE LANDS OF THE GRANTOR AND TERMINATE AT THE EAST RIGHT OF WAY OF GOULD CITY/MAYVIEW COUNTY ROAD.**

Ptn of Tax Parcel No. 20124202110000000

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, indicate %

sold.

List percentage of ownership acquired next to each name.

<b>1</b> <b>SELLER GRANTOR</b>	Name <u>Tom Dewey Keatts, Rav Neil Keatts</u> & <u>Nancy Keatts Cannan</u> each as to 1/3 interest Mailing Address <u>358 Gould City Mayview Rd.</u> City/State/Zip <u>Pomeroy, WA 99347</u> Phone No. (including area code) <u>(208) 791-7724</u>	<b>2</b> <b>BUYER GRANTEE</b>	Name <u>TRN Land, LLC, a Washington Limited Liability Company</u> Mailing Address <u>358 Gould City Mayview Rd.</u> City/State/Zip <u>Pomeroy, WA 99347</u> Phone No. (including area code) <u>(208) 791-7724</u>
<b>3</b>	Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee Name _____ Mailing Address _____ City/State/Zip _____ Phone No. (including area code) _____	List all real and personal property tax parcel account numbers – check box if personal property <u>See Attached</u> <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/>	List assessed value(s) \$ <u>1938992</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

**5** Select Land Use Code(s):  
83 - Agriculture classified under current use chapter 84.34 RCW  
enter any additional codes: \_\_\_\_\_  
(See back of last page for instructions)

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

**6**

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

If any answers are yes, complete as instructed below.

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

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

This land ☒ does ☐ does not qualify for continuance.

Kedanae Aubert 11/6/18  
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

See Attached

**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-211 (2)(a)

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

Contribution to a limited liability company

Type of Document Statutory Warranty Deed

Date of Document 10/5/18

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

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

\*SEE INSTRUCTIONS

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

Signature of Grantor or Grantor's Agent <u>Tom Dewey Keatts</u> Name (print) <u>Tom Dewey Keatts</u> Date & city of signing: <u>10/5/18 Pomeroy</u>	Signature of Grantee or Grantee's Agent <u>Tom Dewey Keatts, Manager</u> Name (print) <u>Tom Dewey Keatts, Manager</u> Date & city of signing: <u>10/5/18 Pomeroy</u>
--	--

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

“EXHIBIT A”

<u>Tax Parcel No.</u>	<u>Assessed Value</u>
1. 20124201530000000	\$31,853.00
2. 20124202230000000	\$436,878.00
3. 20124201430020000	\$27,928.00
4. 20124201430010000	\$16,402.00
5. 20124201540020000	\$132,235.00
6. 20124201540010000	\$224,964.00
7. 20124202210010000	\$105,803.00
8. 20124202210020000	\$62,138.00
9. 20124202310020000	\$124,452.00
10. 20124202310020000	\$212,002.00
11. Ptn of 20124202110000000	\$450,054.00
12. 20124202720000000	\$207,338.00
13. Ptn of 20124202810000000	\$312,621.00

Parcel 1

The Southwest Quarter of the Southwest Quarter of Section 15, Township 12 North, Range 42, E.W.M., Garfield County, Washington.

Tax Parcel No. 20124201530000000

Parcel 2

The West half of the Northwest Quarter; and the South half of the Section 22, Township 12 North, Range 42, E.W.M., Garfield County, Washington.

Tax Parcel No. 20124202230000000

Parcel 3

The South half of the Southwest Quarter of Section 14, Township 12 North, Range 42, E.W.M., Garfield County, Washington.

Tax Parcel No. 20124201430020000 & 20124201430010000

Parcel 4

The Southeast Quarter; the Northwest Quarter of the Southwest Quarter; and the East half of the Southwest Quarter, EXCEPT the following described tract: all that part of the Northeast Quarter of the Southwest Quarter lying North and East of the S Meadow Creek Road (formerly the S.F. Williams County Road), said exception being Ten acres, more or less, all in Section 15, Township 12 North, Range 42, E.W.M., Garfield County, Washington.

Tax Parcel No. 20124201540020000 & 20124201540010000

Parcel 5

The East half of the Northwest Quarter; and the Northeast Quarter of Section 22, Township 12 North, Range 42, E.W.M., Garfield County, Washington.

Tax Parcel No. 20124202210020000 & 20124202210020000



Parcel 6

The West half; the North half of the Northeast Quarter; the Southwest Quarter of the Northeast Quarter; and the Northwest Quarter of the Southeast Quarter, EXCEPT the following described tract: Beginning at the Southeast corner of the Southwest Quarter of Section 23, Township 12 North, Range 42, E.W.M., thence due West on the South line of the above described tract a distance of 40 feet; thence in a Northeasterly direction to a point on the East line of said described tract 40 feet due North from the point of beginning; thence due South 40 feet to the point of beginning; all in the aforesaid Section 23, Township 12 North, Range 42, E.W.M., Garfield County, Washington.

