

**REAL ESTATE EXCISE TAX AFFIDAVIT**

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CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

**THIS AFFIDAVIT WILL NOT BE ACCEPTED UNLESS ALL AREAS ON ALL PAGES ARE FULLY COMPLETED** stamped by cashier.

(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>Dale Maron, an unmarried man</u>	<b>2</b> BUYER GRANTEE	Name <u>Dale Maron, Trustee of the Maron Living Trust</u>
	Mailing Address <u>3318 Virginia Way</u>		<u>dated September 5, 2018 and any amendments thereto</u>
	City/State/Zip <u>Longview, WA 98632</u>		Mailing Address <u>3318 Virginia Way</u>
	Phone No. (including area code) _____		City/State/Zip <u>Longview, WA 98632</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>1070310671040</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>\$165,596.00</u>	

**4** Street address of property: 60 Heaton Gulch Road, Pomeroy

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, attached:

<b>5</b> Select Land Use Code(s): <u>11 - Household, single family units</u> enter any additional codes: _____ (See back of last page for instructions)	<b>7</b> List all personal property (tangible and intangible) included in selling price. <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)? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) <u>WAC 458 61A 211 2G</u> 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 type="checkbox"/> YES <input checked="" type="checkbox"/> NO Is this property receiving special valuation as historical property per chapter 84.26 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If any answers are yes, complete as instructed below. <b>(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE)</b> NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, <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 type="checkbox"/> does <input type="checkbox"/> does not qualify for continuance.	Transfer is exempt from excise tax if it consists of a mere change in identity or form of ownership of an identity. Type of Document <u>Quit Claim Deed</u> Date of Document <u>9/13/18</u> <table><tr><td>Gross Selling Price \$</td><td><u>165,596.00</u></td></tr><tr><td>*Personal Property (deduct) \$</td><td>_____</td></tr><tr><td>Exemption Claimed (deduct) \$</td><td><u>165,596.00</u></td></tr><tr><td>Taxable Selling Price \$</td><td><u>0.00</u></td></tr><tr><td>Excise Tax : State \$</td><td><u>0.00</u></td></tr><tr><td><u>0.0025</u> Local \$</td><td><u>0.00</u></td></tr><tr><td>*Delinquent Interest: State \$</td><td>_____</td></tr><tr><td>Local \$</td><td>_____</td></tr><tr><td>*Delinquent Penalty \$</td><td>_____</td></tr><tr><td>Subtotal \$</td><td><u>0.00</u></td></tr><tr><td>*State Technology Fee \$</td><td><u>5.00</u></td></tr><tr><td>*Affidavit Processing Fee \$</td><td><u>5.00</u></td></tr><tr><td>Total Due \$</td><td><u>10.00</u></td></tr></table>	Gross Selling Price \$	<u>165,596.00</u>	*Personal Property (deduct) \$	_____	Exemption Claimed (deduct) \$	<u>165,596.00</u>	Taxable Selling Price \$	<u>0.00</u>	Excise Tax : State \$	<u>0.00</u>	<u>0.0025</u> Local \$	<u>0.00</u>	*Delinquent Interest: State \$	_____	Local \$	_____	*Delinquent Penalty \$	_____	Subtotal \$	<u>0.00</u>	*State Technology Fee \$	<u>5.00</u>	*Affidavit Processing Fee \$	<u>5.00</u>	Total Due \$	<u>10.00</u>
Gross Selling Price \$	<u>165,596.00</u>																										
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Exemption Claimed (deduct) \$	<u>165,596.00</u>																										
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<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>																										
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> _____ PRINT NAME	A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS																										

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

Signature of Grantor or Grantor's Agent <u>Dale Maron</u>	Signature of Grantee or Grantee's Agent <u>Dale Maron, Trustee</u>
Name (print) <u>Dale Maron</u>	Name (print) <u>Dale Maron, Trustee</u>
Date & city of signing: <u>9/13/18 Vancouver</u>	Date & city of signing: <u>9/13/18 Vancouver</u>

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

## EXHIBIT A

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

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

That part of the Southeast quarter of the Northwest quarter of said Section 31, lying West of Heaton Gulch Road.

ALSO that part of the West half of the Southeast quarter of the Northwest quarter of said Section 31, lying within the following described tract:

Beginning at a point 140 feet West of the Northeast corner of the Southeast quarter of the Northwest quarter of said Section 31; thence southwesterly 930 feet to a point in the centerline of Heaton Gulch Road, 630 feet South of the North line of the South half of the Northwest quarter; thence northerly along said centerline of Heaton Gulch Road to a point where said centerline intersects said North line of the South half of the Northwest quarter; thence East along said North line to the place of beginning.

ALSO beginning at a point in the centerline of Heaton Gulch Road, 630 feet South of the North line of the South half of the Northwest quarter of said Section 31; thence following said centerline southeasterly to an intersection with the centerline of the first culvert crossing said Road; thence northeasterly 86 feet to a point 6 feet East and 5 feet South of the center of an old well; thence North 180 feet to an intersection with the line of a tract conveyed to John Kassel by deed recorded in Garfield County Auditor's Book of Deeds 43 at Page 244; thence southwesterly following the line of said tract as conveyed to the point of beginning of the tract herein conveyed as herein specified.

EXCEPT public road right of way.

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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>Christine Stone</u>	<b>2</b> BUYER GRANTEE	Name <u>Nicholas E. Bartlow</u>			
			Name <u>Rachel M. Bartlow</u>			
	Mailing Address <u>32231 13th Place SW</u>		Mailing Address <u>PO Box 214</u>			
	City/State/Zip <u>Federal Way WA 98023</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		List all real and personal property tax parcel account numbers – check box if personal property	List assessed value(s)		
	Name <u>Nicholas E. Bartlow Rachel M. Bartlow</u>				<u>10510900219100000</u> <input type="checkbox"/>	<u>115,350.00</u>
	Mailing Address <u>PO Box 214</u>				<input type="checkbox"/>	
	City/State/Zip <u>Pomeroy WA 99347</u>				<input type="checkbox"/>	
	Phone No. (including area code) _____				<input type="checkbox"/>	

**4** Street address of property: 230 Hill Street, Pomeroy, WA 99347

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

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

East 10 feet of Lot 1, all of Lot 2 of Block 9 of Wilson's Addition to the City of Pomeroy

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

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

(See back of last page for instructions)

	YES	NO
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 ☐ does ☒ does not qualify for continuance.

\_\_\_\_\_  
DEPUTY ASSESSOR

\_\_\_\_\_  
DATE

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

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

\_\_\_\_\_  
PRINT NAME

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

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

WAC No. (Section/Subsection) \_\_\_\_\_

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

Type of Document Statutory Warranty Deed (SWD)

Date of Document 09/20/18

Gross Selling Price	\$	<u>147,000.00</u>
*Personal Property (deduct)	\$	<u>0.00</u>
Exemption Claimed (deduct)	\$	<u>0.00</u>
Taxable Selling Price	\$	<u>147,000.00</u>
Excise Tax : State	\$	<u>1,881.60</u>
Local	\$	<u>367.50</u>
*Delinquent Interest: State	\$	<u>0.00</u>
Local	\$	<u>0.00</u>
*Delinquent Penalty	\$	<u>0.00</u>
Subtotal	\$	<u>2,249.10</u>
*State Technology Fee	\$	<u>5.00</u> <u>5.00</u>
*Affidavit Processing Fee	\$	<u>0.00</u>
Total Due	\$	<u>2,254.10</u>

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

CK

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

Signature of Grantor or Grantor's Agent <u>[Signature]</u>	Signature of Grantee or Grantee's Agent <u>Nicholas E Bartlow</u>
Name (print) <u>Christine Stone</u>	Name (print) <u>Nicholas E. Bartlow</u>
Date & city of signing: <u>9-25-18, Clarkston, WA</u>	Date & city of signing: <u>9-24-18, 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)).

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(See back of last page for instructions)

☐ Check box if partial sale of property

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

<b>1</b> SELLER GRANTOR	Name <u>Murvin Williams, Deceased</u>	<b>2</b> BUYER GRANTEE	Name <u>Carol McKinney</u>
	Mailing Address _____		Mailing Address <u>3817 98th St. NE</u>
	City/State/Zip _____		City/State/Zip <u>Marysville., WA 98270</u>
	Phone No. (including area code) _____		Phone No. (including area code) _____
<b>3</b> Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers – check box if personal property	
Name _____		<u>2-013-42-010-4002</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>62,609</u>	

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

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)

See attached Exhibit C

**5** Select Land Use Code(s):  
82 - Agriculture related activities  
enter any additional codes: \_\_\_\_\_  
(See back of last page for instructions)

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


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

If any answers are yes, complete as instructed below.

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

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

This land ☐ does ☒ does not qualify for continuance.

 9/28/18  
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

**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

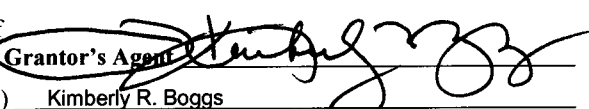
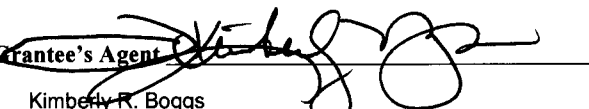
Reason for exemption  
Inheritance

Type of Document Lack of Probate Affidavit

Date of Document 9/20/18

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 \$	5.00
Total Due \$	10.00

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

<b>8</b> I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.	
Signature of Grantor or Grantor's Agent <u></u>	Signature of Grantee or Grantee's Agent <u></u>
Name (print) <u>Kimberly R. Boggs</u>	Name (print) <u>Kimberly R. Boggs</u>
Date & city of signing: <u>9-27-18 at Pomeroy, WA</u>	Date & city of signing: <u>9-27-18 at Pomeroy, WA</u>

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

## EXHIBIT "C"

### Legal Description:

Situated in the State of Washington, County of Garfield:

That part of the Northwest quarter of Section 10, Township 13 North, Range 42 East, W.M., Garfield County, Washington, more particularly described as follows:

Commencing at the Northwest corner of said Northwest quarter; thence South along the West line of said Northwest quarter a distance of 855.19 feet to a point on the centerline of East Lynn Gulch Road said point being the true point place of beginning; thence North  $89^{\circ} 41'$  East along said centerline a distance of 497.25 feet to a point of curve; thence along said centerline around a curve to the left with a radius of 1300.00 feet for a distance of 357.36 feet; thence North  $73^{\circ} 56'$  East along said centerline a distance of 166.03 feet to a point of curve; thence along said centerline around a curve to the right with a radius of 1000.00 feet for a distance of 415.10 feet; thence South  $82^{\circ} 17'$  East along said centerline a distance of 318.03 feet to a point of curve; thence along said centerline around a curve to the left with a radius of 900.00 feet for a distance of 295.57 feet; thence North  $78^{\circ} 54'$  East along said centerline a distance of 266.70 feet to a point of curve; thence along said centerline around a curve to the right with a radius of 1300.00 feet for a distance of 343.97 feet to a point on the east line of said Northwest quarter; thence South along said East line a distance of 148.17 feet; thence South  $82^{\circ} 47'$  West 394.39 feet; thence South  $70^{\circ} 23'$  West 256.01 feet; thence South  $87^{\circ} 37'$  West 443.13 feet; thence South  $89^{\circ} 42'$  West 185.67 feet; thence North  $88^{\circ} 12'$  West 169.08 feet; thence North  $89^{\circ} 44'$  West 79.48 feet; thence North  $80^{\circ} 13'$  West 85.76 feet; thence North  $84^{\circ} 57'$  West 118.17 feet; thence South  $86^{\circ} 09'$  West 369.68 feet; thence North  $78^{\circ} 51'$  West 137.59 feet; thence North  $89^{\circ} 11'$  West 149.19 feet; thence North  $83^{\circ} 53'$  West 270.71 feet to a point on the West line of said Northwest quarter; thence North along said West line a distance of 71.81 feet to the place of beginning, containing 10.85 acres.

