

REAL ESTATE EXCISE TAX AFFIDAVIT

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PLEASE TYPE OR PRINT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

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

(See back of last page for instructions)

☐ Check box if partial sale, indicate %

sold.

List percentage of ownership acquired next to each name.

1 SELLER GRANTOR	Name <u>Joan K. Herres</u> <u>Estate</u>	2 BUYER GRANTEE	Name <u>Courtney Thompson</u>	
	Mailing Address <u>1711 Pataha St</u>		Mailing Address <u>1402 NE 18th Place</u>	
	City/State/Zip <u>Pomeroy, WA 99347</u>		City/State/Zip <u>Canby, OR 97013</u>	
	Phone No. (including area code)		Phone No. (including area code) <u>(360) 624-6643</u>	
3	Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers – check box if personal property	List assessed value(s) <u>57902</u>
	Name _____			
	Mailing Address _____			
	City/State/Zip _____			
	Phone No. (including area code) _____			
		1-053-00-011-1050 <input type="checkbox"/>		
		<input type="checkbox"/>		
		<input type="checkbox"/>		
		<input type="checkbox"/>		

4 Street address of property: 2130 1711 Pataha St, 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)

Situated in the County of Garfield, State of Washington; The Northwest 120 feet of the following described property:
Lots 11 and 12 in Avenue Block of Mulkey's Addition to the City of Pomeroy, including a 1993 Marlette Mobile home on the premises,
SUBJECT to the life estate interest of RICHARD J. HERRES as disclosed in the deed recorded at 20090116, on March 11, 2009, records
of the Garfield County Auditors Office.

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

YES NO

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

YES NO

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

If any answers are yes, complete as instructed below.

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

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

This land ☐ does ☐ does not qualify for continuance.

DEPUTY ASSESSOR

DATE

(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)

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

(3) OWNER(S) SIGNATURE

PRINT NAME

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

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

WAC No. (Section/Subsection) 458-61A-202 (1)

Reason for exemption

Inheritance

Type of Document Affidavit of Heirship

Date of Document 11/9/16

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

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

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

Signature of
Grantor or Grantor's Agent [Signature]
Name (print) Kimberly R. Bagg
Date & city of signing: 12-19-16 Dayton WA

Signature of
Grantee or Grantee's Agent [Signature]
Name (print) Courtney Thompson
Date & city of signing: 11/30/2016 - Portland, OR.

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 "B"

Situated in the County of Garfield, State of Washington described as follows; The Northwest 120 feet of the following described parcel:

Lots 11 and 12 in Avenue Block of Mulkey's Addition to the City of Pomeroy, including a 1993 Marlette Mobile home on the premises, SUBJECT to the life estate interest of RICHARD J. HERRES as disclosed in the deed recorded at 20090116, on March 11, 2009, records of the Garfield County Auditor's Office.

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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>Courtney Thompson</u>	2 BUYER GRANTEE	Name <u>Christopher A. Herres</u>
	Mailing Address <u>1402 NE 18th Place</u>		Mailing Address <u>109 3rd St.</u>
	City/State/Zip <u>Canby, OR 97013</u>		City/State/Zip <u>Pomeroy, WA 99347</u>
	Phone No. (including area code) <u>(360) 624-6643</u>		Phone No. (including area code) <u></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 _____		1-053-00-011-1050 <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: 212 Pataha St. 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)

Situated in the County of Garfield, State of Washington; The Northwest 120 feet of the following described property:
Lots 11 and 12 in Avenue Block of Mulkey's Addition to the City of Pomeroy, including a 1993 Marlette Mobile home on the premises,
SUBJECT to the life estate interest of RICHARD J. HERRES as disclosed in the deed recorded at 20090116, on March 11, 2009, records
of the Garfield County Auditors Office.

5	Select Land Use Code(s): <u>11 - Household, single family units</u> enter any additional codes: _____ (See back of last page for instructions)	7	List all personal property (tangible and intangible) included in selling price.
Was the seller receiving a property tax exemption or deferral under chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	If claiming an exemption, list WAC number and reason for exemption:	
6	YES NO Is this property designated as forest land per chapter 84.33 RCW? <input type="checkbox"/> <input checked="" type="checkbox"/> Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34? <input type="checkbox"/> <input checked="" type="checkbox"/> Is this property receiving special valuation as historical property per chapter 84.26 RCW? <input type="checkbox"/> <input checked="" type="checkbox"/> If any answers are yes, complete as instructed below. (1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information. This land <input type="checkbox"/> does <input 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 _____	WAC No. (Section/Subsection) <u>458-61A-201 (b) (1)</u> Reason for exemption _____ Gift, no debt, no consideration given Type of Document <u>Quit Claim Deed</u> Date of Document <u>11/9/16</u> Gross Selling Price \$ _____ *Personal Property (deduct) \$ _____ Exemption Claimed (deduct) \$ _____ Taxable Selling Price \$ _____ 0.00 Excise Tax : State \$ _____ 0.00 <u>0.0025</u> Local \$ _____ 0.00 *Delinquent Interest: State \$ _____ Local \$ _____ *Delinquent Penalty \$ _____ Subtotal \$ _____ 0.00 *State Technology Fee \$ _____ 5.00 *Affidavit Processing Fee \$ _____ 5.00 Total Due \$ _____ 10.00 CK A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS	

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

Signature of Grantor or Grantor's Agent <u>Courtney Thompson</u>	Signature of Grantee or Grantee's Agent <u>Marian Slaybaugh</u>
Name (print) <u>Courtney Thompson</u>	Name (print) <u>Marian Slaybaugh</u>
Date & city of signing: <u>11/30/16 Portland, OR</u>	Date & city of signing: <u>12-27-16 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)).