Tax Parcel No. 20124202310020000 & 20124202310020000

Parcel 7

The East half; and the Southeast Quarter of the Southwest Quarter in Section 21, Township 12 North, Range 42, E.W.M., Garfield County, Washington; EXCEPT therefrom the following described tract for County Road: Beginning on the South boundary of the Southeast Quarter of the Southwest Quarter of Section 21 at a point 343 feet East of the Southwest corner of said subdivision; thence on the arc of a 4° curve to the left through an angle of 12°3' for 301.3 feet; a strip of land 110 feet wide being 65 feet on the left of centerline and 45 feet on the right; thence North 31°15' West for 360.3 feet to the West boundary of said subdivision at a point 610 feet North of the Southwest corner of said subdivision a strip of land 85 feet wide being 40 feet on the left of centerline and 45 feet on the right. Also Beginning on the South boundary of the Southeast Quarter of the Southwest Quarter of Section 21 to a point 310 feet East of Southwest corner of said subdivision; thence North 23°09' West for 266.8 feet a strip of land 60 feet wide, being on the left of centerline; thence on the arc of a 2° curve to the left through an angle of 8°06' for 405 feet to the West boundary of said subdivision at a point 610 feet North of the Southwest corner of said subdivision a strip of land 50 feet wide being on the left of centerline; and FURTHER EXCEPTING THEREFROM the following described tract of land:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 12 NORTH, RANGE 42 EAST, WILLAMETTE MERIDIAN, GARFIELD COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 12 NORTH, RANGE 42 EAST, WILLAMETTE MERIDIAN, SAID POINT BEING MONUMENTED WITH A FIVE-EIGHTHS INCH REBAR WITH TWO INCH ALUMINUM CAP STAMPED "BRYAN LAND SURVEYING PLS 39568" AND BEARS NORTH 89°43'40" WEST 2653.31 FEET FROM THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 21, SAID POINT BEING MONUMENTED WITH A FIVE-EIGHTHS INCH REBAR WITH TWO INCH ALUMINUM CAP STAMPED "BRYAN LAND SURVEYING PLS 39568"; THENCE NORTH 00°07'57" EAST 744.46 FEET, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 21, TO THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE NORTH 90°00'00" WEST 100.00 FEET; THENCE SOUTH 57°49'51" WEST 320.00 FEET; THENCE SOUTH 76°52'52" WEST 380.00 FEET; THENCE SOUTH 58°53'25" WEST 170.00 FEET; THENCE SOUTH 83°24'45" WEST 261.77 FEET TO THE EAST RIGHT OF WAY OF GOULD CITY/MAYVIEW COUNTY ROAD; THENCE NORTHERLY, ALONG SAID EAST RIGHT OF WAY, THE FOLLOWING COURSES, ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 00°27'56", RADIUS LENGTH OF 2904.79 FEET, A CHORD BEARING OF NORTH 25°17'18" WEST, CHORD LENGTH OF 23.61 FEET, A CURVE LENGTH OF 23.61 FEET; THENCE NORTH 64°28'44" EAST 10.00 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 2°00'00", RADIUS LENGTH OF 2914.79 FEET, CHORD BEARING OF NORTH 26°31'16" WEST, CHORD LENGTH OF 101.74 FEET, A CURVE LENGTH OF 101.75 FEET; THENCE NORTH 62°28'44" EAST 5.00 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 04°38'52", RADIUS LENGTH OF 2919.79 FEET, CHORD BEARING OF NORTH 29°50'42" WEST, CHORD LENGTH OF 236.79 FEET, A CURVE LENGTH OF 236.85 FEET; THENCE NORTH 32°10'08" WEST 40.01 FEET, TO THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 21; THENCE, DEPARTING SAID RIGHT OF WAY, NORTH 00°02'56" EAST 600.92 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 21; THENCE SOUTH 89°53'46" EAST 1328.59 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 21; THENCE SOUTH 00°07'57" WEST 582.27

FEET, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 21, TO THE POINT OF BEGINNING FOR THIS DESCRIPTION.

CONTAINING 24.01 ACRES, MORE OR LESS

**TOGETHER WITH AND SUBJECT TO** A 30 FOOT WIDE EASEMENT, HAVING 15 FEET ON BOTH SIDES OF CENTERLINE, TO BE USED FOR INGRESS AND EGRESS ACROSS THE SURFACE OF THE FOLLOWING DESCRIBED LANDS, THE CENTERLINE OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE AFORESAID POINT OF BEGINNING; THENCE SOUTH 00°07'57" WEST 15.00 FEET, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 21, TO THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE NORTH 90°00'00" WEST 95.64 FEET; THENCE SOUTH 57°49'51" WEST 318.19 FEET; THENCE SOUTH 76°52'52" WEST 380.14 FEET; THENCE SOUTH 58°53'25" WEST 170.89 FEET; THENCE SOUTH 83°24'45" WEST 260.07 FEET TO THE EAST RIGHT OF WAY OF GOULD CITY/MAYVIEW COUNTY ROAD AND THE POINT OF TERMINUS FOR THIS DESCRIPTION. THE SIDELINES OF WHICH ARE TO BEGIN AT THE LANDS OF THE GRANTOR AND TERMINATE AT THE EAST RIGHT OF WAY OF GOULD CITY/MAYVIEW COUNTY ROAD.

Ptn of Tax Parcel No. 20124202110000000

Parcel 8

The Northwest Quarter of Section 27, Township 12 North, Range 42, E.W.M., Garfield County, Washington.