Subject to all the portion lying in the right-of-way of East Lynn Gulch Road.

Subject to an easement for ingress and egress lying 10.00 feet on each side of the following described centerline; commencing at the Southeast corner of the above described tract; thence South  $82^{\circ} 47'$  West 394.39 feet; thence South  $70^{\circ} 23'$  West 256.01 feet; thence South  $87^{\circ} 37'$  West 443.13 feet; thence South  $89^{\circ} 42'$  West 16.62 feet to the true place of beginning; thence North  $0^{\circ} 10'$  East 247.23 feet to a point on the centerline of East Lynn Gulch Road said point being the terminus of the above described centerline.

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(See back of last page for instructions)

☐ Check box if partial sale of property

If multiple owners, list percentage of ownership next to name

<b>1</b> SELLER GRANTOR	Name <u>Larry Scoggin</u>	<b>2</b> BUYER GRANTEE	Name <u>Jeremy Schwindt</u>
	<u>Ramona McDowell</u>		
	Mailing Address <u>5207 W. Hildebrand Blvd #302</u>		Mailing Address <u>1572 Main Street</u>
	City/State/Zip <u>Kennewick WA 99338</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 type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers – check box if personal property	
Name <u>Jeremy Schwindt</u>		<u>10511400624200000</u> <input type="checkbox"/>	
Mailing Address <u>162 1st Street</u>		<input type="checkbox"/>	
City/State/Zip <u>Pomeroy WA 99347</u>		<input type="checkbox"/>	
Phone No. (including area code) _____		<input type="checkbox"/>	
		List assessed value(s) <u>94,811.00</u>	

**4** Street address of property: 162 1st 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

<b>5</b> Select Land Use Code(s): <u>11 Household, single family units</u> enter any additional codes: _____ (See back of last page for instructions)	<b>7</b> List all personal property (tangible and intangible) included in selling price. _____ _____ _____ _____
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 type="checkbox"/> YES <input checked="" type="checkbox"/> NO Is this property receiving special valuation as historical property per chapter 84.26 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If any answers are yes, complete as instructed below. (1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information. This land <input type="checkbox"/> does <input checked="" type="checkbox"/> does not qualify for continuance. _____ DEPUTY ASSESSOR DATE (2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale. (3) OWNER(S) SIGNATURE _____ PRINT NAME	Type of Document <u>Statutory Warranty Deed (SWD)</u> Date of Document <u>09/26/18</u>  Gross Selling Price \$ <u>97,500.00</u> *Personal Property (deduct) \$ <u>0.00</u> Exemption Claimed (deduct) \$ <u>0.00</u> Taxable Selling Price \$ <u>97,500.00</u> Excise Tax : State \$ <u>1,248.00</u> Local \$ <u>243.75</u> *Delinquent Interest: State \$ <u>0.00</u> Local \$ <u>0.00</u> *Delinquent Penalty \$ <u>0.00</u> Subtotal \$ <u>1,491.75</u> *State Technology Fee \$ <u>5.00</u> <u>5.00</u> *Affidavit Processing Fee \$ <u>0.00</u> Total Due \$ <u>1,496.75</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>Larry Scoggin</u>	Signature of Grantee or Grantee's Agent <u>Jeremy Schwindt</u>
Name (print) <u>Larry Scoggin</u>	Name (print) <u>Jeremy Schwindt</u>
Date & city of signing: <u>9-26-18 Clarkston</u>	Date & city of signing: <u>9/27/18 Clarkston</u>

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

**PAID**  
OCT 01 2018

## EXHIBIT "A"

403994

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

Lots 5 and 6 and a part of Lots 7 and 8, in Block 14 of Wilson's Addition to the City of Pomeroy, all of which is more fully described as follows:

Beginning at a point on the East line of said Block 14, which point is 73 feet North of the Southeast corner of said Block 14; thence in a westerly direction parallel with the South line of said Block a distance of 88 feet; thence in a southerly direction parallel with the East line of said Block to the South line of said Block; thence westerly along said South line to the Southwest corner of said Block; thence northerly along the West line of said Block to the South line of the alley; thence easterly along said alley to the Northeast corner of Lot 8 in said Block 14; thence southerly along the East line of said Lot 8 to the place of beginning.

*L.S.*

**REAL ESTATE EXCISE TAX AFFIDAVIT**

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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>Gary W. Bender</u>	<b>2</b> BUYER GRANTEE	Name <u>James M. Orris</u>
	<u>Kathryn A. Bender</u>		<u>Jill L. Allen</u>
	Mailing Address <u>501 Highway 12 W</u>		Mailing Address <u>7119 N Richard St.</u>
	City/State/Zip <u>Pomeroy WA 99347</u>		City/State/Zip <u>Portland Or 97203</u>
Phone No. (including area code)		Phone No. (including area code)	
<b>3</b> Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers – check box if personal property	
Name <u>James M. Orris Jill L. Allen</u>		<u>20124103440300000</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>118,454.00</u>	

**4** Street address of property: 501 Highway 12 W.

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

<b>5</b>	Select Land Use Code(s): <u>11 Household, single family units</u>	<b>7</b>	List all personal property (tangible and intangible) included in selling price.
	enter any additional codes: _____ (See back of last page for instructions)		
Was the seller receiving a property tax exemption or deferral under chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		If claiming an exemption, list WAC number and reason for exemption:	
<b>6</b>	Is this property designated as forest land per chapter 84.33 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	WAC No. (Section/Subsection) _____	
	Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Reason for exemption _____	
	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.	Type of Document <u>Statutory Warranty Deed (SWD)</u>	
(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information.		Date of Document <u>09/26/18</u>	
This land <input type="checkbox"/> does <input checked="" type="checkbox"/> does not qualify for continuance.		Gross Selling Price \$ <u>255,000.00</u>	
<u>Kesha Gubert</u> <u>10/1/18</u> DEPUTY ASSESSOR DATE		*Personal Property (deduct) \$ <u>0.00</u>	
(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale.		Exemption Claimed (deduct) \$ <u>0.00</u>	
(3) OWNER(S) SIGNATURE _____		Taxable Selling Price \$ <u>255,000.00</u>	
PRINT NAME _____		Excise Tax : State \$ <u>3,264.00</u>	
		Local \$ <u>637.50</u>	
		*Delinquent Interest: State \$ <u>0.00</u>	
		Local \$ <u>0.00</u>	
		*Delinquent Penalty \$ <u>0.00</u>	
		Subtotal \$ <u>3,901.50</u>	
		*State Technology Fee \$ <u>5.00</u> <u>5.00</u>	
		*Affidavit Processing Fee \$ <u>0.00</u>	
		Total Due \$ <u>3,906.50</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>Gary W. Bender</u>	Signature of Grantee or Grantee's Agent <u>James M. Orris</u>
Name (print) <u>Gary W. Bender</u>	Name (print) <u>James M. Orris</u>
Date & city of signing: <u>9-27-18 Clarkston</u>	Date & city of signing: <u>Clarkston 9-27-18</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 FOR TREASURER'S USE ONLY

COUNTY TREASURER

**PAYED**  
OCT 01 2018

3140

KAREN ROOSEVELT  
GARFIELD COUNTY TREASURER

TS



## EXHIBIT "A"

407539

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

That part of the Southeast quarter of Section 34, Township 12 North, Range 41 E.W.M., more particularly described as follows:

Commencing at the Northwest corner of said Southeast quarter; thence South  $00^{\circ}12'53''$  West along the West line of said Southeast quarter 1606.60 feet to a point on the South right of way line of U.S. Highway 12, said point being the True Place of Beginning; thence North  $60^{\circ}17'49''$  East along said right of way line 174.34 feet to a point of curve; thence continue along said right of way line around a curve to the right with a radius of 1382.50 feet for a distance of 183.27 feet; thence South  $00^{\circ}12'53''$  West 710.00 feet to a point on a fence designating the South right of way line of the abandoned O.W.R. & N Co. railroad; thence South  $61^{\circ}34'00''$  West along said right of way line 19.20 feet; thence South  $67^{\circ}50'00''$  West along said right of way line 66.85 feet; thence South  $69^{\circ}32'00''$  West along said right of way line 84.00 feet; thence South  $70^{\circ}54'00''$  West along said right of way line 167.74 feet to a point on the West line of said Southeast quarter; thence North  $00^{\circ}12'53''$  East along said West line 662.22 feet to the place of beginning.

TOGETHER WITH an easement for ingress and egress from and to U.S. Highway 12, across and along an existing driveway, more fully described in document recorded September 26, 2005 as Garfield County Auditor's No. 9459.

JB KB



# REAL ESTATE EXCISE TAX AFFIDAVIT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

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(See back of last page for instructions)

☐ Check box if partial sale of property

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

1 SELLER GRANTOR	Name <u>Ward W. Leland</u>	2 BUYER GRANTEE	Name <u>Glenn Barber</u>
			<u>Lisa Barber</u>
	Mailing Address <u>2828 E. 32nd Avenue</u>		Mailing Address <u>147 Knotgrass Road</u>
	City/State/Zip <u>Spokane WA 99223</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>Glenn Barber and Lisa Barber</u>		<u>20104301910000000</u> <input type="checkbox"/>	
Mailing Address <u>147 Knotgrass Road</u>		_____ <input type="checkbox"/>	
City/State/Zip <u>Pomeroy WA 99347</u>		_____ <input type="checkbox"/>	
Phone No. (including area code) _____		_____ <input type="checkbox"/>	
		List assessed value(s) <u>289,953.00</u>	

4 Street address of property: 147 Knotgrass Road

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):  
94 Open space land classified under chapter  
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.

Kasha Gilbert 10/2/18  
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

Glenn Barber Lisa Barber  
PRINT NAME  
Glenn Barber Lisa Barber

## 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 09/25/18

Gross Selling Price \$	<u>215,000.00</u>
*Personal Property (deduct) \$	<u>0.00</u>
Exemption Claimed (deduct) \$	<u>0.00</u>
Taxable Selling Price \$	<u>215,000.00</u>
Excise Tax : State \$	<u>2,752.00</u>
Local \$	<u>537.50</u>
*Delinquent Interest: State \$	<u>0.00</u>
Local \$	<u>0.00</u>
*Delinquent Penalty \$	<u>0.00</u>
Subtotal \$	<u>3,289.50</u>
*State Technology Fee \$	<u>5.00</u> <u>5.00</u>
*Affidavit Processing Fee \$	<u>0.00</u>
Total Due \$	<u>3,294.50</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>Ward W. Leland</u>	Signature of Grantee or Grantee's Agent <u>Glenn Barber</u>
Name (print) <u>Ward W. Leland</u>	Name (print) <u>Glenn Barber</u>
Date & city of signing: <u>9/26/18 Davenport</u>	Date & city of signing: <u>10-1-18 Clarkston</u>

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

REV 84 0001a (6/26/14)

THIS SPACE - TREASURER'S USE ONLY

COUNTY TREASURER

**PAID**  
OCT 02 2018

KAREN ROOSEVELT  
GARFIELD COUNTY TREASURER

## EXHIBIT "A"

405286

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

In Township 10 North, Range 43 E.W.M.

That part of Government Lots 2, 3 and 4, and of the East half of the West half of Section 19, lying West of the Knotgrass Road right of way.

EXCEPT that part of said Government Lots 2, 3 and 4, described as follows:

Beginning at the Southwest corner of said Section 19; thence due East 600.0 feet; thence North on a straight line to a point on the South line of the Northwest quarter of the Northwest quarter of said Section 19; thence West 600.0 feet to the West line of said Section 19; thence South along said West line to the place of beginning.

