

REAL ESTATE EXCISE TAX AFFIDAVIT

PLEASE TYPE OR PRINT

CHAPTER 82.45 RCW - CHAPTER 458-61A WAC

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

(See back of last page for instructions)

☐ Check box if partial sale, indicate %

sold.

List percentage of ownership acquired next to each name.

1 SELLER GRANTOR	Name <u>Marvin and Tonnie Ludwig</u>	2 BUYER GRANTEE	Name <u>Alpowa Creek Road, LLC</u>
	Mailing Address <u>PO Box 446</u>		Mailing Address <u>15328 NE 92 St</u>
	City/State/Zip <u>Pomeroy, WA 99347</u>		City/State/Zip <u>Redmond, WA 98052</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 _____	2-011-44-019-1010 <input type="checkbox"/>	
	Mailing Address _____	2-011-44-020-2000 <input type="checkbox"/>	
	City/State/Zip _____	<input type="checkbox"/>	
	Phone No. (including area code) _____	<input type="checkbox"/>	
		List assessed value(s)	

4 Street address of property: 199 Alpowa Creek Road

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)

In Township 11 North, Range 44 East, Willamette Meridian

That part of the Southeast Quarter of the Northeast Quarter of Section 19, and that part of the Southwest Quarter of the Northwest Quarter of Section 20 lying southeasterly of Alpowa Creek Road and westerly of Knotgrass Road.

5	Select Land Use Code(s): <u>83 - Agriculture classified under current use chapter 84.34 RCW</u> enter any additional codes: _____ (See back of last page for instructions)	7	List all personal property (tangible and intangible) included in selling price.
	Was the seller receiving a property tax exemption or deferral under chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) _____ Reason for exemption _____
6	Is this property designated as forest land per chapter 84.33 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Is this property receiving special valuation as historical property per chapter 84.26 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If any answers are yes, complete as instructed below. (1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information. This land <input checked="" type="checkbox"/> does <input type="checkbox"/> does not qualify for continuance. <u>Keshia Oubert</u> <u>3/30/17</u> DEPUTY ASSESSOR DATE (2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale. <u>Scott Jobe</u> PRINT NAME <u>Scott Jobe</u>		Type of Document <u>Statutory Warranty Deed</u> Date of Document <u>3/27/17</u> Gross Selling Price \$ <u>149,605.00</u> *Personal Property (deduct) \$ _____ Exemption Claimed (deduct) \$ _____ Taxable Selling Price \$ <u>149,605.00</u> Excise Tax : State \$ <u>1,914.94</u> <u>0.0025</u> Local \$ <u>374.01</u> *Delinquent Interest: State \$ _____ Local \$ _____ *Delinquent Penalty \$ _____ Subtotal \$ <u>2,288.95</u> *State Technology Fee \$ <u>5.00</u> *Affidavit Processing Fee \$ <u>0.00</u> Total Due \$ <u>2,293.95</u> CK
A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS			

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

Signature of Grantor or Grantor's Agent _____

Name (print) _____

Date & city of signing: _____

Signature of _____

Name (print) Scott Jobe

Date & city of signing: 3/27/2017 BELLEVUE, WA

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

PAID
MAR 30 2017

REAL ESTATE EXCISE TAX AFFIDAVIT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

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☐ Check box if partial sale, indicate %

sold.

List percentage of ownership acquired next to each name.

1 SELLER GRANTOR	Name <u>Marvin and Tonnie Ludwig</u>	2 BUYER GRANTEE	Name <u>Alpowa Creek Road, LLC</u>		
	Mailing Address <u>PO Box 446</u>		Mailing Address <u>13328 NE 92 St</u>		
	City/State/Zip <u>Pomeroy, WA 99347</u>		City/State/Zip <u>Redmond, WA 98052</u>		
	Phone No. (including area code) _____		Phone No. (including area code) _____		
3	Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers – check box if personal property	List assessed value(s)	
	Name _____	<u>2-011-44-019-1010</u> <input type="checkbox"/>			_____
	Mailing Address _____	<u>2-011-44-020-2000</u> <input type="checkbox"/>			_____
	City/State/Zip _____	<input type="checkbox"/>			_____
	Phone No. (including area code) _____	<input type="checkbox"/>			_____

4 Street address of property: 199 Alpowa Creek Road

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)

In Township 11 North, Range 44 East, Willamette Meridian

That part of the Southeast Quarter of the Northeast Quarter of Section 19, and that part of the Southwest Quarter of the Northwest Quarter of Section 20 lying southeasterly of Alpowa Creek Road and westerly of Knotgrass Road.

5 Select Land Use Code(s): <u>83 - Agriculture classified under current use chapter 84.34 RCW</u> enter any additional codes: _____ (See back of last page for instructions)	7 List all personal property (tangible and intangible) included in selling price. If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) _____ Reason for exemption _____ Type of Document <u>Statutory Warranty Deed</u> Date of Document <u>3/27/17</u> Gross Selling Price \$ <u>149,605.00</u> *Personal Property (deduct) \$ _____ Exemption Claimed (deduct) \$ _____ Taxable Selling Price \$ <u>149,605.00</u> Excise Tax : State \$ <u>1,914.94</u> <u>0.0025</u> Local \$ <u>374.01</u> *Delinquent Interest: State \$ _____ Local \$ _____ *Delinquent Penalty \$ _____ Subtotal \$ <u>2,288.95</u> *State Technology Fee \$ <u>5.00</u> *Affidavit Processing Fee \$ <u>0.00</u> Total Due \$ <u>2,293.95</u> A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS															
6 <table border="0"><thead><tr><th></th><th>YES</th><th>NO</th></tr></thead><tbody><tr><td>Was the seller receiving a property tax exemption or deferral under chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)?</td><td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></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 RCW?</td><td><input checked="" type="checkbox"/></td><td><input 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></tbody></table> <p>If any answers are yes, complete as instructed below.</p> <p>(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information.</p> <p>This land <input checked="" type="checkbox"/> does <input type="checkbox"/> does not qualify for continuance.</p> <p><u>Keshia Bullock</u> <u>3/30/17</u> DEPUTY ASSESSOR DATE</p> <p>(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale.</p> <p>(3) OWNER(S) SIGNATURE</p> <p>_____ PRINT NAME</p>		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"/>	Is this property designated as forest land per chapter 84.33 RCW?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is this property receiving special valuation as historical property per chapter 84.26 RCW?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	YES	NO														
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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>Marvin & Tonnie Ludwig</u>	Signature of Grantee or Grantee's Agent _____
Name (print) <u>MARVIN & LUDWIG</u>	Name (print) _____
Date & city of signing: <u>3/27/17</u>	Date & city of signing: _____

