

REAL ESTATE EXCISE TAX AFFIDAVIT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

This form is your receipt
when stamped by cashier.

PLEASE TYPE OR PRINT

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

(See back of last page for instructions)

☐ Check box if partial sale of property

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

1 SELLER GRANTOR	Name <u>D.H. Rucker</u>	2 BUYER GRANTEE	Name <u>David and Theresa Wilson</u>
	Mailing Address <u>97 Mayview City Road</u>		Mailing Address <u>PO Box 585</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>2-013-42-001-2000</u> <input type="checkbox"/>	
	Mailing Address _____	<u>2-013-42-006-3000</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: 97 Mayview City Road

This property is located in Garfield

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

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

See Attached Exhibit A

5 Select Land Use Code(s): <u>83 - Agriculture classified under current use chapter 84.34 RCW</u> enter any additional codes: _____ (See back of last page for instructions)	7 List all personal property (tangible and intangible) included in selling price.
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	If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) _____ Reason for exemption _____
Is this property designated as forest land per chapter 84.33 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Type of Document <u>Statutory Warranty Deed</u>
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	Date of Document <u>12/30/15</u>
Is this property receiving special valuation as historical property per chapter 84.26 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Gross Selling Price \$ <u>648,000.00</u>
If any answers are yes, complete as instructed below.	*Personal Property (deduct) \$ _____
(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.	Exemption Claimed (deduct) \$ _____
This land <input checked="" type="checkbox"/> does <input type="checkbox"/> does not qualify for continuance.	Taxable Selling Price \$ <u>648,000.00</u>
<u>Debra Smek</u> <u>12/31/15</u> DEPUTY ASSESSOR DATE	Excise Tax : State \$ <u>8,294.40</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.	<u>0.0025</u> Local \$ <u>1,620.00</u>
(3) OWNER(S) SIGNATURE	*Delinquent Interest: State \$ _____
<u>David Vaughan Wilson</u> <u>Theresa Faye Wilson</u> PRINT NAME	Local \$ _____
<u>David Vaughan Wilson</u> <u>Theresa Faye Wilson</u>	*Delinquent Penalty \$ _____
	Subtotal \$ <u>9,914.40</u>
	*State Technology Fee \$ <u>5.00</u>
	*Affidavit Processing Fee \$ <u>0.00</u>
	Total Due \$ <u>9,919.40</u> <u>CK</u>
	A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS

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

Signature of Grantor or Grantor's Agent <u>D.H. Rucker</u>	Signature of Grantee or Grantee's Agent <u>David V. Wilson</u>
Name (print) <u>D.H. Rucker</u>	Name (print) <u>David V. Wilson</u>
Date & city of signing: <u>12-30-15</u> <u>Pomeroy, WA</u>	Date & city of signing: <u>12/30/15</u> <u>Pomeroy, WA</u>

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

EXHIBIT A

The South half, and Tax No. 2 of Section 1, Township 13 North, Range 42 East, Willamette Meridian said Tax No. 2 being more particularly described as follows: All that part of the North half of said Section lying south and west of the County Road.

Tax No. 1 of Section 6, Township 13 North, Range 43 East, Willamette Meridian, said Tax No. 1 being more particularly described as all that part of the Northwest Quarter of the Southwest Quarter of said Section 6, lying north and west of the County Road.

GRANTOR RESERVES A LIFE ESTATE IN THE FOLLOWING PROPERTY.

Situated in the County of Garfield, State of Washington:

Beginning at a point in the Southeast quarter of the Southeast quarter of Section 1 in Township 13 North, Range 42 East, Willamette Meridian, said point being where the Northerwesterly line of right of way of E. Lynn Gulch Road intersects the Southwesterly right of way line of Kirby-Mayview Road; thence in a northwesterly direction along the southwesterly line of the right of way of Kirby-Mayview Road to a point in the Northwest quarter of the Northeast quarter of said Section 1, where Casey Creek crosses under Kirby-Mayview Road; thence in a southeasterly direction along the northeasterly line of Casey Creek to a point where Casey Creek crosses under E. Lynn Gulch Road; thence in a northeasterly direction along the Northwesterly line of E. Lynn Gulch Road, 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.

1 SELLER GRANTOR	Name <u>Pomeroy United Methodist Church,</u>	2 BUYER GRANTEE	Name <u>Christopher K. Muñoz</u>	
	<u>a Washington nonprofit corporation</u>			
	Mailing Address <u>PO Box 37</u>		Mailing Address <u>PO Box 1024</u>	
	City/State/Zip <u>Pomeroy WA 99347-0037</u>		City/State/Zip <u>Pomeroy WA 99347-1024</u>	
	Phone No. (including area code) <u>(509) 843-3821</u>		Phone No. (including area code) <u>(509) 843-3428</u>	
3	Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers – check box if personal property	List assessed value(s)
	Name _____		<u>1-050-14-010-2440-0000</u> <input type="checkbox"/>	<u>87,501.00</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: 181 South 8th 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)

West Nine feet of Lot 9 and all of Lot 10 in Block 14 of the Original Town of Pomeroy

5 Select Land Use Code(s):

11 - Household, single family units

enter any additional codes: - N/A -

(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

DATE

(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)

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

(3) OWNER(S) SIGNATURE

PRINT NAME

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

- None - ;

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

WAC No. (Section/Subsection) - N/A - ;

Reason for exemption _____

- N/A - ;

Type of Document Statutory Warranty Deed

Date of Document 12/12/15

Gross Selling Price \$	<u>83,000.00</u>
*Personal Property (deduct) \$	<u>0.00</u>
Exemption Claimed (deduct) \$	<u>0.00</u>
Taxable Selling Price \$	<u>83,000.00</u>
Excise Tax : State \$	<u>1,062.40</u>
<u>0.0025</u> Local \$	<u>207.50</u>
*Delinquent Interest: State \$	<u>0.00</u>
Local \$	<u>0.00</u>
*Delinquent Penalty \$	<u>0.00</u>
Subtotal \$	<u>1,269.90</u>
*State Technology Fee \$	<u>5.00</u>
*Affidavit Processing Fee \$	<u>0.00</u>
Total Due \$	<u>1,274.90</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>Kimberly M. Wade</u>	Signature of Grantee or Grantee's Agent <u>Christopher K. Muñoz</u>
Name (print) <u>Kimberly M. Wade</u>	Name (print) <u>Christopher K. Muñoz</u>
Date & city of signing: <u>04 January 2016 - Pomeroy WA</u>	Date & city of signing: <u>31 December 2015 - 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.20.021 (1)(C)).