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

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

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

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

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

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

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

Signature

Firm Name

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

Grantor (seller) gifts equity valued at \$ 70,000 to grantee (buyer).

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

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

A. Gifts with consideration

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

B. Gifts without consideration

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

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

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

Courtney Thompson
Grantor's Signature
Courtney Thompson
Grantor's Name (print)

11/20/16
Date

Marian Slaybaugh
Grantee's Signature
Marian Slaybaugh
Grantee's Name (print)

12-21-16
Date

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

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

Exchange Facilitator's Signature

Date

Exchange Facilitator's Name (print)

Exhibit "B"

Situated in the County of Garfield, State of Washington described as follows; The Northwest 120 feet of the following described parcel:

Lots 11 and 12 in Avenue Block of Mulkey's Addition to the City of Pomeroy, including a 1993 Marlette Mobile home on the premises, SUBJECT to the life estate interest of RICHARD J. HERRES as disclosed in the deed recorded at 20090116, on March 11, 2009, records of the Garfield County Auditor's Office.

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☐ Check box if partial sale of property

If multiple owners, list percentage of ownership next to name

1 SELLER GRANTOR	Name <u>Lawrence Scott Smith, Trustee</u>	2 BUYER GRANTEE	Name <u>Ricky J. Delp</u>
	<u>of the Smith Family Trust</u>		<u>Kristin M. Delp</u>
	Mailing Address <u>619 18th Ave.</u>		Mailing Address <u>P.O. Box 323</u>
	City/State/Zip <u>Clarkston WA 99403</u>		City/State/Zip <u>Pomeroy WA 99403</u>
	Phone No. (including area code) _____		Phone No. (including area code) _____

3	Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee	List all real and personal property tax parcel account numbers – check box if personal property	List assessed value(s)
	Name <u>Ricky J. Delp Kristin M. Delp</u>	<u>20114301740100000</u> <input type="checkbox"/>	<u>199,631.00</u>
	Mailing Address <u>P.O. Box 323</u>	<input type="checkbox"/>	
	City/State/Zip <u>Pomeroy WA 99403</u>	<input type="checkbox"/>	
	Phone No. (including area code) _____	<input type="checkbox"/>	

4 Street address of property: 156 Sweeney Gulch Rd. - Pomeroy, WA 99347

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

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

See attached legal description.

5	Select Land Use Code(s): <u>11 Household, single family units</u> enter any additional codes: _____ (See back of last page for instructions)	7	List all personal property (tangible and intangible) included in selling price. _____ _____ _____ _____
	Was the seller receiving a property tax exemption or deferral under chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) _____ Reason for exemption _____
6	Is this property designated as forest land per chapter 84.33 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Is this property receiving special valuation as historical property per chapter 84.26 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If any answers are yes, complete as instructed below. (1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information. This land <input type="checkbox"/> does <input checked="" type="checkbox"/> does not qualify for continuance. _____ DEPUTY ASSESSOR DATE (2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale. (3) OWNER(S) SIGNATURE _____ PRINT NAME		Type of Document <u>Statutory Warranty Deed (SWD)</u> Date of Document <u>12/02/16</u> Gross Selling Price \$ <u>280,000.00</u> *Personal Property (deduct) \$ <u>0.00</u> Exemption Claimed (deduct) \$ <u>0.00</u> Taxable Selling Price \$ <u>280,000.00</u> Excise Tax : State \$ <u>3,584.00</u> Local \$ <u>700.00</u> *Delinquent Interest: State \$ <u>0.00</u> Local \$ <u>0.00</u> *Delinquent Penalty \$ <u>0.00</u> Subtotal \$ <u>4,284.00</u> *State Technology Fee \$ <u>5.00</u> <u>5.00</u> *Affidavit Processing Fee \$ <u>0.00</u> Total Due \$ <u>4,289.00</u> CK A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS

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

Signature of Grantor or Grantor's Agent <u>Lawrence Scott Smith</u>	Signature of Grantee or Grantee's Agent <u>Ricky J Delp</u>
Name (print) <u>Lawrence Scott Smith, Trustee</u>	Name (print) <u>Ricky J. Delp</u>
Date & city of signing: <u>12/5/2016 - Clarkston, WA</u>	Date & city of signing: <u>12-27-2016 / Clarkston</u>

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

REV 84 0001a (6/26/14)

THIS SPACE FOR TREASURER'S USE ONLY

COUNTY TREASURER

P A I D
DEC 28 2016

KAREN ROOSEVELT
GARFIELD COUNTY TREASURER

EXHIBIT "A"

337741

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

That part of the Southeast quarter of the Southeast quarter of Section 17, Township 11 North, Range 43 E.W.M., more particularly described as follows:

Beginning at the obliterated Southeast corner of said Section 17; thence North along the East line of said Section 17, 25.00 feet to a railroad rail section driven vertically into the ground and protruding 3 feet, more or less, above the ground; thence continuing North along said East line 314.23 feet to a 5/8" steel pin marked WN15026; thence continuing North along said East line 29.70 feet; thence South 53°04' West 58.77 feet; thence South 83°10' West 233.36 feet; thence South 68°16' West 91.50 feet; thence South 84°45' West 134.88 feet; thence South 28°31' West 288.35 feet to a 5/8" steel pin marked WN15026 which is on the line of an existing fence along the South line of said Section 17; thence South 89°20' East along said fence line 442.40 feet; thence South 89°40' East 193.27 feet to the place of beginning.

EXCEPT the Nebuhr Road right of way.