Tax Parcel No. 20124202720000000

Parcel 9

The North half of the Northeast Quarter of Section 28, and all that part of the Northeast Quarter of the Northwest Quarter of Section 28, lying East of the County Road and described as follows: Beginning at the Northeast corner of said tract; thence South on line one-quarter mile to the Southeast corner of said tract; thence West on line 900 feet to center of County Road; thence following center of County Road North 16°15' East 665 feet; thence North 33°30' West 468 feet; thence North 0°30' East 325 feet to the North line of said Tract; thence East on line 970 feet to the place of beginning, all in Township 12 North, Range 42, E.W.M., Garfield County, Washington. EXCEPTING THEREFROM the following described tract of land:

A PARCEL OF LAND LOCATED IN THE NORTH ONE-HALF OF THE NORTH ONE-HALF OF SECTION 28, TOWNSHIP 12 NORTH, RANGE 42 EAST, WILLAMETTE MERIDIAN, GARFIELD COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 12 NORTH, RANGE 42 EAST, WILLAMETTE MERIDIAN, SAID POINT BEING MONUMENTED WITH A FIVE-EIGHTHS INCH REBAR WITH TWO INCH ALUMINUM CAP STAMPED "BRYAN LAND SURVEYING PLS 39568" AND BEARS NORTH 89°43'40" WEST 2653.31 FEET FROM THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 28, SAID POINT BEING MONUMENTED WITH A FIVE-EIGHTHS INCH REBAR WITH TWO INCH ALUMINUM CAP STAMPED "BRYAN LAND SURVEYING PLS 39568"; THENCE SOUTH 00°12'48" EAST 456.28 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE SOUTH 83°32'24" EAST 35.04 FEET; THENCE SOUTH 00°07'30" WEST 236.24 FEET; THENCE SOUTH 80°29'43" EAST 1044.21 FEET; THENCE SOUTH 49°57'47" EAST 746.91 FEET TO THE SOUTH LINE OF THE NORTH ONE-HALF OF THE NORTHEAST QUARTER OF SAID SECTION 28; THENCE NORTH 89°48'28" WEST 1632.74 FEET TO THE SOUTHWEST CORNER OF THE NORTH ONE-HALF OF THE NORTHEAST QUARTER OF SAID SECTION 28; THENCE NORTH 89°58'10" WEST 876.10 FEET, ALONG THE SOUTH LINE OF THE NORTH ONE-HALF OF THE NORTHWEST QUARTER OF SAID SECTION 28, TO THE EAST RIGHT OF WAY OF GOULD CITY/MAYVIEW COUNTY ROAD; THENCE

NORTHERLY, ALONG THE EAST RIGHT OF WAY OF SAID COUNTY ROAD, THE FOLLOWING COURSES, NORTH 15°33'43" EAST 330.42 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 11°48'12", RADIUS LENGTH OF 921.47 FEET, CHORD BEARING OF NORTH 09°39'37" EAST, CHORD LENGTH OF 189.49 FEET, A CURVE LENGTH OF 189.83 FEET; THENCE SOUTH 86°14'29" EAST 10.00 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 15°03'27", RADIUS LENGTH OF 931.47 FEET, CHORD BEARING OF NORTH 03°46'13" WEST, CHORD LENGTH OF 244.09 FEET, A CURVE LENGTH OF 244.79 FEET, TO A POINT HEREAFTER REFERRED TO AS POINT "A"; THENCE, DEPARTING SAID RIGHT OF WAY, NORTH 81°42'51" EAST 355.24 FEET; THENCE NORTH 14°28'20" EAST 134.46 FEET; THENCE SOUTH 83°32'24" EAST 375.68 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION. CONTAINING 32.32 ACRES, MORE OR LESS

**SUBJECT TO AND TOGETHER WITH A 20 FOOT WIDE ACCESS EASEMENT, HAVING 10 FEET ON BOTH SIDES OF CENTERLINE, TO BE USED FOR INGRESS AND EGRESS ACROSS THE SURFACE OF THE FOLLOWING DESCRIBED LANDS, THE CENTERLINE OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE AFORESAID POINT "A", THENCE NORTH 81°42'51" EAST 39.00 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE SOUTH 16°45'33" WEST 26.00 FEET; THENCE SOUTH 62°10'19" WEST 28.50 FEET TO THE EAST RIGHT OF WAY OF GOULD CITY/MAYVIEW COUNTY ROAD AND THE POINT OF TERMINUS FOR THIS DESCRIPTION. THE SIDELINES OF WHICH ARE TO COMMENCE AT THE LANDS OF THE GRANTOR AND TERMINATE AT THE EAST RIGHT OF WAY OF SAID COUNTY ROAD.**

Ptn of Tax Parcel No. 20124202810000000

**REAL ESTATE EXCISE TAX AFFIDAVIT**

PLEASE TYPE OR PRINT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

This form is your receipt  
when stamped by cashier.

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

(See back of last page for instructions)

☐ Check box if partial sale, indicate %

sold.

List percentage of ownership acquired next to each name.

1 SELLER GRANTOR	Name <u>Tom D. Keatts, Trustee of the Neil Keatts Trust "B"</u>	2 BUYER GRANTEE	Name <u>Tom D. Keatts, Trustee of the Neil Keatts Family Trust</u>
	Mailing Address <u>358 Gould City Mayview Road</u>		Mailing Address <u>358 Gould City Mayview 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	
	Name _____	<u>Ptn 2012420211000</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>\$471,265.00</u>	

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

This property is located in Garfield County

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

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

**See Attached**

5 Select Land Use Code(s):  
83 - Agriculture classified under current use chapter 84.34 RCW  
enter any additional codes: \_\_\_\_\_  
(See back of last page for instructions)

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

6

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

If any answers are yes, complete as instructed below.