PAYED
JAN 04 2016

KAREN ROOSEVELT
GARFIELD COUNTY TREASURER



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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.

<input type="checkbox"/> Check box if partial sale of property		<input type="checkbox"/> If multiple owners list percentage of ownership next to name	
1	<p>Name <u>Ruthe I. Young</u></p> <p>Mailing Address <u>2870 Juniper Dr.</u></p> <p>City/State/Zip <u>Lewiston ID 83501</u></p> <p>Phone No. (including area code) _____</p>	2	<p>Name <u>Eric McKiernan</u> <u>Linda McKiernan</u></p> <p>Mailing Address <u>301 Connell Hill Rd.</u></p> <p>City/State/Zip <u>Pomeroy WA 99347</u></p> <p>Phone No. (including area code) _____</p>
3	<p>Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee</p> <p>Name <u>Eric McKiernan</u> <u>Linda McKiernan</u></p> <p>Mailing Address <u>301 Connell Hill Rd.</u></p> <p>City/State/Zip <u>Pomeroy WA 99347</u></p> <p>Phone No. (including area code) _____</p>	<p>List all real and personal property tax parcel account numbers – check box if personal property</p> <p><u>10703103712900000</u> <input type="checkbox"/></p> <p>_____ <input type="checkbox"/></p> <p>_____ <input type="checkbox"/></p> <p>_____ <input type="checkbox"/></p>	
		<p>List assessed value(s)</p> <p><u>108,491.00</u></p> <p>_____</p> <p>_____</p> <p>_____</p>	

4 Street address of property: 1269 Main St. - Pomeroy, WA 99347
This property is located in ☐ unincorporated Garfield County **OR** within ☒ city of Pomeroy
☐ Check box if any of the listed parcels are being segregated from another parcel, are part of a boundary line adjustment or parcels being merged.
See attached legal description.

<p>5 Select Land Use Code(s): 11 Household, single family units</p> <hr/> <p>enter any additional codes: _____</p> <p>(See back of last page for instructions)</p> <p style="text-align: right;">YES NO</p> <p>Was the seller receiving a property tax exemption or deferral under chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)? <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>7 List all personal property (tangible and intangible) included in selling price.</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>
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<p>6</p> <p style="text-align: right;">YES NO</p> <p>Is this property designated as forest land per chapter 84.33 RCW? <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW? <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>Is this property receiving special valuation as historical property per chapter 84.26 RCW? <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>If any answers are yes, complete as instructed below.</p> <p>(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information.</p> <p>This land <input type="checkbox"/> does <input checked="" type="checkbox"/> does not qualify for continuance.</p> <table border="0" style="width: 100%;"> <tr> <td style="width: 50%; text-align: center;">_____ DEPUTY ASSESSOR</td> <td style="width: 50%; text-align: center;">_____ DATE</td> </tr> </table> <p>(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale.</p> <p>(3) OWNER(S) SIGNATURE</p> <p>_____</p> <p style="text-align: center;">PRINT NAME</p>	_____ DEPUTY ASSESSOR	_____ DATE	<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>_____</p> <p>Type of Document <u>Statutory Warranty Deed (SWD)</u></p> <p>Date of Document <u>01/05/16</u></p> <table border="0" style="width: 100%;"> <tr> <td style="width: 60%;">Gross Selling Price \$</td> <td style="width: 20%; text-align: right;">70,000.00</td> <td style="width: 20%;"></td> </tr> <tr> <td>*Personal Property (deduct) \$</td> <td style="text-align: right;">0.00</td> <td></td> </tr> <tr> <td>Exemption Claimed (deduct) \$</td> <td style="text-align: right;">0.00</td> <td></td> </tr> <tr> <td>Taxable Selling Price \$</td> <td style="text-align: right;">70,000.00</td> <td></td> </tr> <tr> <td>Excise Tax : State \$</td> <td style="text-align: right;">896.00</td> <td></td> </tr> <tr> <td>Local \$</td> <td style="text-align: right;">175.00</td> <td></td> </tr> <tr> <td>*Delinquent Interest: State \$</td> <td style="text-align: right;">0.00</td> <td></td> </tr> <tr> <td>Local \$</td> <td style="text-align: right;">0.00</td> <td></td> </tr> <tr> <td>*Delinquent Penalty \$</td> <td style="text-align: right;">0.00</td> <td></td> </tr> <tr> <td>Subtotal \$</td> <td style="text-align: right;">1,071.00</td> <td></td> </tr> <tr> <td>*State Technology Fee \$</td> <td style="text-align: right;">5.00</td> <td style="text-align: right;">5.00</td> </tr> <tr> <td>*Affidavit Processing Fee \$</td> <td style="text-align: right;">0.00</td> <td></td> </tr> <tr> <td>Total Due \$</td> <td style="text-align: right;">1,076.00</td> <td></td> </tr> </table> <p style="text-align: center;">A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS</p>	Gross Selling Price \$	70,000.00		*Personal Property (deduct) \$	0.00		Exemption Claimed (deduct) \$	0.00		Taxable Selling Price \$	70,000.00		Excise Tax : State \$	896.00		Local \$	175.00		*Delinquent Interest: State \$	0.00		Local \$	0.00		*Delinquent Penalty \$	0.00		Subtotal \$	1,071.00		*State Technology Fee \$	5.00	5.00	*Affidavit Processing Fee \$	0.00		Total Due \$	1,076.00	
_____ DEPUTY ASSESSOR	_____ DATE																																									
Gross Selling Price \$	70,000.00																																									
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Total Due \$	1,076.00																																									