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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>Thomas W. Beale</u>	2 BUYER GRANTEE	Name <u>John W. Bronson</u>
			<u>Julia A. Creighton</u>
	Mailing Address <u>519 Hwy 12 East</u>		Mailing Address <u>3462 E. Lake Sammamish Pkwy. NE</u>
	City/State/Zip <u>Pomeroy WA 99347</u>		City/State/Zip <u>Sammamish WA 98074</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
Name <u>John W. Bronson Julia A. Creighton</u>	List all real and personal property tax parcel account numbers - check box if personal property		List assessed value(s)
Mailing Address <u>3462 E. Lake Sammamish Pkwy. NE</u>	<u>20104200840100000</u> <input type="checkbox"/>		<u>33,670.00</u>
City/State/Zip <u>Sammamish WA 98074</u>	<u>2-010-42-017-1000</u> <input type="checkbox"/>		
Phone No. (including area code) _____			

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

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

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

The land referred to herein is situated in the State of Washington, County of Garfield and described as follows: In Township 10 North, Range 42 E.W.M. The Southwest quarter of the Southeast quarter of Section 8, and that part of Northwest quarter of the Southeast quarter of said Section 8, lying South of Bosley Grade Road. The Northwest quarter of the Northeast quarter of Section 17. EXCEPT public road right of way.

5 Select Land Use Code(s):
94 Open space land classified under chapter
enter any additional codes: _____
(See back of last page for instructions)

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

6 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.

Karena Gilbert 12/30/16
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

John W. Bronson Julia A. Creighton

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

Signature of Grantor or Grantor's Agent <u>* Thomas Beale</u>	Signature of Grantee or Grantee's Agent _____
Name (print) <u>Thomas W. Beale</u>	Name (print) <u>John W. Bronson</u>
Date & city of signing: <u>* 12/29/16 Pomeroy WA</u>	Date & city of signing: _____

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

REV 84 0001a (6/26/14)

THIS SPACE IS FOR THE ASSESSOR'S USE ONLY

COUNTY TREASURER

PAID
DEC 30 2016

KAREN ROOSEVELT
GARFIELD COUNTY TREASURER

2886 *BS*

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>Thomas W. Beale</u>	2 BUYER GRANTEE	Name <u>John W. Bronson</u>
	Mailing Address <u>519 Hwy 12 East</u>		Mailing Address <u>3462 E. Lake Sammamish Pkwy. NE</u>
	City/State/Zip <u>Pomeroy WA 99347</u>		City/State/Zip <u>Sammamish WA 98074</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 W. Bronson Julia A. Creighton</u>		20104200840100000 <input type="checkbox"/>	
Mailing Address <u>3462 E. Lake Sammamish Pkwy. NE</u>		<input type="checkbox"/>	
City/State/Zip <u>Sammamish WA 98074</u>		<input type="checkbox"/>	
Phone No. (including area code)		<input type="checkbox"/>	
		List assessed value(s) 33,670.00	

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

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

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

The land referred to herein is situated in the State of Washington, County of Garfield and described as follows: In Township 10 North, Range 42 E.W.M. The Southwest quarter of the Southeast quarter of Section 8, and that part of Northwest quarter of the Southeast quarter of said Section 8, lying South of Bosley Grade Road. The Northwest quarter of the Northeast quarter of Section 17. EXCEPT public road right of way.

5 Select Land Use Code(s): <u>94 Open space land classified under chapter</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"/>	
6 Is this property designated as forest land per chapter 84.33 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Is this property receiving special valuation as historical property per chapter 84.26 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	If 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 checked="" type="checkbox"/> does <input type="checkbox"/> does not qualify for continuance.	Statutory Warranty Deed (SWD) Type of Document Date of Document <u>12/28/16</u>
(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale.	Gross Selling Price \$ <u>180,000.00</u> *Personal Property (deduct) \$ <u>0.00</u> Exemption Claimed (deduct) \$ <u>0.00</u> Taxable Selling Price \$ <u>180,000.00</u> Excise Tax : State \$ <u>2,304.00</u> Local \$ <u>450.00</u> *Delinquent Interest: State \$ <u>0.00</u> Local \$ <u>0.00</u> *Delinquent Penalty \$ <u>0.00</u> Subtotal \$ <u>2,754.00</u> *State Technology Fee \$ <u>5.00</u> <u>5.00</u> *Affidavit Processing Fee \$ <u>0.00</u> Total Due \$ <u>2,759.00</u>
(3) OWNER(S) SIGNATURE <u>John W. Bronson</u> <u>Julia A. Creighton</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>Thomas W. Beale</u>	Signature of Grantee or Grantee's Agent <u>John W. Bronson</u>
Name (print) <u>Thomas W. Beale</u>	Name (print) <u>John W. Bronson</u>
Date & city of signing: <u>1/3/2017 - Clarkston, WA</u>	Date & city of signing: <u>12/29/16 Sammamish</u>

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

REV 84 0001a (6/26/14)

THIS SPACE - TREASURER'S USE ONLY

COUNTY TREASURER

File No. 340208

Exhibit 'A'

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

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

The Southwest quarter of the Southeast quarter of Section 8, and that part of Northwest quarter of the Southeast quarter of said Section 8, lying South of Bosley Grade Road.

The Northwest quarter of the Northeast quarter of Section 17.

EXCEPT public road right of way.

REAL ESTATE EXCISE TAX AFFIDAVIT

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CHAPTER 84.45 RCW – CHAPTER 458-61A WAC

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(See back of last page for instructions)

☐ Check box if partial sale, indicate %

sold.

List percentage of ownership acquired next to each name.