**(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE)**  
NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land 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] 11-15-18  
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]  
PRINT NAME

Tom D. Keatts, Trustee

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-210 (1)  
Reason for exemption transfer of an irrevocable trust to its beneficiary

Type of Document Deed of Distribution

Date of Document 10/5/18

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

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>Tamie Morehouse, Agent</u>	Name (print) <u>Tamie Morehouse, Agent</u>
Date & city of signing: <u>11/5/18 Spokane</u>	Date & city of signing: <u>11/5/18 Spokane</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)).

EXHIBIT "A"

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 12 NORTH, RANGE 42 EAST, WILLAMETTE MERIDIAN, GARFIELD COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 12 NORTH, RANGE 42 EAST, WILLAMETTE MERIDIAN, SAID POINT BEING MONUMENTED WITH A FIVE-EIGHTHS INCH REBAR WITH TWO INCH ALUMINUM CAP STAMPED "BRYAN LAND SURVEYING PLS 39568" AND BEARS NORTH 89°43'40" WEST 2653.31 FEET FROM THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 21, SAID POINT BEING MONUMENTED WITH A FIVE-EIGHTHS INCH REBAR WITH TWO INCH ALUMINUM CAP STAMPED "BRYAN LAND SURVEYING PLS 39568"; THENCE NORTH 00°07'57" EAST 744.46 FEET, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 21, TO THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE NORTH 90°00'00" WEST 100.00 FEET; THENCE SOUTH 57°49'51" WEST 320.00 FEET; THENCE SOUTH 76°52'52" WEST 380.00 FEET; THENCE SOUTH 58°53'25" WEST 170.00 FEET; THENCE SOUTH 83°24'45" WEST 261.77 FEET TO THE EAST RIGHT OF WAY OF GOULD CITY/MAYVIEW COUNTY ROAD; THENCE NORTHERLY, ALONG SAID EAST RIGHT OF WAY, THE FOLLOWING COURSES, ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 00°27'56", RADIUS LENGTH OF 2904.79 FEET, A CHORD BEARING OF NORTH 25°17'18" WEST, CHORD LENGTH OF 23.61 FEET, A CURVE LENGTH OF 23.61 FEET; THENCE NORTH 64°28'44" EAST 10.00 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 2°00'00", RADIUS LENGTH OF 2914.79 FEET, CHORD BEARING OF NORTH 26°31'16" WEST, CHORD LENGTH OF 101.74 FEET, A CURVE LENGTH OF 101.75 FEET; THENCE NORTH 62°28'44" EAST 5.00 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 04°38'52", RADIUS LENGTH OF 2919.79 FEET, CHORD BEARING OF NORTH 29°50'42" WEST, CHORD LENGTH OF 236.79 FEET, A CURVE LENGTH OF 236.85 FEET; THENCE NORTH 32°10'08" WEST 40.01 FEET, TO THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 21; THENCE, DEPARTING SAID RIGHT OF WAY, NORTH 00°02'56" EAST 600.92 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 21; THENCE SOUTH 89°53'46" EAST 1328.59 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 21; THENCE SOUTH 00°07'57" WEST 582.27 FEET, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 21, TO THE POINT OF BEGINNING FOR THIS DESCRIPTION.

CONTAINING 24.01 ACRES, MORE OR LESS

TOGETHER WITH AND SUBJECT TO A 30 FOOT WIDE EASEMENT, HAVING 15 FEET

ON BOTH SIDES OF CENTERLINE, TO BE USED FOR INGRESS AND EGRESS ACROSS THE SURFACE OF THE FOLLOWING DESCRIBED LANDS, THE CENTERLINE OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE AFORESAID POINT OF BEGINNING; THENCE SOUTH 00°07'57" WEST 15.00 FEET, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 21, TO THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE NORTH 90°00'00" WEST 95.64 FEET; THENCE SOUTH 57°49'51" WEST 318.19 FEET; THENCE SOUTH 76°52'52" WEST 380.14 FEET; THENCE SOUTH 58°53'25" WEST 170.89 FEET; THENCE SOUTH 83°24'45" WEST 260.07 FEET TO THE EAST RIGHT OF WAY OF GOULD CITY/MAYVIEW COUNTY ROAD AND THE POINT OF TERMINUS FOR THIS DESCRIPTION. THE SIDELINES OF WHICH ARE TO BEGIN AT THE LANDS OF THE GRANTOR AND TERMINATE AT THE EAST RIGHT OF WAY OF GOULD CITY/MAYVIEW COUNTY 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.

SUBJECT TO: Said lands have been classified as open space, for tax purposes. They will be subject to further taxation and interest thereupon as provided by Chapter 84.34 RCW upon withdrawal from such classification or change in use, and in some cases such classification may be withdrawn unless the new owner furnishes the assessor a "Notice of Compliance" within sixty days of a sale or transfer.

REAL ESTATE EXCISE TAX AFFIDAVIT

PLEASE TYPE OR PRINT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

This form is your receipt  
when stamped by cashier.

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

(See back of last page for instructions)

☐ Check box if partial sale, indicate % sold.

List percentage of ownership acquired next to each name.

