

**REAL ESTATE EXCISE TAX AFFIDAVIT**

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

This form is your receipt  
when stamped by cashier.

PLEASE TYPE OR PRINT

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

(See back of last page for instructions)

☐ Check box if partial sale of property

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

<b>1 SELLER GRANTOR</b>	Name <u>Estate of Howard Munday</u>	<b>2 BUYER GRANTEE</b>	Name <u>Louise Munday</u>
	Mailing Address <u>P. O. Box 293</u>		Mailing Address <u>P. O. Box 293</u>
	City/State/Zip <u>Pomeroy, WA 99347</u>		City/State/Zip <u>Pomeroy, WA 99347</u>
	Phone No. (including area code) <u>(509) 843-1656</u>		Phone No. (including area code) <u>(509) 843-3759</u>
<b>3</b> Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee Name _____ Mailing Address _____ City/State/Zip _____ Phone No. (including area code) _____		List all real and personal property tax parcel account numbers – check box if personal property <u>1-050-23-004-3620</u> <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/>	
		List assessed value(s) <u>72350</u>	

**4** Street address of property: 487 High Street  
 This property is located in Pomeroy  
☐ Check box if any of the listed parcels are being segregated from another parcel, are part of a boundary line adjustment or parcels being merged.  
 Legal description of property (if more space is needed, you may attach a separate sheet to each page of the affidavit)  
Lot 4 in Block 23, Original Town of Pomeroy

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

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

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

If any answers are yes, complete as instructed below.

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

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

This land ☐ does ☒ does not qualify for continuance.

DEPUTY ASSESSOR

DATE

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

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

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

PRINT NAME

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

If claiming an exemption, list WAC number and reason for exemption:  
 WAC No. (Section/Subsection) 458.61A-202  
 Reason for exemption  
Inheritance

Type of Document Lack of Probate Affidavit  
 Date of Document Aug. 31, 2017

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

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

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

Signature of Grantor or Grantor's Agent <u>[Signature]</u>	Signature of Grantee or Grantee's Agent <u>[Signature]</u>
Name (print) <u>Louise Munday Kimberly Boggs</u>	Name (print) <u>Louise Munday Kimberly Boggs</u>
Date & city of signing <u>8-31-17 Pomeroy, WA</u>	Date & city of signing <u>8-31-17 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)).

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(See back of last page for instructions)

☐ Check box if partial sale, indicate %

sold.

List percentage of ownership acquired next to each name.

<b>1</b> SELLER GRANTOR	Name <u>Lonny Flynn and Dona Flynn</u>	<b>2</b> BUYER GRANTEE	Name <u>Jack Bryson and Jacey Bryson</u>
	husband and wife		
	Mailing Address <u>11 Fairgrounds Rd</u>		Mailing Address <u>3721 Forest Dr NE</u>
	City/State/Zip <u>Pomeroy, WA 99347</u>		City/State/Zip <u>Bremerton, WA 98310</u>
	Phone No. (including area code) <u>(509) 843-5012</u>		Phone No. (including area code) <u>(360) 536-3614</u>

<b>3</b>	Send all property tax correspondence to: <input type="checkbox"/> Same as Buyer/Grantee	List all real and personal property tax parcel account numbers – check box if personal property	List assessed value(s)	
	Name <u>Jack Bryson and Jacey Bryson</u>			<u>2-012-42-033-4010</u> <input type="checkbox"/>
	Mailing Address <u>11 Fairgrounds Rd</u>			<input type="checkbox"/>
	City/State/Zip <u>Pomeroy, WA 99347</u>			<input type="checkbox"/>
	Phone No. (including area code) <u>(360) 536-3614</u>			<input type="checkbox"/>

**4** Street address of property: 11 Fairgrounds Rd, Pomeroy, WA 99347

This property is located in Garfield County

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

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

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

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

**6**

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

If any answers are yes, complete as instructed below.

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

This land ☐ does ☐ does not qualify for continuance.