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

Signature of Grantor or Grantor's Agent	<u>Ruthie Young</u>	Signature of Grantee or Grantee's Agent	<u>Eric McKiernan</u>
Name (print)	<u>Ruthie I. Young</u>	Name (print)	<u>Eric McKiernan</u>
Date & city of signing:	<u>1/5/2016 - Clarkston, WA</u>	Date & city of signing:	<u>1/5/2016 - 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 - TREASURER'S USE ONLY~~

COUNTY TREASURER

SPACE - TREASURER'S USE ONLY
P A T T D
 JAN 06 2016

KAREN ROOSEVELT
GARFIELD COUNTY TREASURER

2744

13

EXHIBIT "A"

297827

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

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

Beginning at a point 250 feet East of the Southeast corner of Block 4 of Day's Addition to the City of Pomeroy; thence East 90 feet on North line of Main Street; thence North on a line parallel with the East line of said Block 4 to the North line of the South half of the Southeast quarter of Section 31, Township 12 North, Range 42 E.W.M.; thence West on said North line 90 feet; thence South on a line parallel with the East line of said Block 4 to the place 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

1 SELLER GRANTOR	Name <u>Vernon L. Landkammer</u>	2 BUYER GRANTEE	Name <u>Arnold Lampoltshamer</u>
	<u>Norma Jean Landkammer</u>		<u>360 Pataha St</u>
	Mailing Address <u>W. 928 Austin Road</u>		Mailing Address _____
	City/State/Zip <u>Spokane WA 99208</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		4 List all real and personal property tax parcel account numbers – check box if personal property	
Name <u>Arnold Lampoltshamer</u>		<u>10546900920400000</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>53,743.00</u>	

4 Street address of property: 2325 State Street, Pomeroy, WA

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

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

The East half of Lot 7, all of Lots 8 and 9 in Block 69 of Depot Addition to the City of Pomeroy.

5 Select Land Use Code(s): <u>11 Household, single family units</u> enter any additional codes: _____ (See back of last page for instructions)	7 List all personal property (tangible and intangible) included in selling price. _____ _____ _____ _____
Was the seller receiving a property tax exemption or deferral under chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) _____ Reason for exemption _____ _____
6 Is this property designated as forest land per chapter 84.33 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Is this property receiving special valuation as historical property per chapter 84.26 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If any answers are yes, complete as instructed below. (1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information. This land <input type="checkbox"/> does <input checked="" type="checkbox"/> does not qualify for continuance.	Type of Document <u>Statutory Warranty Deed (SWD)</u> Date of Document <u>01/08/16</u> Gross Selling Price \$ <u>20,000.00</u> *Personal Property (deduct) \$ <u>0.00</u> Exemption Claimed (deduct) \$ <u>0.00</u> Taxable Selling Price \$ <u>20,000.00</u> Excise Tax : State \$ <u>256.00</u> Local \$ <u>50.00</u> *Delinquent Interest: State \$ <u>0.00</u> Local \$ <u>0.00</u> *Delinquent Penalty \$ <u>0.00</u> Subtotal \$ <u>306.00</u> *State Technology Fee \$ <u>5.00</u> <u>5.00</u> *Affidavit Processing Fee \$ <u>0.00</u> Total Due \$ <u>311.00</u> CK
DEPUTY ASSESSOR _____ DATE _____ (2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale. (3) OWNER(S) SIGNATURE _____ PRINT NAME _____	A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS

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

Signature of Grantor or Grantor's Agent _____ Name (print) <u>Vernon L. Landkammer</u> <u>1/8/16 Spokane, WA</u> Date & city of signing: <u>Vernon L. Landkammer</u>	Signature of Grantee or Grantee's Agent _____ Name (print) <u>Arnold Lampoltshamer</u> <u>1/11/16, Clarkston, WA</u> Date & city of signing: <u>1/11/16, 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
JAN 12 2016

KAREN ROOSEVELT
GARFIELD COUNTY TREASURER

REAL ESTATE EXCISE TAX AFFIDAVIT

PLEASE TYPE OR PRINT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

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

(See back of last page for instructions)

☐ Check box if partial sale of property

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

1 SELLER GRANTOR	Name <u>Max O. Scoggin, Personal Representative of the</u>	2 BUYER GRANTEE	Name <u>Melissa Taylor</u>	
	Estate of Everett I. Scoggin			
	Mailing Address <u>P.O. Box 32</u>		Mailing Address <u>437 Highway 12 East</u>	
	City/State/Zip <u>Pomeroy, WA 99347</u>		City/State/Zip <u>Pomeroy, WA 99347</u>	
	Phone No. (including area code) <u>(509) 843-1551</u>		Phone No. (including area code) _____	
3	Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers – check box if personal property	List assessed value(s)
	Name _____		<u>2-066-04-010-1320-0000</u> <input type="checkbox"/>	
	Mailing Address _____		<input type="checkbox"/>	
	City/State/Zip _____		<input type="checkbox"/>	
	Phone No. (including area code) _____		<input type="checkbox"/>	

4 Street address of property: 437 Highway 12 East

This property is located in Garfield County

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

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

Lots 9 and 10, Block 4, Pataha, Garfield County, Washington.