1 SELLER GRANTOR	Name <u>Tom D. Keatts, P.R. of the Estate of Quest Keatts</u> & <u>Tom D. Keatts, Trustee of the Neil Keatts Family Trust</u>	2 BUYER GRANTEE	Name <u>Ray Watson and Wendi Watson, husband and wife</u>
	Mailing Address <u>358 Gould City Mavview Road</u>		Mailing Address <u>18885 Beaver Lane NE</u>
	City/State/Zip <u>Pomeroy, WA 99347</u>		City/State/Zip <u>Aurora, OR 97002</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 _____		Ptn <u>20124202110000000</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>\$471,265.00</u>	
		_____	
		_____	

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

This property is located in Garfield County

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

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

See Attached

5 Select Land Use Code(s): <u>83 - Agriculture classified under current use chapter 84.34 RCW</u> enter any additional codes: _____ (See back of last page for instructions)	7 List all personal property (tangible and intangible) included in selling price.
Was the seller receiving a property tax exemption or deferral under chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) _____ Reason for exemption _____
6 Is this property designated as forest land per chapter 84.33 RCW? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> Is this property receiving special valuation as historical property per chapter 84.26 RCW? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> If any answers are yes, complete as instructed below. (1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information. This land <input checked="" type="checkbox"/> does <input type="checkbox"/> does not qualify for continuance. <u>[Signature]</u> <u>11-15-18</u> DEPUTY ASSESSOR DATE (2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale. (3) OWNER(S) SIGNATURE <u>[Signature]</u> <u>[Signature]</u> PRINT NAME <u>Ray Watson</u> <u>Wendi Watson</u>	Type of Document <u>Special Warranty Deed</u> Date of Document <u>10/5/18</u> Gross Selling Price \$ <u>17,770.00</u> *Personal Property (deduct) \$ _____ Exemption Claimed (deduct) \$ _____ Taxable Selling Price \$ <u>17,770.00</u> Excise Tax : State \$ <u>227.46</u> <u>0.0025</u> Local \$ <u>44.43</u> *Delinquent Interest: State \$ _____ Local \$ _____ *Delinquent Penalty \$ _____ Subtotal \$ <u>271.88</u> *State Technology Fee \$ <u>5.00</u> *Affidavit Processing Fee \$ _____ Total Due \$ <u>276.88</u> <u>CK</u> A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS

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

Signature of Grantor or Grantor's Agent <u>[Signature]</u>	Signature of Grantee or Grantee's Agent <u>[Signature]</u>
Name (print) <u>TAMIE MOREHOUSE, Agent</u>	Name (print) <u>Ray Watson</u>
Date & city of signing: <u>11/5/18 Spokane</u>	Date & city of signing: <u>2018 10 14 AURORA OR</u>

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

PAID  
NOV 15 2018

KAREN ROOSEVELT  
GARFIELD COUNTY TREASURER

EXHIBIT "A"

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 12 NORTH, RANGE 42 EAST, WILLAMETTE MERIDIAN, GARFIELD COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 12 NORTH, RANGE 42 EAST, WILLAMETTE MERIDIAN, SAID POINT BEING MONUMENTED WITH A FIVE-EIGHTHS INCH REBAR WITH TWO INCH ALUMINUM CAP STAMPED "BRYAN LAND SURVEYING PLS 39568" AND BEARS NORTH 89°43'40" WEST 2653.31 FEET FROM THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 21, SAID POINT BEING MONUMENTED WITH A FIVE-EIGHTHS INCH REBAR WITH TWO INCH ALUMINUM CAP STAMPED "BRYAN LAND SURVEYING PLS 39568"; THENCE NORTH 00°07'57" EAST 744.46 FEET, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 21, TO THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE NORTH 90°00'00" WEST 100.00 FEET; THENCE SOUTH 57°49'51" WEST 320.00 FEET; THENCE SOUTH 76°52'52" WEST 380.00 FEET; THENCE SOUTH 58°53'25" WEST 170.00 FEET; THENCE SOUTH 83°24'45" WEST 261.77 FEET TO THE EAST RIGHT OF WAY OF GOULD CITY/MAYVIEW COUNTY ROAD; THENCE NORTHERLY, ALONG SAID EAST RIGHT OF WAY, THE FOLLOWING COURSES, ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 00°27'56", RADIUS LENGTH OF 2904.79 FEET, A CHORD BEARING OF NORTH 25°17'18" WEST, CHORD LENGTH OF 23.61 FEET, A CURVE LENGTH OF 23.61 FEET; THENCE NORTH 64°28'44" EAST 10.00 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 2°00'00", RADIUS LENGTH OF 2914.79 FEET, CHORD BEARING OF NORTH 26°31'16" WEST, CHORD LENGTH OF 101.74 FEET, A CURVE LENGTH OF 101.75 FEET; THENCE NORTH 62°28'44" EAST 5.00 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 04°38'52", RADIUS LENGTH OF 2919.79 FEET, CHORD BEARING OF NORTH 29°50'42" WEST, CHORD LENGTH OF 236.79 FEET, A CURVE LENGTH OF 236.85 FEET; THENCE NORTH 32°10'08" WEST 40.01 FEET, TO THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 21; THENCE, DEPARTING SAID RIGHT OF WAY, NORTH 00°02'56" EAST 600.92 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 21; THENCE SOUTH 89°53'46" EAST 1328.59 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 21; THENCE SOUTH 00°07'57" WEST 582.27 FEET, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 21, TO THE POINT OF BEGINNING FOR THIS DESCRIPTION.