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

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

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

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

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

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

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

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

Type of Document Statutory Warranty Deed

Date of Document August 31, 2017

Gross Selling Price \$	380,000.00
*Personal Property (deduct) \$	
Exemption Claimed (deduct) \$	
Taxable Selling Price \$	380,000.00
Excise Tax : State \$	4,864.00
<u>0.0025</u> Local \$	950.00
*Delinquent Interest: State \$	
Local \$	
*Delinquent Penalty \$	
Subtotal \$	5,814.00
*State Technology Fee \$	5.00
*Affidavit Processing Fee \$	0.00
Total Due \$	5,819.00

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>Dona J Flynn</u>	Signature of Grantee or Grantee's Agent <u>Jack Bryson</u>
Name (print) <u>Dona J Flynn</u>	Name (print) <u>Jack Bryson</u>
Date & city of signing: <u>8-31-17 Pomeroy</u>	Date & city of signing: <u>Pomeroy WA 8/31/17</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  
SEP 01 2017

EXHIBIT "A"

That portion of the Southwest quarter of the Southeast quarter of Section 33,  
Township 12 North, Range 42 E.W.M., more particularly described as follows:

Beginning at a point where the North bank of Pataha Creek intersects Brown Gulch Road, thence southerly along the East line of the right-of-way of said Road a distance of 476 feet; thence South 80° East a distance of 860 feet; thence at right angles northerly a distance of 75 feet, more or less, to the North bank of Pataha Creek; thence northwesterly along the North Bank of Pataha Creek to the point of beginning.

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(See back of last page for instructions)

☐ Check box if partial sale of property

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

<b>1</b> SELLER GRANTOR	Name <u>Lorraine Magnusson</u>	<b>2</b> BUYER GRANTEE	Name <u>Justin D. Lamb</u>
	Mailing Address <u>1900 Valley View Dr.</u>		Mailing Address <u>P.O. Box 413</u>
	City/State/Zip <u>Clarkston, WA 99403</u>		City/State/Zip <u>Pomeroy WA 99347</u>
	Phone No. (including area code)		Phone No. (including area code)
<b>3</b> Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers – check box if personal property	
Name <u>Justin D. Lamb</u>		<u>10521400923300000</u> <input type="checkbox"/>	
Mailing Address <u>P.O. Box 413</u>		<input type="checkbox"/>	
City/State/Zip <u>Pomeroy WA 99347</u>		<input type="checkbox"/>	
Phone No. (including area code)		<input type="checkbox"/>	
		List assessed value(s) <u>58,696.00</u>	

**4** Street address of property: 220 12th St. - Pomeroy, WA 99347

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

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

The land referred to herein is situated in the State of Washington, County of Garfield and described as follows: Lot 9 in Block 14 of Pomeroy's Addition to the City of Pomeroy

<b>5</b>	Select Land Use Code(s): <u>11 Household, single family units</u>	<b>7</b>	List all personal property (tangible and intangible) included in selling price.																										
	enter any additional codes:																												
	(See back of last page for instructions)																												
	Was the seller receiving a property tax exemption or deferral under chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO																												
<b>6</b>	Is this property designated as forest land per chapter 84.33 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) _____ Reason for exemption _____ _____ _____																											
	Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO																												
	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) <b>NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE)</b> NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, <b>you must sign on (3) below.</b> The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information. This land <input type="checkbox"/> does <input checked="" type="checkbox"/> does not qualify for continuance.																												
DEPUTY ASSESSOR _____ DATE _____ <b>(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)</b> NEW OWNER(S): To continue special valuation as historic property, <b>sign (3) below.</b> If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale. <b>(3) OWNER(S) SIGNATURE</b> _____ PRINT NAME		Type of Document <u>Statutory Warranty Deed (SWD)</u> Date of Document <u>08/30/17</u> <table border="0"> <tr><td>Gross Selling Price \$</td><td><u>78,600.00</u></td></tr> <tr><td>*Personal Property (deduct) \$</td><td><u>0.00</u></td></tr> <tr><td>Exemption Claimed (deduct) \$</td><td><u>0.00</u></td></tr> <tr><td>Taxable Selling Price \$</td><td><u>78,600.00</u></td></tr> <tr><td>Excise Tax : State \$</td><td><u>1,006.08</u></td></tr> <tr><td>Local \$</td><td><u>196.50</u></td></tr> <tr><td>*Delinquent Interest: State \$</td><td><u>0.00</u></td></tr> <tr><td>Local \$</td><td><u>0.00</u></td></tr> <tr><td>*Delinquent Penalty \$</td><td><u>0.00</u></td></tr> <tr><td>Subtotal \$</td><td><u>1,202.58</u></td></tr> <tr><td>*State Technology Fee \$</td><td><u>5.00</u> <u>5.00</u></td></tr> <tr><td>*Affidavit Processing Fee \$</td><td><u>0.00</u></td></tr> <tr><td>Total Due \$</td><td><u>1,207.58</u></td></tr> </table> <p><b>A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX</b> *SEE INSTRUCTIONS</p>		Gross Selling Price \$	<u>78,600.00</u>	*Personal Property (deduct) \$	<u>0.00</u>	Exemption Claimed (deduct) \$	<u>0.00</u>	Taxable Selling Price \$	<u>78,600.00</u>	Excise Tax : State \$	<u>1,006.08</u>	Local \$	<u>196.50</u>	*Delinquent Interest: State \$	<u>0.00</u>	Local \$	<u>0.00</u>	*Delinquent Penalty \$	<u>0.00</u>	Subtotal \$	<u>1,202.58</u>	*State Technology Fee \$	<u>5.00</u> <u>5.00</u>	*Affidavit Processing Fee \$	<u>0.00</u>	Total Due \$	<u>1,207.58</u>
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*Affidavit Processing Fee \$	<u>0.00</u>																												
Total Due \$	<u>1,207.58</u>																												