5 Select Land Use Code(s): <u>09 - Land with mobile home</u> enter any additional codes: _____ (See back of last page for instructions)	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-202</u> Reason for exemption <u>Inheritance.</u>																										
6 Is this property designated as forest land per chapter 84.33 RCW? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> Is this property receiving special valuation as historical property per chapter 84.26 RCW? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> If any answers are yes, complete as instructed below. (1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information. This land <input type="checkbox"/> does <input type="checkbox"/> does not qualify for continuance. _____ DEPUTY ASSESSOR _____ DATE (2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale. (3) OWNER(S) SIGNATURE _____ PRINT NAME	Type of Document <u>Personal Representative's Deed</u> Date of Document <u>January 6, 2016</u> <table border="0"><tr><td>Gross Selling Price \$</td><td>0.00</td></tr><tr><td>*Personal Property (deduct) \$</td><td>0.00</td></tr><tr><td>Exemption Claimed (deduct) \$</td><td>0.00</td></tr><tr><td>Taxable Selling Price \$</td><td>0.00</td></tr><tr><td>Excise Tax : State \$</td><td>0.00</td></tr><tr><td><u>0.0025</u> Local \$</td><td>0.00</td></tr><tr><td>*Delinquent Interest: State \$</td><td>0.00</td></tr><tr><td>Local \$</td><td>0.00</td></tr><tr><td>*Delinquent Penalty \$</td><td>0.00</td></tr><tr><td>Subtotal \$</td><td>0.00</td></tr><tr><td>*State Technology Fee \$</td><td>5.00</td></tr><tr><td>*Affidavit Processing Fee \$</td><td>5.00</td></tr><tr><td>Total Due \$</td><td>10.00</td></tr></table> A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS	Gross Selling Price \$	0.00	*Personal Property (deduct) \$	0.00	Exemption Claimed (deduct) \$	0.00	Taxable Selling Price \$	0.00	Excise Tax : State \$	0.00	<u>0.0025</u> Local \$	0.00	*Delinquent Interest: State \$	0.00	Local \$	0.00	*Delinquent Penalty \$	0.00	Subtotal \$	0.00	*State Technology Fee \$	5.00	*Affidavit Processing Fee \$	5.00	Total Due \$	10.00
Gross Selling Price \$	0.00																										
*Personal Property (deduct) \$	0.00																										
Exemption Claimed (deduct) \$	0.00																										
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*State Technology Fee \$	5.00																										
*Affidavit Processing Fee \$	5.00																										
Total Due \$	10.00																										

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

Signature of Grantor or Grantor's Agent <u>Max O. Scoggin</u>	Signature of Grantee or Grantee's Agent <u>Melissa Taylor</u>
Name (print) <u>Max O. Scoggin</u>	Name (print) <u>Melissa Taylor</u>
Date & city of signing: <u>1/6/2016, Clarkston</u>	Date & city of signing: <u>1/6/2016, Pomeroy</u>

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

REV 84 0001a (09/22/15)

THIS SPACE - TREASURER'S USE ONLY

COUNTY TREASURER

KAREN ROOSEVELT
GARFIELD COUNTY TREASURER

2746
KR

REAL ESTATE EXCISE TAX AFFIDAVIT

PLEASE TYPE OR PRINT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

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

(See back of last page for instructions)

☐ Check box if partial sale of property

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

SELLER GRANTOR	1 Name <u>Max O. Scoggin, Personal Representative of the Estate of Everett L. Scoggin</u>	BUYER GRANTEE	2 Name <u>Max O. Scoggin, a 1/2 interest, Vernon Scoggin and Frank Scoggin, a 1/2 interest in two equal shares</u>
	Mailing Address <u>P.O. Box 32</u>		Mailing Address <u>c/o P.O. Box 32</u>
	City/State/Zip <u>Pomeroy, WA 99347</u>		City/State/Zip <u>Pomeroy, WA 99347</u>
	Phone No. (including area code) <u>(509) 843-1551</u>		Phone No. (including area code) <u>(509) 843-1551</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 _____		2010-420-183-020 <input type="checkbox"/>	
Mailing Address _____		2-010-42-018-3010 <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: 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)

The East half of the Northwest quarter and the Northeast quarter of the Southeast quarter, in Section 18, Township 10, North, Range 42, E.W.M.

<p>5 Select Land Use Code(s):</p> <p><u>94 - Open space land classified under chapter 84.34 RCW</u></p> <p>enter any additional codes: _____</p> <p>(See back of last page for instructions)</p> <p>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>6 YES NO</p> <p>Is this property designated as forest land per chapter 84.33 RCW? <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW? <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>Is this property receiving special valuation as historical property per chapter 84.26 RCW? <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>If any answers are yes, complete as instructed below.</p> <p>(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information.</p> <p>This land <input checked="" type="checkbox"/> does <input type="checkbox"/> does not qualify for continuance.</p> <p><u>Ketana Orban</u> <u>1/13/16</u> DEPUTY ASSESSOR DATE</p> <p>(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale.</p> <p>(3) OWNER(S) SIGNATURE</p> <p><u>Max O. Scoggin</u> <u>Vernon Scoggin</u> PRINT NAME</p>	<p>7 List all personal property (tangible and intangible) included in selling price.</p> <p>If claiming an exemption, list WAC number and reason for exemption:</p> <p>WAC No. (Section/Subsection) <u>458-61A-202</u></p> <p>Reason for exemption <u>Inheritance.</u></p> <p>Type of Document <u>Personal Representative's Deed</u></p> <p>Date of Document <u>January 6, 2016</u></p> <table border="0"> <tr> <td>Gross Selling Price \$</td> <td>0.00</td> </tr> <tr> <td>*Personal Property (deduct) \$</td> <td>0.00</td> </tr> <tr> <td>Exemption Claimed (deduct) \$</td> <td>0.00</td> </tr> <tr> <td>Taxable Selling Price \$</td> <td>0.00</td> </tr> <tr> <td>Excise Tax : State \$</td> <td>0.00</td> </tr> <tr> <td><u>0.0025</u> Local \$</td> <td>0.00</td> </tr> <tr> <td>*Delinquent Interest: State \$</td> <td>0.00</td> </tr> <tr> <td>Local \$</td> <td>0.00</td> </tr> <tr> <td>*Delinquent Penalty \$</td> <td>0.00</td> </tr> <tr> <td>Subtotal \$</td> <td>0.00</td> </tr> <tr> <td>*State Technology Fee \$</td> <td>5.00</td> </tr> <tr> <td>*Affidavit Processing Fee \$</td> <td>5.00</td> </tr> <tr> <td>Total Due \$</td> <td>10.00</td> </tr> </table> <p>A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS</p>	Gross Selling Price \$	0.00	*Personal Property (deduct) \$	0.00	Exemption Claimed (deduct) \$	0.00	Taxable Selling Price \$	0.00	Excise Tax : State \$	0.00	<u>0.0025</u> Local \$	0.00	*Delinquent Interest: State \$	0.00	Local \$	0.00	*Delinquent Penalty \$	0.00	Subtotal \$	0.00	*State Technology Fee \$	5.00	*Affidavit Processing Fee \$	5.00	Total Due \$	10.00
Gross Selling Price \$	0.00																										
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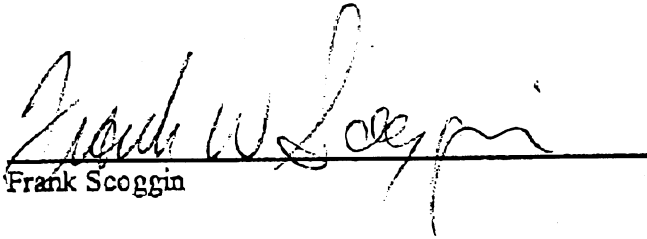
8 I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.