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

PAID
MAR 30 2017
KAREN ROOSEVELT



REAL ESTATE EXCISE TAX AFFIDAVIT

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(See back of last page for instructions)

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

☐ Check box if partial sale of property

1 SELLER GRANTOR	Name <u>Robert Chalfant</u>	2 BUYER GRANTEE	Name <u>Renee R. Vasquez</u>
	Mailing Address <u>260 15th Street</u>		Name <u>Gabrielle O. Vasquez</u>
	City/State/Zip <u>Pomeroy WA 99347</u>		Mailing Address <u>P.O. Box 411</u>
	Phone No. (including area code)		City/State/Zip <u>Pomeroy WA 99347</u>
3 Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers – check box if personal property	
Name <u>Renee R. Vasquez Gabrielle O. Vasquez</u>		10510300112100000 <input type="checkbox"/>	
Mailing Address <u>P.O. Box 411</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)	
		81,895.00	

4 Street address of property: 308 Hill Street, Pomeroy, WA

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

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

The land referred to herein is situated in the State of Washington, County of Garfield and described as follows: Lot 1 and the West 20 feet of Lot 2 in Block 3 of Wilson's Addition to the City of Pomeroy.

5 Select Land Use Code(s): <u>11 Household, single family units</u> enter any additional codes: (See back of last page for instructions)	7 List all personal property (tangible and intangible) included in selling price.
Was the seller receiving a property tax exemption or deferral under chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	If claiming an exemption, list WAC number and reason for exemption:
6 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	Type of Document <u>Statutory Warranty Deed (SWD)</u>
If any answers are yes, complete as instructed below.	Date of Document <u>03/29/17</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.	Gross Selling Price \$ <u>126,000.00</u>
This land <input type="checkbox"/> does <input checked="" type="checkbox"/> does not qualify for continuance.	*Personal Property (deduct) \$ <u>0.00</u>
DEPUTY ASSESSOR _____ DATE _____	Exemption Claimed (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.	Taxable Selling Price \$ <u>126,000.00</u>
(3) OWNER(S) SIGNATURE _____	Excise Tax : State \$ <u>1,612.80</u>
PRINT NAME _____	Local \$ <u>315.00</u>
	*Delinquent Interest: State \$ <u>0.00</u>
	Local \$ <u>0.00</u>
	*Delinquent Penalty \$ <u>0.00</u>
	Subtotal \$ <u>1,927.80</u>
	*State Technology Fee \$ <u>5.00</u> <u>5.00</u>
	*Affidavit Processing Fee \$ <u>0.00</u>
	Total Due \$ <u>1,932.80</u> <u>CK</u>
	A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS

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

Signature of Grantor or Grantor's Agent <u>[Signature]</u>	Signature of Grantee or Grantee's Agent <u>Renee R. Vasquez</u>
Name (print) <u>Robert Chalfant</u>	Name (print) <u>Renee R. Vasquez</u>
Date & city of signing: <u>3-29-17, Clarkston, WA</u>	Date & city of signing: <u>03/30/17 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
MAR 31 2017

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If multiple owners, list percentage of ownership next to name

1 SELLER GRANTOR	Name <u>Secretary of Housing and Urban Development</u>	2 BUYER GRANTEE	Name <u>Douglas L. Everhart</u>
	Mailing Address <u>451 7th St. SW</u>		Name <u>Cynthia D. Everhart</u>
	City/State/Zip <u>Washington DC 20410</u>		Mailing Address <u>733 13th St.</u>
	Phone No. (including area code)		City/State/Zip <u>Clarkston WA 99403</u>
3 Send all property tax correspondence to: <input type="checkbox"/> Same as Buyer/Grantee Name <u>Douglas L. Everhart Cynthia D. Everhart</u> 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>10531401010100000</u> <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/>	
		List assessed value(s) <u>65,859.00</u> _____ _____ _____	

4 Street address of property: 1876 Columbia St. - Pomeroy, WA 99347

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

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

See attached legal description.