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

Signature of Grantor or Grantor's Agent <u>Lorraine Magnusson</u>	Signature of Grantee or Grantee's Agent <u>Justin D. Lamb</u>
Name (print) <u>Lorraine Magnusson</u>	Name (print) <u>Justin D. Lamb</u>
Date & city of signing: <u>8-31-17 - Clarkston wa</u>	Date & city of signing: <u>31 Aug 2017 Clarkston</u>

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

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(See back of last page for instructions)

☐ Check box if partial sale, indicate %

sold.

List percentage of ownership acquired next to each name.

<b>1</b> SELLER GRANTOR	Name <u>James E. Greene and Mary M. Greene.</u>	<b>2</b> BUYER GRANTEE	Name <u>Lonny E. Flynn and Dona J. Flynn.</u>
	<u>husband and wife</u>		<u>husband and wife</u>
	Mailing Address <u>12 Pheasant Ridge Rd</u>		Mailing Address <u>11 Fairgrounds Rd</u>
	City/State/Zip <u>Pomeroy, WA 99347</u>		City/State/Zip <u>Pomeroy, WA 99347</u>
	Phone No. (including area code) <u>(509) 820-6326</u>		Phone No. (including area code) <u>(509) 843-5012</u>
<b>3</b>	Send all property tax correspondence to: <input type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers – check box if personal property
	Name <u>Lonny E. Flynn and Dona J. Flynn</u>		<u>1-070-06-001-2030</u> <input type="checkbox"/>
	Mailing Address <u>12 Pheasant Ridge Rd</u>		<input type="checkbox"/>
	City/State/Zip <u>Pomeroy, WA 99347</u>		<input type="checkbox"/>
	Phone No. (including area code) <u>(509) 843-5012</u>		<input type="checkbox"/>
			List assessed value(s)

**4** Street address of property: 12 Pheasant Ridge Rd, 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)

<b>5</b> Select Land Use Code(s): <u>11 - Household, single family units</u> enter any additional codes: _____ (See back of last page for instructions)	<b>7</b> List all personal property (tangible and intangible) included in selling price.
<p>Was the seller receiving a property tax exemption or deferral under chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)?</p> <p>YES <input type="checkbox"/> NO <input checked="" type="checkbox"/></p>	<p>If claiming an exemption, list WAC number and reason for exemption:</p> <p>WAC No. (Section/Subsection) _____</p> <p>Reason for exemption _____</p>
<p><b>6</b></p> <p>Is this property designated as forest land per chapter 84.33 RCW? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/></p> <p>Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/></p> <p>Is this property receiving special valuation as historical property per chapter 84.26 RCW? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/></p> <p>If any answers are yes, complete as instructed below.</p> <p><b>(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE)</b> NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, <b>you must sign on (3) below.</b> The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information.</p> <p>This land <input type="checkbox"/> does <input type="checkbox"/> does not qualify for continuance.</p> <p>DEPUTY ASSESSOR _____ DATE _____</p> <p><b>(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)</b> NEW OWNER(S): To continue special valuation as historic property, <b>sign (3) below.</b> If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale.</p> <p><b>(3) OWNER(S) SIGNATURE</b></p> <p>PRINT NAME _____</p>	<p>Type of Document <u>Statutory Warranty Deed</u></p> <p>Date of Document <u>9-7-17</u></p> <p>Gross Selling Price \$ <u>335,000.00</u></p> <p>*Personal Property (deduct) \$ _____</p> <p>Exemption Claimed (deduct) \$ _____</p> <p>Taxable Selling Price \$ <u>335,000.00</u></p> <p>Excise Tax : State \$ <u>4,288.00</u></p> <p><u>0.0025</u> Local \$ <u>837.50</u></p> <p>*Delinquent Interest: State \$ _____</p> <p>Local \$ _____</p> <p>*Delinquent Penalty \$ _____</p> <p>Subtotal \$ <u>5,125.50</u></p> <p>*State Technology Fee \$ <u>5.00</u></p> <p>*Affidavit Processing Fee \$ <u>0.00</u></p> <p>Total Due \$ <u>5,130.50</u></p> <p>A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS</p>