**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>Scott W. Rogers</u>	<b>2</b> BUYER GRANTEE	Name <u>Dan Lane</u>
	<u>Susan M. Rettig-Rogers</u>		
	Mailing Address <u>2004 Lenox Ave</u>		Mailing Address <u>1198 Mountain Rd</u>
	City/State/Zip <u>Beloit WI 53511</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		List all real and personal property tax parcel account numbers – check box if personal property	
Name <u>Dan Lane</u>		<u>1060010131080000</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>52,106.00</u>	

**4** Street address of property: 99 W. Columbia Street, Pomeroy

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 South 55 feet of the following: The West half of Lot 12, Lot 13, the East 10 feet of Lot 14, the East 7 feet of the West 50 feet of the South 50 feet of Lot 14, in Block 1 of E.M. Pomeroy's Addition to the City of Pomeroy, together with the vacated portion of Columbia Street abutting thereon, and SUBJECT TO reservation by the City of Pomeroy for an easement for construction, repair and maintenance of utilities and services on said portion of vacated Columbia Street.

<b>5</b>	Select Land Use Code(s): <u>11 Household, single family units</u>	<b>7</b>	List all personal property (tangible and intangible) included in selling price.
	enter any additional codes: _____		
	(See back of last page for instructions)		
	Was the seller receiving a property tax exemption or deferral under chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		
<b>6</b>	Is this property designated as forest land per chapter 84.33 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	If claiming an exemption, list WAC number and reason for exemption:	
	Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	WAC No. (Section/Subsection) _____	
	Is this property receiving special valuation as historical property per chapter 84.26 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Reason for exemption _____	
	If any answers are yes, complete as instructed below.	Type of Document <u>Statutory Warranty Deed (SWD)</u>	
(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information.		Date of Document <u>09/27/18</u>	
This land <input type="checkbox"/> does <input checked="" type="checkbox"/> does not qualify for continuance.		Gross Selling Price \$ <u>69,000.00</u>	
DEPUTY ASSESSOR _____ DATE _____		*Personal Property (deduct) \$ <u>0.00</u>	
(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale.		Exemption Claimed (deduct) \$ <u>0.00</u>	
(3) OWNER(S) SIGNATURE _____		Taxable Selling Price \$ <u>69,000.00</u>	
PRINT NAME _____		Excise Tax : State \$ <u>883.20</u>	
		Local \$ <u>172.50</u>	
		*Delinquent Interest: State \$ <u>0.00</u>	
		Local \$ <u>0.00</u>	
		*Delinquent Penalty \$ <u>0.00</u>	
		Subtotal \$ <u>1,055.70</u>	
		*State Technology Fee \$ <u>5.00</u> <u>5.00</u>	
		*Affidavit Processing Fee \$ <u>0.00</u>	
		Total Due \$ <u>1,060.70</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 _____	Signature of Grantee or Grantee's Agent <u>DAN LANE</u>
Name (print) <u>Scott W. Rogers</u>	Name (print) <u>Dan Lane</u>
Date & city of signing: <u>9.28.18, Clarkston, WA</u>	Date & city of signing: <u>9.28.18, 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)).

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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)

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

4 Street address of property: 433 Main Street Pomeroy, WA 99347-0000

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 FOR FULL LEGAL DESCRIPTION**

<p><b>5</b> Select Land Use Code(s):  <div style="border: 1px solid black; padding: 2px; margin-bottom: 5px;">11 - Household, single family units</div>         enter any additional codes: _____          (See back of last page for instructions)</p> <p style="text-align: right; margin-right: 20px;">YES    NO</p> <p>Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)?      <input type="checkbox"/>    <input checked="" type="checkbox"/></p> <hr/> <p><b>6</b></p> <p style="text-align: right; margin-right: 20px;">YES    NO</p> <p>Is this property designated as forest land per chapter 84.33 RCW?      <input type="checkbox"/>    <input checked="" type="checkbox"/>        Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34?      <input type="checkbox"/>    <input checked="" type="checkbox"/>         Is this property receiving special valuation as historical property per chapter 84.26 RCW?      <input type="checkbox"/>    <input checked="" type="checkbox"/></p> <p>If any answers are yes, complete as instructed below.</p> <p><b>(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE)</b>  <b>NEW OWNER(S):</b> To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information.</p> <p>This land    <input type="checkbox"/> does    <input checked="" type="checkbox"/> does not qualify for continuance.</p> <div style="margin-top: 20px;"> <div style="float: left; width: 45%;">DEPUTY ASSESSOR</div> <div style="float: right; width: 45%;">DATE</div> </div> <p style="text-align: center;"><b>(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)</b>  <b>NEW OWNER(S):</b> To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale.</p> <p style="text-align: center;"><b>(3) OWNER(S) SIGNATURE</b></p> <div style="margin-top: 20px; border-top: 1px solid black; padding-top: 5px;"> <div style="float: left; width: 45%;">PRINT NAME</div> </div>	<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) <u>458-61A-216 (1)</u>         Reason for exemption   <u>MORTGAGE INSURERS</u></p> <p>Type of Document    <u>STATUTORY WARRANTY DEED</u></p> <p>Date of Document    <u>8/11/17</u></p> <table style="width: 100%; margin-top: 10px;"> <tr> <td>Gross Selling Price \$</td> <td style="text-align: right;">109,200.00</td> </tr> <tr> <td>*Personal Property (deduct) \$</td> <td></td> </tr> <tr> <td>Exemption Claimed (deduct) \$</td> <td style="text-align: right;">109,200.00</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><div style="border: 1px solid black; padding: 2px; display: inline-block;">0.0025</div> Local \$</td> <td style="text-align: right;">0.00</td> </tr> <tr> <td>*Delinquent Interest: State \$</td> <td></td> </tr> <tr> <td>Local \$</td> <td></td> </tr> <tr> <td>*Delinquent Penalty \$</td> <td></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> <p style="text-align: center; margin-top: 20px;"><b>A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX</b>        *SEE INSTRUCTIONS</p>	Gross Selling Price \$	109,200.00	*Personal Property (deduct) \$		Exemption Claimed (deduct) \$	109,200.00	Taxable Selling Price \$	0.00	Excise Tax : State \$	0.00	<div style="border: 1px solid black; padding: 2px; display: inline-block;">0.0025</div> 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
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Total Due \$	10.00																										

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

Signature of Grantor or Grantor's Agent		Signature of Grantee or Grantee's Agent	
Name (print)	Orlando Marcellana for M&H	Name (print)	Jennifer Smith- Grantee's Agent (WA-775374)
Date & city of signing:	9/25/2018 San Diego, CA	Date & city of signing:	9/25/2018 San Diego, CA

**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 0001ae (11/30/11)

THIS SPACE ~~TREASURER'S USE ONLY~~

COUNTY TREASURER

KAREN ROOSEVELT  
GARFIELD COUNTY TREASURER

3 1 4 3

TS # WA-17-775374-GPS

FHA CASE # 562-2353225-703

FULL LEGAL DESCRIPTION

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

That part of the Northeast quarter of the Southwest quarter of Section 31, more particularly described as follows:

Commencing at the Street Monument at the intersection of Main Street and Fifth Street in the City of Pomeroy;

thence North  $81^{\circ}51'00''$  West 5 feet; thence North  $08^{\circ}09'00''$  East 40 feet;

thence West 130 feet to a point which is 319 feet East of the West line of said

subdivision; thence West along the North line of Main Street 209 feet;

thence North  $04^{\circ}32'00''$  East 180 feet to the True Point of Beginning;

thence South  $04^{\circ}32'00''$  West 180 feet; thence North  $88^{\circ}05'30''$  East 134 feet;

thence North  $01^{\circ}54'30''$  East 119 feet; thence northwesterly 130 feet, more or less, to the place of beginning.

SUBJECT TO an easement for the purpose of construction and maintenance of present road across the North side of said property (not to exceed 20 feet) reserved by instrument recorded under Garfield County Auditor's No. 17197.

PLEASE TYPE OR PRINT

REAL ESTATE EXCISE TAX AFFIDAVIT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

This form is your receipt  
when stamped by cashier.

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

(See back of last page for instructions)

☐ Check box if partial sale of property

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

1 SELLER GRANTOR	Name <u>Helen Fitzpatrick, Deceased</u>	2 BUYER GRANTEE	Name <u>Wilhelm Fitzpatrick</u>
	Mailing Address _____		Mailing Address <u>2529 12th Ave. W</u>
	City/State/Zip _____		City/State/Zip <u>Seattle, WA 98119</u>
	Phone No. (including area code) _____		Phone No. (including area code) _____
3	Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee	List all real and personal property tax parcel account numbers – check box if personal property	List assessed value(s)
	Name _____	<u>1-050-17-002-3020</u> <input type="checkbox"/>	_____
	Mailing Address _____	<input type="checkbox"/>	_____
	City/State/Zip _____	<input type="checkbox"/>	_____
	Phone No. (including area code) _____	<input type="checkbox"/>	_____

4 Street address of property: 838 Pataha St.

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)

E. 45 feet of Lot 2 and W 30 feet of Lot 3, Blk 17, Original Town, Pomeroy, WA

5	Select Land Use Code(s): <u>Select Land Use Codes</u> enter any additional codes: _____ (See back of last page for instructions)	7	List all personal property (tangible and intangible) included in selling price.																																						
	<table><tr><td></td><td>YES</td><td>NO</td></tr><tr><td>Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)?</td><td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td></tr></table>		YES	NO	Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>																																		
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6	<table><tr><td></td><td>YES</td><td>NO</td></tr><tr><td>Is this property designated as forest land per chapter 84.33 RCW?</td><td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></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><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td></tr><tr><td>Is this property receiving special valuation as historical property per chapter 84.26 RCW?</td><td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td></tr></table> <p>If any answers are yes, complete as instructed below.</p> <p><b>(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE)</b> NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, <b>you must sign on (3) below.</b> The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information.</p> <p>This land <input type="checkbox"/> does <input type="checkbox"/> does not qualify for continuance.</p> <p>_____ DEPUTY ASSESSOR <b>(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)</b> NEW OWNER(S): To continue special valuation as historic property, <b>sign (3) below.</b> If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale.</p> <p><b>(3) OWNER(S) SIGNATURE</b> _____ PRINT NAME</p>		YES	NO	Is this property designated as forest land per chapter 84.33 RCW?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is this property receiving special valuation as historical property per chapter 84.26 RCW?	<input type="checkbox"/>	<input checked="" type="checkbox"/>		If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) <u>458-61A-202</u> Reason for exemption <u>Inheritance</u> Type of Document <u>Death Cert. for Transfer on Death Deed</u> Date of Document <u>6/25/15</u> <table><tr><td>Gross Selling Price \$</td><td>0.00</td></tr><tr><td>*Personal Property (deduct) \$</td><td></td></tr><tr><td>Exemption Claimed (deduct) \$</td><td></td></tr><tr><td>Taxable Selling Price \$</td><td>0.00</td></tr><tr><td>Excise Tax : State \$</td><td>0.00</td></tr><tr><td><u>0.0025</u> Local \$</td><td>0.00</td></tr><tr><td>*Delinquent Interest: State \$</td><td></td></tr><tr><td>Local \$</td><td></td></tr><tr><td>*Delinquent Penalty \$</td><td></td></tr><tr><td>Subtotal \$</td><td>0.00</td></tr><tr><td>*State Technology Fee \$</td><td>5.00</td></tr><tr><td>*Affidavit Processing Fee \$</td><td>5.00</td></tr><tr><td>Total Due \$</td><td>10.00</td></tr></table> <p><b>A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX</b> *SEE INSTRUCTIONS</p>	Gross Selling Price \$	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 \$	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></u>	Signature of Grantee or Grantee's Agent <u></u>
Name (print) <u>Ryan Ortuno</u>	Name (print) <u>Ryan Ortuno</u>
Date & city of signing: <u>10/4 /18, Pomeroy, WA</u>	Date & city of signing: <u>10/4 /18, Pomeroy, WA</u>