CONTAINING 24.01 ACRES, MORE OR LESS

TOGETHER WITH AND SUBJECT TO A 30 FOOT WIDE EASEMENT, HAVING 15 FEET



**REAL ESTATE EXCISE TAX AFFIDAVIT**

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 of property

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

<b>1</b> SELLER GRANTOR	Name <u>Alice M. Roberts</u>	<b>2</b> BUYER GRANTEE	Name <u>Kimble Land LLC</u>
	Mailing Address <u>P.O. Box 105</u>		Mailing Address <u>232 15th St.</u>
	City/State/Zip <u>LaCrosse, WA 99143</u>		City/State/Zip <u>Pomeroy WA 99347</u>
	Phone No. (including area code)		Phone No. (including area code)
<b>3</b>	Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee Name <u>Kimble Land LLC</u> Mailing Address <u>232 15th St.</u> City/State/Zip <u>Pomeroy WA 99347</u> Phone No. (including area code)	List all real and personal property tax parcel account numbers – check box if personal property <u>000000000000000000</u> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	List assessed value(s)    

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

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

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

See attached legal description and tax sheets.

<b>5</b> Select Land Use Code(s): <u>83 Agriculture classified under current use</u> enter any additional codes: (See back of last page for instructions)	<b>7</b> List all personal property (tangible and intangible) included in selling price.    
Was the seller receiving a property tax exemption or deferral under chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)? <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
<b>6</b> Is this property designated as forest land per chapter 84.33 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Is this property receiving special valuation as historical property per chapter 84.26 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If any answers are yes, complete as instructed below. (1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information. This land <input checked="" type="checkbox"/> does <input type="checkbox"/> does not qualify for continuance. <u>Paul Ernst Kimble Jr.</u> <u>11-16-18</u> DEPUTY ASSESSOR DATE (2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale. (3) OWNER(S) SIGNATURE <u>Paul Ernst Kimble Jr.</u> PRINT NAME <u>KIMBLE LAND, LLC</u>	Type of Document <u>Statutory Warranty Deed (SWD)</u> Date of Document <u>11/09/18</u>  Gross Selling Price \$ <u>683,121.00</u> *Personal Property (deduct) \$ <u>0.00</u> Exemption Claimed (deduct) \$ <u>0.00</u> Taxable Selling Price \$ <u>683,121.00</u> Excise Tax : State \$ <u>8,743.95</u> Local \$ <u>1,707.80</u> *Delinquent Interest: State \$ <u>0.00</u> Local \$ <u>0.00</u> *Delinquent Penalty \$ <u>0.00</u> Subtotal \$ <u>10,451.75</u> *State Technology Fee \$ <u>5.00</u> <u>5.00</u> *Affidavit Processing Fee \$ <u>0.00</u> Total Due \$ <u>10,456.75</u> <b>CK</b>  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>Alice M. Roberts</u>	Signature of Grantee or Grantee's Agent <u>Paul Ernst Kimble Jr.</u>
Name (print) <u>Alice M. Roberts</u>	Name (print) <u>Kimble Land LLC</u>
Date & city of signing: <u>11/14/2018 Clarkston, WA</u>	Date & city of signing: <u>11/15/18, 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)).

Tax parcels & values

2010420012001	\$67,340.00
2010420021001	\$31,189.00
2010420111001	\$2,000.00
2010420122001	\$2,000.00
2011430193001	\$2,000.00
2011430301001	\$167,096.00
2010420012002	\$67,340.00
2010420021002	\$31,189.00
2010420111002	\$2,000.00
2010420122002	\$2,000.00
2011430193002	\$2,000.00
2011430301002	\$167,096.00

## **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 and the West half of the Southwest quarter of Section 1.

Government Lots 1 and 2, the Southeast quarter of the Northeast quarter, and the East half of the Southeast quarter of Section 2.

EXCEPT that part of Government Lot 1 more particularly described as follows: Beginning at the Northeast corner of the Northeast quarter of said Section 2; thence South 412.5 feet; thence West 660.0 feet; thence North 412.5 feet; thence East 660.0 feet to the place of beginning.

The Northeast quarter of the Northeast quarter of Section 11.

The Northwest quarter of the Northwest quarter of Section 12.

In Township 11 North, Range 43 E.W.M.

The Southeast quarter of the Southwest quarter of Section 19.

The Northwest quarter, and the East half of Section 30.

EXCEPT the South 2079.0 feet of said East half of Section 30.

ALSO EXCEPT public road rights of way.

**REAL ESTATE EXCISE TAX AFFIDAVIT**

PLEASE TYPE OR PRINT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

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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.

<b>1</b> SELLER GRANTOR	Name <u>Camille Greene, Kelly Steven Greene</u>	<b>2</b> BUYER GRANTEE	Name <u>Edward Prevost II</u>
	<u>Bret Greene, Pomeroy Public House, LLC</u>		<u>Hannah Beth Prevost</u>
	Mailing Address <u>17215 E 17th Ave</u>		Mailing Address <u>#63 VANNATON GRADE RD</u>
	City/State/Zip <u>Greenacres, WA 99016</u>		City/State/Zip <u>POMEROY WA 99347</u>
	Phone No. (including area code) <u>503-318-9057</u>		Phone No. (including area code)
<b>3</b>	Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers – check box if personal property
	Name <u>Edward Prevost II and Hannah Beth Prevost</u>		1050070042120000 <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) 51,828.00

**4** Street address of property: 870 Main Street

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

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

The land referred to herein is situated in the State of Washington, County of Garfield and described as follows: The East 37 feet of Lot 4 in Block 7 of the Original Town, now City of Pomeroy. SUBJECT TO an agreement for joint use of the wall on the westerly line of said premises, more fully described in documents recorded in Garfield County Auditor's Book of Deeds "U" at pages 565 and 596.