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

Signature of Grantor or Grantor's Agent <u>Mary Greene</u>	Signature of Grantee or Grantee's Agent <u>Lonny E. Flynn</u>
Name (print) <u>Mary Greene</u>	Name (print) <u>Lonny E. Flynn</u>
Date & city of signing: <u>9/7/17 Dayton</u>	Date & city of signing: <u>9-6-17</u>

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

## EXHIBIT "A"

Situated in the County of Garfield, State of Washington.

That part of the NE  $\frac{1}{4}$  NW  $\frac{1}{4}$  of Section 6 of Township 11 North, Range 42 East, W.M., Garfield County, Washington, more particularly described as follows: Commencing at the Northeast corner of said Section 6; thence South  $78^{\circ} 01' 28''$  West, 3241.97 feet to the true place of beginning; thence South  $56^{\circ} 40' 55''$  East, 396.13 feet; thence South  $33^{\circ} 19' 14''$  West, 215.65 feet; thence North  $57^{\circ} 41' 26''$  West, 384.95 feet; thence North  $19^{\circ} 46'$  East, 228.79 feet; thence South  $56^{\circ} 40' 55''$  East, 42.38 feet to the true place of beginning.

TOGETHER with but subject to the rights of others an easement for ingress and egress, herein named Pheasant Ridge Road, lying 24 feet on each side of the following described centerline: Commencing at the Northwest corner of the above described tract; thence North  $56^{\circ} 40' 55''$  West, 5.43 feet to the true place of beginning; thence South  $13^{\circ} 48' 19''$  West, 136.70 feet to a point of curve; thence around a curve to the right with a radius of 150.00 feet for a distance of 118.39 feet; thence South  $59^{\circ} 01' 43''$  West, 98.87 feet to a point of curve; thence around a curve to the left with a radius of 300.00 feet for a distance of 192.89 feet; thence South  $22^{\circ} 11' 20''$  West, 20.52 feet to a point of curve; thence around a curve to the right with a radius of 45.00 feet for a distance of 50.54 feet; thence South  $86^{\circ} 32' 28''$  West, 16.1 feet more or less to the centerline of Dutch Flat Road.

# REAL ESTATE EXCISE TAX AFFIDAVIT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

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

(See back of last page for instructions)

2987

This form is your receipt  
when stamped by cashier.

☐ Check box if partial sale of property

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

1 SELLER GRANTOR	Name <u>Patrick Dixon</u>	2 BUYER GRANTEE	Name <u>Benjamin Dixon</u> <u>Ashley Dixon</u>
	Mailing Address <u>613 Pataha St.</u>		Mailing Address <u>P.O. Box 523</u>
	City/State/Zip <u>Pomeroy, WA 99347</u>		City/State/Zip <u>Pomeroy, WA 99347</u>
	Phone No. (including area code) <u>(509) 843-3754</u>		Phone No. (including area code) <u>(208) 791-3812</u>
3 Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers – check box if personal property	
Name _____		<u>2013420193000000</u> <input type="checkbox"/>	
Mailing Address _____		<input type="checkbox"/>	
City/State/Zip _____		<input type="checkbox"/>	
Phone No. (including area code) _____		<input type="checkbox"/>	
		List assessed value(s)	

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

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

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

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

"That part of the Northeast quarter of the Southeast quarter of Section 24 in Township 13 North, Range 41 E. W. M. lying northeasterly of Deadman Road."