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

**REAL ESTATE EXCISE TAX AFFIDAVIT**

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

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PLEASE TYPE OR PRINT

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

(See back of last page for instructions)

☐ Check box if partial sale of property

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

<b>1</b> SELLER GRANTOR	Name <u>Kristopher M. Anderson</u>	<b>2</b> BUYER GRANTEE	Name <u>Justin Morgan</u>
	Mailing Address <u>P.O. Box 43</u>		Mailing Address <u>955 SW Fountain St.</u>
	City/State/Zip <u>Pomeroy, WA 99847</u>		City/State/Zip <u>Pullman, WA 99163</u>
	Phone No. (including area code)		Phone No. (including area code)
<b>3</b> Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers – check box if personal property	
Name <u>Justin Morgan Amanda Morgan</u>		20144303130400000 <input type="checkbox"/>	
Mailing Address <u>955 SW Fountain St.</u>		20144303130500000 <input type="checkbox"/>	
City/State/Zip <u>Pullman, WA 99163</u>		20144303120200000 <input type="checkbox"/>	
Phone No. (including area code)		List assessed value(s) 89,403.00	

**4** Street address of property: NNA

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

<b>5</b>	Select Land Use Code(s): <u>91 Undeveloped land (land only)</u>	<b>7</b>	List all personal property (tangible and intangible) included in selling price.
	enter any additional codes:		
	(See back of last page for instructions)		
	Was the seller receiving a property tax exemption or deferral under chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)?		
<b>6</b>	Is this property designated as forest land per chapter 84.33 RCW?	YES NO	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.		If claiming an exemption, list WAC number and reason for exemption:	
This land <input type="checkbox"/> does <input checked="" type="checkbox"/> does not qualify for continuance.		WAC No. (Section/Subsection)	
DEPUTY ASSESSOR		Reason for exemption	
(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.		Type of Document <u>Statutory Warranty Deed (SWD)</u>	
(3) OWNER(S) SIGNATURE		Date of Document <u>10/03/18</u>	
PRINT NAME		Gross Selling Price \$ <u>90,000.00</u>	
		*Personal Property (deduct) \$ <u>0.00</u>	
		Exemption Claimed (deduct) \$ <u>0.00</u>	
		Taxable Selling Price \$ <u>90,000.00</u>	
		Excise Tax : State \$ <u>1,152.00</u>	
		Local \$ <u>225.00</u>	
		*Delinquent Interest: State \$ <u>0.00</u>	
		Local \$ <u>0.00</u>	
		*Delinquent Penalty \$ <u>0.00</u>	
		Subtotal \$ <u>1,377.00</u>	
		*State Technology Fee \$ <u>5.00</u> <u>5.00</u>	
		*Affidavit Processing Fee \$ <u>0.00</u>	
		Total Due \$ <u>1,382.00</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>[Signature]</u>	Signature of Grantee or Grantee's Agent <u>[Signature]</u>
Name (print) <u>Kristopher M. Anderson</u>	Name (print) <u>Justin Morgan</u>
Date & city of signing: <u>10/4/2018-Clarkston, WA</u>	Date & city of signing: <u>10/4/2018-Clarkston, WA</u>

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

**PAID**  
OCT 05 2018



## EXHIBIT "A"

411251

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

In Township 14 North, Range 43 E.W.M.

Lot 3 of the Anderson Short Plat located in the West half of Section 31, more particularly described as follows:

Commencing at the East quarter corner of said Section 31, thence along the North line of the South half of said Section 31, South  $87^{\circ}31'05''$  West 4379.76 feet to a point on the centerline of Lambie Grade Road (4950); thence along said right of way line, South  $09^{\circ}43'53''$  West 1096.64 feet to the Southeast corner of Lot 4 in said Short Plat and the True Point of Beginning:

thence along said right of way line for the following three courses:

thence South  $09^{\circ}43'53''$  West 265.15 feet;

thence through a tangent curve to the left having an arc length of 568.40 feet, a radius of 716.42 feet, the long chord of which bears South  $12^{\circ}59'51''$  East 553.61 feet;

thence South  $35^{\circ}48'37''$  East 260.05 feet;

thence leaving said right of way line South  $55^{\circ}30'43''$  West 75.50 feet;

thence North  $34^{\circ}07'40''$  West 56.36 feet;

thence North  $43^{\circ}14'56''$  West 65.80 feet;

thence North  $57^{\circ}29'10''$  West 94.08 feet;

thence North  $77^{\circ}43'14''$  West 146.35 feet;

thence North  $86^{\circ}46'37''$  West 220.66 feet;

thence South  $73^{\circ}45'29''$  West 225.38 feet;

thence North  $46^{\circ}32'27''$  West 25.93 feet;

thence North  $36^{\circ}50'14''$  East 214.01 feet;

thence North  $44^{\circ}00'00''$  East 151.23 feet;

thence North  $31^{\circ}12'59''$  East 218.85 feet;

thence North  $08^{\circ}10'47''$  West 161.09 feet;

thence North  $17^{\circ}45'57''$  West 204.94 feet to a point on the South line of said Lot 4;

thence along said South line, North  $58^{\circ}55'00''$  East 224.97 feet;

thence continuing along said South line, South  $78^{\circ}15'56''$  East 133.71 feet to a point on the easterly right of way line of said Lambie Grade Road and the place of beginning .

Lot 4 of the Anderson Short Plat located in the West half of Section 31, more particularly described as follows:

Commencing at the East quarter corner of said Section 31, thence along the North line of the South half of said Section 31, South  $87^{\circ}31'05''$  West 4379.76 feet to a point on the westerly right of way line of Lambie Grade Road (4950); thence along said right of way line, South  $09^{\circ}43'53''$  West 198.85 feet to the Southeast corner of Lot 5 in said Short Plat, and the True Point of Beginning:

thence continuing along said right of way line, South  $09^{\circ}43'53''$  West 897.79 feet to a point on the North line of Lot 3 in said Short Plat;

thence leaving said right of way line and along said North line, North  $78^{\circ}18'56''$  West 133.71 feet;

thence continuing along said North line, South  $58^{\circ}55'00''$  West 224.97 feet;

thence North  $31^{\circ}56'48''$  West 155.31 feet;

thence North  $41^{\circ}48'28''$  West 147.09 feet;

thence North 46°06'45" East 303.26 feet;  
thence North 29°03'59" East 57.15 feet;  
thence North 05°26'25" East 148.22 feet;  
thence North 50°13'15" West 47.62 feet;  
thence North 52°21'47" East 116.99 feet;  
thence North 33°43'41" East 107.02 feet;  
thence North 08°39'51" East 123.14 feet to a point on the South line of said Lot 5;  
thence along said South line, North 87°20'30" East 261.48 feet to a point on the easterly right of way line of said Lambie Grade Road and the place of beginning.

Lot 5 of the Anderson Short Plat located in the West half of Section 31, more particularly described as follows:

Commencing at the East quarter corner of said Section 31, thence along the North line of the South half of said Section 31, South 87°31'05" West 4349.06 feet to a point on the centerline of Lambie Grade Road (4950) and the True Point of Beginning;  
thence along said centerline for the following six courses;  
thence North 09°36'09" East 172.74 feet;  
thence North 02°12'09" East 214.57 feet;  
thence with a curve to the left having an arc length of 165.40 feet, a radius of 338.08 feet, the long chord of which bears North 09°36'44" West 163.76 feet;  
thence with a compound curve to the left having an arc length of 214.56 feet, a radius of 263.85 feet, the long chord of which bears North 45°20'13" West 208.70 feet;  
thence North 68°08'33" West 963.29 feet;  
thence North 60°14'32" West 248.14 feet to a point on the West line of said Section 31;  
thence along said West line, South 00°23'48" West 1219.52 feet;  
thence North 77°15'30" East 164.91 feet;  
thence North 68°32'13" East 80.50 feet;  
thence North 25°06'50" East 284.34 feet;  
thence North 62°40'47" East 38.66 feet;  
thence South 84°38'31" East 196.79 feet;  
thence North 86°21'36" East 183.33 feet;  
thence North 69°55'13" East 139.62 feet;  
thence South 79°24'16" East 40.58 feet;  
thence South 36°53'12" East 38.77 feet;  
thence South 14°04'55" East 45.32 feet;  
thence South 02°04'01" East 142.90 feet;  
thence South 08°39'51" West 325.34 feet to a point on the North line of Lot 4 in said Anderson Short Plat;  
thence along said North line, North 87°20'30" East 261.48 feet to a point on the westerly right of way line of Lambie Grade Road;  
thence along said right of way line and leaving said North line, North 09°43'53" East 198.85 feet to a point on the North line of the South half of said Section 31;  
thence along said North line, North 87°30'06" East 30.69 feet to a point on the center line of Lambie Grade Road and the place of beginning.

EXCEPT public road rights of way.

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 <b>Shawn T. Bishop an unmarried man and Nona R. Bishop an unmarried woman who acquired title as husband and wife</b>	2 BUYER GRANTEE	Name <b>Nona R. Bishop an unmarried woman</b>
	Mailing Address <b>257 S 12th Street</b>		Mailing Address <b>257 S 12th Street</b>
	City/State/Zip <b>Pomeroy, WA, 99347</b>		City/State/Zip <b>Pomeroy, WA, 99347</b>
	Phone No. (including area code) <b>(509) 843-5071</b>		Phone No. (including area code) <b>(509) 843-5071</b>
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 _____	<b>1-052-13-005-2240</b> <input type="checkbox"/>	<b>\$79,100.00</b>	
Mailing Address _____	<input type="checkbox"/>		
City/State/Zip _____	<input type="checkbox"/>		
Phone No. (including area code) _____	<input type="checkbox"/>		

4 Street address of property: **257 S 12th Street, Pomeroy, WA, 99347**

This property is located in **Garfield County**

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

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

**THE SOUTH 42.5 FEET OF LOT 4, ALL OF LOT 5 IN BLOCK 13 OF POMEROY'S ADDITION TO THE CITY OF POMEROY.**

5 Select Land Use Code(s): <b>11 - Household, single family units</b> enter any additional codes: _____ (See back of last page for instructions)	7 List all personal property (tangible and intangible) included in selling price. <b>NONE</b>
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 type="checkbox"/> NO	If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) <b>458-61A-201-(b)(3)</b> Reason for exemption _____ Buyer will continue to make 100% of payments
6 Is this property designated as forest land per chapter 84.33 RCW? <input type="checkbox"/> YES <input type="checkbox"/> NO Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW? <input type="checkbox"/> YES <input type="checkbox"/> NO Is this property receiving special valuation as historical property per chapter 84.26 RCW? <input type="checkbox"/> YES <input type="checkbox"/> NO If any answers are yes, complete as instructed below. (1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information. This land <input type="checkbox"/> does <input type="checkbox"/> does not qualify for continuance.	Type of Document <b>Quit Claim Deed</b> Date of Document <b>9/17/18</b> Gross Selling Price \$ _____ *Personal Property (deduct) \$ _____ Exemption Claimed (deduct) \$ _____ Taxable Selling Price \$ <b>0.00</b> Excise Tax : State \$ <b>0.00</b> <b>0.0025</b> Local \$ <b>0.00</b> *Delinquent Interest: State \$ _____ Local \$ _____ *Delinquent Penalty \$ _____ Subtotal \$ <b>0.00</b> *State Technology Fee \$ <b>5.00</b> *Affidavit Processing Fee \$ _____ Total Due \$ <b>10.00</b>
DEPUTY ASSESSOR _____ DATE _____ (2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale. (3) OWNER(S) SIGNATURE _____ PRINT NAME _____	A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS

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

Signature of Grantor or Grantor's Agent _____ Name (print) <b>Jose Gomez</b> Date & city of signing: <b>10/05/2018</b>	Signature of Grantee or Grantee's Agent _____ Name (print) <b>Jose Gomez</b> Date & city of signing: <b>10/05/2018</b>
--	--

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



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

This form must be submitted with the Real Estate Excise Tax Affidavit (FORM REV 84 0001A for 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 \$ 56,900.00 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.**

Nona R Bishop  
Grantor's Signature

9-21-18  
Date

Nona R Bishop  
Grantee's Signature

9-21-18  
Date

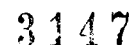
Nona R Bishop  
Grantor's Name (print)

Nona R Bishop  
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



This form is your receipt  
when stamped by cashier.