Signature of Grantor or Grantor's Agent <u>Max O. Scoggin</u>	Signature of Grantee or Grantee's Agent <u>Max O. Scoggin</u>
Name (print) <u>Max O. Scoggin, Personal Representative</u>	Name (print) <u>Max O. Scoggin</u>
Date & city of signing: <u>1/6/2016, Clarkston</u>	Date & city of signing: <u>1/6/2016, 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)).

Additional Signature for Paragraph 6(3)

(3) Owners Signature


Frank Scoggin

Additional Signature for Paragraph 6(3)
Page 1 of 1

1

2747

REAL ESTATE EXCISE TAX AFFIDAVIT

PLEASE TYPE OR PRINT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

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

(See back of last page for instructions)

☐ Check box if partial sale of property

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

1 SELLER GRANTOR	Name <u>Max O. Scoggin, Personal Representative of the</u>	2 BUYER GRANTEE	Name <u>Vernon E. Scoggin, Frank W. Scoggin, Max O.</u>
	<u>Estate of Everett L. Scoggin</u>		<u>Scoggin, and Elaine Lee Scoggin</u>
	Mailing Address <u>P.O. Box 32</u>		Mailing Address <u>c/o P.O. Box 32</u>
	City/State/Zip <u>Pomeroy, WA 99347</u>		City/State/Zip <u>Pomeroy, WA 99347</u>
	Phone No. (including area code) <u>(509) 843-1551</u>		Phone No. (including area code) <u>(509) 843-1551</u>
3	Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee		
Name _____	List all real and personal property tax parcel account numbers – check box if personal property		List assessed value(s)
Mailing Address _____	2010-420-332-001 <input type="checkbox"/>		
City/State/Zip _____	2010-420-332-002 <input type="checkbox"/>		
Phone No. (including area code) _____	2010-420-321-011 <input type="checkbox"/>		
	2010-420-321-012 <input type="checkbox"/>		

4 Street address of property: rural Garfield County 2-010-42-033-2010

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>94 - Open space land classified under chapter 84.34 RCW</u> enter any additional codes: _____ (See back of last page for instructions)	6	List all personal property (tangible and intangible) included in selling price.
Was the seller receiving a property tax exemption or deferral under chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	If claiming an exemption, list WAC number and reason for exemption:	
Is this property designated as forest land per chapter 84.33 RCW?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	WAC No. (Section/Subsection) <u>458-61A-202</u>	
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	Reason for exemption <u>Inheritance</u>	
Is this property receiving special valuation as historical property per chapter 84.26 RCW?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Type of Document <u>Personal Representative's Deed</u>	
If any answers are yes, complete as instructed below.		Date of Document <u>January 6, 2016</u>	
(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information.		Gross Selling Price \$ <u>0.00</u>	
This land <input checked="" type="checkbox"/> does <input type="checkbox"/> does not qualify for continuance.		*Personal Property (deduct) \$ <u>0.00</u>	
<u>Keshia Glikson</u> <u>1/13/16</u> DEPUTY ASSESSOR DATE		Exemption Claimed (deduct) \$ <u>0.00</u>	
(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale.		Taxable Selling Price \$ <u>0.00</u>	
(3) OWNER(S) SIGNATURE		Excise Tax : State \$ <u>0.00</u>	
<u>Max O. Scoggin</u> <u>Elaine Lee Scoggin</u> PRINT NAME		<u>0.0025</u> Local \$ <u>0.00</u>	
<u>Max O. Scoggin</u> <u>Elaine Lee Scoggin</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 I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.

Signature of Grantor or Grantor's Agent <u>Max O. Scoggin</u>	Signature of Grantee or Grantee's Agent <u>Max O. Scoggin</u>
Name (print) <u>Max O. Scoggin, Personal Representative</u>	Name (print) <u>Max O. Scoggin</u>
Date & city of signing: <u>1/6/2016, Clarkston</u>	Date & city of signing: <u>1/6/2016, 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)).

Exhibit A

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

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

The West half of the Northwest quarter of Section 33.

