

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.

2962

☐ 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>NATIONSTAR MORTGAGE LLC</u>
	Mailing Address <u>108 1st Ave. South, Suite 202</u>		Mailing Address <u>8950 CYPRESS WATERS BLVD</u>
	City/State/Zip <u>Seattle, WA 98104</u>		City/State/Zip <u>COPPELL TX 75019</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>1-070-31-003-1010</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>97152</u>

4 Street address of property: 433 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)

SEE ATTACHED EXHIBIT "A" FOR FULL LEGAL DESCRIPTION

5 Select Land Use Code(s):

11 - Household, single family units

enter any additional codes: _____

(See back of last page for instructions)

Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)?

YES NO
☐ ☒

6 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?

☐ ☒

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

☐ ☒

If any answers are yes, complete as instructed below.

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

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

This land ☐ does ☐ does not qualify for continuance.

DEPUTY ASSESSOR

DATE

(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)

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

(3) OWNER(S) SIGNATURE

PRINT NAME

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

-0-

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

WAC No. (Section/Subsection) 458-61A-208 (3)

Reason for exemption

Foreclosure of Deed of Trust -20100356

Type of Document Trustees Deed Upon Sale

Date of Document 7/5/17

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
<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

Name (print) Janice Stavee for QLSWA

Date & city of signing: 7/5/2017

Seattle

Signature of

Grantee or Grantee's Agent

Name (print) REBECCA A. BAKER, for QLSWA, grantee's agent

Date & city of signing: 7/5/2017

SEATTLE

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
JUL 27 2017

KAREN ROOSEVELT
GARFIELD COUNTY TREASURER

2962

**WA-16-754402-SW
1010**

EXHIBIT "A" APN: 1-070-31-003-

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°51'00" WEST 5 FEET; THENCE NORTH 08°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°32'00" EAST 180 FEET TO THE TRUE POINT OF BEGINNING;

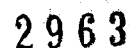
THENCE SOUTH 04°32'00" WEST 180 FEET;

THENCE NORTH 88°05'30" EAST 134 FEET;

THENCE NORTH 01°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.



**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)

List percentage of ownership acquired next to each name.

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)

Lot 18 of Rose Springs Recreation Residence Tract

<p>5 Select Land Use Code(s): <div style="border: 1px solid black; padding: 2px;">19 - Vacation and cabin</div> 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 style="text-align: right;">YES NO <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>List all personal property (tangible and intangible) included in selling price.</p>																										
<p>6</p> <p>Is this property designated as forest land per chapter 84.33 RCW? YES NO <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW? <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>Is this property receiving special valuation as historical property per chapter 84.26 RCW? <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>If any answers are yes, complete as instructed below.</p> <p>(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information.</p> <p>This land <input type="checkbox"/> does <input type="checkbox"/> does not qualify for continuance.</p>	<p>If claiming an exemption, list WAC number and reason for exemption:</p> <p>WAC No. (Section/Subsection) <u>458-61A-202(c)</u></p> <p>Reason for exemption <u>INHERITANCE</u></p> <p>Type of Document <u>PR DEED</u></p> <p>Date of Document <u>July 20, 2017</u></p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: right;">Gross Selling Price \$</td> <td style="text-align: right;">0.00</td> </tr> <tr> <td style="text-align: right;">*Personal Property (deduct) \$</td> <td style="text-align: right;">0.00</td> </tr> <tr> <td style="text-align: right;">Exemption Claimed (deduct) \$</td> <td style="text-align: right;">0.00</td> </tr> <tr> <td style="text-align: right;">Taxable Selling Price \$</td> <td style="text-align: right;">0.00</td> </tr> <tr> <td style="text-align: right;">Excise Tax : State \$</td> <td style="text-align: right;">0.00</td> </tr> <tr> <td style="text-align: right;"><div style="border: 1px solid black; padding: 2px;">0.0025</div> Local \$</td> <td style="text-align: right;">0.00</td> </tr> <tr> <td style="text-align: right;">*Delinquent Interest: State \$</td> <td></td> </tr> <tr> <td style="text-align: right;">Local \$</td> <td></td> </tr> <tr> <td style="text-align: right;">*Delinquent Penalty \$</td> <td></td> </tr> <tr> <td style="text-align: right;">Subtotal \$</td> <td style="text-align: right;">0.00</td> </tr> <tr> <td style="text-align: right;">*State Technology Fee \$</td> <td style="text-align: right;">5.00</td> </tr> <tr> <td style="text-align: right;">*Affidavit Processing Fee \$</td> <td style="text-align: right;">5.00</td> </tr> <tr> <td style="text-align: right;">Total Due \$</td> <td style="text-align: right;">10.00</td> </tr> </table> <p style="text-align: center; font-weight: bold;">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	<div style="border: 1px solid black; padding: 2px;">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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*Affidavit Processing Fee \$	5.00																										
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<p>DEPUTY ASSESSOR _____ DATE _____</p> <p>(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale.</p> <p>(3) OWNER(S) SIGNATURE</p> <p>PRINT NAME _____</p>	<p>8</p> <p>I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.</p> <p>Signature of Grantor or Grantor's Agent <u>Dan Kennedy</u></p> <p>Name (print) <u>DAN KENNEDY</u></p> <p>Date & city of signing: <u>7/20/17 - CLARKSTON</u></p>																										
<p>Signature of Grantee or Grantee's Agent <u>Dan Kennedy</u></p> <p>Name (print) <u>DAN KENNEDY</u></p> <p>Date & city of signing: <u>7/20/17 - CLARKSTON</u></p>	<p>Signature of Grantee or Grantee's Agent <u>Dan Kennedy</u></p> <p>Name (print) <u>DAN KENNEDY</u></p> <p>Date & city of signing: <u>7/20/17 - CLARKSTON</u></p>																										

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 (04/21/17)

THIS SPACE TREASURER'S USE ONLY

COUNTY TREASURER

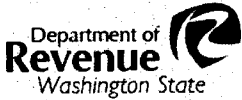
THIS SPACE, TREASURER'S USE

PAYED

JUL 28 2017

KAREN ROOSEVELT

2963 *15*



REAL ESTATE EXCISE TAX AFFIDAVIT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

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(See back of last page for instructions)

List percentage of ownership acquired next to each name.

1 SELLER GRANTOR	Name JAMES KESSLER & KAREN KESSLER	2 BUYER GRANTEE	Name ROSS DASHIELL
	Mailing Address 509 HIGHLAND AVENUE		Mailing Address 4330 FIR RD.
	City/State/Zip CLARKSTON, WA 99403		City/State/Zip ELTOPIA WA 99330
	Phone No. (including area code) (208) 791-1176		Phone No. (including area code) 509 537 9764
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 _____	20064201010300000 <input type="checkbox"/>	
	Mailing Address _____	20064201040100000 <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: _____

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)

Parcel 1: W1/2NE1/4 of Section 10, Township 6, Range 42, E.W.M.

Parcel 2: N1/2SE1/4, SE1/4NE1/4 of Section 10, Township 6, Range 42, E.W.M.

5 Select Land Use Code(s): Select Land Use Codes _____ enter any additional codes: _____ (See back of last page for instructions)	7 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)? YES <input type="checkbox"/> NO <input 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 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 type="checkbox"/>	Type of Document <u>STATUTORY WARRANTY DEED</u> Date of Document <u>6-27-17</u>
If any answers are yes, complete as instructed below. (1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information. This land <input checked="" type="checkbox"/> does <input type="checkbox"/> does not qualify for continuance. <u>[Signature]</u> <u>7/31/17</u> DEPUTY ASSESSOR DATE	Gross Selling Price \$ <u>310,000.00</u> *Personal Property (deduct) \$ <u>0.00</u> Exemption Claimed (deduct) \$ <u>0.00</u> Taxable Selling Price \$ <u>310,000.00</u> Excise Tax : State \$ <u>3,968.00</u> <u>0.0025</u> Local \$ <u>775.00</u> *Delinquent Interest: State \$ _____ Local \$ _____ *Delinquent Penalty \$ _____ Subtotal \$ <u>4,743.00</u> *State Technology Fee \$ <u>5.00</u> *Affidavit Processing Fee \$ <u>0.00</u> Total Due \$ <u>4,748.00</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.	A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS
(3) OWNER(S) SIGNATURE <u>ROSS RAYMOND DASHIELL</u> PRINT NAME <u>Ross Raymond Dashiell</u>	

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>JAMES KESSLER</u>	Name (print) <u>ROSS DASHIELL</u>
Date & city of signing: <u>6/27/17 - CLARKSTON</u>	Date & city of signing: <u>6/27/17 - 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), 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) Alliance Title & Escrow certify that the Statutory Warranty Deed
(type of instrument), dated 6/27/17, was delivered to me in escrow by James Kessler
(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: Buyer's funds could not be cleared until early August, 2017.

[Signature]
Signature

Alliance Title & Escrow
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 \$ 0.00 and has received from the grantee (buyer) \$ 0.00
(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 0.00 % of total debt of \$ 0.00 for which grantor (seller) is liable and pay grantor (seller) \$ 0.00 (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 \$ 0.00 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 \$ 0.00 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 grantor (seller) was on title as co-signor only, please see WAC 458-61A-215 for exemption requirements.