<b>5</b>	Select Land Use Code(s): <u>58 Retail Trade-Eating &amp; Drinking (restauro</u> enter any additional codes: (See back of last page for instructions)	<b>7</b>	List all personal property (tangible and intangible) included in selling price.
	YES NO Was the seller receiving a property tax exemption or deferral under chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)? <input type="checkbox"/> <input checked="" type="checkbox"/>		
<b>6</b>	YES NO Is this property designated as forest land per chapter 84.33 RCW? <input type="checkbox"/> <input checked="" type="checkbox"/> Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW? <input type="checkbox"/> <input checked="" type="checkbox"/> Is this property receiving special valuation as historical property per chapter 84.26 RCW? <input type="checkbox"/> <input checked="" type="checkbox"/> If any answers are yes, complete as instructed below. (1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information. This land <input type="checkbox"/> does <input checked="" type="checkbox"/> does not qualify for continuance.		If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) Reason for exemption
	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>11/09/18</u>
			Gross Selling Price \$ <u>88,000.00</u> *Personal Property (deduct) \$ <u>0.00</u> Exemption Claimed (deduct) \$ <u>0.00</u> Taxable Selling Price \$ <u>88,000.00</u> Excise Tax : State \$ <u>1,126.40</u> Local \$ <u>220.00</u> *Delinquent Interest: State \$ <u>0.00</u> Local \$ <u>0.00</u> *Delinquent Penalty \$ <u>0.00</u> Subtotal \$ <u>1,346.40</u> *State Technology Fee \$ <u>5.00</u> <u>5.00</u> *Affidavit Processing Fee \$ <u>0.00</u> Total Due \$ <u>1,351.40</u> <b>CK</b>
			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>K. Steven Greene</u>	Signature of Grantee or Grantee's Agent <u>Edward Prevost II</u>
Name (print) <u>Camille Greene, Kelly Steven Greene</u>	Name (print) <u>Edward Prevost II</u>
Date & city of signing: <u>11-20-18 Pomeroy</u>	Date & city of signing: <u>11-19-18 Pomeroy</u>

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

**PAID**  
NOV 20 2018

KAREN ROOSEVELT  
GARFIELD COUNTY TREASURER



# REAL ESTATE EXCISE TAX AFFIDAVIT

PLEASE TYPE OR PRINT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

This form is your receipt when stamped by cashier.

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

(See back of last page for instructions)

☐ Check box if partial sale of property

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

<b>1</b> SELLER GRANTOR	Name <u>Paul D. Flowers</u>	<b>2</b> BUYER GRANTEE	Name <u>Virginia L. Foote</u>
	Mailing Address _____		Mailing Address <u>1002 Webster St</u>
	City/State/Zip _____		City/State/Zip <u>Clarkston WA 99403</u>
	Phone No. (including area code) _____		Phone No. (including area code) _____
<b>3</b>	Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee Name <u>Virginia L. Foote</u> Mailing Address <u>1002 Webster St</u> City/State/Zip <u>Clarkston WA 99403</u> Phone No. (including area code) _____	List all real and personal property tax parcel account numbers – check box if personal property <u>10512200528300000</u> <input type="checkbox"/> _____ _____ _____	List assessed value(s) <u>96,400.00</u> _____ _____ _____

**4** Street address of property: 461 Pataha Street

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

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

The land referred to herein is situated in the State of Washington, County of Garfield and described as follows: Lot 5 in Block 22 of Wilson's Addition to the City of Pomeroy.