5 Select Land Use Code(s): 83

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

(See back of last page for instructions)

Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)? ☐ YES ☒ NO

6

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

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

Ashia Gilbert 9/8/17  
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

Benjamin Dixon Ashley Dixon  
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-201 1B

Reason for exemption Gift

Type of Document Quit Claim Deed

Date of Document September 1st, 2017.

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

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

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

Taxable Selling Price \$ \_\_\_\_\_

Excise Tax : State \$ \_\_\_\_\_

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

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

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

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

Subtotal \$ \_\_\_\_\_

\*State Technology Fee \$ 5.00

\*Affidavit Processing Fee \$ 5.00

Total Due \$ 10.00 CA

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

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

X Signature of Grantor or Grantor's Agent Patrick Dixon

Name (print) Patrick Dixon

Date & city of signing: 9/1/17 Pomeroy, WA

Signature of Grantee or Grantee's Agent Benjamin Dixon

Name (print) Benjamin Dixon

Date & city of signing: 9/1/17 Pomeroy, WA

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

**PAID**  
SEP 08 2017

2987

COUNTY TREASURER

KAREN ROOSEVELT

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

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

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

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

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

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

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

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

Signature

Firm Name

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

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

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

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

**A: Gifts with consideration**

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


**B: Gifts without consideration**

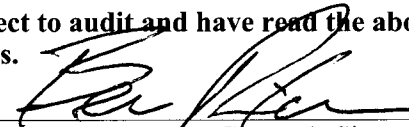
1. ☒ There is no debt on the property; Grantor (seller) has not received any consideration towards equity. No tax is due.
2. ☐ Grantor (seller) has made and will continue to make 100% of the payments on total debt of \$ \_\_\_\_\_ and has not received any consideration towards equity. No tax is due.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

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

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

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

x   
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.



**REAL ESTATE EXCISE TAX AFFIDAVIT**

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

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PLEASE TYPE OR PRINT

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

(See back of last page for instructions)

☐ Check box if partial sale of property

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

<b>SELLER GRANTOR</b>	<b>1</b> Name <u>Jennifer Lynn Stiller</u>	<b>BUYER GRANTEE</b>	<b>2</b> Name <u>John W. Lane</u> <u>Loretta S. Lane</u>
	Mailing Address <u>8632 Calleja Risa</u>		Mailing Address <u>101 Wilson Cr. Rd. #30</u>
	City/State/Zip <u>El Cajon CA 92021</u>		City/State/Zip <u>Ellensburg, WA 98920</u>
	Phone No. (including area code)		Phone No. (including area code)
<b>3</b> Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers – check box if personal property	
Name <u>John W. Lane</u>		<u>20124103520100000</u> <input type="checkbox"/>	
Mailing Address		<input type="checkbox"/>	
City/State/Zip		<input type="checkbox"/>	
Phone No. (including area code)		<input type="checkbox"/>	
		List assessed value(s) <u>113,136.00</u>	