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

Grantor's Signature

Grantee's Signature

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

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

NOTE: Exchange Facilitator must sign below.

Exchange Facilitator's Signature

For tax assistance, contact your local County Treasurers/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.

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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>Thomas L. Ledgerwood</u>	2 BUYER GRANTEE	Name <u>Benjamin C. Roberts</u>
	<u>Lederwood and Burns PLLC</u>		<u>17053 Ivan Rd.</u>
	Mailing Address <u>922 6TH STREET</u>		Mailing Address <u>P.O. Box 56</u>
	City/State/Zip <u>CLARKSTON, WA, 99403</u>		City/State/Zip <u>Syracuse, MO 65354</u>
	Phone No. (including area code) <u>(509) 758-1005</u>		Phone No. (including area code) <u>Fortuna, MO 65034</u>
3	Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers – check box if personal property
	Name _____		<u>1-050-03-010-1220</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: 62 7th Street, Pomeroy, Washington, 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 the city of Pomeroy, Washington. The South 50 feet of lots 9 and 10 in Block 3 of the original town of 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.
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 type="checkbox"/>	If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) <u>458-61A-208 1(a), (3)</u> Reason for exemption <u>Trustee's Deed to Beneficiary</u>
6 YES NO Is this property designated as forest land per chapter 84.33 RCW? <input type="checkbox"/> <input type="checkbox"/> Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW? <input type="checkbox"/> <input type="checkbox"/> Is this property receiving special valuation as historical property per chapter 84.26 RCW? <input type="checkbox"/> <input type="checkbox"/> If any answers are yes, complete as instructed below. (1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information. This land <input type="checkbox"/> does <input type="checkbox"/> does not qualify for continuance.	Type of Document <u>Trustee's Deed</u> Date of Document <u>7/21/17</u> Gross Selling Price \$ _____ *Personal Property (deduct) \$ _____ Exemption Claimed (deduct) \$ _____ Taxable Selling Price \$ <u>0.00</u> Excise Tax : State \$ <u>0.00</u> <u>0.0025</u> Local \$ <u>0.00</u> *Delinquent Interest: State \$ _____ Local \$ _____ *Delinquent Penalty \$ _____ Subtotal \$ <u>0.00</u> *State Technology Fee \$ <u>5.00</u> *Affidavit Processing Fee \$ <u>5.00</u> Total Due \$ <u>10.00</u> CK
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>Thomas L. Ledgerwood</u>	Signature of Grantee or Grantee's Agent <u>Benjamin C. Roberts</u>
Name (print) <u>Thomas L. Ledgerwood trustee</u>	Name (print) <u>Benjamin C. Roberts's attorney</u>
Date & city of signing: <u>7/21/17 Clarkston, WA</u>	Date & city of signing: <u>7/21/17 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)).

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.

1 SELLER GRANTOR	Name <u>Leon W. and Darlene A. Hoepner</u> husband and wife	2 BUYER GRANTEE	Name <u>Thomas G. and Sarah K. Salsbury</u> husband and wife
	Mailing Address <u>2101 Allen Avenue</u>		Mailing Address <u>1874 West Cunningham Rd.</u>
	City/State/Zip <u>Moses Lake, WA 98837</u>		City/State/Zip <u>Othello, WA 99344</u>
	Phone No. (including area code) <u>(509) 766-5796</u>		Phone No. (including area code) <u>(509) 989-5074</u>
3	Send all property tax correspondence to: <input type="checkbox"/> Same as Buyer/Grantee Name <u>Thomas G. Salsbury</u> Mailing Address <u>1874 West Cunningham Rd.</u> City/State/Zip <u>Othello, WA 99344</u> Phone No. (including area code) <u>(509) 989-5074</u>	List all real and personal property tax parcel account numbers – check box if personal property <u>2-010-42-034-1025-000</u> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	List assessed value(s)

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 Northeast quarter of the Southeast quarter of the Northeast quarter of Section 34,
Township 10 North, Range 42 East, W.M., in Garfield County, Washington.

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

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

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

If any answers are yes, complete as instructed below.

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

This land ☐ does ☒ does not qualify for continuance.
Christine K. Ruck 8/03/2017
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.
None

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

WAC No. (Section/Subsection) N/A
Reason for exemption _____

Type of Document Warranty Deed

Date of Document _____

Gross Selling Price \$ 10,000.00
*Personal Property (deduct) \$ _____
Exemption Claimed (deduct) \$ _____
Taxable Selling Price \$ 10,000.00
1.28% Excise Tax : State \$ 128.00
.25% Local \$ 25.00
*Delinquent Interest: State \$ _____
Local \$ _____
*Delinquent Penalty \$ _____
Subtotal \$ 153.00
*State Technology Fee \$ 5.00
*Affidavit Processing Fee \$ _____
Total Due \$ 158.00 **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 Leon W. Hoepner
Name (print) Leon W. Hoepner
Date & city of signing: 7/31/17 Moses Lake, WA

Signature of Grantee or Grantee's Agent Thomas G. Salsbury
Name (print) Thomas G. Salsbury
Date & city of signing: 7/28/17 Moses Lake, 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), or by both imprisonment and fine (RCW 9A.20.020 (1C)).



REAL ESTATE EXCISE TAX AFFIDAVIT

CHAPTER 84.45 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.

1 SELLER GRANTOR	Name Robert J. Matthews II	2 BUYER GRANTEE	Name William D. Taylor	
	Kacie L. Matthews		Janet E. Taylor	
	Mailing Address 780 220 NW Robert St.		Mailing Address P.O. Box 400	
	City/State/Zip Pullman, WA 99163		City/State/Zip Pomeroy WA 99347	
	Phone No. (including area code)		Phone No. (including area code)	
3	Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers – check box if personal property	List assessed value(s)
	Name William D. Taylor Janet E. Taylor		10561200324200000 <input type="checkbox"/>	171,436.00
	Mailing Address P.O. Box 400		<input type="checkbox"/>	
	City/State/Zip Pomeroy WA 99347		<input type="checkbox"/>	
	Phone No. (including area code)		<input type="checkbox"/>	

4 Street address of property: **956 Arlington St. - 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: **Lot 3 in Block 12 of Potter's Addition to the City of Pomeroy.**

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

enter any additional codes: _____

(See back of last page for instructions)

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
<input type="checkbox"/>	<input checked="" type="checkbox"/>

6

YES	NO
<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

YES	NO
<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?

YES	NO
<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

If any answers are yes, complete as instructed below.

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

This land ☐ does ☒ does not qualify for continuance.

DEPUTY ASSESSOR _____ DATE _____

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

(3) OWNER(S) SIGNATURE

PRINT NAME

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

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

WAC No. (Section/Subsection) _____

Reason for exemption _____

Type of Document **Statutory Warranty Deed (SWD)**

Date of Document **08/03/17**

Gross Selling Price	\$	190,000.00
*Personal Property (deduct)	\$	0.00
Exemption Claimed (deduct)	\$	0.00
Taxable Selling Price	\$	190,000.00
Excise Tax : State	\$	2,432.00
Local	\$	475.00
*Delinquent Interest: State	\$	0.00
Local	\$	0.00
*Delinquent Penalty	\$	0.00
Subtotal	\$	2,907.00
*State Technology Fee	\$	5.00
*Affidavit Processing Fee	\$	0.00
Total Due	\$	2,912.00

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	Signature of Grantee or Grantee's Agent
Name (print) Robert J. Matthews II	Name (print) William D. Taylor
Date & city of signing: 8/4/17 Clarkston	Date & city of signing: 8/4/2017- Clarkston, WA

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

PAID
AUG 07 2017

KAREN ROOSEVELT
GARFIELD COUNTY TREASURER

PLEASE TYPE OR PRINT

REAL ESTATE EXCISE TAX AFFIDAVIT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

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(See back of last page for instructions)

☐ Check box if partial sale of property

If multiple owners, list percentage of ownership next to name

SELLER GRANTOR	1. Name <u>Cathie Carter, an unmarried individual</u>	BUYER GRANTEE	2. Name <u>Roy Kintzley and Heather Kintzley, husband and wife and Wendy Adams, an unmarried individual</u>												
	Mailing Address <u>4108 S. Waverly Place</u>		Mailing Address <u>640 S. Young Place</u>												
	City/State/Zip <u>Kennewick, WA 99337</u>		City/State/Zip <u>Kennewick, WA 99336</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 tax parcel account numbers – check box if personal property <table> <tr> <td><u>2-009-42-004-2050-0000</u></td> <td><input type="checkbox"/></td> <td>Listed assessed value(s)</td> </tr> <tr> <td>_____</td> <td><input type="checkbox"/></td> <td>_____</td> </tr> <tr> <td>_____</td> <td><input type="checkbox"/></td> <td>_____</td> </tr> <tr> <td>_____</td> <td><input type="checkbox"/></td> <td>_____</td> </tr> </table>			<u>2-009-42-004-2050-0000</u>	<input type="checkbox"/>	Listed assessed value(s)	_____	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>	_____
<u>2-009-42-004-2050-0000</u>	<input type="checkbox"/>	Listed assessed value(s)													
_____	<input type="checkbox"/>	_____													
_____	<input type="checkbox"/>	_____													
_____	<input type="checkbox"/>	_____													
Name <u>Roy Kintzley</u> Mailing Address <u>640 S. Young Place</u> City/State/Zip <u>Kennewick, WA 99336</u> Phone No. (including area code) _____															

4. Street address of property: 1169 Mountain Road, 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 a larger parcel.