1 SELLER GRANTOR	Name <u>Jerald H. Jackson, as Trustee of the Albert and Christine Jackson Intervivos Trust</u>	2 BUYER GRANTEE	Name <u>AZ Jackson, LLC, a Washington limited liability company</u>
	Mailing Address <u>P.O. Box 15246</u>		Mailing Address <u>711 Clay Street</u>
	City/State/Zip <u>Spokane, WA 99215-5246</u>		City/State/Zip <u>Walla Walla, WA 99362</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 _____		2012400282000 <input type="checkbox"/>	
Mailing Address _____		2012400293000 <input type="checkbox"/>	
City/State/Zip _____		<input type="checkbox"/>	
Phone No. (including area code) _____		<input type="checkbox"/>	
		List assessed value(s)	
		2012400282000 <u>\$ 171,640</u>	
		2012400293000 <u>\$ 166,400</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 Exhibit "A" attached hereto.

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-211(2)(d)</u> Reason for exemption _____ Mere Change of Identity
6 Is this property designated as forest land per chapter 84.33 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Is this property receiving special valuation as historical property per chapter 84.26 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If any answers are yes, complete as instructed below. (1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information. This land <input checked="" type="checkbox"/> does <input type="checkbox"/> does not qualify for continuance. <u>[Signature]</u> <u>12/30/16</u> DEPUTY ASSESSOR DATE (2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale. (3) OWNER(S) SIGNATURE <u>[Signature]</u> PRINT NAME <u>Robert Keatts, mgr</u>	Type of Document <u>Quit Claim Deed</u> Date of Document <u>12/5/16</u> Gross Selling Price \$ _____ *Personal Property (deduct) \$ _____ Exemption Claimed (deduct) \$ _____ Taxable Selling Price \$ _____ 0.00 Excise Tax : State \$ _____ 0.00 <u>0.0025</u> Local \$ _____ 0.00 *Delinquent Interest: State \$ _____ Local \$ _____ *Delinquent Penalty \$ _____ Subtotal \$ _____ 0.00 *State Technology Fee \$ _____ 5.00 *Affidavit Processing Fee \$ _____ 5.00 Total Due \$ _____ 10.00 A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS

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

Signature of Grantor or Grantor's Agent <u>Jerald H. Jackson</u>	Signature of Grantee or Grantee's Agent <u>[Signature]</u>
Name (print) <u>Jerald H. Jackson</u>	Name (print) <u>Robert Keatts, Mgr</u>
Date & city of signing: <u>12-2-16 Spokane, WA</u>	Date & city of signing: <u>12-22-16</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
DEC 30 2016

Exhibit "A"
Legal Description

Situated in the County of Garfield, State of Washington, described as follows:

South half of the Southwest quarter, Northeast quarter of the Southwest quarter, and the Southwest quarter of the Northwest quarter of Section 28, in Township 12 North, Range 40 E.W.M.

Northwest quarter of the Northwest quarter of Section 28; Tax No. 1 (as shown on the records of Garfield County Assessor on the date hereof) of Section 29, the same being a portion of the Northeast quarter of said Section lying East of the present County Road; Southwest quarter of the Southeast quarter of Section 29; all in Township 12 North, Range 40 E.W.M.

East half of the Northwest quarter and the Northwest quarter of the Southeast quarter in Section 29; all in Township 12 North, Range 40, E.W.M.

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>Rev. Jung Koontz</u>	2 BUYER GRANTEE	Name <u>Landram Living Trust, dated Jan. 17, 2000</u>
	Mailing Address <u>41 Startlight Dr.</u>		Mailing Address <u>436 Valley Dr.</u>
	City/State/Zip <u>Greencastle PA 17225</u>		City/State/Zip <u>Burbank WA 99323</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>Landram Living Trust, dated Jan. 17, 2000</u> Mailing Address <u>436 Valley Dr.</u> City/State/Zip <u>Burbank WA 99323</u> Phone No. (including area code)	4	List all real and personal property tax parcel account numbers - check box if personal property <u>10530001710000000</u> <input type="checkbox"/> <u>10531800010000000</u> <input type="checkbox"/> <u>10532500110000000</u> <input type="checkbox"/> <u>10703201610700000</u> <input type="checkbox"/>
			List assessed value(s) <u>76,559.00</u>

4 Street address of property: 2180 Columbia St. - Pomeroy, WA 99347
This property is located in ☐ unincorporated Garfield County OR within ☒ city of Pomeroy

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

See attached legal description.

5	Select Land Use Code(s): <u>15 Mobile home parks or courts</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>01/04/17</u>
	DEPUTY ASSESSOR _____ DATE _____ (2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale. (3) OWNER(S) SIGNATURE _____ PRINT NAME _____		Gross Selling Price \$ <u>179,000.00</u> *Personal Property (deduct) \$ <u>0.00</u> Exemption Claimed (deduct) \$ <u>0.00</u> Taxable Selling Price \$ <u>179,000.00</u> Excise Tax : State \$ <u>2,291.20</u> Local \$ <u>447.50</u> *Delinquent Interest: State \$ <u>0.00</u> Local \$ <u>0.00</u> *Delinquent Penalty \$ <u>0.00</u> Subtotal \$ <u>2,738.70</u> *State Technology Fee \$ <u>5.00</u> <u>5.00</u> *Affidavit Processing Fee \$ <u>0.00</u> Total Due \$ <u>2,743.70</u> CK
			A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS

8 I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.
Signature of Grantor or Grantor's Agent *Rev. Jung Koontz Signature of Grantee or Grantee's Agent Debbie Heagy
Name (print) Rev. Jung Koontz Name (print) Landram Living Trust, dated Jan. 17, 2000
Date & city of signing: *1/4/17, GREENCASTLE, PA Date & city of signing: 1/5/2017 - 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)).

REV 84 0001a (6/26/14)

THIS SPACE - TREASURER'S USE ONLY

COUNTY TREASURER

PAID
JAN 06 2017

KAREN ROOSEVELT
GARFIELD COUNTY TREASURER

File No. 338365

Exhibit 'A'

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

Block 29 in Depot Addition to the City of Pomeroy;
Lot 18 (also known as Block 18) of Mulkey's Revised Addition to the City of Pomeroy;
Lots 16 and 17 in Avenue Block of Mulkey's Revised Addition to the City of Pomeroy;
Lot 1 in Block 25 of Mulkey's Revised Addition to the City of Pomeroy.