**4** Street address of property: 419 Highway 12, 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 description

<p><b>5</b> Select Land Use Code(s): <u>11 Household, single family units</u></p> <p>enter any additional codes: _____</p> <p>(See back of last page for instructions)</p> <p>Was the seller receiving a property tax exemption or deferral under chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p> <p><b>6</b></p> <p>Is this property designated as forest land per chapter 84.33 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p> <p>Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p> <p>Is this property receiving special valuation as historical property per chapter 84.26 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p> <p>If any answers are yes, complete as instructed below.</p> <p><b>(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE)</b> NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, <b>you must sign on (3) below.</b> The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information.</p> <p>This land <input type="checkbox"/> does <input checked="" type="checkbox"/> does not qualify for continuance.</p> <p><u>Kedra Dubert</u> <u>9/12/17</u> DEPUTY ASSESSOR DATE</p> <p><b>(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)</b> NEW OWNER(S): To continue special valuation as historic property, <b>sign (3) below.</b> If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale.</p> <p><b>(3) OWNER(S) SIGNATURE</b></p> <p>_____ PRINT NAME</p>	<p><b>7</b> List all personal property (tangible and intangible) included in selling price.</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>If claiming an exemption, list WAC number and reason for exemption:</p> <p>WAC No. (Section/Subsection) _____</p> <p>Reason for exemption _____</p> <p>_____</p> <p>Type of Document <u>Statutory Warranty Deed (SWD)</u></p> <p>Date of Document <u>09/06/17</u></p> <table border="0"> <tr> <td>Gross Selling Price \$</td> <td><u>170,000.00</u></td> </tr> <tr> <td>*Personal Property (deduct) \$</td> <td><u>0.00</u></td> </tr> <tr> <td>Exemption Claimed (deduct) \$</td> <td><u>0.00</u></td> </tr> <tr> <td>Taxable Selling Price \$</td> <td><u>170,000.00</u></td> </tr> <tr> <td>Excise Tax : State \$</td> <td><u>2,176.00</u></td> </tr> <tr> <td>Local \$</td> <td><u>425.00</u></td> </tr> <tr> <td>*Delinquent Interest: State \$</td> <td><u>0.00</u></td> </tr> <tr> <td>Local \$</td> <td><u>0.00</u></td> </tr> <tr> <td>*Delinquent Penalty \$</td> <td><u>0.00</u></td> </tr> <tr> <td>Subtotal \$</td> <td><u>2,601.00</u></td> </tr> <tr> <td>*State Technology Fee \$</td> <td><u>5.00</u> <u>5.00</u></td> </tr> <tr> <td>*Affidavit Processing Fee \$</td> <td><u>0.00</u></td> </tr> <tr> <td>Total Due \$</td> <td><u>2,606.00</u></td> </tr> </table> <p><b>A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX</b> *SEE INSTRUCTIONS</p>	Gross Selling Price \$	<u>170,000.00</u>	*Personal Property (deduct) \$	<u>0.00</u>	Exemption Claimed (deduct) \$	<u>0.00</u>	Taxable Selling Price \$	<u>170,000.00</u>	Excise Tax : State \$	<u>2,176.00</u>	Local \$	<u>425.00</u>	*Delinquent Interest: State \$	<u>0.00</u>	Local \$	<u>0.00</u>	*Delinquent Penalty \$	<u>0.00</u>	Subtotal \$	<u>2,601.00</u>	*State Technology Fee \$	<u>5.00</u> <u>5.00</u>	*Affidavit Processing Fee \$	<u>0.00</u>	Total Due \$	<u>2,606.00</u>
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Total Due \$	<u>2,606.00</u>																										

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

Signature of Grantor or Grantor's Agent <u>[Signature]</u>	Signature of Grantee or Grantee's Agent <u>John W. Lane</u>
Name (print) <u>Jennifer Lynn Stiller</u>	Name (print) <u>John W. Lane</u>
Date & city of signing: <u>9.11.17, Clarkston, WA</u>	Date & city of signing: <u>9.11.17, Clarkston, WA</u>

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

**PAID**  
SEP 12 2017

**REAL ESTATE EXCISE TAX AFFIDAVIT**

PLEASE TYPE OR PRINT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

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when stamped by cashier.

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

(See back of last page for instructions)

☐ Check box if partial sale, indicate %

sold.

List percentage of ownership acquired next to each name.

<b>SELLER GRANTOR</b>	<b>1</b> Name <u>Ashley N. Dixon</u>	<b>BUYER GRANTEE</b>	<b>2</b> Name <u>James E. Stuart</u>
	Mailing Address <u>P.O. Box 523</u>		Mailing Address <u>217 Westin Ave.</u>
	City/State/Zip <u>Pomeroy/WA/99347</u>		City/State/Zip <u>Lochbouie/CO/80603</u>
	Phone No. (including area code) <u>(208) 816-2601</u>		Phone No. (including area code)
<b>3</b> Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers – check box if personal property	
Name _____		<u>16510700517200000</u> <input type="checkbox"/>	
Mailing Address _____		<input type="checkbox"/>	
City/State/Zip _____		<input type="checkbox"/>	
Phone No. (including area code) _____		<input type="checkbox"/>	
		List assessed value(s)	
		<u>7000.00</u>	