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

, , Ptn of 33-10-42, according to the Plat thereof recorded in Volume of Plats, Page , records of Garfield County, Washington.

<p>5. Select Land Use Code(s): <u>19</u></p> <p>Enter any additional codes: _____ (See back of last page for instructions)</p> <p>Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)?</p> <table> <tr> <td>YES</td> <td>NO</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> </tr> </table>	YES	NO	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>7. List all personal property (tangible and intangible) included in selling price.</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>If claiming an exemption, list WAC number reason for exemption:</p> <p>WAC No. (Section/Subsection) _____</p> <p>Reason for exemption _____</p> <p>Type of Document <u>SWD</u></p> <p>Date of Document <u>8-3-2017</u></p>																																			
YES	NO																																							
<input type="checkbox"/>	<input checked="" type="checkbox"/>																																							
<p>6.</p> <p>Is this property designated as forest land chapter 84.33 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p> <p>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</p> <p>Is this property receiving special valuation as historical property per chapter 84.26 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</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><u>Kathie Carter</u> <u>8/7/17</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) do not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale.</p> <p>(3) OWNER(S) SIGNATURE</p> <p>_____</p> <p>PRINT NAME</p> <p>_____</p>	<table> <tr> <td>Gross Selling Price</td> <td>\$</td> <td><u>112,500.00</u></td> </tr> <tr> <td>*Personal Property (deduct)</td> <td>\$</td> <td>_____</td> </tr> <tr> <td>Exemption Claimed (deduct)</td> <td>\$</td> <td><u>No</u></td> </tr> <tr> <td>Taxable Selling Price</td> <td>\$</td> <td><u>112,500.00</u></td> </tr> <tr> <td>Excise Tax: State</td> <td>\$</td> <td><u>1,440.00</u></td> </tr> <tr> <td>Local</td> <td>\$</td> <td><u>281.25</u></td> </tr> <tr> <td>*Delinquent Interest: State</td> <td>\$</td> <td>_____</td> </tr> <tr> <td>Local</td> <td>\$</td> <td>_____</td> </tr> <tr> <td>*Delinquent Penalty</td> <td>\$</td> <td>_____</td> </tr> <tr> <td>Subtotal</td> <td>\$</td> <td><u>1,721.25</u></td> </tr> <tr> <td>*State Technology Fee</td> <td>\$</td> <td><u>5.00</u></td> </tr> <tr> <td>*Affidavit Processing Fee</td> <td>\$</td> <td>_____</td> </tr> <tr> <td>Total Due</td> <td>\$</td> <td><u>1726.25</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>112,500.00</u>	*Personal Property (deduct)	\$	_____	Exemption Claimed (deduct)	\$	<u>No</u>	Taxable Selling Price	\$	<u>112,500.00</u>	Excise Tax: State	\$	<u>1,440.00</u>	Local	\$	<u>281.25</u>	*Delinquent Interest: State	\$	_____	Local	\$	_____	*Delinquent Penalty	\$	_____	Subtotal	\$	<u>1,721.25</u>	*State Technology Fee	\$	<u>5.00</u>	*Affidavit Processing Fee	\$	_____	Total Due	\$	<u>1726.25</u>
Gross Selling Price	\$	<u>112,500.00</u>																																						
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Local	\$	<u>281.25</u>																																						
*Delinquent Interest: State	\$	_____																																						
Local	\$	_____																																						
*Delinquent Penalty	\$	_____																																						
Subtotal	\$	<u>1,721.25</u>																																						
*State Technology Fee	\$	<u>5.00</u>																																						
*Affidavit Processing Fee	\$	_____																																						
Total Due	\$	<u>1726.25</u>																																						

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

Signature of Grantor or Grantor's Agent Cathie Carter
 Name (print) Cathie Carter
 Date & city of signing: 8-3-17 Kennewick

Signature of Grantee or Grantee's Agent Wendy Adams
 Name (print) Roy Kintzley
 Date & city of signing: 8-3-17 Kennewick

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 (01/29/09)

THIS SPACE – TREASURER'S USE ONLY

COUNTY TREASURER

PATD
 AUG 07 2017

KAREN ROOSEVELT
 GARFIELD COUNTY TREASURER

2968
 K

REAL ESTATE EXCISE TAX AFFIDAVIT
CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

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(See back of last page for instructions)

☐ Check box if partial sale, indicate % sold.

List percentage of ownership acquired next to each name.

SELLER GRANTOR	1 Name <u>Gregory and Dawn Jentz</u>	BUYER GRANTEE	2 Name <u>Brad Gingerich and Lisa Gingerich</u>
	Mailing Address <u>PO Box 734</u>		Mailing Address <u>PO Box 967</u>
	City/State/Zip <u>Pomeroy WA 99347</u>		City/State/Zip <u>Pomeroy WA 99347</u>
	Phone No. (including area code)		Phone No. (including area code)
3 Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers – check box if personal property	
Name _____		2-010-42-034-3060 <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)

The West ¼ of the South half of the Southwest quarter of the Southwest quarter of Section 34, Township 10 North, Range 42 E.W.M.

SUBJECT TO AND TOGETHER WITH a non-exclusive easement over and across existing roads on this and adjoining properties for ingress, egress, and utility purposes as described in document recorded as Garfield County Auditor's No. 87235.

<p>5 Select Land Use Code(s):</p> <p><u>19 - Vacation and cabin</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>6 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><u>Karen A. Roosevelt</u> <u>8/7/17</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>	<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) _____</p> <p>Reason for exemption _____</p> <p>Type of Document <u>Statutory Warranty Deed</u></p> <p>Date of Document <u>JULY 27th 2017</u></p> <table> <tr> <td>Gross Selling Price \$</td> <td>23,000.00</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>23,000.00</td> </tr> <tr> <td>Excise Tax : State \$</td> <td>294.40</td> </tr> <tr> <td><u>0.0025</u> Local \$</td> <td>57.50</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>351.90</td> </tr> <tr> <td>*State Technology Fee \$</td> <td>5.00</td> </tr> <tr> <td>*Affidavit Processing Fee \$</td> <td>0.00</td> </tr> <tr> <td>Total Due \$</td> <td>356.90</td> </tr> </table> <p>A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS</p>	Gross Selling Price \$	23,000.00	*Personal Property (deduct) \$		Exemption Claimed (deduct) \$		Taxable Selling Price \$	23,000.00	Excise Tax : State \$	294.40	<u>0.0025</u> Local \$	57.50	*Delinquent Interest: State \$		Local \$		*Delinquent Penalty \$		Subtotal \$	351.90	*State Technology Fee \$	5.00	*Affidavit Processing Fee \$	0.00	Total Due \$	356.90
Gross Selling Price \$	23,000.00																										
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Local \$																											
*Delinquent Penalty \$																											
Subtotal \$	351.90																										
*State Technology Fee \$	5.00																										
*Affidavit Processing Fee \$	0.00																										
Total Due \$	356.90																										

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

Signature of Grantor or Grantor's Agent <u>Dawn Jentz</u>	Signature of Grantee or Grantee's Agent <u>Gregory Jentz</u>
Name (print) <u>Dawn Jentz</u>	Name (print) <u>Gregory Jentz</u>
Date & city of signing: <u>7/26/17 Pomeroy</u>	Date & city of signing: <u>7/26/17 Pomeroy</u>

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

REV 84 0001a (04/21/17)

THIS SPACE - TREASURER'S USE ONLY

COUNTY TREASURER

KAREN ROOSEVELT
GARFIELD COUNTY TREASURER

2969
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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 of property

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

1 SELLER GRANTOR	Name <u>Sharon A. Seegers, a married woman</u>	2 BUYER GRANTEE	Name <u>Raymond R. Seegers, as his sole and separate property</u>
	Mailing Address <u>2004 Swanee Place SE</u>		Mailing Address <u>2004 Swanee Place SE</u>
	City/State/Zip <u>Olympia, WA 98501</u>		City/State/Zip <u>Olympia, WA 98501</u>
	Phone No. (including area code) <u>(360) 352-4649</u>		Phone No. (including area code) <u>(360) 352-4649</u>
3	Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee	4	List all real and personal property tax parcel account numbers - check box if personal property
	Name _____		<u>See attached Exhibit A</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>315933</u> <u>717421</u>

4 Street address of property: _____

This property is located in Garfield County

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

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

See attached Exhibit A

5	Select Land Use Code(s): <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) <u>458-61A-203 (1)</u> Reason for exemption _____ From Community to Separate Property
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>Kathia Gilbert</u> <u>6/10/17</u> DEPUTY ASSESSOR DATE (2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale. (3) OWNER(S) SIGNATURE <u>Raymond R. Seegers</u> PRINT NAME <u>Raymond R. Seegers</u>		Type of Document <u>Quit Claim Deed</u> Date of Document <u>7-27-17</u> Gross Selling Price \$ _____ 0.00 *Personal Property (deduct) \$ _____ Exemption Claimed (deduct) \$ _____ Taxable Selling Price \$ _____ 0.00 Excise Tax : State \$ _____ 0.00 <u>0.0025</u> Local \$ _____ 0.00 *Delinquent Interest: State \$ _____ Local \$ _____ *Delinquent Penalty \$ _____ Subtotal \$ _____ 0.00 *State Technology Fee \$ _____ 5.00 *Affidavit Processing Fee \$ _____ 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 Sharon A. Seegers Signature of Grantee or Grantee's Agent Raymond R. Seegers

Name (print) Sharon A. Seegers Name (print) Raymond R. Seegers

Date & city of signing: 7/27/17 - Olympia Date & city of signing: 07-27-2017

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.20.021 (1)(C)).