<p>5 Select Land Use Code(s): <u>11 Household, single family units</u> enter any additional codes: _____ (See back of last page for instructions)</p> <p>Was the seller receiving a property tax exemption or deferral under chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)?</p> <p>YES <input type="checkbox"/> NO <input checked="" type="checkbox"/></p>	<p>7 List all personal property (tangible and intangible) included in selling price.</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) <u>458-61A-205(2)</u> Reason for exemption <u>Government Transfers. Government Selling.</u></p> <p>Type of Document <u>Special Warrant Deed (SpWD)</u> Date of Document <u>03/28/17</u></p> <p>Gross Selling Price \$ <u>41,474.00</u>^{8.00} *Personal Property (deduct) \$ <u>0.00</u> Exemption Claimed (deduct) \$ <u>0.00</u> Taxable Selling Price \$ <u>41,474.00</u>^{8.00} Excise Tax : State \$ <u>0.00</u> Local \$ <u>0.00</u> *Delinquent Interest: State \$ <u>0.00</u> Local \$ <u>0.00</u> *Delinquent Penalty \$ <u>0.00</u> Subtotal \$ <u>0.00</u> *State Technology Fee \$ <u>5.00</u> <u>5.00</u> *Affidavit Processing Fee \$ <u>5.00</u> Total Due \$ <u>10.00</u></p> <p>A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS</p>
<p>6</p> <p>Is this property designated as forest land per chapter 84.33 RCW? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/></p> <p>Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/></p> <p>Is this property receiving special valuation as historical property per chapter 84.26 RCW? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/></p> <p>If any answers are yes, complete as instructed below.</p> <p>(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information.</p> <p>This land <input type="checkbox"/> does <input checked="" type="checkbox"/> does not qualify for continuance.</p> <p>DEPUTY ASSESSOR _____ DATE _____</p> <p>(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale.</p> <p>(3) OWNER(S) SIGNATURE</p> <p>PRINT NAME _____</p>	

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

Signature of Grantor's Agent [Signature]
 Name (print) Secretary of Housing and Urban Development

Signature of Grantee or Grantee's Agent [Signature]
 Name (print) Douglas L. Everhart

Date & city of signing: 3/28/2017-Clarkston WA Date & city of signing: 3-28-17 Clarkston

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

EXHIBIT "A"

342507

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

Lots 2, 9, 10 and the West 27 feet of Lot 1 in Block 14 of Mulkey's Addition to the City of Pomeroy, together with the vacated northerly 30 feet of Pataha Street abutting said Lots 9 and 10, and the vacated West half of 19th Street abutting said Lot 10.

SUBJECT TO the right of the City of Pomeroy to exercise and grant easements in respect to said vacated portions of streets, for the construction, repair and maintenance of public utilities and services.



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(See back of last page for instructions)

2919

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☐ Check box if partial sale of property

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

1 SELLER GRANTOR	Name <u>Quality Loan Service Corp. of Washington</u>	2 BUYER GRANTEE	Name <u>Federal Home Loan Mortgage Corporation ("Freddie Mac") a</u> <u>corporation organized and existing under the laws of the United States*</u>
	Mailing Address <u>108 1st Ave. South, Suite 202</u>		Mailing Address <u>5000 Plano Parkway</u>
	City/State/Zip <u>Seattle, WA 98104</u>		City/State/Zip <u>Carrollton TX 75010</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 _____	A.P.N.: <u>1-053-01-008-1020</u> <input type="checkbox"/>	
	Mailing Address _____	<input type="checkbox"/>	
	City/State/Zip _____	<input type="checkbox"/>	
Phone No. (including area code) _____	<input type="checkbox"/>		List assessed value(s)

4 Street address of property: 1549 MAIN ST POMEROY, WA 99347

This property is located in Garfield County

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

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

LOTS 3 AND 8 IN BLOCK 1 OF MULKEY'S ADDITION TO THE CITY OF POMEROY. SITUATED IN THE STATE OF WASHINGTON, COUNTY OF GARFIELD.

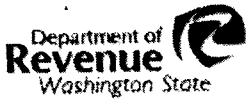
*of America

5 Select Land Use Code(s): <u>11 - Household, single family units</u> enter any additional codes: _____ (See back of last page for instructions)	7 List all personal property (tangible and intangible) included in selling price. -0-																										
Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) <u>458-61A-208 (3)</u> Reason for exemption <u>Foreclosure of Deed of Trust -20070588</u>																										
6 Is this property designated as forest land per chapter 84.33 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Is this property receiving special valuation as historical property per chapter 84.26 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If any answers are yes, complete as instructed below. (1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information. This land <input type="checkbox"/> does <input type="checkbox"/> does not qualify for continuance.	Type of Document <u>Trustees Deed Upon Sale</u> Date of Document <u>4/4/17</u> <table border="0"><tr><td>Gross Selling Price \$</td><td>89,908.13</td></tr><tr><td>*Personal Property (deduct) \$</td><td></td></tr><tr><td>Exemption Claimed (deduct) \$</td><td>89,908.13</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>	Gross Selling Price \$	89,908.13	*Personal Property (deduct) \$		Exemption Claimed (deduct) \$	89,908.13	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
Gross Selling Price \$	89,908.13																										
*Personal Property (deduct) \$																											
Exemption Claimed (deduct) \$	89,908.13																										
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<u>0.0025</u> Local \$	0.00																										
*Delinquent Interest: State \$																											
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*State Technology Fee \$	5.00																										
*Affidavit Processing Fee \$	5.00																										
Total Due \$	10.00																										
DEPUTY ASSESSOR _____ DATE _____ (2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale. (3) OWNER(S) SIGNATURE _____ PRINT NAME _____	A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS																										

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

Signature of Grantor or Grantor's Agent <u>Janice Stavee</u>	Signature of Grantee or Grantee's Agent <u>Rebecca A Baker</u>
Name (print) <u>Janice Stavee for QLSWA</u>	Name (print) <u>Rebecca A. Baker, for QLSWA, grantee's agent</u>
Date & city of signing: <u>4/4/17</u> <u>Seattle</u>	Date & city of signing: <u>4/4/17</u> <u>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

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

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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)

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

<input type="checkbox"/> Check box if partial sale of property	
1 Name <u>Ronica S. McCoy, Personal Representative</u> <u>of the Estate of Gary E. Smith</u> Mailing Address <u>TBD 2227 Post St.</u> City/State/Zip <u>Pomeroy, WA 99347</u> Phone No. (including area code) <u>509.540.5981</u>	2 Name <u>Robert D. Petty, Trustee</u> <u>The Robert D. Petty Revocable Trust</u> Mailing Address <u>TBD 372 N. meadowcreek</u> City/State/Zip <u>Pomeroy, WA. 99347</u> Phone No. (including area code) _____
3 Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee Name <u>Robert D. Petty, Trustee The Robert D. Petty</u> Mailing Address <u>TBD 372 N. Meadowcreek</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>10703101510800000</u> <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/>	
List assessed value(s) <u>46,024.00</u> _____ _____	

4 Street address of property: 115 3rd St. - Pomeroy, WA 99347

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

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

See attached legal description.