PLEASE TYPE OR PRINT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

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

(See back of last page for instructions)

☐ Check box if partial sale of property

If multiple owners, list percentage of ownership next to name



4 Street address of property: 650 Pataha Creek Rd.  
This property is located in ☒ unincorporated Garfield County OR within ☐ city of Unincorp  
☐ Check box if any of the listed parcels are being segregated from another parcel, are part of a boundary line adjustment or parcels being merged.  
The land referred to herein is situated in the State of Washington, County of Garfield and described as follows: In Township 10 North, Range 42 E.W.M. That part of the North 330 feet of Section 35, lying West of Pataha Creek.

<p><b>5</b> Select Land Use Code(s):  <b>11 Household, single family units</b>          enter any additional codes: <u>91</u>          (See back of last page for instructions)</p> <p style="text-align: right;">YES    NO</p> <p>Was the seller receiving a property tax exemption or deferral under chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)?    <input type="checkbox"/>    <input checked="" type="checkbox"/></p>	<p><b>7</b> List all personal property (tangible and intangible) included in selling price.          _____          _____          _____          _____          _____</p>
--	--

<p><b>6</b></p> <p style="text-align: right;">YES    NO</p> <p>Is this property designated as forest land per chapter 84.33 RCW?    <input type="checkbox"/>    <input checked="" type="checkbox"/></p> <p>Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW?    <input type="checkbox"/>    <input checked="" type="checkbox"/></p> <p>Is this property receiving special valuation as historical property per chapter 84.26 RCW?    <input type="checkbox"/>    <input checked="" type="checkbox"/></p> <p>If any answers are yes, complete as instructed below.</p> <p><b>(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE)</b>          NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, <b>you must sign on (3) below.</b> The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information.</p> <p>This land    <input type="checkbox"/> does    <input checked="" type="checkbox"/> does not    qualify for continuance.</p>	<p>If claiming an exemption, list WAC number and reason for exemption:          WAC No. (Section/Subsection) _____          Reason for exemption _____          _____</p>
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<p>DEPUTY ASSESSOR _____ DATE _____</p> <p><b>(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)</b>          NEW OWNER(S): To continue special valuation as historic property, <b>sign (3) below.</b> If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale.</p> <p><b>(3) OWNER(S) SIGNATURE</b>          _____</p> <p style="text-align: center;">PRINT NAME</p>	<p>Type of Document <u>Statutory Warranty Deed (SWD)</u>          Date of Document <u>10/08/18</u></p> <table border="0" style="width: 100%;"> <tr> <td>Gross Selling Price \$</td> <td style="text-align: right;">78,000.00</td> </tr> <tr> <td>*Personal Property (deduct) \$</td> <td style="text-align: right;">0.00</td> </tr> <tr> <td>Exemption Claimed (deduct) \$</td> <td style="text-align: right;">0.00</td> </tr> <tr> <td>Taxable Selling Price \$</td> <td style="text-align: right;">78,000.00</td> </tr> <tr> <td>Excise Tax : State \$</td> <td style="text-align: right;">998.40</td> </tr> <tr> <td>Local \$</td> <td style="text-align: right;">195.00</td> </tr> <tr> <td>*Delinquent Interest: State \$</td> <td style="text-align: right;">0.00</td> </tr> <tr> <td>Local \$</td> <td style="text-align: right;">0.00</td> </tr> <tr> <td>*Delinquent Penalty \$</td> <td style="text-align: right;">0.00</td> </tr> <tr> <td>Subtotal \$</td> <td style="text-align: right;">1,193.40</td> </tr> <tr> <td>*State Technology Fee \$</td> <td style="text-align: right;">5.00      5.00</td> </tr> <tr> <td>*Affidavit Processing Fee \$</td> <td style="text-align: right;">0.00</td> </tr> <tr> <td>Total Due \$</td> <td style="text-align: right;">1,198.40</td> </tr> </table> <p style="text-align: center;"><b>A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX</b>          *SEE INSTRUCTIONS</p>	Gross Selling Price \$	78,000.00	*Personal Property (deduct) \$	0.00	Exemption Claimed (deduct) \$	0.00	Taxable Selling Price \$	78,000.00	Excise Tax : State \$	998.40	Local \$	195.00	*Delinquent Interest: State \$	0.00	Local \$	0.00	*Delinquent Penalty \$	0.00	Subtotal \$	1,193.40	*State Technology Fee \$	5.00      5.00	*Affidavit Processing Fee \$	0.00	Total Due \$	1,198.40
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*Affidavit Processing Fee \$	0.00																										
Total Due \$	1,198.40																										

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

Signature of Grantor or Grantor's Agent		Signature of Grantee or Grantee's Agent	
Name (print)	Raymond Hoffman	Name (print)	Buddy Allen Kuykendall
Date & city of signing:	10/9/2018-Clarkston, WA	Date & city of signing:	10/8/2018-Clarkston, WA

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

REV 84 0001a (6/26/14)

~~THIS SPACE TREASURES USE ONLY~~

COUNTY TREASURER

PAID  
OCT 10 2018

KAREN ROOSEVELT  
GARFIELD COUNTY TREASURER

3147 



# REAL ESTATE EXCISE TAX AFFIDAVIT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

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PLEASE TYPE OR PRINT

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(See back of last page for instructions)

☐ Check box if partial sale of property

If multiple owners, list percentage of ownership next to name

1 SELLER GRANTOR	Name <u>Leonard J. Pope</u>	2 BUYER GRANTEE	Name <u>Buddy Allen Kuykendall</u>
	<u>Traci J. Pope</u>		<u>Nancy Kuykendall</u>
	Mailing Address <u>P.O. Box 94</u>		Mailing Address <u>211 High St.</u>
	City/State/Zip <u>Dixie WA 99329</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>Buddy Allen Kuykendahl Nancy Kuykendall</u>		<u>20104202630300000</u> <input type="checkbox"/>	
Mailing Address <u>211 High St.</u>		<input type="checkbox"/>	
City/State/Zip <u>Pomeroy WA 99347</u>		<input type="checkbox"/>	
Phone No. (including area code) _____		<input type="checkbox"/>	
		List assessed value(s) <u>20,867.00</u>	

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.

The land referred to herein is situated in the State of Washington, County of Garfield and described as follows: In Township 10 North, Range 42 E.W.M. That part of the South half of the South half of the Southwest quarter of the Southwest quarter of Section 26, lying West of the County Road.

5 Select Land Use Code(s): <u>19 Vacation and Cabin</u> enter any additional codes: _____ (See back of last page for instructions)	7 List all personal property (tangible and intangible) included in selling price. _____ _____ _____ _____
Was the seller receiving a property tax exemption or deferral under chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) _____ Reason for exemption _____ _____
6 Is this property designated as forest land per chapter 84.33 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Is this property receiving special valuation as historical property per chapter 84.26 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If any answers are yes, complete as instructed below. (1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information. This land <input type="checkbox"/> does <input checked="" type="checkbox"/> does not qualify for continuance. _____ DEPUTY ASSESSOR DATE (2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale. (3) OWNER(S) SIGNATURE _____ PRINT NAME	Type of Document <u>Statutory Warranty Deed (SWD)</u> Date of Document <u>10/05/18</u> Gross Selling Price \$ <u>12,000.00</u> *Personal Property (deduct) \$ <u>0.00</u> Exemption Claimed (deduct) \$ <u>0.00</u> Taxable Selling Price \$ <u>12,000.00</u> Excise Tax : State \$ <u>153.60</u> Local \$ <u>30.00</u> *Delinquent Interest: State \$ <u>0.00</u> Local \$ <u>0.00</u> *Delinquent Penalty \$ <u>0.00</u> Subtotal \$ <u>183.60</u> *State Technology Fee \$ <u>5.00</u> <u>5.00</u> *Affidavit Processing Fee \$ <u>0.00</u> Total Due \$ <u>188.60</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>[Signature]</u>	Signature of Grantee or Grantee's Agent <u>[Signature]</u>
Name (print) <u>Leonard J. Pope</u>	Name (print) <u>Buddy Allen Kuykendall</u>
Date & city of signing: <u>10/9/2018-Clarkston, WA</u>	Date & city of signing: <u>10/8/2018-Clarkston, WA</u>

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

**PAID**  
OCT 10 2018

**REAL ESTATE EXCISE TAX AFFIDAVIT**

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

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(See back of last page for instructions)

☐ Check box if partial sale of property

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

<b>1</b> SELLER GRANTOR	Name <u>Josephine M. Bagby, Trustee</u>	<b>2</b> BUYER GRANTEE	Name <u>James Daley</u>
	Mailing Address <u>2906 W. Circle Pl.</u>		Mailing Address <u>1003 Alder Ave. #B</u>
	City/State/Zip <u>Spokane WA 99205</u>		City/State/Zip <u>Lewiston ID 83501</u>
	Phone No. (including area code)		Phone No. (including area code)
<b>3</b> Send all property tax correspondence to: <input type="checkbox"/> Same as Buyer/Grantee Name <u>James Daley</u> Mailing Address <u>PO Box 673</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>10530700410300000</u> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
		List assessed value(s) <u>120,275.00</u>	

**4** Street address of property: 1628 Main St. - Pomeroy, WA 99347  
This property is located in ☐ unincorporated Garfield County OR within ☒ city of Pomeroy  
☐ Check box if any of the listed parcels are being segregated from another parcel, are part of a boundary line adjustment or parcels being merged.  
The land referred to herein is situated in the State of Washington, County of Garfield and described as follows: Lot 4 in Block 7 of Mulkey's Addition to the City of Pomeroy.