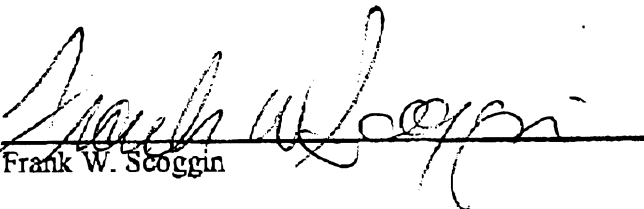
That part of the Southeast quarter Northeast quarter of Section 32 of Township 10 North, Range 42 E.W.M., Garfield County, Washington, more particularly described as follows:

Commencing at the Northeast corner of said Southeast quarter Northeast quarter; thence South $88^{\circ}19'40''$ West along the North line of said Southeast quarter Northeast quarter a distance of 595.50 feet to the true place of beginning; thence continue South $88^{\circ}19'40''$ West 397.68 feet to a point on the East right-of-way line of the Mountain Road as to be constructed per Project FH 165-1(1), said point being 40 feet East of the designed centerline; thence deflect left and continue along said right-of-way line around a curve to the left with a radius of 936.63 feet for a distance of 89.41 feet; thence North $88^{\circ}19'40''$ East, 373.34 feet; thence North $1^{\circ}40'20''$ West, 86.00 feet to the true place of beginning, containing 0.76 acres.

The East half of the Northwest quarter of the Southwest quarter of the Northwest quarter of Section 33 in Township 10 North, Range 42 E.W.M., Garfield County, Washington.

Additional Signature for Paragraph 6(3)

(3) Owners Signature


Frank W. Scoggin

Additional Signature for Paragraph 6(3)
Page 1 of 2

(3) Owners Signature


Vernon E. Scoggin

Additional Signature for Paragraph 6(3)
Page 2 of 2

2

2748

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

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when stamped by cashier.

PLEASE TYPE OR PRINT

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

(See back of last page for instructions)

☐ Check box if partial sale of property

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

SELLER GRANTOR	Name <u>JERRY & JUDI SMITH</u>	BUYER GRANTEE	Name <u>CHARLES T. & LYNDA Z. MELLINGER</u>
	Mailing Address <u>4404 230TH ST SW</u>		Mailing Address <u>5306 220TH STREET SW</u>
	City/State/Zip <u>MOUNTLAKE TERRACE, WA 98043</u>		City/State/Zip <u>MOUNTLAKE TERRACE, WA 98043</u>
	Phone No. (including area code) <u>(425) 774-7335</u>		Phone No. (including area code) <u>(425) 478-4948</u>
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>CHARLES T. MELLINGER</u>		<u>2-009-42-004-1000</u> <input checked="" type="checkbox"/>	
Mailing Address <u>5306 220TH STREET SW</u>		<input type="checkbox"/>	
City/State/Zip <u>MOUNTLAKE TERRACE, WA 98043</u>		<input type="checkbox"/>	
Phone No. (including area code) <u>(425) 478-4948</u>		<input type="checkbox"/>	
		List assessed value(s)	
		<u>\$33,790.00</u>	

Street address of property: BAKER POND - LAND ONLY LOT 11, 12 AND 17

This property is located in Garfield

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

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

SEE ATTACHED DOCUMENTS FOR LEGAL DESCRIPTIONS ON LOTS 11, 12 AND 17.

<p>Select Land Use Code(s): <u>19 - Vacation and cabin</u></p> <p>enter any additional codes: _____</p> <p>(See back of last page for instructions)</p> <p>Was the seller receiving a property tax exemption or deferral under chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p> <p>Is this property designated as forest land per chapter 84.33 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p> <p>Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p> <p>Is this property receiving special valuation as historical property per chapter 84.26 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p> <p>If any answers are yes, complete as instructed below.</p> <p>(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information.</p> <p>This land <input type="checkbox"/> does <input checked="" type="checkbox"/> does not qualify for continuance.</p> <p>DEPUTY ASSESSOR _____ DATE _____</p> <p>(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale.</p> <p>(3) OWNER(S) SIGNATURE _____</p> <p>PRINT NAME _____</p>	<p>List all personal property (tangible and intangible) included in selling price.</p> <p>LAND ONLY</p> <p>If claiming an exemption, list WAC number and reason for exemption:</p> <p>WAC No. (Section/Subsection) <u>N/A</u></p> <p>Reason for exemption _____</p> <p>Type of Document <u>N/A</u> <u>Statutory Warranty Deed</u></p> <p>Date of Document <u>11-19-16</u></p> <table> <tr> <td>Gross Selling Price \$</td> <td>15,230.00</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>15,230.00</td> </tr> <tr> <td>Excise Tax : State \$</td> <td>194.94</td> </tr> <tr> <td><u>0.0025</u> Local \$</td> <td>38.08</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>233.02</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>238.02</td> </tr> </table> <p>A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS</p>	Gross Selling Price \$	15,230.00	*Personal Property (deduct) \$		Exemption Claimed (deduct) \$		Taxable Selling Price \$	15,230.00	Excise Tax : State \$	194.94	<u>0.0025</u> Local \$	38.08	*Delinquent Interest: State \$		Local \$		*Delinquent Penalty \$		Subtotal \$	233.02	*State Technology Fee \$	5.00	*Affidavit Processing Fee \$	0.00	Total Due \$	238.02
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Subtotal \$	233.02																										
*State Technology Fee \$	5.00																										
*Affidavit Processing Fee \$	0.00																										
Total Due \$	238.02																										

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>JERRY E. SMITH</u>	Name (print) <u>CHARLES T. MELLINGER</u>
Date & city of signing: <u>11/16/2015 - Mountlake Terrace</u>	Date & city of signing: <u>11/16/2015 - Mountlake Terrace</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 (09/22/15)