5 Select Land Use Code(s): <u>11 Household, single family units</u> 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"/>	7 List all personal property (tangible and intangible) included in selling price. <u>Manufactured Home</u> _____ _____ _____ _____ If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) _____ Reason for exemption _____ _____ _____ Type of Document <u>Statutory Warranty Deed (SWD)</u> Date of Document <u>03/08/17</u>																										
6 YES NO Is this property designated as forest land per chapter 84.33 RCW? <input type="checkbox"/> <input checked="" type="checkbox"/> Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW? <input type="checkbox"/> <input checked="" type="checkbox"/> Is this property receiving special valuation as historical property per chapter 84.26 RCW? <input type="checkbox"/> <input checked="" type="checkbox"/> If any answers are yes, complete as instructed below. (1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information. This land <input type="checkbox"/> does <input checked="" type="checkbox"/> does not qualify for continuance. _____ 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	<table border="0"> <tr> <td>Gross Selling Price \$</td> <td><u>35,500.00</u></td> </tr> <tr> <td>*Personal Property (deduct) \$</td> <td><u>5,000.00</u></td> </tr> <tr> <td>Exemption Claimed (deduct) \$</td> <td><u>0.00</u></td> </tr> <tr> <td>Taxable Selling Price \$</td> <td><u>30,500.00</u></td> </tr> <tr> <td>Excise Tax : State \$</td> <td><u>390.40</u></td> </tr> <tr> <td>Local \$</td> <td><u>76.25</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>466.65</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>471.65</u></td> </tr> </table> <p>A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS</p>	Gross Selling Price \$	<u>35,500.00</u>	*Personal Property (deduct) \$	<u>5,000.00</u>	Exemption Claimed (deduct) \$	<u>0.00</u>	Taxable Selling Price \$	<u>30,500.00</u>	Excise Tax : State \$	<u>390.40</u>	Local \$	<u>76.25</u>	*Delinquent Interest: State \$	<u>0.00</u>	Local \$	<u>0.00</u>	*Delinquent Penalty \$	<u>0.00</u>	Subtotal \$	<u>466.65</u>	*State Technology Fee \$	<u>5.00</u> <u>5.00</u>	*Affidavit Processing Fee \$	<u>0.00</u>	Total Due \$	<u>471.65</u>
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Total Due \$	<u>471.65</u>																										

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

Signature of Grantor or Grantor's Agent <u>Ronica S. McCoy</u> Name (print) <u>Ronica S. McCoy, Personal Representative</u> Date & city of signing: <u>3-17-17 Clarkston WA</u>	Signature of Grantee or Grantee's Agent <u>Robert D. Petty, trustee</u> Name (print) <u>Robert D. Petty, Trustee</u> Date & city of signing: <u>3-17-17 Clarkston, WA.</u>
---	--

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

EXHIBIT "A"

344077

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 the Southeast quarter of Section 31, Township 12 North, Range 42.E.W.M., more particularly described as follows:

Beginning at the Southwest corner of Park Block in Wilson's addition to the City of Pomeroy; thence East 150 feet along Pataha Street; thence North parallel with "B" Street (now 3rd Street) 256 feet; thence West parallel with Pataha Street 150 feet to said 3rd Street; thence South along said 3rd Street to the place of beginning.

EXCEPT that part thereof lying North of the South line of the (now abandoned) Oregon-Washington Railroad & Navigation Company right of way.

ALSO EXCEPT beginning at a point on the South line of said Park Block, 90 feet easterly from the Southwest corner thereof; thence North $89^{\circ}59'$ East 60.00 feet along said South line; thence North 168.25 feet to the southerly right of way line of the (now abandoned) O.W.R. & N. Co. Railroad; thence South $64^{\circ}48'$ West along said right of way line 66.01 feet; thence South 140.75 feet to the place of beginning.



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.

☐ Check box if partial sale of property

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

1 SELLER GRANTOR	Name <u>FANNIE MAE A/K/A FEDERAL NATIONAL</u>	2 BUYER GRANTEE	Name <u>Jeff Scoggin and Theresa Scoggin, husband and wife</u>	
	<u>MORTGAGE ASSOCIATION</u>			
	Mailing Address <u>P.O. Box 650043</u>		Mailing Address <u>8169 Skagit Way</u>	
	City/State/Zip <u>Dallas, TX 75265-0043</u>		City/State/Zip <u>Blaine, WA 98230</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 _____			
	Mailing Address _____			
	City/State/Zip _____			
	Phone No. (including area code) _____			
		<u>1-053-14-003-1020</u> <input type="checkbox"/>	<u>7000.00</u>	
		<u>1-053-14-004-1030</u> <input type="checkbox"/>	<u>7000.00</u>	
		<input type="checkbox"/>		
		<input type="checkbox"/>		