REV 84 0001a (05/21/15)

THIS SPACE - TREASURER'S USE ONLY

COUNTY TREASURER

AUG 10 2017

KAREN ROOSEVELT
GARFIELD COUNTY TREASURER

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EXHIBIT A

Page 1 of 3

TPN 2 013 42 030 3000
2 013 42 031 2000
2 013 41 025 4000

Southeast quarter of the Southeast quarter, South half of the Northeast quarter of the Southeast quarter of Section 25, Township 13 North, Range 41 E. W. M.

North half of the Northwest quarter of Section 31, South half of the Southwest quarter, West half of the Southeast quarter, West half of the East half of Southeast quarter, Northeast quarter of Southwest quarter, South half of the Northwest quarter of Southwest quarter, Section 30, all in Township 13 North, Range 42 E. W. M., Garfield County, Washington.

Less the East half of the West half of the East half of the Southeast quarter of Section 30.

EXHIBIT A
CONTINUED – Page 2 of 3

Parcel 1. 2-012-42-005-2002

The East Half of the Northwest Quarter and the West Half of the Northeast Quarter in Section 5, Township 12 North, Range 42 E.W.M., Garfield County, Washington.

Parcel 2. 2-013-42-028-3002

The Southwest Quarter of the Southwest Quarter of Section 28, Township 13 North, Range 42 E.W.M., Garfield County, Washington.

Parcel 3. 2-013-42-029-4002

The South Half of the Southeast Quarter of Section 29, Township 13 North, Range 42 E.W.M., Garfield County, Washington.

Parcel 4. 2-013-42-031-1012

The Southeast Quarter of the Northeast Quarter, the East Half of the East Half of the Southeast Quarter, the East Half of the West Half of the East Half of the Southeast Quarter of Section 31, Township 12 North, Range 42 E.W.M., Garfield County, Washington.

Parcel 5. 2-013-42-032-4002

The West Half and the West Half of the Northeast Quarter of Section 32, Township 13 North, Range 42 E.W.M., Garfield County, Washington.

Parcel 6. 2-013-42-032-1002

The Northwest Quarter of the Southeast Quarter, the West Half of the Southwest Quarter of the Southeast Quarter of Section 32 AND that portion of the Southeast Quarter, Section 32, Township 13 North, Range 42 E.W.M., Garfield County, Washington more particularly described as follows: beginning at center of Southeast Quarter of Section 32, thence North 2280 feet; thence South 16° East 340 feet; thence South 01° West 440 feet; thence South 13°30' East 380 feet; thence South 20°15' East 580 feet; thence South 05° East 150 feet; thence South 11° West 150 feet; thence South 18°30' West 530 feet; thence South 04°30' West 370 feet; thence North 35°20' West 210 feet; thence North 18°50' East 190 feet; thence North 11° West 120 feet; thence North 31° West 150 feet to the place of beginning.

EXCEPTING THEREFROM beginning at the center of the Southeast Quarter of Section 32, thence North 25°50' West 236 feet; thence North 34°10' West 115 feet; thence North 76° West 60 feet; thence South 61°10' West 65 feet; thence South 17°40' West 85 feet; thence South 20°50' East 225 feet; thence East 225 feet to the point of beginning.

Parcel 7.

The East Half of the Southwest Quarter of the Southeast Quarter of said Section 32, Township 13 North, Range 42 E.W.M., Garfield County, Washington.

EXCEPT beginning at a point 165 feet West of the center of said Southeast Quarter, thence South 00°35' West 215 feet; thence South 36°30' West 200 feet; thence South 00°10' East 290 feet; thence South 15° West 150 feet; thence South 24° West 430 feet; thence South 26°20' West 250 feet; thence South 20°30' West 330 feet; thence South 07°15' West 470 feet; thence South 03° East 290 feet; thence South 03°30' West 220 feet; thence South 23° East 130 feet; thence West 110 feet; thence North 12°50' West 380 feet; thence North 04°50' East 300 feet; thence North 12°40' East 260 feet; thence North 21°30' East 300 feet; thence North 25°30' East 800 feet; thence North 03°45' East 940 feet; thence East 190 feet to the place of beginning.

EXHIBIT A
CONTINUED – Page 3 of 3

Parcel 8.

That portion of the Southeast Quarter of the Northeast Quarter of Section 32, Township 13 North, Range 42 E.W.M., Garfield County, Washington, lying North of the South Deadman Road as it existed in 1988.

Parcel 9. 2-013-42-033-3002

The North Half of the Northwest Quarter and that portion of the Southwest Quarter of the Northwest Quarter of Section 33, Township 13 North, Range 42 E.W.M., Garfield County, Washington, lying North of the South Deadman Road.

TOGETHER WITH: all water and water rights, if any, ditches, appropriations, franchises, privileges, permits, licenses and easements that are on, connected with, or usually had and enjoyed in connection with the Property.

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

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

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.

1 SELLER GRANTOR	Name <u>FEDERAL NATIONAL MORTGAGE ASSOCIATION</u>	2 BUYER GRANTEE	Name <u>MTGLQ INVESTORS, L.P.</u>
	Mailing Address <u>14221 DALLAS PARKWAY, STE 1000</u>		Mailing Address <u>55 BEATTIE PLACE STE 150</u>
	City/State/Zip <u>DALLAS, TX 75254</u>		City/State/Zip <u>GREENVILLE, SC 29601</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 _____	10-510-70-081-740 <input checked="" 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: 247 HIGH STREET, POMEROY, WA 99347

This property is located in Pomeroy

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

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

LOT 8 AND THE EAST HALF OF LOT 9 IN BLOCK 7 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.
	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-205(2)</u> Reason for exemption <u>GOVERNMENT SELLER/ GOVERNMENT TRANSFER</u>
6	Is this property designated as forest land per chapter 84.33 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Is this property receiving special valuation as historical property per chapter 84.26 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If any answers are yes, complete as instructed below. (1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information. This land <input type="checkbox"/> does <input checked="" type="checkbox"/> does not qualify for continuance.		Type of Document <u>QUITCLAIM DEED</u> Date of Document <u>7/18/17</u> Gross Selling Price \$ <u>0.00</u> *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>5.20</u> Total Due \$ <u>10.00</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. (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>[Signature]</u>	Signature of Grantee or Grantee's Agent <u>[Signature]</u>
Name (print) <u>Erich Ludwig, AVP</u>	Name (print) <u>Edith Ordonez</u>
Date & city of signing: <u>07-18-2017 Dallas, Texas</u>	Date & city of signing: <u>8/10/17 - Brea, 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)).

REV 84 0001ae (2/28/13)

THIS SPACE - TREASURER'S USE ONLY

COUNTY TREASURER

AUG 11 2017
KAREN ROOSEVELT
GARFIELD COUNTY TREASURER

2971

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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 of property

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

1 SELLER GRANTOR	Name <u>MTGLQ Investors, L.P.</u>	2 BUYER GRANTEE	Name <u>JEAN NELSON, A WIDOW</u>
	Mailing Address <u>55 BEATTIE PLACE, SUITE 110</u>		Mailing Address <u>210 W. 49TH AVE</u>
	City/State/Zip <u>GREENVILLE, SC 29601</u>		City/State/Zip <u>KENNEWICK, WA 99337</u>
	Phone No. (including area code) _____		Phone No. (including area code) _____
3	Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee	List all real and personal property tax parcel account numbers – check box if personal property	
Name _____		1-051-07-008-1740 <input checked="" 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)	
		\$64,393.00	

4 Street address of property: 247 HIGH STREET, POMEROY, WA 99347

This property is located in Pomeroy

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

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

LOT 8 AND THE EAST HALF OF LOT 9 IN BLOCK 7 OF WILSON'S ADDITON TO THE CITY OF POMEROY.