<b>5</b> Select Land Use Code(s): <u>11 Household, single family units</u> enter any additional codes: (See back of last page for instructions)	<b>7</b> List all personal property (tangible and intangible) included in selling price.      If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) Reason for exemption																										
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	Type of Document <u>Statutory Warranty Deed (SWD)</u> Date of Document <u>10/05/18</u> <table border="0"> <tr><td>Gross Selling Price \$</td><td><u>135,000.00</u></td></tr> <tr><td>*Personal Property (deduct) \$</td><td><u>0.00</u></td></tr> <tr><td>Exemption Claimed (deduct) \$</td><td><u>0.00</u></td></tr> <tr><td>Taxable Selling Price \$</td><td><u>135,000.00</u></td></tr> <tr><td>Excise Tax : State \$</td><td><u>1,728.00</u></td></tr> <tr><td>Local \$</td><td><u>337.50</u></td></tr> <tr><td>*Delinquent Interest: State \$</td><td><u>0.00</u></td></tr> <tr><td>Local \$</td><td><u>0.00</u></td></tr> <tr><td>*Delinquent Penalty \$</td><td><u>0.00</u></td></tr> <tr><td>Subtotal \$</td><td><u>2,065.50</u></td></tr> <tr><td>*State Technology Fee \$</td><td><u>5.00</u> <u>5.00</u></td></tr> <tr><td>*Affidavit Processing Fee \$</td><td><u>0.00</u></td></tr> <tr><td>Total Due \$</td><td><u>2,070.50</u></td></tr> </table> A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS	Gross Selling Price \$	<u>135,000.00</u>	*Personal Property (deduct) \$	<u>0.00</u>	Exemption Claimed (deduct) \$	<u>0.00</u>	Taxable Selling Price \$	<u>135,000.00</u>	Excise Tax : State \$	<u>1,728.00</u>	Local \$	<u>337.50</u>	*Delinquent Interest: State \$	<u>0.00</u>	Local \$	<u>0.00</u>	*Delinquent Penalty \$	<u>0.00</u>	Subtotal \$	<u>2,065.50</u>	*State Technology Fee \$	<u>5.00</u> <u>5.00</u>	*Affidavit Processing Fee \$	<u>0.00</u>	Total Due \$	<u>2,070.50</u>
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*Affidavit Processing Fee \$	<u>0.00</u>																										
Total Due \$	<u>2,070.50</u>																										
<b>6</b> Is this property designated as forest land per chapter 84.33 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Is this property receiving special valuation as historical property per chapter 84.26 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If any answers are yes, complete as instructed below. <b>(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE)</b> NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information. This land <input type="checkbox"/> does <input checked="" type="checkbox"/> does not qualify for continuance.																											
DEPUTY ASSESSOR _____ DATE _____ <b>(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)</b> NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale. <b>(3) OWNER(S) SIGNATURE</b> _____ PRINT NAME																											

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

Signature of Grantor or Grantor's Agent <u>Josephine M. Bagby, Trustee</u>	Signature of Grantee or Grantee's Agent <u>James Daley</u>
Name (print) <u>Josephine M. Bagby, Trustee</u>	Name (print) <u>James Daley</u>
Date & city of signing: <u>10/15/2018-Clarkston, WA</u>	Date & city of signing: <u>10/15/2018-Clarkston, WA</u>

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

**PAID**  
OCT 16 2018



PLEASE TYPE OR PRINT

REAL ESTATE EXCISE TAX AFFIDAVIT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

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

(See back of last page for instructions)

This form is your receipt when stamped by cashier.

3150

☐ Check box if partial sale of property

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

1 SELLER GRANTOR	Name <u>Kathleen G. Buchert</u>	2 BUYER GRANTEE	Name <u>Russell D. Buchert</u>	
	Mailing Address <u>PO Box 378</u>		Mailing Address <u>4107 E 12th Ave.</u>	
	City/State/Zip <u>Pomeroy WA 99347</u>		City/State/Zip <u>Spokane WA 99202</u>	
	Phone No. (including area code)		Phone No. (including area code) <u>509 570 6280</u>	
3	Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers – check box if personal property	List assessed value(s)
	Name _____		<u>2-00-42-034-3035</u> <input type="checkbox"/>	<u>5751</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: \_\_\_\_\_

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

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

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

NW 1/4 SE 1/4 SW 1/4, NE 1/4 SW 1/4 SW 1/4, SW 1/4 NW 1/4 SW 1/4

Section 34 Township 10 Range 42

5 Select Land Use Code(s): 19

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

(See back of last page for instructions)

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

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

If any answers are yes, complete as instructed below.

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

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

This land ☐ does ☒ does not qualify for continuance.

Kathleen Buchert 12/6/17

DEPUTY ASSESSOR DATE

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

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

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

Kathleen G. Buchert

PRINT NAME

Kathleen G. Buchert

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

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

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

Reason for exemption GIFT

Type of Document QUD

Date of Document 12-6-17

Gross Selling Price \$	<u>0</u>
*Personal Property (deduct) \$	
Exemption Claimed (deduct) \$	
Taxable Selling Price \$	
Excise Tax : State \$	
Local \$	
*Delinquent Interest: State \$	
Local \$	
*Delinquent Penalty \$	
Subtotal \$	
*State Technology Fee \$	5.00
*Affidavit Processing Fee \$	5.00
Total Due \$	10.00

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

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

Signature of Grantor or Grantor's Agent <u>Kathleen Buchert</u>	Signature of Grantee or Grantee's Agent <u>Russell D. Buchert</u>
Name (print) <u>Kathleen Buchert</u>	Name (print) <u>Russell D. Buchert</u>
Date & city of signing: <u>10/15/2018 Pomeroy WA</u>	Date & city of signing: <u>15 OCT 2018 Pomeroy WA.</u>

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



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

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

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

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

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

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

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

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

Signature

Firm Name

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

Grantor (seller) gifts equity valued at \$ 0.00 to grantee (buyer).

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

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

**A: Gifts with consideration**

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

**B: Gifts without consideration**

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

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

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

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

Kathleen H. Ruchert  
Grantor's Signature

Timothy D. Ruchert  
Grantee's Signature

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

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

**NOTE:** Exchange Facilitator must sign below.

Exchange Facilitator's Signature

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

**REAL ESTATE EXCISE TAX AFFIDAVIT**

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

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

(See back of last page for instructions)

This form is your receipt  
when stamped by cashier.

3151

☐ Check box if partial sale of property

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

<b>SELLER GRANTOR</b>	<b>1</b> Name <u>William B Ruchert</u>	<b>BUYER GRANTEE</b>	<b>2</b> Name <u>Russell B Ruchert</u>
	Mailing Address <u>POB 161</u>		Mailing Address <u>4107 E 12th Ave.</u>
	City/State/Zip <u>Pomeroy WA 99347</u>		City/State/Zip <u>Spokane WA 99202</u>
	Phone No. (including area code) <u>509 843-1129</u>		Phone No. (including area code) <u>509 570 6230</u>
<b>3</b> Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee Name _____ Mailing Address _____ City/State/Zip _____ Phone No. (including area code) _____		List all real and personal property tax parcel account numbers – check box if personal property <u>2-010-42-34-3035</u> <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/>	
		List assessed value(s) <u>5751</u>	

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

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

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

Legal description of property (if more space is needed, you may attach a separate sheet to each page of the affidavit)  
NW 1/4 SE 1/4 SW 1/4 NE 1/4 SW 1/4 SW 1/4, SW 1/4 NW 1/4 SW 1/4  
Section 34 Township 10 Range 42

**5** Select Land Use Code(s): 19

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

(See back of last page for instructions)

	YES	NO
Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)?	<input type="checkbox"/>	<input 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is this property receiving special valuation as historical property per chapter 84.26 RCW?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If any answers are yes, complete as instructed below.

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

This land ☐ does ☒ does not qualify for continuance.  
Kosnia Gilbert 10/16/18  
 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**  
William B Ruchert  
 PRINT NAME  
William B Ruchert

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

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

WAC No. (Section/Subsection) 458-61A-201  
 Reason for exemption Gift

Type of Document QCP

Date of Document 5/22/18

Gross Selling Price \$	<u>0</u>
*Personal Property (deduct) \$	
Exemption Claimed (deduct) \$	
Taxable Selling Price \$	
Excise Tax : State \$	
Local \$	
*Delinquent Interest: State \$	
Local \$	
*Delinquent Penalty \$	
Subtotal \$	
*State Technology Fee \$	5.00
*Affidavit Processing Fee \$	5.00
Total Due \$	10.00

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

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

Signature of Grantor or Grantor's Agent <u>William B Ruchert</u>	Signature of Grantee or Grantee's Agent <u>Russell B Ruchert</u>
Name (print) <u>William B Ruchert</u>	Name (print) <u>Russell B Ruchert</u>
Date & city of signing: <u>10/16/18 Pomeroy WA</u>	Date & city of signing: <u>10 OCT 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)).

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

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**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 \$ 0.00 to grantee (buyer).

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

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

**A: Gifts with consideration**

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

**B: Gifts without consideration**

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

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

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

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

William S. Ruckert  
Grantor's Signature

Kassia D. Ruckert  
Grantee's Signature

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

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

**NOTE:** Exchange Facilitator must sign below.

Exchange Facilitator's Signature

**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 <b>Brian K. Allen and Pamela J. Allen-Bowles</b>	<b>2</b> BUYER GRANTEE	Name <b>Allen IKS Properties L.L.C., a Washington limited liability company</b>
	Mailing Address <b>6218 NE 137th Street</b>		Mailing Address <b>6218 NE 137th Street</b>
	City/State/Zip <b>Kirkland, WA 98034</b>		City/State/Zip <b>Kirkland, WA 98034</b>
	Phone No. (including area code) <b>(425) 823-0908</b>		Phone No. (including area code) <b>(425) 823-0908</b>
<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 _____		1070320181080 <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) 78.912	

**4** Street address of property: **1585 Main Street, Pomeroy, WA 99347**

This property is located in **Garfield County**

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

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

**IN SECTION 32, TOWNSHIP 12 NORTH, RANGE 42 E.W.M.: TAX NO. 18 MORE PARTICULARLY DESCRIBED IN EXHIBIT A ATTACHED.**

<b>5</b> Select Land Use Code(s): <b>11 - Household, single family units</b> 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. None
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) <b>458-61A-211(a)</b> Reason for exemption <b>Transfer into family LLC with the same pro rata shares</b>
<b>6</b> Is this property designated as forest land per chapter 84.33 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Is this property receiving special valuation as historical property per chapter 84.26 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If any answers are yes, complete as instructed below. <b>(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE)</b> NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, <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 type="checkbox"/> does <input type="checkbox"/> does not qualify for continuance.  DEPUTY ASSESSOR _____ DATE _____ <b>(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)</b> NEW OWNER(S): To continue special valuation as historic property, <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> _____ PRINT NAME _____	Type of Document <b>Statutory Warranty Deed</b> Date of Document <b>10/1/18</b>  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 <b>0.0025</b> 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 \$ 0.00 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 <i>[Signature]</i>	Signature of Grantee or Grantee's Agent <i>[Signature]</i>
Name (print) <b>Brian Allen</b>	Name (print) <b>Brian Allen, Manager</b>
Date & city of signing: <b>October 1, 2018 Seattle</b>	Date & city of signing: <b>October 1, 2018 Seattle</b>

**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**  
**REETA**

IN SECTION 32, TOWNSHIP 12 NORTH, RANGE 42 E.W.M.: TAX NO. 18  
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 20 FEET SOUTH OF THE SOUTHWEST CORNER  
OF DEPOT ADDITION TO THE CITY OF POMEROY, THENCE SOUTH TO  
THE NORTH SIDE OF COUNTY ROAD (MAIN STREET), AS IT EXISTED IN  
1906; THENCE EASTERLY ALONG THE COUNTY ROAD TO THE EAST  
LINE OF BLOCK 16 IN MULKEY'S ADDITION TO THE CITY OF POMEROY  
(VACATED), THENCE NORTH TO A POINT 20 FEET NORTH FROM THE  
NORTHEAST CORNER OF SAID BLOCK 16, THENCE WEST TO THE PLACE  
OF BEGINNING.

ALSO BEGINNING AT THE SOUTHWEST CORNER OF SAID TAX NO.18,  
THENCE SOUTH TO THE NORTH LINE OF U.S. HIGHWAY NO. 12 RIGHT-  
OF-WAY LINE, THENCE EASTERLY ALONG SAID RIGHT-OF-WAY LINE  
TO A POINT DUE SOUTH OF THE SOUTHEAST CORNER OF SAID TAX NO.  
18; THENCE NORTH TO THE SOUTHEAST CORNER OF TAX NO. 18,  
THENCE WESTERLY ON THE SOUTH LINE OF TAX NO. 18 TO THE PLACE  
OF BEGINNING.

ASSESSORS PARCEL NO. 1070320181080

**REAL ESTATE EXCISE TAX AFFIDAVIT**

PLEASE TYPE OR PRINT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

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

(See back of last page for instructions)

☐ Check box if partial sale, indicate %

sold.