THIS SPACE - JAIL SORRY - SEE ONLY

COUNTY TREASURER

KAREN ROOSEVELT
GARFIELD COUNTY TREASURER

KAREN ROOSEVELT
GARFIELD COUNTY TREASURER

2749

KR

LOT 11

THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 9 NORTH, RANGE 42 EAST, W.M., GARFIELD COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS. COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 4; THENCE NORTH 89 DEGREES 55'42" WEST, ALONG THE NORTH LINE OF SAID SECTION 4, A DISTANCE OF 1118.20 FEET MORE OR LESS TO THE SOUTHEAST CORNER OF SECTION 33, TOWNSHIP 10 NORTH, RANGE 42 EAST, W.M.; THENCE SOUTH 17 DEGREES 03'03" EAST 1373.39 FEET TO THE POINT OF BEGINNING; THENCE NORTH 57 DEGREES 16'39" EAST 521.42 FEET; THENCE SOUTH 32 DEGREES 49'16" EAST 311.84 FEET; THENCE SOUTH 21 DEGREES 32'08" EAST 111.30 FEET SOUTH 72 DEGREES 03'19" WEST 130.54 FEET; THENCE SOUTH 31 DEGREES 34'12" EAST 72.62 FEET; THENCE SOUTH 14 DEGREES 22'18" WEST 252.04 FEET; THENCE NORTH 49 DEGREES 17'47" WEST 659.31 FEET MORE OR LESS TO THE POINT OF BEGINNING. (5.04 ACRES MORE OR LESS)

ROAD EASEMENTS

TOGETHER WITH THE ACCESS ROAD EASEMENT ACROSS THE SOUTH HALF OF THE SOUTHEAST QUARTER (S1/2SE1/4) OF SECTION 33, TOWNSHIP 10 NORTH, RANGE 42 EAST AND LOT 2, SECTION 4, TOWNSHIP 9 NORTH, RANGE 42 EAST W.M. AS DESCRIBED IN REAL ESTATE CONTRACT DATED MAY 25, 2001 BETWEEN THE ESTATE OF MARY LOU BAKER AS SELLER AND KENNETH R. LEDERERWOOD AND DEBBIE S. LEDGERWOOD, HUSBAND AND WIFE, AS PURCHASERS, AND AMENDED MEMORANDUM OF WHICH CONTRACT WAS RECORDED JANUARY 23, 2003, UNDER GARFIELD COUNTY AUDITORS RECORDING NO. 7611.

TOGETHER WITH AND SUBJECT TO AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER AND ACROSS THAT PART OF LOT 1, LOT 2 AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE1/4NE1/4) OF SECTION 4, TOWNSHIP 9 NORTH, RANGE 42 EAST, W.M. DESCRIBED AS FOLLOWS; A 50 FEET WIDE STRIP BEING 25 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINES AND THEIR EXTENSIONS THEREOF;

MAIN ROAD- COMMENCING AT THE SOUTHEAST CORNER OF SECTION 33, TOWNSHIP 10 NORTH, RANGE 42 EAST, W.M.; THENCE NORTH 90 DEGREES 00'00" WEST 1061.01 FEET; THENCE SOUTH 58 DEGREES 36'30" EAST 92.75 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 75 FEET AND A CENTRAL ANGLE OF 57 DEGREES 40'12" A DISTANCE OF 75.49 FEET, THENCE SOUTH 0 DEGREES 56'30" EAST 45.83 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 75 FEET AND A CENTRAL ANGLE OF 57 DEGREES 16'50", A DISTANCE OF 74.98 FEET; THENCE SOUTH 56 DEGREES 20'30" WEST 75.43 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING

BEGINNING; THENCE CONTINUING SOUTH $56^{\circ}20'30''$ WEST 57.93 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 50 FEET AND A CENTRAL ANGLE OF $94^{\circ}21'58''$, A DISTANCE OF 82.35 FEET; THENCE SOUTH $38^{\circ}01'30''$ EAST 255.92 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 150 FEET AND A CENTRAL ANGLE OF $40^{\circ}33'56''$, A DISTANCE OF 106.20 FEET; THENCE SOUTH $2^{\circ}32'30''$ WEST 437.70 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 800 FEET AND A CENTRAL ANGLE OF $5^{\circ}39'00''$, A DISTANCE OF 78.89 FEET; THENCE SOUTH $3^{\circ}06'30''$ EAST 503.06 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 40 FEET AND A CENTRAL ANGLE OF $102^{\circ}42'30''$, A DISTANCE OF 71.70 FEET; THENCE NORTH $23^{\circ}36'22''$ EAST 321.35 FEET TO POINT "A"; THENCE CONTINUING NORTH $23^{\circ}36'22''$ EAST 160.82 FEET; THENCE NORTH $49^{\circ}45'41''$ EAST 149.12 FEET TO POINT "B"; THENCE CONTINUING NORTH $49^{\circ}45'41''$ EAST 59.22 FEET; THENCE NORTH $81^{\circ}03'08''$ EAST 564.03 FEET; THENCE NORTH $63^{\circ}42'03''$ EAST 33.91 FEET TO POINT "C"; THENCE CONTINUING NORTH $63^{\circ}42'03''$ EAST 122.06 FEET TO POINT "D"; THENCE CONTINUING NORTH $63^{\circ}42'03''$ EAST 86.39 FEET; THENCE NORTH $55^{\circ}24'27''$ EAST 142.24 FEET; THENCE SOUTH $88^{\circ}13'02''$ EAST 61.00 FEET; THENCE SOUTH $33^{\circ}36'13''$ EAST 294.69 FEET; THENCE SOUTH $45^{\circ}29'20''$ EAST 137.84 FEET; THENCE SOUTH $25^{\circ}29'36''$ EAST 156.13 FEET; THENCE SOUTH $45^{\circ}33'46''$ EAST 192.16 FEET TO POINT "E"; THENCE NORTH $72^{\circ}03'19''$ EAST 130.54 FEET TO POINT "F" AND THE POINT OF TERMINATION OF MAIN ROAD;

TOGETHER WITH **SIDE ROAD "B"** DESCRIBED AS FOLLOWS:
BEGINNING AT THE ABOVE DESCRIBED POINT "B"; THENCE SOUTH $77^{\circ}37'49''$ EAST 417.02 FEET; THENCE NORTH $84^{\circ}01'21''$ EAST 236.60 FEET; THENCE NORTH $76^{\circ}39'28''$ EAST 160.12 FEET; THENCE SOUTH $60^{\circ}55'53''$ EAST 35.60 FEET; THENCE SOUTH $27^{\circ}57'09''$ EAST 38.06 FEET TO POINT "G"; THENCE CONTINUING SOUTH $27^{\circ}57'09''$ EAST 136.46 FEET TO THE POINT OF TERMINATION;