<p>5 Select Land Use Code(s):</p> <p><u>11 - Household, single family units</u></p> <p>enter any additional codes: _____</p> <p>(See back of last page for instructions)</p> <table border="0"> <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> <p>6</p> <table border="0"> <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>(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 type="checkbox"/> does <input checked="" type="checkbox"/> does not qualify for continuance.</p> <p>_____ DEPUTY ASSESSOR</p> <p>_____ 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>_____ PRINT NAME</p>		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"/>	<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>BARGAIN AND SALE DEED</u></p> <p>Date of Document <u>8/9/17</u></p> <table border="0"> <tr> <td>Gross Selling Price \$</td> <td>54,900.00</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>54,900.00</td> </tr> <tr> <td>Excise Tax : State \$</td> <td>702.72</td> </tr> <tr> <td><u>0.0025</u> Local \$</td> <td>137.25</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>839.97</td> </tr> <tr> <td>*State Technology Fee \$</td> <td>5.00</td> </tr> <tr> <td>*Affidavit Processing Fee \$</td> <td>_____</td> </tr> <tr> <td>Total Due \$</td> <td>844.97</td> </tr> </table> <p>A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX</p> <p>*SEE INSTRUCTIONS</p>	Gross Selling Price \$	54,900.00	*Personal Property (deduct) \$	_____	Exemption Claimed (deduct) \$	_____	Taxable Selling Price \$	54,900.00	Excise Tax : State \$	702.72	<u>0.0025</u> Local \$	137.25	*Delinquent Interest: State \$	_____	Local \$	_____	*Delinquent Penalty \$	_____	Subtotal \$	839.97	*State Technology Fee \$	5.00	*Affidavit Processing Fee \$	_____	Total Due \$	844.97
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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>EDITH ORDONEZ</u>	Name (print) <u>YING CALDERON</u>
Date & city of signing: <u>08/09/17 - BREA, CA</u>	Date & city of signing: <u>08/09/17 - BREA, 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)).

PAID
AUG 11 2017

KAREN ROOSEVELT
GARFIELD COUNTY TREASURER



REAL ESTATE EXCISE TAX AFFIDAVIT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

This form is your receipt
when stamped by cashier.

PLEASE TYPE OR PRINT

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

(See back of last page for instructions)

☐ Check box if partial sale of property

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

1 SELLER GRANTOR	Name <u>Raymond V. Curnutt</u>	2 BUYER GRANTEE	Name <u>Kenneth Levi Krouse</u>
	<u>Sherry A. Curnutt</u>		
	Mailing Address <u>PO Box 104</u>		Mailing Address <u>1034 8th St</u>
	City/State/Zip <u>Pierce ID 83546</u>		City/State/Zip <u>Clarkston, WA 99403</u>
	Phone No. (including area code) _____		Phone No. (including area code) _____
3 Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers – check box if personal property	
Name <u>Kenneth Levi Krouse</u>		<u>20094200110200000</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>15,724.00</u>	

4 Street address of property: 511 Fitzgerald Rd, Pomeroy, WA

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: That part of Government Lots 1 and 2 in Section 1, Township 9 North, Range 42 E.W.M., lying South of Fitzgerald Road.

<p>5 Select Land Use Code(s): <u>19 Vacation and Cabin</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)? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p> <p>6 Is this property designated as forest land per chapter 84.33 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</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"/> YES <input checked="" type="checkbox"/> NO</p> <p>Is this property receiving special valuation as historical property per chapter 84.26 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</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><u>[Signature]</u> <u>0-15-17</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>	<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:</p> <p>WAC No. (Section/Subsection) _____</p> <p>Reason for exemption _____</p> <p>_____</p> <p>Type of Document <u>Statutory Warranty Deed (SWD)</u></p> <p>Date of Document <u>07/11/17</u></p> <table border="0"> <tr> <td>Gross Selling Price \$</td> <td><u>40,000.00</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>40,000.00</u></td> </tr> <tr> <td>Excise Tax : State \$</td> <td><u>512.00</u></td> </tr> <tr> <td>Local \$</td> <td><u>100.00</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>612.00</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>617.00</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>40,000.00</u>	*Personal Property (deduct) \$	<u>0.00</u>	Exemption Claimed (deduct) \$	<u>0.00</u>	Taxable Selling Price \$	<u>40,000.00</u>	Excise Tax : State \$	<u>512.00</u>	Local \$	<u>100.00</u>	*Delinquent Interest: State \$	<u>0.00</u>	Local \$	<u>0.00</u>	*Delinquent Penalty \$	<u>0.00</u>	Subtotal \$	<u>612.00</u>	*State Technology Fee \$	<u>5.00</u> <u>5.00</u>	*Affidavit Processing Fee \$	<u>0.00</u>	Total Due \$	<u>617.00</u>
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8 I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.

Signature of Grantor or Grantor's Agent <u>[Signature]</u>	Signature of Grantee or Grantee's Agent <u>[Signature]</u>
Name (print) <u>Raymond V. Curnutt</u>	Name (print) <u>Kenneth Levi Krouse</u>
Date & city of signing: <u>7-11-17, Clarkston, WA</u>	Date & city of signing: <u>8-11-17, Clarkston, WA</u>

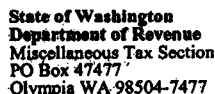
Perjury: Perjury is a class C felony which is punishable by imprisonment in the state correctional institution for a maximum term of not more than five years, or by a fine in an amount fixed by the court of not more than five thousand dollars (\$5,000.00), or by both imprisonment and fine (RCW 9A.20.020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

REV 84 0001a (6/26/14)

THIS SPACE FOR TREASURER'S USE ONLY

COUNTY TREASURER

PAID
AUG 15 2017



(WAC 458-61A-304)

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) Celina D. Reynold certify that the Statutory Warranty Deed
(type of instrument), dated 7/03/17, was delivered to me in escrow by Raymond V. Curnutt & Sherry A. Curnutt
(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: Held in Escrow waiting on buyer funds to close

Alliance Title & Escrow Corp.

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 \$ 40,000.00 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

1. ☐ Grantor (seller) has made and will continue to make all payments after this transfer on the total debt of \$_____0.00 and has received from the grantee (buyer) \$_____0.00 (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 _____0.00% of total debt of \$_____0.00 for which grantor (seller) is liable and pay grantor (seller) \$_____0.00 (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 \$_____ 0.00
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 \$_____ 0.00
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 grantor (seller) was on title as co-signor only, please see WAC 458-61A-215 for exemption requirements.

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

Grantor's Signature

Grantee's Signature

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

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

NOTE: Exchange Facilitator must sign below.

Exchange Facilitator's Signature

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

STATE OF WASHINGTON
VEHICLE CERTIFICATE OF OWNERSHIP (TITLE)
CERTIFICATE NUMBER
0604110502

LICENSE NUMBER @48608 VEHICLE IDENTIFICATION NUMBER (VIN) 80780 YEAR 1968 MAKE MARLE MODEL STYLE SERIES BODY 60TOE/12
DATE ISSUED 02/10/2006 ODOMETER MILES 000000 ODOMETER STATUS EXEMPT PRIOR TITLE NUMBER 8942510704
USE CLASS MOB SCALE WEIGHT 00000 GROSS WEIGHT 000000 VEHICLE COLOR CRM/BRZ PRIOR TITLE STATE WA
COMMENTS 1000-2006
BRANDS

SALE PRICE \$ 0.00
DATE OF SALE 8/15/17
LEGAL OWNER: When lien is satisfied, release interest by signing below and transmit this document to County Auditor or Agent with proper fee. Failure to properly release and transmit the document within 10 days after lien is satisfied may result in monetary penalty to the debtor, pursuant to RCW 46.12.170. TRANSFEREE/BUYER MUST APPLY FOR TRANSFER OF OWNERSHIP WITHIN 15 DAYS FROM DATE OF DELIVERY TO AVOID PENALTY.
LEGAL OWNER CURNUTT, RAYMOND
CURNUTT, SHERRY A
PO BOX 752
POMEROY, WA 99347-0752
REGISTERED OWNER
SAME AS LEGAL OWNER

SIGNATURE OF LEGAL OWNER HEREBY DATE 2-7-17
RELEASES ALL INTEREST IN VEHICLE AS DESCRIBED ABOVE
SIGNATURE OF REGISTERED OWNER DATE
HEREBY RELEASES ALL INTEREST IN VEHICLE AS DESCRIBED ABOVE
SIGNATURE OF LEGAL OWNER HEREBY DATE 7-17
RELEASES ALL INTEREST IN VEHICLE AS DESCRIBED ABOVE
SIGNATURE OF REGISTERED OWNER DATE
HEREBY RELEASES ALL INTEREST IN VEHICLE AS DESCRIBED ABOVE
I CERTIFY THAT THE RECORDS OF THE DEPARTMENT OF LICENSING SHOW PERSONS NAMED HEREON AS REGISTERED OWNERS AND LEGAL OWNERS OF THE VEHICLE DESCRIBED.
DIRECTOR DEPARTMENT OF LICENSING 01/06
0033831 01 AT
0033831 01 AT

ASSIGNMENT BY REGISTERED OWNER	I certify, to the best of my knowledge, that the ODOMETER READING as shown below: (CHECK ONE) <input checked="" type="checkbox"/> NO TENTHS <input type="checkbox"/> 1. is the ACTUAL MILEAGE of the vehicle <input type="checkbox"/> 2. is in EXCESS of ITS MECHANICAL LIMITS <input type="checkbox"/> 3. is NOT THE ACTUAL MILEAGE	
	ODOMETER READING (in miles) TRANSFEREE / BUYER: unless licensed dealer, must transfer title within 15 days of sale. I/we warrant this title and certify that the vehicle described herein has been sold to the following.	
	SIGNATURE OF TRANSFEREE / BUYER	SIGNATURE OF TRANSFEROR / SELLER
	HANDPRINTED NAME OF TRANSFEREE / BUYER	HANDPRINTED NAME OF TRANSFEROR / SELLER
ADDRESS OF TRANSFEREE / BUYER		ADDRESS OF TRANSFEROR / SELLER

FEDERAL REGULATION AND STATE LAW REQUIRE THAT YOU STATE THE MILEAGE IN CONNECTION WITH THE TRANSFER OF OWNERSHIP. FAILURE TO COMPLETE ODOMETER STATEMENT OR PROVIDING A FALSE STATEMENT MAY RESULT IN FINES AND/OR IMPRISONMENT.
KEEP IN A SAFE PLACE
ANY ALTERATION OR ERASURE VOIDS THIS TITLE

If you are the buyer: You must apply for a new Certificate of Ownership (Title) within 15 calendar days of acquiring the vehicle. Take the signed title to your local vehicle licensing office and pay the appropriate fees and taxes. You must also complete an application for Certificate of Ownership. It is available on our website at www.dol.wa.gov, or from your local vehicle licensing office. If you do not transfer ownership within 15 calendar days, there is a penalty fee.