List percentage of ownership acquired next to each name.

<b>1</b> SELLER GRANTOR	Name <u>Brian K. Allen and Pamela J. Allen-Bowles</u>	<b>2</b> BUYER GRANTEE	Name <u>Allen IKS Properties L.L.C., a Washington</u>
	Mailing Address <u>6218 NE 137th Street</u>		limited liability company
	City/State/Zip <u>Kirkland, WA 98034</u>		Mailing Address <u>6218 NE 137th Street</u>
	Phone No. (including area code) <u>(425) 823-0908</u>		City/State/Zip <u>Kirkland, WA 98034</u>
			Phone No. (including area code) <u>(425) 823-0908</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 _____		List assessed value(s)	
Mailing Address _____		<u>1050160022920</u> <input type="checkbox"/> <u>72,675</u>	
City/State/Zip _____		<input type="checkbox"/>	
Phone No. (including area code) _____		<input type="checkbox"/>	

**4** Street address of property: 914 Pataha Street, Pomeroy, WA 99347

This property is located in Garfield County

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

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

THE EAST 43 FEET OF LOT 2 IN BLOCK 16 OF THE ORIGINAL TOWN OF THE CITY OF POMEROY

<b>5</b> Select Land Use Code(s): <u>11 - Household, single family units</u> enter any additional codes: _____ (See back of last page for instructions)	<b>7</b> List all personal property (tangible and intangible) included in selling price. <u>None</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(a)</u> Reason for exemption _____ Transfer into family LLC with the same pro rata shares																																							
<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 type="checkbox"/> NO <input checked="" type="checkbox"/> Is this property receiving special valuation as historical property per chapter 84.26 RCW? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> If any answers are yes, complete as instructed below. <b>(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE)</b> NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information. This land <input type="checkbox"/> does <input type="checkbox"/> does not qualify for continuance. _____ DEPUTY ASSESSOR _____ DATE <b>(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)</b> NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale. <b>(3) OWNER(S) SIGNATURE</b> _____ PRINT NAME	Type of Document <u>Statutory Warranty Deed</u> Date of Document <u>10/1/18</u> <table border="0"><tr><td>Gross Selling Price</td><td>\$</td><td>0.00</td></tr><tr><td>*Personal Property (deduct)</td><td>\$</td><td>0.00</td></tr><tr><td>Exemption Claimed (deduct)</td><td>\$</td><td>0.00</td></tr><tr><td>Taxable Selling Price</td><td>\$</td><td>0.00</td></tr><tr><td>Excise Tax : State</td><td>\$</td><td>0.00</td></tr><tr><td><u>0.0025</u> Local</td><td>\$</td><td>0.00</td></tr><tr><td>*Delinquent Interest: State</td><td>\$</td><td>0.00</td></tr><tr><td>Local</td><td>\$</td><td>0.00</td></tr><tr><td>*Delinquent Penalty</td><td>\$</td><td>0.00</td></tr><tr><td>Subtotal</td><td>\$</td><td>0.00</td></tr><tr><td>*State Technology Fee</td><td>\$</td><td>5.00</td></tr><tr><td>*Affidavit Processing Fee</td><td>\$</td><td>0.00</td></tr><tr><td>Total Due</td><td>\$</td><td>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	\$	0.00	Total Due	\$	10.00
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	\$	0.00																																						
Total Due	\$	10.00																																						

**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>Brian Allen</u>	Name (print) <u>Brian Allen, Manager</u>
Date & city of signing: <u>October 1, 2018 Seattle</u>	Date & city of signing: <u>October 1, 2018 Seattle</u>

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

**REAL ESTATE EXCISE TAX AFFIDAVIT**

PLEASE TYPE OR PRINT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

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

(See back of last page for instructions)

☐ Check box if partial sale, indicate %

sold.

List percentage of ownership acquired next to each name.

<b>1</b> SELLER GRANTOR	Name <u>KIRBY-ZUMWALT, LLC</u>	<b>2</b> BUYER GRANTEE	Name <u>Eric E. McKeirnan, Richard W. McKeirnan, Kevin P. McKeirnan, Shaun Martin, Suvaun Wolpers and</u>
	Mailing Address <u>301 Connell Hill Road</u>		Mailing Address <u>Shaleen Walder, ea an undivided 1/6 int</u>
	City/State/Zip <u>Pomeroy, WA 99347</u>		City/State/Zip <u>c/o 301 Connell Hill Road, 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	List all real and personal property tax parcel account numbers – check box if personal property	List assessed value(s)
Name _____		<u>2-012-43-014-1010</u> <input type="checkbox"/>	<u>285556</u>
Mailing Address _____		<u>2-012-43-011-4000</u> <input type="checkbox"/>	
City/State/Zip _____		<input type="checkbox"/>	
Phone No. (including area code) _____		<input type="checkbox"/>	

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

This property is located in Garfield County

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

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

See Attached Legal

**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.

Kathia Gilbert 10/22/18  
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**  
on file w/ Assessor  
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-211(2b)

Reason for exemption \_\_\_\_\_  
Mere change in identity

Type of Document Quit Claim Deed

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

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>Shaun Martin</u>	Signature of Grantee or Grantee's Agent <u>Eric E McKeirnan</u>
Name (print) <u>Shaun Martin</u>	Name (print) <u>Eric E McKeirnan</u>
Date & city of signing: <u>10/15/18 Pomeroy</u>	Date & city of signing: <u>10-17-2018 Pomeroy</u>

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

**P A I D**  
OCT 22 2018

**REAL ESTATE EXCISE TAX AFFIDAVIT**

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CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

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

(See back of last page for instructions)

☐ Check box if partial sale, indicate %

sold.

List percentage of ownership acquired next to each name.

<b>1</b> SELLER GRANTOR	Name <u>Eric E. McKeirnan, as to an undivided 1/6 interest</u>	<b>2</b> BUYER GRANTEE	Name <u>Eric E. McKeirnan and Linda K. McKeirnan,</u>
	<u>as his sole and separate property</u>		<u>husband and wife</u>
	Mailing Address _____		Mailing Address <u>301 Connell Hill Road</u>
	City/State/Zip _____		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		List all real and personal property tax parcel account numbers – check box if personal property	
Name _____		<u>2-012-43-014-1010</u> <input type="checkbox"/>	
Mailing Address _____		<u>2-012-43-011-4000</u> <input type="checkbox"/>	
City/State/Zip _____		_____ <input type="checkbox"/>	
Phone No. (including area code) _____		_____ <input type="checkbox"/>	
		List assessed value(s) <u>285556</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 Legal

<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.
Was the seller receiving a property tax exemption or deferral under chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) <u>458-61A-203(1)</u> Reason for exemption _____ To establish community property.
<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. (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>KCSMAN GUMBER</u> <u>10/22/10</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>on file w/ ASSESSOR</u> PRINT NAME	Type of Document <u>Quit Claim Deed</u> Date of Document <u>10/17/18</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> A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS

<b>8</b> 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>ERIC E McKEIRNAN</u>	Name (print) <u>Eric E McKeirnan</u>
Date & city of signing: <u>10-17-2018 Pomeroy</u>	Date & city of signing: <u>10-17-2018 Pomeroy</u>

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

**PAYED**  
OCT 22 2018

KAREN ROOSEVELT  
GARFIELD COUNTY TREASURER



**REAL ESTATE EXCISE TAX AFFIDAVIT**

PLEASE TYPE OR PRINT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

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(See back of last page for instructions)

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

<b>1</b> SELLER GRANTOR	Name <u>Richard W. McKeirnan, Shaun Martin, Shuvaun Wolpers, Shaleen Walder, ea dealing with a 1/6 interest</u>	<b>2</b> BUYER GRANTEE	Name <u>Eric E. McKeirnan and Linda K. McKeirnan, husband and wife</u>	
	Mailing Address _____		Mailing Address <u>301 Connell Hill Road</u>	
	City/State/Zip _____		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	List all real and personal property tax parcel account numbers – check box if personal property	List assessed value(s)	
	Name _____			<u>2-012-43-014-1010</u> <input type="checkbox"/>
	Mailing Address _____			<u>2-012-43-011-4000</u> <input type="checkbox"/>
	City/State/Zip _____			<input type="checkbox"/>
Phone No. (including area code) _____	<input type="checkbox"/>			

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

This property is located in Garfield County

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

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

See Attached Legal

<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.
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 _____ Mere change in identity _____
<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, 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>Keshia Oubert</u> <u>10/22/18</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>on file w/ ASK</u> PRINT NAME	Type of Document <u>Notice of Real Estate Contract</u> Date of Document <u>10/17/18</u> Gross Selling Price \$ <u>139,420.00</u> *Personal Property (deduct) \$ _____ Exemption Claimed (deduct) \$ _____ Taxable Selling Price \$ <u>139,420.00</u> Excise Tax : State \$ <u>1,784.58</u> <u>0.0025</u> Local \$ <u>348.55</u> *Delinquent Interest: State \$ _____ Local \$ _____ *Delinquent Penalty \$ _____ Subtotal \$ <u>2,133.13</u> *State Technology Fee \$ <u>5.00</u> *Affidavit Processing Fee \$ _____ Total Due \$ <u>2,138.13</u> <b>EX</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>Shaun Martin</u>	Signature of Grantee or Grantee's Agent <u>Eric E. McKeirnan</u>
Name (print) <u>Shaun Martin</u>	Name (print) <u>Eric E. McKeirnan</u>
Date & city of signing: <u>10/15/18 Pomeroy</u>	Date & city of signing: <u>10-17-2018</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)).

**PAID**  
OCT 22 2018

**REAL ESTATE EXCISE TAX AFFIDAVIT**

This form is your receipt  
when stamped by cashier.

PLEASE TYPE OR PRINT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

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

(See back of last page for instructions)

☐ Check box if partial sale, indicate %

sold.

List percentage of ownership acquired next to each name.

1 SELLER GRANTOR	Name <u>Beau P. Blachly and Carla A. Blachly</u>	2 BUYER GRANTEE	Name <u>Riley's River Ranch</u>
	Mailing Address <u>249 N Deadman Road</u>		c/o <u>Chad Lindgren</u>
	City/State/Zip <u>Pomeroy, WA 99347</u>		Mailing Address <u>10505 SR 127</u>
	Phone No. (including area code) _____		City/State/Zip <u>Pomeroy, WA 99347</u>
3 Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers – check box if personal property	
Name _____		Portion of 2-012-40-031-0000 <input type="checkbox"/>	
Mailing Address _____		<input type="checkbox"/>	
City/State/Zip _____		<input type="checkbox"/>	
Phone No. (including area code) _____		<input type="checkbox"/>	
		List assessed value(s)	

4 Street address of property: N/A

This property is located in Garfield County

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

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

See Attached Exhibit A

<p>5 Select Land Use Code(s):</p> <p><u>83 - Agriculture classified under current use chapter 84.34 RCW</u></p> <p>enter any additional codes: _____</p> <p>(See back of last page for instructions)</p> <p>YES NO</p> <p>Was the seller receiving a property tax exemption or deferral under chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)? <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>7 List all personal property (tangible and intangible) included in selling price.</p> <p>If claiming an exemption, list WAC number and reason for exemption:</p> <p>WAC No. (Section/Subsection) _____</p> <p>Reason for exemption _____</p> <p>Type of Document <u>Statutory Warranty Deed</u></p> <p>Date of Document <u>10/10/18</u></p> <table border="0"> <tr> <td>Gross Selling Price \$</td> <td style="text-align: right;">44,812.00</td> </tr> <tr> <td>*Personal Property (deduct) \$</td> <td></td> </tr> <tr> <td>Exemption Claimed (deduct) \$</td> <td></td> </tr> <tr> <td>Taxable Selling Price \$</td> <td style="text-align: right;">44,812.00</td> </tr> <tr> <td>Excise Tax : State \$</td> <td style="text-align: right;">573.59</td> </tr> <tr> <td><div style="border: 1px solid black; padding: 2px;">0.0025</div> Local \$</td> <td style="text-align: right;">112.03</td> </tr> <tr> <td>*Delinquent Interest: State \$</td> <td></td> </tr> <tr> <td>Local \$</td> <td></td> </tr> <tr> <td>*Delinquent Penalty \$</td> <td></td> </tr> <tr> <td>Subtotal \$</td> <td style="text-align: right;">685.62</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;">0.00</td> </tr> <tr> <td>Total Due \$</td> <td style="text-align: right;">690.62</td> </tr> </table> <p><b>A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX</b> *SEE INSTRUCTIONS</p>	Gross Selling Price \$	44,812.00	*Personal Property (deduct) \$		Exemption Claimed (deduct) \$		Taxable Selling Price \$	44,812.00	Excise Tax : State \$	573.59	<div style="border: 1px solid black; padding: 2px;">0.0025</div> Local \$	112.03	*Delinquent Interest: State \$		Local \$		*Delinquent Penalty \$		Subtotal \$	685.62	*State Technology Fee \$	5.00	*Affidavit Processing Fee \$	0.00	Total Due \$	690.62
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Subtotal \$	685.62																										
*State Technology Fee \$	5.00																										
*Affidavit Processing Fee \$	0.00																										
Total Due \$	690.62																										

6 YES NO

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

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

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

If any answers are yes, complete as instructed below.