**4** Street address of property: 292 Pataha St./Pomeroy/WA

This property is located in Garfield County

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

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

Lot 5 Block 7 Wilson's Addition

<p><b>5</b> Select Land Use Code(s):</p> <p><u>11 - Household, single family units</u></p> <p>enter any additional codes: _____</p> <p>(See back of last page for instructions)</p> <p>YES NO</p> <p>Was the seller receiving a property tax exemption or deferral under chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)? <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p><b>7</b> List all personal property (tangible and intangible) included in selling price.</p> <p>If claiming an exemption, list WAC number and reason for exemption:</p> <p>WAC No. (Section/Subsection) _____</p> <p>Reason for exemption _____</p> <p>Type of Document <u>Quit Claim Deed</u></p> <p>Date of Document <u>09/11/17</u></p> <table> <tr> <td>Gross Selling Price \$</td> <td>13,000.00</td> </tr> <tr> <td>*Personal Property (deduct) \$</td> <td></td> </tr> <tr> <td>Exemption Claimed (deduct) \$</td> <td></td> </tr> <tr> <td>Taxable Selling Price \$</td> <td>13,000.00</td> </tr> <tr> <td>Excise Tax : State \$</td> <td>166.40</td> </tr> <tr> <td><u>0.0025</u> Local \$</td> <td>32.50</td> </tr> <tr> <td>*Delinquent Interest: State \$</td> <td></td> </tr> <tr> <td>Local \$</td> <td></td> </tr> <tr> <td>*Delinquent Penalty \$</td> <td></td> </tr> <tr> <td>Subtotal \$</td> <td>198.90</td> </tr> <tr> <td>*State Technology Fee \$</td> <td>5.00</td> </tr> <tr> <td>*Affidavit Processing Fee \$</td> <td>0.00</td> </tr> <tr> <td>Total Due \$</td> <td>203.90</td> </tr> </table> <p><b>A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX</b></p> <p><b>*SEE INSTRUCTIONS</b></p>	Gross Selling Price \$	13,000.00	*Personal Property (deduct) \$		Exemption Claimed (deduct) \$		Taxable Selling Price \$	13,000.00	Excise Tax : State \$	166.40	<u>0.0025</u> Local \$	32.50	*Delinquent Interest: State \$		Local \$		*Delinquent Penalty \$		Subtotal \$	198.90	*State Technology Fee \$	5.00	*Affidavit Processing Fee \$	0.00	Total Due \$	203.90
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**6** YES NO

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

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

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

If any answers are yes, complete as instructed below.

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

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

This land ☐ does ☐ does not qualify for continuance.

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

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

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

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

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

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

Signature of Grantor or Grantor's Agent <u>Ashley N. Dixon</u>	Signature of Grantee or Grantee's Agent <u>James E. Stuart</u>
Name (print) <u>Ashley N. Dixon</u>	Name (print) <u>James E. Stuart</u>
Date & city of signing: <u>09/11/17 Pomeroy, WA</u>	Date & city of signing: <u>09/11/17 Lochbouie, CO</u>

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

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

KAREN ROOSEVELT  
GARFIELD COUNTY TREASURER

COUNTY TREASURER  
2989  
K/R

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

This form is your receipt  
when stamped by cashier.

PLEASE TYPE OR PRINT

THIS AFFIDAVIT WILL NOT BE ACCEPTED UNLESS ALL AREAS ON ALL PAGES ARE FULLY COMPLETED  
(See back of last page for instructions)

☐ Check box if partial sale of property

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

SELLER GRANTOR	Name <u>Laverna Zieske, Trustee</u> <u>of the Laverna Zieske Living Trust</u>	BUYER GRANTEE	Name <u>Orion Loud</u> <u>Jessie Loud</u>
	Mailing Address <u>P.O. Box 1432</u>		Mailing Address <u>204 Kessler Mill Rd.</u>
	City/State/Zip <u>Prosser WA 98350</u>		City/State/Zip <u>Pomeroy WA 98347</u>
	Phone No. (including area code)		Phone No. (including area code)
Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers - check box if personal property	
Name <u>Orion Loud Jessie Loud</u>		20084201110100000 <input type="checkbox"/>	
Mailing Address <u>204 Kessler Mill Rd.</u>		<input type="checkbox"/>	
City/State/Zip <u>Pomeroy WA 98347</u>		<input type="checkbox"/>	
Phone No. (including area code)		<input type="checkbox"/>	
		List assessed value(s) 313,721.00	

Street address of property: 204 Kessler Mill Rd. - Pomeroy, WA 98347

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.