REAL ESTATE EXCISE TAX AFFIDAVIT

This form is your receipt
when stamped by cashier.

PLEASE TYPE OR PRINT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

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

(See back of last page for instructions)

☐ Check box if partial sale of property

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

1 SELLER GRANTOR	Name <u>Gretchen L. Heytvelt</u>	2 BUYER GRANTEE	Name <u>Andrew James Wade</u>
	Mailing Address <u>44 Rickman Gulch Rd.</u>		Mailing Address <u>P.O. Box 494</u>
	City/State/Zip <u>Pomeroy WA 99347</u>		City/State/Zip <u>Pomeroy WA 99347</u>
	Phone No. (including area code)		Phone No. (including area code)
3	Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee Name <u>Andrew James Wade</u> Mailing Address <u>P.O. Box 494</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>10530300710500000</u> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	List assessed value(s) <u>72,461.00</u>

4 Street address of property: 167 15th St. - Pomeroy, WA 99347

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

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

The land referred to herein is situated in the State of Washington, County of Garfield and described as follows: The North 90 feet of Lots 6 and 7 in Block 3 of Mulkey'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: 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.	Type of Document <u>Statutory Warranty Deed (SWD)</u> Date of Document <u>08/11/17</u> Gross Selling Price \$ <u>92,000.00</u> *Personal Property (deduct) \$ <u>0.00</u> Exemption Claimed (deduct) \$ <u>0.00</u> Taxable Selling Price \$ <u>92,000.00</u> Excise Tax : State \$ <u>1,177.60</u> Local \$ <u>230.00</u> *Delinquent Interest: State \$ <u>0.00</u> Local \$ <u>0.00</u> *Delinquent Penalty \$ <u>0.00</u> Subtotal \$ <u>1,407.60</u> *State Technology Fee \$ <u>5.00</u> <u>5.00</u> *Affidavit Processing Fee \$ <u>0.00</u> Total Due \$ <u>1,412.60</u> A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS
DEPUTY ASSESSOR _____ DATE _____ (2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale. (3) OWNER(S) SIGNATURE PRINT NAME _____	

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

Signature of Grantor or Grantor's Agent <u>Gretchen L. Heytvelt</u>	Signature of Grantee or Grantee's Agent <u>Andrew James Wade</u>
Name (print) <u>Gretchen L. Heytvelt</u>	Name (print) <u>Andrew James Wade</u>
Date & city of signing: <u>8/11/2017 - Clarkston, WA</u>	Date & city of signing: <u>8/11/2017 - Clarkston, WA</u>

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

PAID
AUG 15 2017

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>Jeanne Norland, Coni Wolf and Kathryn Oakland,</u>	2 BUYER GRANTEE	Name <u>Luvaas-Wolf Farms LLC</u>
	<u>tenants-in-common, c/o Jeanne Norland</u>		<u>c/o Jeanne Norland</u>
	Mailing Address <u>1265 18th Ave.</u>		Mailing Address <u>1265 18th Ave.</u>
	City/State/Zip <u>Clarkston, WA 99403</u>		City/State/Zip <u>Clarkston, WA 99403</u>
	Phone No. (including area code) _____		Phone No. (including area code) _____
3	Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers – check box if personal property
	Name _____		<u>See list attached</u> <input type="checkbox"/>
	Mailing Address _____		<input type="checkbox"/>
	City/State/Zip _____		<input type="checkbox"/>
	Phone No. (including area code) _____		<input type="checkbox"/>
			List assessed value(s) <u>471617</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 legal description attached on Exhibit "A"

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

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

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

If any answers are yes, complete as instructed below.

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

This land ☒ does ☐ does not qualify for continuance.

Kenna Gubert 8/17/17
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

Jeanne Norland Coni Wolf Kathryn Oakland
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

Reason for exemption _____

Change in identity--transfer property into LLC

Type of Document Quitclaim Deed

Date of Document 8/3/2017

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	Signature of Grantee or Grantee's Agent	
Name (print) <u>Jeanne Norland</u>	Name (print) <u>Jeanne Norland, Manager</u>	
Date & city of signing: <u>8/3/2017 Clarkston, WA</u>	Date & city of signing: <u>8/3/2017 Clarkston, WA</u>	

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

EXHIBIT "A"

Grantor(s):

1. NORLAND, Jeanne, tenant-in-common
1265 18th Ave.
Clarkston, WA 99403
2. WOLF, Coni, tenant-in-common
4107 E. 12th Ave.
Spokane, WA 99202
3. OAKLAND, Kathryn, tenant-in-common
1335 Benjamin St.
Clarkston, WA 99403

Grantee(s):

1. LUVAAS-WOLF FARMS LLC
c/o Jeanne Norland
1265 18th Ave.
Clarkston, WA 99403

Assessor's Property Tax Parcel Account Number(s):

2-012-42-017-4011, 2-012-42-017-4012, 2-012-42-020-1001, 2-012-42-020-1002,
2-012-42-021-3001, 2-012-42-021-3002, 2-012-42-028-3001, 2-012-42-028-3002,
2-012-42-029-4001, 2-012-42-029-4002, 2-012-42-034-3001; 2-012-42-034-3002,
2-012-42-035-3001, 2-012-42-035-3002

In and for the County of Garfield, State of Washington:

Tax Parcel No. 2 in Section 17; the west half of the northeast quarter, the southeast quarter, Tax Parcel No. 2 in Section 20; the southwest quarter of the southwest quarter of Section 21; Tax Parcel No. 2 in Section 28; Tax Parcel No. 2 in Section 29; the north half of the southwest quarter, the south half of the northeast quarter, the north half of the southeast quarter, and Tax Parcel No. 14 in Section 34; Tax Parcel No. 1 in Section 35, all in Township 12 North, Range 42 East, W.M.



REAL ESTATE EXCISE TAX AFFIDAVIT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

PLEASE TYPE OR PRINT

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

(See back of last page for instructions)

This form is your receipt when stamped by cashier.

☐ Check box if partial sale of property

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

1 SELLER GRANTOR	Name <u>Douglas Krogel</u>	2 BUYER GRANTEE	Name <u>Nancy M. Kuykendall</u>
	Mailing Address <u>1700 15th Ave. #402</u>		Mailing Address <u>TBD P.O. Box 124</u>
	City/State/Zip <u>Seattle WA 98122</u>		City/State/Zip <u>Walla Walla, Wa 99363</u>
	Phone No. (including area code)		Phone No. (including area code) <u>623-521-0484</u>
3	Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee Name <u>Nancy M. Kuykendall</u> Mailing Address <u>TBD P.O. Box 124</u> City/State/Zip <u>Walla Walla, Wa 99363</u> Phone No. (including area code) <u>623-521-0484</u>	List all real and personal property tax parcel account numbers – check box if personal property <u>10510701017500000</u> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	List assessed value(s) <u>79,741.00</u>

4 Street address of property: 211 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 10 and the West half of Lot 9 in Block 7 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: 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.	Type of Document <u>Statutory Warranty Deed (SWD)</u> Date of Document <u>08/08/17</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. (3) OWNER(S) SIGNATURE _____ PRINT NAME	Gross Selling Price \$ <u>60,000.00</u> *Personal Property (deduct) \$ <u>0.00</u> Exemption Claimed (deduct) \$ <u>0.00</u> Taxable Selling Price \$ <u>60,000.00</u> Excise Tax : State \$ <u>768.00</u> Local \$ <u>150.00</u> *Delinquent Interest: State \$ <u>0.00</u> Local \$ <u>0.00</u> *Delinquent Penalty \$ <u>0.00</u> Subtotal \$ <u>918.00</u> *State Technology Fee \$ <u>5.00</u> <u>5.00</u> *Affidavit Processing Fee \$ <u>0.00</u> Total Due \$ <u>923.00</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>Douglas Krogel</u>	Signature of Grantee or Grantee's Agent <u>Nancy M. Kuykendall</u>
Name (print) <u>Douglas Krogel</u>	Name (print) <u>Nancy M. Kuykendall</u>
Date & city of signing: <u>8/14/2017 - Clarkston, WA</u>	Date & city of signing: <u>8/14/2017 - Clarkston, WA</u>

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

REV 84 0001a (6/26/14)

THIS SPACE IS FOR THE TREASURER'S USE ONLY

COUNTY TREASURER

P A I D
AUG 18 2017

KAREN ROOSEVELT
GARFIELD COUNTY TREASURER

REAL ESTATE EXCISE TAX AFFIDAVIT

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when stamped by cashier.