4 Street address of property: 1830 Columbia Street Pomeroy WA 99347.

This property is located in Pomeroy

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

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

Lots 3 and 4 on Block 14 of Mulkeys Addition to the City of Pomeroy

5	Select Land Use Code(s): <u>11 - Household, single family units</u>	7	List all personal property (tangible and intangible) included in selling price.
	enter any additional codes: _____		
	(See back of last page for instructions)		
Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		If claiming an exemption, list WAC number and reason for exemption:	
6	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) <u>458-61A-205 (2)</u>	
	Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Reason for exemption <u>government transfer</u>	
	Is this property receiving special valuation as historical property per chapter 84.26 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Type of Document <u>Special Limited Warranty Deed</u>	
	If any answers are yes, complete as instructed below.		Date of Document <u>4/11/17</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.		Gross Selling Price \$ <u>53,000.00</u>	
This land <input type="checkbox"/> does <input checked="" type="checkbox"/> does not qualify for continuance.		*Personal Property (deduct) \$ _____	
DEPUTY ASSESSOR _____ DATE _____		Exemption Claimed (deduct) \$ <u>53,000.00</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.		Taxable Selling Price \$ <u>0.00</u>	
(3) OWNER(S) SIGNATURE _____		Excise Tax : State \$ <u>0.00</u>	
PRINT NAME _____		<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 \$ _____	
		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>[Signature]</u>	Signature of Grantee or Grantee's Agent <u>[Signature]</u>
Name (print) <u>Amber Gerber</u>	Name (print) <u>Amber Gerber</u>
Date & city of signing: <u>04/13/2017 Irvine CA</u>	Date & city of signing: <u>04/13/2017 Irvine CA</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

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CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

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(See back of last page for instructions)

☐ Check box if partial sale, indicate % sold.

List percentage of ownership acquired next to each name.

1 SELLER GRANTOR	Name <u>Keith A. Berglund and Shelley K. Berglund</u>	2 BUYER GRANTEE	Name <u>Skyline Farms, LLC</u>
	husband and wife		
	Mailing Address <u>Pomeroy Hill Road</u>		Mailing Address <u>Pomeroy Hill Road</u>
	City/State/Zip <u>Pomeroy, WA 99347</u>		City/State/Zip <u>Pomeroy, WA 99347</u>
	Phone No. (including area code)		Phone No. (including area code)
3 Send all property tax correspondence to: <input type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers – check box if personal property	
Name _____		<u>See Attached</u> <input type="checkbox"/>	
Mailing Address <u>641 Pomeroy Hill Rd</u>		<input type="checkbox"/>	
City/State/Zip <u>Pomeroy</u>		<input type="checkbox"/>	
Phone No. (including area code)		<input type="checkbox"/>	
		List assessed value(s) <u>1,263,489</u>	

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)

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

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

6

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

If any answers are yes, complete as instructed below.

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

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

This land ☒ does ☐ does not qualify for continuance.

Karina Gilbert 4/20/17
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

Keith Berglund
PRINT NAME
Keith Berglund

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

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

WAC No. (Section/Subsection) 458-61A-211-(2)(a)

Reason for exemption _____

Mere Change in Identity

Type of Document Statutory Warranty Deed

Date of Document April 20, 2017

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

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

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

Signature of Grantor or Grantor's Agent <u>Keith Berglund</u>	Signature of Grantee or Grantee's Agent <u>Keith Berglund</u>
Name (print) <u>Keith Berglund</u>	Name (print) <u>Keith Berglund</u>
Date & city of signing: <u>4/20/17 Pomeroy, WA.</u>	Date & city of signing: <u>4/20/17 Pomeroy, WA.</u>

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

VAN VOGT
2-012-42-027-1010
2-012-42-034-1000

TAYLOR
2-012-44-020-3001
2-012-44-029-2012

JUDKINS
2-012-44-028-2000
2-012-44-029-1000

Situated in the State of Washington, County of Garfield:

VAN VOGT

2-012-42-027-1010

2-012-42-034-1000

The South half of Section 27, Township 12 North, Range 42 East, Willamette Meridian, and Tax No. 2 in said Section 27 more particularly described as follows:

All of the Northeast quarter of Section 27.

EXCEPT that portion thereof lying East of the County Road, viz: Beginning at a point 760 feet North from the Southeast corner of the Northeast quarter of said Section 27; thence North 21° 30' West 155 feet; thence North 19° 15' East 175 feet; thence North 12° 00' West 115 feet; thence North 28° 00' West 205 feet; thence North 07° 30' West 415 feet; thence North 23° 00' West 335 feet; thence North 02° 15' East 310 feet; thence North 20° 30' East 270 feet to the North line of said Section 27; thence East along said North line to the Northeast corner of said Section 27; thence South to the starting point.

ALSO EXCEPT beginning at the Southeast corner of the Southwest quarter of said Section 27, being the true point of beginning; thence West 340 feet; thence North 410 feet; thence East 540 feet; thence South 410 feet; thence West 200 feet to the true point of beginning.

The North half of the Northeast quarter of Section 34, Township 12 North, Range 42 East, Willamette Meridian.

Except Public Roads.

SUBJECT to an easement for electric transmission and distribution lines granted to Pacific Power and Light Company by instrument recorded in Auditor's Book of Deeds 47 at Page 450, records of Garfield County, WA.

AND FURTHER SUBJECT to a Right of Way Easement granted to Pacific Power and Light Company by instrument recorded May 21, 2004 at Auditor's File No. 8624, records of Garfield County, WA.

AND FURTHER SUBJECT to and together with easement for ingress and egress over and across the vacated South Meadow Creek Road as shown by instruments recorded February 5, 1990, as Auditor's No. 048 and 052, records of Garfield County, WA.

AND FURTHER SUBJECT to terms and conditions for hunting rights on the premises as reserved in that certain deed recorded April 15, 2004 at Auditor's File No. 8558, records of Garfield County, WA.