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

This land ☒ does ☐ does not qualify for continuance.

Beau P. Blachly 10/23/18  
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**  
Chad Lindgren Walter Riley  
PRINT NAME

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

Signature of Grantor or Grantor's Agent <u>Beau P. Blachly</u>	Signature of Grantee or Grantee's Agent <u>Walter Riley</u>
Name (print) <u>Beau P. Blachly</u>	Name (print) <u>Walter Riley</u> <u>Chad Lindgren</u>
Date & city of signing: <u>10/10/18</u> <u>Dayton</u>	Date & city of signing: <u>10/12/18</u> <u>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

Situated in the State of Washington, County of Garfield:

A parcel of land located in the South one-half of Section 31, Township 12 North, Range 40 East, Willamette Meridian, Garfield County, Washington State, being more particularly described as follows:

Beginning at the Southwest corner of Section 31, Township 12 North, Range 40 East, Willamette Meridian, said point bears South 87°11'42" West 5042.61 feet from the Southeast corner of said Section 31, as shown on that survey recorded in the Garfield County Auditor's Office in Book 11 of Surveys at Page 103; thence North 01°21'36" West 899.64 feet, along the West line of said Section 31; thence South 80°10'19" East 919.73 feet; thence North 62°26'31" East 556.74 feet; thence South 73°52'53" East 904.01 feet; thence North 15°54'07" East 66.36 feet; thence North 89°39'49" East 2047.08 feet; thence North 25°41'14" East 869.36 feet; thence North 41°24'01" East 193.63 feet; thence North 64°26'07" East 192.99 feet to the East line of said Section 31; thence South 01°38'13" East 1590.68 feet to the Southeast corner of said Section 31; thence South 87°11'42" West 5042.61 feet to the point of beginning for this description.

**REAL ESTATE EXCISE TAX AFFIDAVIT**

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

This form is your receipt  
when stamped by cashier.

PLEASE TYPE OR PRINT

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

(See back of last page for instructions)

☐ Check box if partial sale, indicate % sold.

List percentage of ownership acquired next to each name.

1 SELLER GRANTOR	Name <u>EAT TWO, LLC, a Washington limited liability company</u>	2 BUYER GRANTEE	Name <u>Ward W. Leland, a married man as his sole and separate property</u>
	Mailing Address <u>421 W Riverside Ave. Suite 407</u>		Mailing Address <u>2828 E 32nd Ave., Suite A</u>
	City/State/Zip <u>Spokane, WA 99201</u>		City/State/Zip <u>Spokane, WA 99223</u>
	Phone No. (including area code) <u>(509) 838-7574</u>		Phone No. (including area code) <u>(509) 532-5330</u>
3 Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers – check box if personal property	
Name _____		2-010-42-021-2000 <input type="checkbox"/>	
Mailing Address _____		2-010-42-028-2000 <input type="checkbox"/>	
City/State/Zip _____		<input type="checkbox"/>	
Phone No. (including area code) _____		<input type="checkbox"/>	
		List assessed value(s)	
		\$202.860	
		\$89.568	

4 Street address of property: NW1/4, W1/2E1/4, NW1/4SW1/4, S1/2SW1/4 of Sec. 21, W1/4NW1/4, NE1/4NW1/4 of Sec. 28, T10N, R42E

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)  
See Attached Exhibit "

5 Select Land Use Code(s): <u>81 - Agriculture (not classified under current use law)</u> enter any additional codes: <u>95</u> (See back of last page for instructions)	7 List all personal property (tangible and intangible) included in selling price.
Was the seller receiving a property tax exemption or deferral under chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)? YES <input 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-213</u> Reason for exemption <u>Completion of an IRC Section 1031 Tax deferred exchange excise paid May 21, 2018 Recording No. 20180186</u>
6 Is this property designated as forest land per chapter 84.33 RCW? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> Is this property receiving special valuation as historical property per chapter 84.26 RCW? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> If any answers are yes, complete as instructed below. (1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information. This land <input checked="" type="checkbox"/> does <input type="checkbox"/> does not qualify for continuance. <u>Rosemary Warrick</u> <u>10/24/18</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>Ward W. Leland</u> PRINT NAME	Type of Document <u>Quit Claim Deed</u> Date of Document <u>10/16/18</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> 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>Rosemary Warrick</u>	Signature of Grantee or Grantee's Agent <u>Ward W. Leland</u>
Name (print) <u>Rosemary Warrick</u>	Name (print) <u>Ward W. Leland</u>
Date & city of signing: <u>October 15, 2018</u>	Date & city of signing: <u>October 15, 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)).

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.**

Grantor's Signature

Date

Grantee's Signature

Date

Grantor's Name (print)

Grantee's Name (print)

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

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

Rosemary Warnick 10-15-18  
Exchange Facilitator's Signature Date

Rosemary Warnick  
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.

## EXHIBIT A

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

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

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

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

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

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

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

SUBJECT TO: 2018 Second Half Real Property Taxes

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

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

SUBJECT TO: Question of access from a public road.

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

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>EXXONMOBIL OIL CORPORATION</u>	2 BUYER GRANTEE	Name <u>XTO ENERGY INC.</u>	
	C/O <u>XTO ENERGY INC.</u>			
	Mailing Address <u>22777 SPRINGWOODS VILLAGE PKWY</u>		Mailing Address <u>22777 SPRINGWOODS VILLAGE PKWY</u>	
	City/State/Zip <u>SPRING/TX/77389</u>		City/State/Zip <u>SPRING/ TX/ 77389</u>	
	Phone No. (including area code) <u>(800) 299-2800</u>		Phone No. (including area code) <u>(800) 299-2800</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>10501000216100000</u> <input type="checkbox"/>	
	Mailing Address _____		<input type="checkbox"/>	
	City/State/Zip _____		<input type="checkbox"/>	
	Phone No. (including area code) _____		<input type="checkbox"/>	

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

This property is located in Pomeroy

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

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

LOTS ONE (1), TWO (2) AND THE WEST ONE-HALF OF LOT THREE (3), BLOCK 10, (COMMONLY KNOWN AS ORIGINAL TOWN, NOW CITY OF POMEROY), ACCORDING TO THE RECORDED PLAT THEREOF.

5 Select Land Use Code(s): <u>80 - Water or Mineral rights</u> enter any additional codes: _____ (See back of last page for instructions)	7 List all personal property (tangible and intangible) included in selling price. <u>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-212 SECTION 351</u> Reason for exemption <u>CORPORATE REORGANIZATION- (MINERAL DEED)</u>
6 Is this property designated as forest land per chapter 84.33 RCW? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> Is this property receiving special valuation as historical property per chapter 84.26 RCW? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> If any answers are yes, complete as instructed below. (1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information. This land <input type="checkbox"/> does <input type="checkbox"/> does not qualify for continuance. _____ DEPUTY ASSESSOR DATE (2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale. (3) OWNER(S) SIGNATURE _____ PRINT NAME	Type of Document <u>MINERAL DEED</u> Date of Document <u>4/2/18</u> Gross Selling Price \$ _____ 0.00 *Personal Property (deduct) \$ _____ 0.00 Exemption Claimed (deduct) \$ _____ 0.00 Taxable Selling Price \$ _____ 0.00 Excise Tax : State \$ _____ 0.00 <u>0.0025</u> Local \$ _____ 0.00 *Delinquent Interest: State \$ _____ 0.00 Local \$ _____ 0.00 *Delinquent Penalty \$ _____ 0.00 Subtotal \$ _____ 0.00 *State Technology Fee \$ _____ 5.00 *Affidavit Processing Fee \$ _____ 5.00 Total Due \$ _____ 10.00 A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS

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

Signature of Grantor or Grantor's Agent <u>Edwin S. Ryan, Jr.</u>	Signature of Grantee or Grantee's Agent <u>Alan G. Cody</u>
Name (print) <u>EDWIN S. RYAN, JR</u>	Name (print) <u>ALAN G. CODY</u>
Date & city of signing: <u>SPRING, TX</u>	Date & city of signing: <u>SPRING, TX</u>

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

REAL ESTATE EXCISE TAX AFFIDAVIT

PLEASE TYPE OR PRINT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

This form is your receipt  
when stamped by cashier.

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

(See back of last page for instructions)

☐ Check box if partial sale, indicate % sold.

List percentage of ownership acquired next to each name.

1 SELLER GRANTOR	Name <u>EXXONMOBIL OIL CORPORATION</u>	2 BUYER GRANTEE	Name <u>XTO ENERGY INC.</u>	
	C/O <u>XTO ENERGY INC.</u>			
	Mailing Address <u>22777 SPRINGWOODS VILLAGE PKWY</u>		Mailing Address <u>22777 SPRINGWOODS VILLAGE PKWY</u>	
	City/State/Zip <u>SPRING/TX/77389</u>		City/State/Zip <u>SPRING/ TX/ 77389</u>	
	Phone No. (including area code) <u>(800) 299-2800</u>		Phone No. (including area code) <u>(800) 299-2800</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>10547501826100000</u> <input type="checkbox"/>	
	Mailing Address _____		<u>10703203311800000</u> <input type="checkbox"/>	
	City/State/Zip _____		<input type="checkbox"/>	
	Phone No. (including area code) _____		<input type="checkbox"/>	

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

This property is located in Pomeroy

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

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

LOTS 16, 17 AND 18 IN BLOCK 75 OF DEPOT ADDITION TO THE TOWN, NOW CITY OF POMEROY, GARFIELD COUNTY, WASHINGTON. TAX PARCEL NUMBER 10547501826100000

ALSO THAT CERTAIN STRIP OF LAND LYING AND BEING BETWEEN LOTS 1, 2 AND 3, AND LOTS 16, 17 AND 18, IN BLOCK 75 OF DEPOT ADDITION TO THE TOWN, NOW CITY OF POMEROY, WHICH FORMERLY CONSTITUTED THE ALLEY SINCE VACATED, BETWEEN THE LOTS MENTIONED. TAX PARCEL NUMBER 10703203311800000

5 Select Land Use Code(s): <u>80 - Water or Mineral rights</u> enter any additional codes: _____ (See back of last page for instructions)	7 List all personal property (tangible and intangible) included in selling price. <u>N/A</u>
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