PLEASE TYPE OR PRINT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

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

(See back of last page for instructions)

☐ Check box if partial sale of property

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

1 SELLER GRANTOR	Name <u>Buddy Kuykendall</u>	2 BUYER GRANTEE	Name <u>Nancy M. Kuykendall</u>
	Mailing Address <u>P.O. Box 124</u>		Mailing Address <u>P.O. Box 124</u>
	City/State/Zip <u>Walla Walla, WA 99363</u>		City/State/Zip <u>Walla Walla, WA 99363</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 Name <u>Nancy M. Kuykendall</u> Mailing Address <u>P.O. Box 124</u> City/State/Zip <u>Walla Walla, WA 99363</u> Phone No. (including area code)	List all real and personal property tax parcel account numbers – check box if personal property <u>10510701017500000</u> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	List assessed value(s) <u>79,741.00</u>

4 Street address of property: 211 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 10 and the West half of Lot 9 in Block 7 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: WAC No. (Section/Subsection) <u>458-61A-215(2)(d)</u> Reason for exemption <u>Clearing Title - Financing, remove from title</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 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>Quit Claim Deed (QCD)</u> Date of Document <u>08/14/17</u> Gross Selling Price \$ <u>0.00</u> *Personal Property (deduct) \$ <u>0.00</u> Exemption Claimed (deduct) \$ <u>0.00</u> Taxable Selling Price \$ <u>0.00</u> Excise Tax : State \$ <u>0.00</u> Local \$ <u>0.00</u> *Delinquent Interest: State \$ <u>0.00</u> Local \$ <u>0.00</u> *Delinquent Penalty \$ <u>0.00</u> Subtotal \$ <u>0.00</u> *State Technology Fee \$ <u>5.00</u> <u>5.00</u> *Affidavit Processing Fee \$ <u>5.00</u> Total Due \$ <u>10.00</u> <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>Nancy M. Kuykendall</u>
Name (print) <u>Buddy Kuykendall</u>	Name (print) <u>Nancy M. Kuykendall</u>
Date & city of signing: <u>8/14/2017 - Clarkston, WA</u>	Date & city of signing: <u>8/14/2017 - Clarkston, WA</u>

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



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 of property

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

SELLER GRANTOR	1. Name <u>Morningside Funding, LLC</u>	BUYER GRANTEE	2. Name <u>John D. Todd</u>
	Mailing Address <u>2370 Rice Blvd. Suite 200</u>		Mailing Address <u>1030 Reams Rd 917 Oakland St</u>
	City/State/Zip <u>Houston TX 77005</u>		City/State/Zip <u>Moscow ID 83843 Cheney, WA 99004</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>John D. Todd</u>		10620100910100000 <input type="checkbox"/>	
Mailing Address <u>1030 Reams Rd 917 Oakland St</u>		<input type="checkbox"/>	
City/State/Zip <u>Moscow ID 83843 Cheney, WA 99004</u>		<input type="checkbox"/>	
Phone No. (including area code)		<input type="checkbox"/>	

4. Street address of property: 1475 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: The East 55 feet of Lots 2 and 9 in Block 1 of Day'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)	6. 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																																							
7. Is this property designated as forest land per chapter 84.33 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Is this property receiving special valuation as historical property per chapter 84.26 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If any answers are yes, complete as instructed below. (1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information. This land <input type="checkbox"/> does <input checked="" type="checkbox"/> does not qualify for continuance.	Type of Document <u>Statutory Warranty Deed (SWD)</u> Date of Document <u>08/16/17</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 _____	<table border="1"> <tr><td>Gross Selling Price</td><td>\$</td><td>26,000.00</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>26,000.00</td></tr> <tr><td>Excise Tax : State</td><td>\$</td><td>332.80</td></tr> <tr><td>Local</td><td>\$</td><td>65.00</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>397.80</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>402.80</td></tr> </table>	Gross Selling Price	\$	26,000.00	*Personal Property (deduct)	\$	0.00	Exemption Claimed (deduct)	\$	0.00	Taxable Selling Price	\$	26,000.00	Excise Tax : State	\$	332.80	Local	\$	65.00	*Delinquent Interest: State	\$	0.00	Local	\$	0.00	*Delinquent Penalty	\$	0.00	Subtotal	\$	397.80	*State Technology Fee	\$	5.00	*Affidavit Processing Fee	\$	0.00	Total Due	\$	402.80
Gross Selling Price	\$	26,000.00																																						
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Local	\$	65.00																																						
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Local	\$	0.00																																						
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Subtotal	\$	397.80																																						
*State Technology Fee	\$	5.00																																						
*Affidavit Processing Fee	\$	0.00																																						
Total Due	\$	402.80																																						

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

Signature of Grantor or Grantor's Agent <u>* John Phelan</u>	Signature of Grantee or Grantee's Agent <u>Wynne McCabe</u>
Name (print) <u>Morningside Funding, LLC</u>	Name (print) <u>John D. Todd</u>
Date & city of signing: <u>8/17/17, Houston TX</u>	Date & city of signing: <u>8.18.17 Pomeroy</u>

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

REV 84 0001a (6/26/14)

THIS SPACE FOR TREASURER'S USE ONLY

COUNTY TREASURER

PAID
AUG 21 2017

KAREN ROOSEVELT
GARFIELD COUNTY TREASURER



PLEASE TYPE OR PRINT

REAL ESTATE EXCISE TAX AFFIDAVIT
CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

This form is your receipt
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2979

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>Norman L. Skiles & Robert T. Skiles</u>	2 BUYER GRANTEE	Name <u>Jared Priebe & Daymie Priebe</u>	
	Mailing Address <u>152 Sorghum Hollow</u>		<u>6753</u>	
	City/State/Zip <u>Dayton, WA 99328</u>		Mailing Address <u>6753 Lunde Rd</u>	
	Phone No. (including area code) <u>509-337-8541</u>		City/State/Zip <u>Everson WA 98247</u>	
3 Send all property tax correspondence to: <input type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers – check box if personal property		List assessed value(s)
Name <u>Jared Priebe</u>		2-010-42-634-4050-000 <input checked="" type="checkbox"/>		30,483
Mailing Address <u>6753 Lunde Rd.</u>		<u>(Personal)</u> <input type="checkbox"/>		14543
City/State/Zip <u>Everson, WA 98247</u>		<input type="checkbox"/>		
Phone No. (including area code)		<input type="checkbox"/>		

4 Street address of property: none (ALLEN LAND)

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 South 1/2 Southwest 1/4 Southeast 1/4 of Section 34, Township 10 North, Range 42 East, W.M.

5 Select Land Use Code(s):
09-19

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.

DEPUTY ASSESSOR

DATE

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

(3) OWNER(S) SIGNATURE

PRINT NAME

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

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

WAC No. (Section/Subsection) _____

Reason for exemption _____

Type of Document Statutory Warranty Deed

Date of Document 08/02/2017

Gross Selling Price \$ 33,000.00

*Personal Property (deduct) \$ _____

Exemption Claimed (deduct) \$ _____

Taxable Selling Price \$ 33,000

Excise Tax : State \$ 422.40

Local \$ 82.50

*Delinquent Interest: State \$ _____

Local \$ _____

*Delinquent Penalty \$ _____

Subtotal \$ 504.90

*State Technology Fee \$ 5.00

*Affidavit Processing Fee \$ 0.00

Total Due \$ 509.90 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>Norman L. Skiles</u>	Signature of Grantee or Grantee's Agent <u>Jared Priebe</u>
Name (print) <u>Norman L. Skiles</u>	Name (print) <u>Jared Priebe</u>
Date & city of signing: <u>8/2/17 Dayton, WA</u>	Date & city of signing: <u>08/11/2017 Everson 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
AUG 22 2017

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>Dane S. Field, Trustee</u>	2 BUYER GRANTEE	Name <u>David A. Gittins, Trustee</u>
	<u>Bankruptcy Estate of Dale Maron</u>		
	Mailing Address <u>PO Box 4198</u>		Mailing Address <u>843 7th Street</u>
	City/State/Zip <u>Honolulu HI 96812</u>		City/State/Zip <u>Clarkston WA 99403</u>
	Phone No. (including area code) _____		Phone No. (including area code) _____
3	Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee Name <u>David A. Gittins, Trustee</u> Mailing Address <u>843 7th Street</u> City/State/Zip <u>Clarkston WA 99403</u> Phone No. (including area code) _____	List all real and personal property tax parcel account numbers – check box if personal property <u>10703205313600000</u> <input type="checkbox"/> _____ _____ _____	
		List assessed value(s) <u>181,658.00</u> _____ _____	

4 Street address of property: 1900 Main 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.
see attached legal description

5 Select Land Use Code(s):
11 Household, single family units
enter any additional codes: _____
(See back of last page for instructions)

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

6 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.