ALSO the North 60.0 feet of the following described tract:
Beginning at the intersection of the quarter section line with South line of Block 29 of Depot Addition to the City of Pomeroy; thence East on the South line of said Block 29, 292.3 feet; thence South 46°20' West 292.9 feet to the quarter section line; thence North on said line 265.9 feet to the point of beginning, said tract being identified as Tax No. 38 in Section 32, Township 12 North, Range 42 E.W.M., according to Garfield County Assessor's records.



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.

1 SELLER GRANTOR	Name <u>Kim Vanuasdle, Carol Lee Whitaker</u>	2 BUYER GRANTEE	Name <u>Lisa Lund</u>	
	<u>Christine Ann Ankney, Jerry Joe Vanuasdle</u>		<u>Marcia Baden</u>	
	Mailing Address _____		Mailing Address <u>P.O. Box 608</u>	
	City/State/Zip _____		City/State/Zip <u>Pomeroy, WA 99347</u>	
	Phone No. (including area code) _____		Phone No. (including area code) _____	
3	Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers – check box if personal property	List assessed value(s)
	Name <u>Lisa Lund Marcia Baden</u>		<u>20124203340650000</u> <input type="checkbox"/>	<u>105,479.00</u>
	Mailing Address _____		_____ <input type="checkbox"/>	_____
	City/State/Zip _____		_____ <input type="checkbox"/>	_____
	Phone No. (including area code) _____		_____ <input type="checkbox"/>	_____

4 Street address of property: 33 Fairgrounds Road, 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.

see attached legal

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

enter any additional codes: _____

(See back of last page for instructions)

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

6

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

Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW? ☒ YES ☒ NO

Is this property receiving special valuation as historical property per chapter 84.26 RCW? ☐ YES ☒ NO

If any answers are yes, complete as instructed below.

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

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

This land ☒ does ☒ does not qualify for continuance.

Keshia Otter 1/9/17
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

Lisa Lund Marcia Baden
PRINT NAME

Lisa Lund Marcia Baden
SIGNATURE

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 01/05/17

Gross Selling Price \$	<u>154,000.00</u>
*Personal Property (deduct) \$	<u>0.00</u>
Exemption Claimed (deduct) \$	<u>0.00</u>
Taxable Selling Price \$	<u>154,000.00</u>
Excise Tax : State \$	<u>1,971.20</u>
Local \$	<u>385.00</u>
*Delinquent Interest: State \$	<u>0.00</u>
Local \$	<u>0.00</u>
*Delinquent Penalty \$	<u>0.00</u>
Subtotal \$	<u>2,356.20</u>
*State Technology Fee \$	<u>5.00</u> <u>5.00</u>
*Affidavit Processing Fee \$	<u>0.00</u>
Total Due \$	<u>2,361.20</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>Kim Vanuasdle</u>	Signature of Grantee or Grantee's Agent <u>Lisa Lund</u>
Name (print) <u>Kim Vanuasdle, Carol Lee Whitaker</u>	Name (print) <u>Lisa Lund</u>
Date & city of signing: <u>1/5/17, Clarkston, WA</u>	Date & city of signing: <u>1/5/17, 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
109
KAREN ROOSEVELT
GARFIELD COUNTY TREASURER

2800

KM

EXHIBIT "A"

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

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

That part of the Southeast quarter of Section 33, more particularly described as follows:
Commencing at the Southwest corner of said Southeast quarter, thence South $89^{\circ}13'39''$ East 396.10 feet, along the South line of said Section 33;
thence North $06^{\circ}23'51''$ East 556.75 feet to a point on the easterly line of a County Road right of way, said point being the True Point of Beginning;
thence South $89^{\circ}13'39''$ East 884.13 feet; thence North $00^{\circ}26'36''$ East 236.40 feet;
thence westerly in a straight line to a point on the easterly line of said County Road right of way, said point being North $06^{\circ}23'51''$ East 387.80 feet from said point of beginning; thence southerly along said right-of-way line to the point of beginning.

REAL ESTATE EXCISE TAX AFFIDAVIT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

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

(See back of last page for instructions)

☐ Check box if partial sale of property

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

1 SELLER GRANTOR	Name <u>Timothy L. Baden</u>	2 BUYER GRANTEE	Name <u>Lisa Lund</u>
	Mailing Address <u>1356 Hwy 12E</u>		Mailing Address <u>PO Box 608</u>
	City/State/Zip <u>Pomeroy WA 99347</u>		City/State/Zip <u>Pomeroy WA 99347</u>
	Phone No. (including area code)		Phone No. (including area code)
3 Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers – check box if personal property	
Name <u>Lisa Lund Marcia Baden</u>		20124203340650000 <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) 105,479.00	

4 Street address of property: 33 Fairgrounds Road, 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.

see attached legal

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-203(1)</u> Reason for exemption <u>Community property - to establish or separate.</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 checked="" 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 checked="" type="checkbox"/> does <input checked="" type="checkbox"/> does not qualify for continuance. <u>Keshia Gubert</u> <u>1/9/17</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>Lisa Lund</u> <u>Marcia Baden</u> PRINT NAME	Type of Document <u>Quit Claim Deed (QCD)</u> Date of Document <u>01/05/17</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> 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>Timothy L. Baden</u>	Signature of Grantee or Grantee's Agent <u>Lisa Lund</u>
Name (print) <u>Timothy L. Baden</u>	Name (print) <u>Lisa Lund</u>
Date & city of signing: <u>1/5/17, Clarkston, WA</u>	Date & city of signing: <u>1/5/17, 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"

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

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

That part of the Southeast quarter of Section 33, more particularly described as follows:
Commencing at the Southwest corner of said Southeast quarter, thence South $89^{\circ}13'39''$ East 396.10 feet, along the South line of said Section 33;
thence North $06^{\circ}23'51''$ East 556.75 feet to a point on the easterly line of a County Road right of way, said point being the True Point of Beginning;
thence South $89^{\circ}13'39''$ East 884.13 feet; thence North $00^{\circ}26'36''$ East 236.40 feet;
thence westerly in a straight line to a point on the easterly line of said County Road right of way, said point being North $06^{\circ}23'51''$ East 387.80 feet from said point of beginning; thence southerly along said right-of-way line to the point of beginning.