GARFIELD COUNTY -20 foot strip

A strip of land 20 feet wide whose easterly border is described as follows: Commencing at the intersection of South Meadow Creek Road No. 04210 vacated February 5, 1990, by Garfield County

F:\WPDOCS\06bmtitle - 2008\P-1060\Berglund Farm Property Description.Docx

Resolution No. 13109, and Pomeroy Hill Road on the north-south section line between Sections 34 and 35, Township 12 North, Range 42 East, Willamette Meridian; thence North along the section line to the North right of way line of Pomeroy Hill Road to the true point of beginning; thence North along said line to the Southeast corner of the Northeast quarter of said Section 27; thence North 760 feet; thence North 21° 30' West 155 feet; thence North 19° 15' East 175 feet; thence North 12° 00' West 115 feet; thence North 28° 00' West 205 feet; thence North 7° 30' West, 415 feet; thence North 23° 00' West 335 feet; thence North 02° 15' East 310 feet; thence North 20° 30' East 270 feet, more or less to the North line of Section 27.

TAYLOR

2-012-44-020-3001

2-012-44-029-2012

An undivided one-fourth interest in the following:

South half of the Southwest quarter of Section 20; and the North half of the Northwest quarter and the West half of the Northeast quarter of Section 29, all in Township 12 North, Range 44 East, Willamette Meridian.

SUBJECT to that certain Boundary Line Agreement recorded June 15, 2000 at Auditor's File Number 6044, records of Garfield County, Washington.

SAVE AND EXCEPT:

That portion of the North half of the Northwest quarter and the West half of the Northeast quarter of Section 29, Township 12 North, Range 44 East, Willamette Meridian, more particularly described as follows: Commencing at the concrete monument marking the West quarter corner of said Section 29; thence North 59° 09' 51" East, on the 1983 Washington State Plane Coordinate South Zone Meridian, 2585.37 feet to a concrete monument as described in the Boundary Line Agreement between Jean Fitzgerald and the J. O. Taylor Estate, recorded June 15, 2000 under Garfield County Auditor's No. 6044 and the point of beginning; thence North 0° 01' 55" West 234.15 feet; thence North 89° 58' 05" East 636.61 feet; thence South 07° 01' 55" East 510.00 feet; thence South 85° 58' 05" West 228.00 feet; thence North 02° 01' 55" West 98.00 feet; thence South 87° 58' 05" West 25.00 feet, more or less, to a concrete monument as described in said Boundary Line Agreement; thence North 02° 01' 55" West along said Boundary Line Agreement Line 191.00 feet to a concrete monument as described in said Boundary Line Agreement; thence South 89° 58' 05" West along said Boundary Agreement Line 436.25 feet, more or less, to the point of beginning.

Together with an easement for ingress, egress and utilities over, under and across the West 25 feet of the Southwest quarter of the Northeast quarter of said Section 29, EXCEPT the North 191.00 feet thereof.

Except Public Roads.

Reference is made to that certain survey recorded July 3, 2000 as Garfield County Auditor's No. 6071.

JUDKINS

2-012-44-028-2000

2-012-44-029-1000

In Township 12 North, Range 44 East, Willamette Meridian.

The Northwest quarter of Section 28.

EXCEPT beginning at a point on the North and South centerline of said Section 28, 1526.7 feet North of the center of said Section; thence North $54^{\circ} 09'$ West 184 feet; thence North $08^{\circ} 56'$ East 93 feet; thence North $63^{\circ} 26'$ East 175 feet; thence South along the half Section line to the place of beginning.

The East half of the Northeast quarter of Section 29.

Except public road rights of way.



REAL ESTATE EXCISE TAX AFFIDAVIT

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PLEASE TYPE OR PRINT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

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

(See back of last page for instructions)

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

☐ Check box if partial sale of property

1 SELLER GRANTOR	Name <u>Jeff Jones</u>	2 BUYER GRANTEE	Name <u>Caleb Setzer</u>
	<u>Shannon Jones</u>		<u>Lauren Setzer</u>
	Mailing Address <u>326 Greenbrook Pl</u>		Mailing Address <u>9440 Yaquina Dr.</u>
	City/State/Zip <u>Richland WA 99352</u>		City/State/Zip <u>Kelseyville CA 95451</u>
	Phone No. (including area code) <u>509-254-3447</u>		Phone No. (including area code)
3	Send all property tax correspondence to: <input type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers – check box if personal property
	Name <u>Caleb Setzer Lauren Setzer</u>		<u>10510500814500000</u> <input type="checkbox"/>
	Mailing Address <u>*</u>		<input type="checkbox"/>
	City/State/Zip <u>* will provide later</u>		<input type="checkbox"/>
	Phone No. (including area code) <u>*</u>		<input type="checkbox"/>
			List assessed value(s) <u>137,522.00</u>

4 Street address of property: 353 High 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 8 in Block 5 of Wilson's Addition to the City of Pomeroy.

5	Select Land Use Code(s): <u>11 Household, single family units</u> enter any additional codes: _____ (See back of last page for instructions)	7	List all personal property (tangible and intangible) included in selling price. _____ _____ _____ _____
	Was the seller receiving a property tax exemption or deferral under chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) _____ Reason for exemption _____
6	Is this property designated as forest land per chapter 84.33 RCW? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW? YES <input 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 checked="" type="checkbox"/> does not qualify for continuance.		Type of Document <u>Statutory Warranty Deed (SWD)</u> Date of Document <u>04/14/17</u>
	DEPUTY ASSESSOR _____ DATE _____ (2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale. (3) OWNER(S) SIGNATURE _____ PRINT NAME _____		Gross Selling Price \$ <u>136,500.00</u> *Personal Property (deduct) \$ <u>0.00</u> Exemption Claimed (deduct) \$ <u>0.00</u> Taxable Selling Price \$ <u>136,500.00</u> Excise Tax : State \$ <u>1,747.20</u> Local \$ <u>341.25</u> *Delinquent Interest: State \$ <u>0.00</u> Local \$ <u>0.00</u> *Delinquent Penalty \$ <u>0.00</u> Subtotal \$ <u>2,088.45</u> *State Technology Fee \$ <u>5.00</u> <u>5.00</u> *Affidavit Processing Fee \$ <u>0.00</u> Total Due \$ <u>2,093.45</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 [Signature]
Name (print) Jeff Jones
Date & city of signing: 4/17/17 Clatskanie