<p>Select Land Use Code(s): <u>11 Household, single family units</u> enter any additional codes: <u>83, 88</u> (See back of last page for instructions)</p> <p>Was the seller receiving a property tax exemption or deferral under chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p> <p>Is this property designated as forest land per chapter 84.33 RCW? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO</p> <p>Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO</p> <p>Is this property receiving special valuation as historical property per chapter 84.26 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p> <p>If any answers are yes, complete as instructed below.</p> <p>(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information.</p> <p>This land <input checked="" type="checkbox"/> does <input type="checkbox"/> does not qualify for continuance. <u>Keshia Gilbert</u> 9/22/17 DEPUTY ASSESSOR DATE</p> <p>(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale.</p> <p>(3) OWNER(S) SIGNATURE <u>Orion Loud</u> <u>Jessie Loud</u> PRINT NAME</p>	<p>List all personal property (tangible and intangible) included in selling price.</p> <p>If claiming an exemption, list WAC number and reason for exemption:</p> <p>WAC No. (Section/Subsection) _____</p> <p>Reason for exemption _____</p> <p>Type of Document <u>Statutory Warranty Deed (SWD)</u></p> <p>Date of Document <u>08/31/17</u></p> <table border="0"> <tr> <td>Gross Selling Price \$</td> <td>170,000.00</td> </tr> <tr> <td>*Personal Property (deduct) \$</td> <td>0.00</td> </tr> <tr> <td>Exemption Claimed (deduct) \$</td> <td>0.00</td> </tr> <tr> <td>Taxable Selling Price \$</td> <td>170,000.00</td> </tr> <tr> <td>Excise Tax : State \$</td> <td>2,178.00</td> </tr> <tr> <td>Local \$</td> <td>425.00</td> </tr> <tr> <td>*Delinquent Interest: State \$</td> <td>0.00</td> </tr> <tr> <td>Local \$</td> <td>0.00</td> </tr> <tr> <td>*Delinquent Penalty \$</td> <td>0.00</td> </tr> <tr> <td>Subtotal \$</td> <td>2,603.00</td> </tr> <tr> <td>*State Technology Fee \$</td> <td>5.00 5.00</td> </tr> <tr> <td>*Affidavit Processing Fee \$</td> <td>0.00</td> </tr> <tr> <td>Total Due \$</td> <td>2,608.00</td> </tr> </table> <p>A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS</p>	Gross Selling Price \$	170,000.00	*Personal Property (deduct) \$	0.00	Exemption Claimed (deduct) \$	0.00	Taxable Selling Price \$	170,000.00	Excise Tax : State \$	2,178.00	Local \$	425.00	*Delinquent Interest: State \$	0.00	Local \$	0.00	*Delinquent Penalty \$	0.00	Subtotal \$	2,603.00	*State Technology Fee \$	5.00 5.00	*Affidavit Processing Fee \$	0.00	Total Due \$	2,608.00
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I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.

Signature of Grantor or Grantor's Agent <u>Laverna Zieske</u>	Signature of Grantee or Grantee's Agent <u>Orion Loud</u>
Name (print) <u>Laverna Zieske, Trustee</u>	Name (print) <u>Orion Loud</u>
Date & city of signing: <u>9/21/2017-Clarkston, WA</u>	Date & city of signing: <u>9-20-17</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 both imprisonment and fine (RCW 9A.20.020 (1C)).

REV 84 0001a (6/26/14)

THIS SPACE - TREASURER'S USE ONLY

COUNTY TREASURER

SEP 22 2017

KAREN ROOSEVELT  
GARFIELD COUNTY TREASURER

## EXHIBIT "A"

370249

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

In Township 6 North, Range 42 E.W.M.

The Northwest quarter of the Northeast quarter of Section 11, EXCEPT the East 30 feet and the North 30 feet thereof for access road, fence maintenance, fire breaks, and utilities.

TOGETHER WITH an Easement for road and utilities over and across the East 30 feet of the Southwest quarter of the Northeast quarter of said Section 11.

TOGETHER WITH AND SUBJECT TO easements for road only, for ingress and egress, more fully described in documents record as Auditor's Nos. 86356 and 86357.