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

This form is your receipt
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2892

PLEASE TYPE OR PRINT

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

(See back of last page for instructions)

☐ Check box if partial sale, indicate % sold.

List percentage of ownership acquired next to each name.

1 SELLER GRANTOR	Name <u>Mary Cass</u>	2 BUYER GRANTEE	Name <u>Wayne Landkammer</u>
	Mailing Address <u>2380 Florence Lane</u>		Mailing Address <u>1324 Setlow Court</u>
	City/State/Zip <u>Clarkston, WA 99403</u>		City/State/Zip <u>Clarkston, WA 99403</u>
	Phone No. (including area code) <u>(509) 758-5847</u>		Phone No. (including area code) <u>(509) 758-5200</u>
3 Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers - check box if personal property	
Name _____		2-010-43-004-4000 <input type="checkbox"/>	
Mailing Address _____		2-010-43-009-1000 <input type="checkbox"/>	
City/State/Zip _____		2-011-43-026-2050 <input type="checkbox"/>	
Phone No. (including area code) _____			
		List assessed value(s) <u>239330</u>	

4
Street address of property: rural Garfield County
This property is located in Garfield County
☐ Check box if any of the listed parcels are being segregated from another parcel, are part of a boundary line adjustment or parcels being merged.
Legal description of property (if more space is needed, you may attach a separate sheet to each page of the affidavit)
Please see the attached Exhibit A.

5 Select Land Use Code(s): <u>84 - Open space land classified under chapter 84.34 RCW</u> enter any additional codes: _____ (See back of last page for instructions)	6 Was the seller receiving a property tax exemption or deferral under chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	7 List all personal property (tangible and intangible) included in selling price. If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) <u>458-61A-215</u> Reason for exemption _____ Please see the attached Exhibit B. Type of Document <u>Quitclaim Deed</u> Date of Document <u>1/9/17</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> <u>0.0025</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> *Affidavit Processing Fee \$ <u>5.00</u> Total Due \$ <u>10.00</u> A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS
8 (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>Kesha Brubaker</u> <u>1/13/17</u> DEPUTY ASSESSOR DATE		
8 (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.		
8 (3) OWNER(S) SIGNATURE <u>Wayne Landkammer</u> PRINT NAME <u>Wayne Landkammer</u>		

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

Signature of Grantor or Grantor's Agent <u>Mary Cass</u>	Signature of Grantee or Grantee's Agent <u>Wayne Landkammer</u>
Name (print) <u>Mary Cass</u>	Name (print) <u>Wayne Landkammer</u>
Date & city of signing: <u>01/09/2017, Clarkston, WA</u>	Date & city of signing: <u>01/09/2017, 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(1)(c)).

REV 84 0001a (09/14/16)

THIS SPACE FOR TREASURER'S USE ONLY

COUNTY TREASURER

2892

KAREN ROOSEVELT
GARFIELD COUNTY TREASURER

Exhibit A

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

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

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

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

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

REAL ESTATE EXCISE TAX AFFIDAVIT

PLEASE TYPE OR PRINT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

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

(See back of last page for instructions)

☐ Check box if partial sale, indicate %

sold.

List percentage of ownership acquired next to each name.

1 SELLER GRANTOR	Name <u>McGreevy, LLC</u>	2 BUYER GRANTEE	Name <u>Donald M. McGreevy</u>
	Mailing Address <u>2700 State Street</u>		Mailing Address <u>291 Lower Deadman Road</u>
	City/State/Zip <u>Pomeroy, WA 99347</u>		City/State/Zip <u>Pomeroy, WA 99347</u>
	Phone No. (including area code) _____		Phone No. (including area code) _____
3	Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee	List all real and personal property tax parcel account numbers – check box if personal property	
	Name _____	<u>2-012-43-012-4000</u> <input type="checkbox"/>	
	Mailing Address _____	<u>2-012-44-007-3000</u> <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)

The Southeast quarter of Section 12, Township 12 North, Range 43 East, Willamette Meridian.

Also, Government Lots 3 and 4 and the East half of the Southwest quarter of Section 7, Township 12 North, Range 44 East, Willamette Meridian, EXCEPT the South 1,485 feet of the East half of the Southwest quarter of Section 7, Township 12 North, Range 44 East, Willamette Meridian.

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)? ☐ ☒

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.

K. S. Gubata 1/17/17
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

Donald McGreevy
PRINT NAME
Donald McGreevy

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 SWD

Date of Document 1-12-2017

Gross Selling Price \$ 408,590.00

*Personal Property (deduct) \$ _____

Exemption Claimed (deduct) \$ _____

Taxable Selling Price \$ 408,590.00

Excise Tax : State \$ 5,229.95

0.0025 Local \$ 1,021.48

*Delinquent Interest: State \$ _____

Local \$ _____

*Delinquent Penalty \$ _____

Subtotal \$ 6,251.43

*State Technology Fee \$ 5.00

*Affidavit Processing Fee \$ 0.00

Total Due \$ 6,256.43

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 Pat J McGreevy

Name (print) Pat J McGreevy

Date & city of signing: 1/12/17 Pomeroy Wa

Signature of Grantee or Grantee's Agent Donald McGreevy

Name (print) Donald McGreevy

Date & city of signing: 1-12-17 Pomeroy Wash

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

REAL ESTATE EXCISE TAX AFFIDAVIT

PLEASE TYPE OR PRINT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

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(See back of last page for instructions)

☐ Check box if partial sale, indicate %

sold.