Signature of Grantee or Grantee's Agent * Caleb Setzer
Name (print) Caleb Setzer
Date & city of signing: 4-19-17 Kelseyville 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 0001a (6/26/14)

THIS SPACE IS FOR THE COUNTY TREASURER'S USE ONLY

COUNTY TREASURER

KAREN ROOSEVELT
GARFIELD COUNTY TREASURER

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

(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>Debra Sue Benner</u>	2 BUYER GRANTEE	Name <u>Brendan E. Porter</u>
	<u>Estate of Randy E. Polumsky</u>		<u>Mari B. Porter</u>
	Mailing Address <u>2211 E. 39th Ave.</u>		Mailing Address <u>1569 Gould City Mayview Rd.</u>
	City/State/Zip <u>Spokane WA 99203</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 type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers – check box if personal property	
Name <u>Brendan E. Porter and Mari B. Porter</u>		<u>10520300912710000</u> <input type="checkbox"/>	
Mailing Address <u>P.O. Box 641</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>70,361.00</u>	

4 Street address of property: 1277 Columbia 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 9 in Block 3 of Pomeroy's Addition to the City of Pomeroy.

5	Select Land Use Code(s): <u>11 Household, single family units</u>	7	List all personal property (tangible and intangible) included in selling price.
	enter any additional codes: _____ (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:
6	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.		
(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.		Type of Document <u>Statutory Warranty Deed (SWD)</u>	
This land <input type="checkbox"/> does <input checked="" type="checkbox"/> does not qualify for continuance.		Date of Document <u>04/17/17</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.		Gross Selling Price \$ <u>80,000.00</u>	
(3) OWNER(S) SIGNATURE		*Personal Property (deduct) \$ <u>0.00</u>	
_____ PRINT NAME		Exemption Claimed (deduct) \$ <u>0.00</u>	
		Taxable Selling Price \$ <u>80,000.00</u>	
		Excise Tax : State \$ <u>1,024.00</u>	
		Local \$ <u>200.00</u>	
		*Delinquent Interest: State \$ <u>0.00</u>	
		Local \$ <u>0.00</u>	
		*Delinquent Penalty \$ <u>0.00</u>	
		Subtotal \$ <u>1,224.00</u>	
		*State Technology Fee \$ <u>5.00</u> <u>5.00</u>	
		*Affidavit Processing Fee \$ <u>0.00</u>	
		Total Due \$ <u>1,229.00</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>Debra Sue Benner</u>	Signature of Grantee or Grantee's Agent <u>Brendan E. Porter</u>
Name (print) <u>Debra Sue Benner</u>	Name (print) <u>Brendan E. Porter</u>
Date & city of signing: <u>4/20/2017 - Clarkston, WA</u>	Date & city of signing: <u>04/18/2017 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)).

REAL ESTATE EXCISE TAX AFFIDAVIT

PLEASE TYPE OR PRINT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

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when stamped by cashier.

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

(See back of last page for instructions)

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

SELLER GRANTOR	Name <u>Elaine Lee Scoggin</u>	BUYER GRANTEE	Name <u>Melissa Taylor</u>
	Mailing Address <u>P.O. Box 792</u>		Mailing Address <u>433 Highway 12 E.</u>
	City/State/Zip <u>Pomeroy, WA 99347</u>		City/State/Zip <u>Pomeroy, WA 99347</u>
	Phone No. (including area code) <u>(509) 843-5072</u>		Phone No. (including area code)
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 _____		2-010-42-033-2010 <input type="checkbox"/>	
City/State/Zip _____		2-010-42-033-2002 <input type="checkbox"/>	
Phone No. (including area code) _____		2-010-42-032-1011 <input type="checkbox"/>	
		2-010-42-032-1012 <input type="checkbox"/>	

Street address of property: rural Garfield County

This property is located in Garfield County

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

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

Please see the attached Exhibit A.

<p>Select Land Use Code(s):</p> <p><u>94 - Open space land classified under chapter 84.34 RCW</u></p> <p>enter any additional codes: _____</p> <p>(See back of last page for instructions)</p> <p>Was the seller receiving a property tax exemption or deferral under chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)?</p> <p>YES <input type="checkbox"/> NO <input checked="" type="checkbox"/></p> <p>Is this property designated as forest land per chapter 84.33 RCW? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/></p> <p>Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/></p> <p>Is this property receiving special valuation as historical property per chapter 84.26 RCW? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/></p> <p>If any answers are yes, complete as instructed below.</p> <p>(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE)</p> <p>NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information.</p> <p>This land <input checked="" type="checkbox"/> does <input type="checkbox"/> does not qualify for continuance.</p> <p><u>[Signature]</u> <u>4.21.17</u></p> <p>DEPUTY ASSESSOR DATE</p> <p>(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)</p> <p>NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale.</p> <p>(3) OWNER(S) SIGNATURE</p> <p><u>Melissa Taylor</u></p> <p>PRINT NAME</p> <p><u>Melissa Taylor</u></p>	<p>List all personal property (tangible and intangible) included in selling price.</p> <p>If claiming an exemption, list WAC number and reason for exemption:</p> <p>WAC No. (Section/Subsection) <u>458-61A-201</u></p> <p>Reason for exemption _____</p> <p>Gift.</p> <p>Type of Document <u>Gift Deed</u></p> <p>Date of Document <u>April 17, 2017</u></p> <table> <tr><td>Gross Selling Price \$</td><td>0.00</td></tr> <tr><td>*Personal Property (deduct) \$</td><td>0.00</td></tr> <tr><td>Exemption Claimed (deduct) \$</td><td>0.00</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>0.00</td></tr> <tr><td>Local \$</td><td>0.00</td></tr> <tr><td>*Delinquent Penalty \$</td><td>0.00</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>A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS</p>	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
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																										