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 Bargain and Sales Deed (BDS)
Date of Document 08/14/17

Gross Selling Price	\$	<u>80,000.00</u>
*Personal Property (deduct)	\$	<u>0.00</u>
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>
*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>[Signature]</u>	Signature of Grantee or Grantee's Agent <u>[Signature]</u>
Name (print) <u>Dane S. Field, Trustee</u>	Name (print) <u>David A. Gittins, Trustee</u>
Date & city of signing: <u>8-17-17, Clarkston, WA</u>	Date & city of signing: <u>8-17-17, 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"

364940

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

A tract of land in the South half of the South half of Section 32, Township 12 North, Range 42 E.W.M., located in the City of Pomeroy, and more particularly described as follows:

Commencing at the Southwest corner of Block 15 of Mulkey's Revised Addition to the City of Pomeroy, said corner being the intersection of the East line of 18th Street, 70 feet wide as now established, and the North line of Columbia Street, 80 feet wide as now established; thence along said East line of 18th Street, North $00^{\circ}04'20''$ East 58.48 feet to a point that is 15.0 feet normally distant northwesterly from the centerline of the main track of the Pomeroy Branch of the Oregon-Washington Railroad & Navigation Company, as it existed in 1976; thence parallel with said centerline North $73^{\circ}04'10''$ East 332.99 feet to the True Point of Beginning; thence North $16^{\circ}46'29''$ West 235.88 feet to the northwesterly line of Parcel 1 as conveyed by Union Pacific Railroad Company to Union Pacific Land Resources Corporation by Deed recorded June 28, 1976, records of Garfield County; thence along said northwesterly line North $73^{\circ}13'31''$ East 248.00 feet; thence South $16^{\circ}46'29''$ East 235.20 feet to a point that is 15.0 feet normally distant thence parallel with said centerline of the main tract; thence parallel with said centerline South $73^{\circ}04'10''$ West 248.0 feet to the place of beginning.

EXCEPT the East 10 feet of said tract that lies South of the right of way of U.S. Highway 12.

EXCEPT public road rights of way.

SUBJECT TO reservation of mineral rights, easements for railroad trackage, U.S. Highway 12, electric distribution lines and communication lines as enumerated in deed recorded March 21, 1985 as Garfield County Auditor's

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>Betty A. Black</u>	2 BUYER GRANTEE	Name <u>Perrin Preston Brown</u>
	<u>Mary J. May</u>		<u>Mary Anne Sheppard</u>
	Mailing Address <u>3820 Eagle Dr.</u>		Mailing Address <u>4500 Channing Circle SW</u>
	City/State/Zip <u>Casper WY 82604</u>		City/State/Zip <u>Port Orchard WA 98367</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		4 List all real and personal property tax parcel account numbers - check box if personal property	
Name <u>Perrin Preston Brown Mary Anne Sheppard</u>		<u>10511100922000000</u> <input type="checkbox"/>	
Mailing Address <u>4500 Channing Circle SW</u>		<input type="checkbox"/>	
City/State/Zip <u>Port Orchard WA 98367</u>		<input type="checkbox"/>	
Phone No. (including area code)		<input type="checkbox"/>	
		List assessed value(s) <u>7,405.00</u>	

5
Street address of property: Bare land - Pomeroy, WA 98947

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: Lot 9 and the adjacent vacated street in Blk. 11 of Wilson's Addition to the City of Pomeroy

6 Select Land Use Code(s): <u>91 Undeveloped land (land only)</u> enter any additional codes: (See back of last page for instructions)	7 List all personal property (tangible and intangible) included in selling price.
Win 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	
8 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 claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) _____ Reason for exemption _____
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>08/07/17</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. (3) OWNER(S) SIGNATURE	Gross Selling Price \$ <u>8,000.00</u> *Personal Property (deduct) \$ <u>0.00</u> Exemption Claimed (deduct) \$ <u>0.00</u> Taxable Selling Price \$ <u>8,000.00</u> Excise Tax : State \$ <u>102.40</u> Local \$ <u>20.00</u> *Delinquent Interest: State \$ <u>0.00</u> Local \$ <u>0.00</u> *Delinquent Penalty \$ <u>0.00</u> Subtotal \$ <u>122.40</u> *State Technology Fee \$ <u>5.00</u> <u>5.00</u> *Affidavit Processing Fee \$ <u>0.00</u> Total Due \$ <u>127.40</u> CK
DEPUTY ASSESSOR _____ DATE _____ PRINT NAME _____	A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS

9
I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.

Signature of Grantor or Grantor's Agent Betty A. Black Signature of Grantee or Grantee's Agent Perrin Preston Brown

Name (print) Betty A. Black Name (print) Perrin Preston Brown

Date & city of signing: 8/25/2017 - Clarkston Date & city of signing: 8/17/2017 - Port Orchard

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 94 0001a (6/26/14)

THIS SPACE - TREASURER'S USE ONLY

COUNTY TREASURER

PAID
AUG 28 2017

2981

KAREN ROOSEVELT
GARFIELD COUNTY TREASURER

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, indicate %

sold.

List percentage of ownership acquired next to each name.

1 SELLER GRANTOR	Name <u>Garfield County</u>	2 BUYER GRANTEE	Name <u>Fitzsimmons Five LLC - 1/2 Interest</u>
	Mailing Address <u>PO Box 278</u>		Mailing Address <u>1659 Gould City Mayview Road</u>
	City/State/Zip <u>Pomeroy, WA 99347</u>		City/State/Zip <u>Pomeroy, WA 99347</u>
	Phone No. (including area code) <u>(509) 843-1301</u>		Phone No. (including area code) _____
3 Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee Name _____ Mailing Address _____ City/State/Zip _____ Phone No. (including area code) _____		List all real and personal property tax parcel account numbers – check box if personal property <u>See attached</u> <input type="checkbox"/> <u>2-013-42-032-1001</u> <input type="checkbox"/> <u>2-013-42-032-1002</u> <input type="checkbox"/> _____ <input type="checkbox"/>	
		List assessed value(s) <u>0</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 LEGAL DESCRIPTION IN "EXHIBIT A" ATTACHED HERETO.

5 Select Land Use Code(s):
45 - Highway and street right of way
 enter any additional codes: _____
 (See back of last page for instructions)

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

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

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

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? ☐ ☒

WAC No. (Section/Subsection) 458-61A-201 (b)(1)

Reason for exemption _____
 GIFT

Type of Document QUITCLAIM

Date of Document Aug. 28, 2017

Gross Selling Price \$ _____

*Personal Property (deduct) \$ _____

Exemption Claimed (deduct) \$ _____

Taxable Selling Price \$ _____ 0.00

Excise Tax : State \$ _____ 0.00

0.0025 Local \$ _____ 0.00

*Delinquent Interest: State \$ _____

Local \$ _____

*Delinquent Penalty \$ _____

Subtotal \$ _____ 0.00

*State Technology Fee \$ _____ 5.00

*Affidavit Processing Fee \$ _____ 5.00

Total Due \$ _____ 10.00 CK

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

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

This land ☐ does ☒ does not qualify for continuance.

Keshia Gilbert 7/19/17
 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

PRINT NAME

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

Signature of Grantor or Grantor's Agent <u>Walter G. Mangas</u>	Signature of Grantee or Grantee's Agent <u>Thomas W. Fitzsimmons</u> Co-Manager LLC
Name (print) <u>Walter G. Mangas</u>	Name (print) <u>Thomas W. Fitzsimmons</u>
Date & city of signing: <u>8/28/17, Pomeroy</u>	Date & city of signing: <u>Aug 11, 2017</u>

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

EXHIBIT A (Seegers & Fitzsimmons)

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

That part of the Northwest quarter of the Southeast quarter of Section 32, Township 13 North, Range 42 E.W.M., more particularly described as follows:

Beginning at the center of the Southeast quarter of said Section 32;
thence North 25°50' West 236.0 feet; thence North 34°10' West 115.0 feet;
thence North 76°00' West 60.0 feet; thence South 61°10' West 65.0 feet;
thence South 17°40' West 85.0 feet; thence South 20°50' East 225.0 feet;
thence East 225.0 feet to the place of beginning.

That part of the following described tract lying within the East half of the Southwest quarter of the Southeast quarter of said Section 32:

Beginning at a point 165 feet West of the center of the Southeast quarter of said Section 32;
thence South 00°35' West 215 feet; thence South 36°30' West 200 feet;
thence South 00°10' East 290 feet; thence South 15°00' West 150 feet;
thence South 24°00' West 480 feet; thence South 26°20' West 250 feet;
thence South 20°30' West 330 feet; thence South 07°15' West 470 feet;
thence South 03°00' East 290 feet; thence South 03°30' West 220 feet;
thence South 23°00' East 130 feet; thence West 110 feet;
thence North 12°50' West 380 feet; thence North 04°50' East 300 feet;
thence North 12°40' East 260 feet; thence North 21°30' East 300 feet;
thence North 25°30' East 800 feet; thence North 03°45' East 940 feet;
thence East 190 feet to the place of beginning.

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

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

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

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

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

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

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

Reasons held in escrow: _____

Signature _____ Firm Name _____

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

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

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

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

A: Gifts with consideration

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.

Grantor's Signature _____ Grantee's Signature _____

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

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

NOTE: Exchange Facilitator must sign below.

Exchange Facilitator's Signature _____

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