List percentage of ownership acquired next to each name.

1 SELLER GRANTOR	Name <u>McGreevy Ranches, Inc.</u>	2 BUYER GRANTEE	Name <u>McGreevy, LLC</u>
	Mailing Address <u>291 Lower Deadman Road</u>		Mailing Address <u>2700 State Street</u>
	City/State/Zip <u>Pomeroy, WA 99347</u>		City/State/Zip <u>Pomeroy, WA 99347</u>
	Phone No. (including area code) _____		Phone No. (including area code) _____
3	Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee	List all real and personal property tax parcel account numbers – check box if personal property	
	Name _____	<u>Portion of 2-012-41-010-2000</u> <input type="checkbox"/>	
	Mailing Address _____	<u>Portion of 2-012-41-011-2010</u> <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)

See Attached Legal Description

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

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

6	YES	NO
Is this property designated as forest land per chapter 84.33 RCW?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW?	<input 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.
Kathleen O'Brien 1/17/17
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
Pat J McGreedy
PRINT NAME
Pat J McGreedy

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 1-12-2017

Gross Selling Price \$	73,500.00
*Personal Property (deduct) \$	
Exemption Claimed (deduct) \$	
Taxable Selling Price \$	73,500.00
Excise Tax : State \$	940.80
<u>0.0025</u> Local \$	183.75
*Delinquent Interest: State \$	
Local \$	
*Delinquent Penalty \$	
Subtotal \$	1,124.55
*State Technology Fee \$	5.00
*Affidavit Processing Fee \$	0.00
Total Due \$	1,129.55

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>Donald McGreedy</u>	Signature of Grantee or Grantee's Agent <u>Pat J McGreedy</u>
Name (print) <u>Donald McGreedy</u>	Name (print) <u>Pat J McGreedy</u>
Date & city of signing: <u>1-12-17 Pomeroy, Wa.</u>	Date & city of signing: <u>1/12/17 Pomeroy, Wa.</u>

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

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

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

The Southeast quarter of the Northwest quarter of Section 11.

That part of the North half of the Southeast quarter of Section 10, and of the Southwest quarter of the Northwest quarter, and of the Northwest quarter of the Southwest quarter of Section 11, more particularly described as follows:

Beginning at the Northwest corner of the Southwest quarter of Section 11, said Township and Range, said point being monumented with a two inch aluminum cap stamped "Bryan Land Surveying PLS 39568", and bears North $00^{\circ}22'05''$ west 2662.94 feet from the Southwest corner of the Southwest quarter of said Section 11, said point being monumented with a two inch aluminum cap stamped "Bryan Land Surveying PLS 39568"; thence North $00^{\circ}22'05''$ West 45.30 feet, along the West line of the Southwest quarter of the Northwest quarter of said Section 11; thence South $89^{\circ}44'36''$ East 181.91 to the bottom of the gulch; thence South $25^{\circ}24'28''$ East 50.26 feet, along the bottom of the gulch, to the North line of the Northwest quarter of the Southwest quarter of said Section 11; thence South $89^{\circ}44'36''$ East 1118.02 feet to the Northeast corner of the Northwest quarter of the Southwest quarter of said Section 11; thence South $00^{\circ}25'59''$ East 1333.27 feet to the Southeast corner of the Northwest quarter of the Southwest quarter of said Section 11; thence North $89^{\circ}39'58''$ West 1018.99 feet to the easterly right of way line of Weimer Gulch Road; thence northerly, along the easterly right of way line of Weimer Gulch Road, the following courses, North $08^{\circ}04'07''$ West 208.71; thence North $13^{\circ}38'55''$ West 372.22 feet; thence along a curve to the left having a central angle of $85^{\circ}35'54''$, radius length of 205.00 feet, chord bearing of North $56^{\circ}26'53''$ West, chord length of 278.57 feet, a curve length of 306.26 feet; thence South $80^{\circ}45'10''$ West 120.86 feet; thence along a curve to the right having a central angle of $89^{\circ}26'55''$, radius length of 85.00 feet, chord bearing of North $54^{\circ}31'22''$ West, chord length of 119.63 feet, a curve length of 132.70 feet; thence North $09^{\circ}47'55''$ West 570.54 feet to the North line of the North half of the Southeast quarter of Section 10; thence South $89^{\circ}47'03''$ East 350.80 feet, along the North line of the North half of the Southeast quarter of Section 10 to the place of beginning.

EXCEPT public road rights of way.

REAL ESTATE EXCISE TAX AFFIDAVIT

PLEASE TYPE OR PRINT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

This form is your receipt
when stamped by cashier.

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

(See back of last page for instructions)

☐ Check box if partial sale, indicate % sold.

List percentage of ownership acquired next to each name.

1 SELLER GRANTOR	Name <u>McGreevy, LLC</u>	2 BUYER GRANTEE	Name <u>McGreevy Ranches, Inc.</u>
	Mailing Address <u>2700 State Street</u>		Mailing Address <u>291 Lower Deadman Road</u>
	City/State/Zip <u>Pomeroy, WA 99347</u>		City/State/Zip <u>Pomeroy, WA 99347</u>
	Phone No. (including area code) _____		Phone No. (including area code) _____
3	Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee	List all real and personal property tax parcel account numbers – check box if personal property	
	Name _____	Portion of _____ <input type="checkbox"/>	
	Mailing Address _____	<u>2-012-44-007-3000</u> <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)

The South 1,485 feet of the East half of the Southwest quarter of Section 7, Township 12 North, Range 44 East, Willamette Meridian.