<p><b>5</b> Select Land Use Code(s): <u>12 Multiple family residence (2-4 Units)</u> enter any additional codes: _____ (See back of last page for instructions)</p> <p>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"/></p>	<p><b>7</b> List all personal property (tangible and intangible) included in selling price. _____ _____ _____ _____</p> <p>If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) _____ Reason for exemption _____ _____</p>																																							
<p><b>6</b> YES NO Is this property designated as forest land per chapter 84.33 RCW? <input type="checkbox"/> <input checked="" type="checkbox"/> Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW? <input type="checkbox"/> <input checked="" type="checkbox"/> Is this property receiving special valuation as historical property per chapter 84.26 RCW? <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>If any answers are yes, complete as instructed below.</p> <p><b>(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE)</b> NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information.</p> <p>This land <input type="checkbox"/> does <input checked="" type="checkbox"/> does not qualify for continuance.</p> <p>DEPUTY ASSESSOR _____ DATE _____</p> <p><b>(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)</b> NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale.</p> <p><b>(3) OWNER(S) SIGNATURE</b> _____ PRINT NAME _____</p>	<p>Type of Document <u>Statutory Warranty Deed (SWD)</u> Date of Document <u>11</u></p> <table> <tr> <td>Gross Selling Price \$</td> <td><u>000</u></td> <td><u>112,000-</u></td> </tr> <tr> <td>*Personal Property (deduct) \$</td> <td><u>0.00</u></td> <td></td> </tr> <tr> <td>Exemption Claimed (deduct) \$</td> <td><u>0.00</u></td> <td></td> </tr> <tr> <td>Taxable Selling Price \$</td> <td><u>000</u></td> <td><u>112,000-</u></td> </tr> <tr> <td>Excise Tax : State \$</td> <td><u>000</u></td> <td><u>1,133.60</u></td> </tr> <tr> <td>Local \$</td> <td><u>000</u></td> <td><u>280.00</u></td> </tr> <tr> <td>*Delinquent Interest: State \$</td> <td><u>0.00</u></td> <td></td> </tr> <tr> <td>Local \$</td> <td><u>0.00</u></td> <td></td> </tr> <tr> <td>*Delinquent Penalty \$</td> <td><u>0.00</u></td> <td></td> </tr> <tr> <td>Subtotal \$</td> <td><u>000</u></td> <td><u>1713.60</u></td> </tr> <tr> <td>*State Technology Fee \$</td> <td><u>5.00</u></td> <td><u>5.00</u></td> </tr> <tr> <td>*Affidavit Processing Fee \$</td> <td><u>5.00</u></td> <td></td> </tr> <tr> <td>Total Due \$</td> <td><u>1000</u></td> <td><u>1718.60</u></td> </tr> </table> <p>A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS</p>	Gross Selling Price \$	<u>000</u>	<u>112,000-</u>	*Personal Property (deduct) \$	<u>0.00</u>		Exemption Claimed (deduct) \$	<u>0.00</u>		Taxable Selling Price \$	<u>000</u>	<u>112,000-</u>	Excise Tax : State \$	<u>000</u>	<u>1,133.60</u>	Local \$	<u>000</u>	<u>280.00</u>	*Delinquent Interest: State \$	<u>0.00</u>		Local \$	<u>0.00</u>		*Delinquent Penalty \$	<u>0.00</u>		Subtotal \$	<u>000</u>	<u>1713.60</u>	*State Technology Fee \$	<u>5.00</u>	<u>5.00</u>	*Affidavit Processing Fee \$	<u>5.00</u>		Total Due \$	<u>1000</u>	<u>1718.60</u>
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**8** I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.

Signature of Grantor or Grantor's Agent <u>Paul D. Flowers</u>	Signature of Grantee or Grantee's Agent <u>Virginia L. Foote</u>
Name (print) <u>Paul D. Flowers</u>	Name (print) <u>Virginia L. Foote</u>
Date & city of signing: <u>11/20/18 Clarkston</u>	Date & city of signing: <u>11-19-18</u>

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

REV 84 0001a (6/26/14)

THIS SPACE - TREASURER'S USE ONLY

COUNTY TREASURER

**PAID**  
NOV 21 2018

KAREN ROOSEVELT  
GARFIELD COUNTY TREASURER



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)

3178

This form is your receipt when stamped by cashier.

☐ Check box if partial sale of property

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

1 SELLER GRANTOR	Name <u>Elizabeth A. Manning, Personal Representative of the Estate of Jimmy D. Manning, deceased</u>	2 BUYER GRANTEE	Name <u>Elizabeth Ann Manning, a single person</u>		
	Mailing Address <u>36 Fairgrounds Rd.</u>		Mailing Address <u>36 Fairgrounds Rd.</u>		
	City/State/Zip <u>Pomeroy, WA 99347</u>		City/State/Zip <u>Pomeroy, WA 99347</u>		
	Phone No. (including area code) _____		Phone No. (including area code) _____		
3	Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee	List all real and personal property tax parcel account numbers – check box if personal property	List assessed value(s)		
	Name _____			<u>2-012-42-033-4005</u> <input type="checkbox"/>	<u>\$136,260</u>
	Mailing Address _____			_____ <input type="checkbox"/>	_____
	City/State/Zip _____			_____ <input type="checkbox"/>	_____
	Phone No. (including area code) _____			_____ <input type="checkbox"/>	_____

4 Street address of property: 36 Fairgrounds Rd., Pomeroy, WA 99347

This property is located in Garfield

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

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

Beginning at the Southwest corner of the Southeast quarter of Section 33, Township 12 North, Range 42 East, W.M., thence North along the West line of said subdivision a distance of 562.1 feet; thence East parallel to the South line of said subdivision to the West line of the Brown Gulch County Road; thence South along said West line of County Road to the South line of said Southeast quarter of section 33; thence West along said South line to the place of beginning. Situate in the County of Garfield, State of Washington.

5 Select Land Use Code(s):

83 - Agriculture classified under current use chapter 84.34 RCW

enter any additional codes: 11

(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

6

YES NO

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

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

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) WAC-458-61A-202

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

Distribution of Estate Assets \_\_\_\_\_

Type of Document Personal Representative's Deed

Date of Document 11-19-18

Gross Selling Price \$ 0.00

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

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

Taxable Selling Price \$ 0.00

Excise Tax : State \$ 0.00

0.0025 Local \$ 0.00

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

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

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

Subtotal \$ 0.00

\*State Technology Fee \$ 5.00

\*Affidavit Processing Fee \$ 5.00

Total Due \$ 10.00

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

8

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

Signature of

Grantor or Grantor's Agent Elizabeth A. Manning

Name (print) Elizabeth A. Manning, Personal Representative

Date & city of signing: Spokane, WA 11/19/18

Signature of

Grantee or Grantee's Agent Elizabeth Ann Manning

Name (print) Elizabeth Ann Manning

Date & city of signing: Spokane, WA 11/19/18

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

NOV 21 2018

KAREN ROOSEVELT  
GARFIELD COUNTY TREASURER

3178