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

Signature of Grantor or Grantor's Agent <u>Elaine Lee Scoggin</u>	Signature of Grantee or Grantee's Agent <u>Melissa Taylor</u>
Name (print) <u>Elaine Lee Scoggin</u>	Name (print) <u>Melissa Taylor</u>
Date & city of signing: <u>4-17-2017, Clarkston</u>	Date & city of signing: <u>4-17-2017, Clarkston</u>

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

REV 84 0001a (09/14/16)

THIS SPACE - TREASURER'S USE ONLY

COUNTY TREASURER

KAREN ROOSEVELT
GARFIELD COUNTY TREASURER

2925

Exhibit A

Tract A in Township 10 North, Range 42, E.W.M.

The East half of the Northwest quarter of the Southwest quarter of the Northwest quarter of Section 33.

Tract B in Township 10 North, Range 42 E.W.M.

That part of the Northeast quarter of the Northeast quarter of Section 32, more particularly described as follows: Beginning at a point 882.75 feet South of the Northeast corner of said Northeast quarter; thence South 437.25 feet; thence West at right angles 990.00 feet; thence North at right angles 437.25 feet; thence East at right angles 990.00 feet to the place of beginning.

That part of the Southeast quarter Northeast quarter of Section 32, more particularly described as follows: Commencing at the Northeast corner of said Southeast quarter Northeast quarter; thence South $88^{\circ}19'40''$ West along the North line of said Southeast quarter Northeast quarter a distance of 595.50 feet to the True Point of Beginning; thence continue South $88^{\circ}19'40''$ West 397.68 feet to a point on the East right-of-way line of the Mountain Road as to be constructed per Project FH 165-1(1), said point being 40 feet East of the designed centerline; thence deflect left and continue along said right-of-way line around a curve to the left with a radius of 936.63 feet for a distance of 89.41 feet; thence North $88^{\circ}19'40''$ East, 373.34 feet; thence North $1^{\circ}40'20''$ West, 86.00 feet to the place of beginning.

The West half of the Northwest quarter of Section 33.

EXCEPT the East half of the Northwest quarter of the Southwest quarter of the Northwest quarter of said Section 33 (Tract A).

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 \$ 19,000.00 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**

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

B. **Gifts without consideration**

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

Has there been or will there be a refinance of the debt? ☐ YES ☐ NO (If 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.

Elaine Lee Scoggin
Grantor's Signature

4/17/17
Date

Melissa Taylor
Grantee's Signature

4/19/17
Date

Elaine Lee Scoggin
Grantor's Name (print)

Melissa Taylor
Grantee's Name (print)

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

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

Exchange Facilitator's Signature

Date

Exchange Facilitator's Name (print)

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

REV 84 0002ea (8/13/15)

COUNTY TREASURER

2925



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.

2926

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>Michael L. Lockard</u>	2 BUYER GRANTEE	Name <u>Kevin A. Simmons</u>	
	Mailing Address <u>107 Fireman Canyon Rd</u>		Mailing Address <u>62 4th St</u>	
	City/State/Zip <u>Pomeroy WA 99347</u>		City/State/Zip <u>Walla Walla, Wa. 99363</u>	
	Phone No. (including area code) _____		Phone No. (including area code) <u>509-792-7999</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>Kevin A Simmons</u>			
	Mailing Address <u>62 4th St.</u>			
	City/State/Zip <u>Walla Walla, Wa. 99363</u>			
	Phone No. (including area code) <u>509-792-6999</u>			
		<u>2-D10-42-035-4005</u> <input type="checkbox"/>		
		<input type="checkbox"/>		
		<input type="checkbox"/>		
		<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)
The North 220 feet of the South 1320 feet of the West half of the Southwest Quarter of Section 35 T9S10 Range 42 ENM

5 Select Land Use Code(s): <u>19</u> 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 <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 _____	
7 List all personal property (tangible and intangible) included in selling price. _____ _____ _____ _____ _____ If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) _____ Reason for exemption _____ Type of Document <u>QUD</u> Date of Document <u>4-21-17</u> Gross Selling Price \$ <u>17,000.00</u> *Personal Property (deduct) \$ _____ Exemption Claimed (deduct) \$ _____ Taxable Selling Price \$ <u>17,000.00</u> Excise Tax : State \$ <u>217.60</u> Local \$ <u>42.50</u> *Delinquent Interest: State \$ _____ Local \$ _____ *Delinquent Penalty \$ _____ Subtotal \$ <u>260.10</u> *State Technology Fee \$ <u>5.00</u> *Affidavit Processing Fee \$ <u>9.90</u> Total Due \$ <u>265.10</u> A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS	

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

Signature of Grantor or Grantor's Agent <u>[Signature]</u>	Signature of Grantee or Grantee's Agent <u>[Signature]</u>
Name (print) <u>Michael L. Lockard</u>	Name (print) <u>Kevin A Simmons</u>
Date & city of signing: <u>4/21/17 Pomeroy Wa.</u>	Date & city of signing: <u>4/21/17 Pomeroy Wa.</u>

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