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:
6	Is this property designated as forest land per chapter 84.33 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Is this property receiving special valuation as historical property per chapter 84.26 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		WAC No. (Section/Subsection) _____ Reason for exemption _____
If any answers are yes, complete as instructed below.		Type of Document <u>SWP</u>	
(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information.		Date of Document <u>1-12-2017</u>	
This land <input checked="" type="checkbox"/> does <input type="checkbox"/> does not qualify for continuance.		Gross Selling Price \$ <u>73,500.00</u>	
<u>Kathleen Burkhardt</u> <u>1/17/17</u> DEPUTY ASSESSOR DATE		*Personal Property (deduct) \$ _____	
(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale.		Exemption Claimed (deduct) \$ _____	
(3) OWNER(S) SIGNATURE <u>Donald McGreevy</u> PRINT NAME		Taxable Selling Price \$ <u>73,500.00</u>	
<u>Donald McGreevy</u>		Excise Tax : State \$ <u>940.80</u>	
		<u>0.0025</u> Local \$ <u>183.75</u>	
		*Delinquent Interest: State \$ _____	
		Local \$ _____	
		*Delinquent Penalty \$ _____	
		Subtotal \$ <u>1,124.55</u>	
		*State Technology Fee \$ <u>5.00</u>	
		*Affidavit Processing Fee \$ <u>0.00</u>	
		Total Due \$ <u>1,129.55</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>Pat J McGreevy</u>	Signature of Grantee or Grantee's Agent <u>Donald McGreevy</u>
Name (print) <u>Pat J McGreevy</u>	Name (print) <u>Donald McGreevy</u>
Date & city of signing: <u>1-12-17 Pomeroy WA</u>	Date & city of signing: <u>1-12-17 Pomeroy WASH.</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)).



PLEASE TYPE OR PRINT

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

This form is your receipt
when stamped by cashier.

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

(See back of last page for instructions)

☐ Check box if partial sale of property

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

1 SELLER GRANTOR	Name <u>Gregory C & Sandra L Gilbert</u>	2 BUYER GRANTEE	Name <u>Alpowa Ridge Farms LLC</u>
	Mailing Address <u>234 Fairview Rd</u>		Mailing Address <u>PO Box 678</u>
	City/State/Zip <u>Pomeroy WA 99347</u>		City/State/Zip <u>Pomeroy WA 99347</u>
	Phone No. (including area code)		Phone No. (including area code)
3	Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee	List all real and personal property tax parcel account numbers – check box if personal property	List assessed value(s)
Name <u>Alpowa Ridge Farms LLC</u>	<u>2-011-43-009-4010</u> <input type="checkbox"/>	<u>900</u>	
Mailing Address <u>PO Box 678</u>	<input type="checkbox"/>		
City/State/Zip <u>Pomeroy WA 99347</u>	<input type="checkbox"/>		
Phone No. (including area code)	<input type="checkbox"/>		

4 Street address of property: _____

This property is located in ☒ unincorporated Bartfield 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)

see attached

5 Select Land Use Code(s): <u>81</u> enter any additional codes: _____ (See back of last page for instructions)	7 List all personal property (tangible and intangible) included in selling price. _____ _____ _____ _____ _____ _____ _____ _____ _____ _____ If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) <u>458-61A-201 B (1)</u> Reason for exemption <u>Gift</u> _____ _____ Type of Document <u>DCD</u> Date of Document <u>1-23-17</u> Gross Selling Price \$ <u>0</u> *Personal Property (deduct) \$ _____ Exemption Claimed (deduct) \$ _____ Taxable Selling Price \$ _____ Excise Tax : State \$ _____ Local \$ _____ *Delinquent Interest: State \$ _____ Local \$ _____ *Delinquent Penalty \$ _____ Subtotal \$ _____ *State Technology Fee \$ _____ 5.00 *Affidavit Processing Fee \$ _____ 5 Total Due \$ <u>10-</u> <u>CK</u> A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS
6 Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Is this property designated as forest land per chapter 84.33 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34? <input 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 _____	

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

X Signature of Grantor or Grantor's Agent <u>Gregory C Gilbert</u> Name (print) <u>Gregory C Gilbert</u> Date & city of signing: <u>1-23-2017, Pomeroy WA</u>	X Signature of Grantee or Grantee's Agent <u>Kenneth H. Ramon - Manager</u> Name (print) <u>Kenneth H. Ramon</u> Date & city of signing: <u>1/23/17 Pomeroy, WA</u>
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Perjury: Perjury is a class C felony which is punishable by imprisonment in the state correctional institution for a maximum term of not more than five years, or by a fine in an amount fixed by the court of not more than five thousand dollars (\$5,000.00), or by both imprisonment and fine (RCW 9A.20.020 (1C)).

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

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

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

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

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

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

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

Reasons held in escrow: _____

Signature

Firm Name

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

Grantor (seller) gifts equity valued at \$ 10 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.

EXHIBIT "A"

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

In Township 11 North, Range 43 East of the Willamette Meridian

TRACT A: (McFaddin Elevator)

That part of the Southwest Quarter of the Southeast Quarter of Section 9, more particularly described as follows:

Beginning at a point on the centerline of the county road 435 feet North of the Southwest corner of the Southeast quarter of said Section 9; thence East 275 feet; thence North 135 feet; thence West 275 feet to the centerline of the county road; thence South on said centerline to THE PLACE OF BEGINNING.

EXCEPT public road right of way.