TOGETHER WITH **SIDE ROAD "E"** DESCRIBED AS FOLLOWS:
BEGINNING AT THE ABOVE DESCRIBED POINT "E"; THENCE SOUTH $31^{\circ}34'12''$ EAST 72.62 FEET; THENCE SOUTH $14^{\circ}22'18''$ WEST 252.04 FEET; THENCE SOUTH $26^{\circ}16'41''$ WEST 146.35 FEET; THENCE SOUTH $43^{\circ}04'07''$ WEST 335.17 FEET; THENCE SOUTH $30^{\circ}58'14''$ WEST 139.66 FEET; THENCE SOUTH $38^{\circ}48'20''$ WEST 104.13 FEET; THENCE SOUTH $26^{\circ}31'52''$ WEST 145.95 FEET; THENCE SOUTH $39^{\circ}27'04''$ WEST 353.20 FEET; THENCE SOUTH $27^{\circ}31'10''$ WEST 97.19 FEET; THENCE SOUTH $3^{\circ}22'02''$ EAST 79.54 FEET; THENCE SOUTH $19^{\circ}03'31''$ WEST 87.75 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 38 FEET AND A CENTRAL ANGLE OF $141^{\circ}23'45''$, A DISTANCE OF 93.78 FEET; THENCE NORTH $19^{\circ}32'44''$ WEST

lot 11 page 3

119.87 FEET; THENCE NORTH 45°39'39" WEST 115.03 FEET; THENCE NORTH
19°27'16" WEST 84.79 FEET; THENCE NORTH 3°56'14" EAST 82.72 FEET;
THENCE NORTH 20°09'14" EAST 105.29 FEET TO THE POINT OF
TERMINATION.

11, 12, & 17 ^{CHUCKS} LOTS ARE

LOT 12

THAT PART OF LOT 1 AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 9 NORTH, RANGE 42 EAST, W.M., GARFIELD COUNTY WASHINGTON, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 4; THENCE NORTH 89°55'42" WEST, ALONG THE NORTH LINE OF SAID SECTION 4, A DISTANCE OF 1118.20 FEET MORE OR LESS TO THE SOUTHEAST CORNER OF SECTION 33, TOWNSHIP 10 NORTH, RANGE 42 EAST, W.M.; THENCE SOUTH 17°03'03" EAST 1373.39 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 49°17'47" EAST 659.31 FEET; THENCE SOUTH 26°16'41" WEST 146.35 FEET; THENCE SOUTH 43°04'07" WEST 214.34 FEET; THENCE NORTH 74°29'29" WEST 314.06 FEET TO THE EAST LINE OF THAT PARCEL DEEDED TO STEVE AND VIRGINIA MONTGOMERY BY DEED RECORDED UNDER INSTRUMENT NUMBER 2595, RECORDS OF GARFIELD COUNTY, WASHINGTON; THENCE NORTH 0°25'24" WEST, ALONG SAID EAST LINE, 389.29 FEET; THENCE NORTH 2°45'28" WEST 226.95 FEET; THENCE NORTH 57°16'39" EAST 33.00 FEET MORE OR LESS TO THE POINT OF BEGINNING. (5.17 acres more or less)

ROAD EASEMENTS

TOGETHER WITH THE ACCESS ROAD EASEMENT ACROSS THE SOUTH HALF OF THE SOUTHEAST QUARTER (S1/2SE1/4) OF SECTION 33, TOWNSHIP 10 NORTH, RANGE 42 EAST AND LOT 2, SECTION 4, TOWNSHIP 9 NORTH, RANGE 42 EAST W.M. AS DESCRIBED IN REAL ESTATE CONTRACT DATED MAY 25, 2001 BETWEEN THE ESTATE OF MARY LOU BAKER AS SELLER AND KENNETH R. LEDGERWOOD AND DEBBIE S. LEDGERWOOD, HUSBAND AND WIFE, AS PURCHASERS, AND AMENDED MEMORANDUM OF WHICH CONTRACT WAS RECORDED JANUARY 23, 2003, UNDER GARFIELD COUNTY AUDITOR'S RECORDING NO. 7611.

TOGETHER WITH AND SUBJECT TO AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER AND ACROSS THAT PART OF LOT 1, LOT 2 AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE1/4NE1/4) OF SECTION 4, TOWNSHIP 9 NORTH, RANGE 42 EAST, W.M. DESCRIBED AS FOLLOWS: A 50 FEET WIDE STRIP, BEING 25 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINES AND THEIR EXTENSIONS THEREOF;

MAIN ROAD - COMMENCING AT THE SOUTHEAST CORNER OF SECTION 33, TOWNSHIP 10 NORTH, RANGE 42 EAST, W.M.; THENCE NORTH 90°00'00" WEST 1061.01 FEET; THENCE SOUTH 58°36'30" EAST 92.75 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 75 FEET AND A CENTRAL ANGLE OF 57°40'12" A DISTANCE OF 75.49 FEET; THENCE SOUTH 0°56'30" EAST 45.83 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 75 FEET AND A CENTRAL ANGLE OF 57°16'50", A DISTANCE OF 74.98 FEET; THENCE SOUTH 56°20'30" WEST 75.43 FEET TO THE POINT OF

BEGINNING; THENCE CONTINUING SOUTH 56°20'30" WEST 57.93 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 50 FEET AND A CENTRAL ANGLE OF 94°21'58", A DISTANCE OF 82.35 FEET; THENCE SOUTH 38°01'30" EAST 255.92 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 150 FEET AND A CENTRAL ANGLE OF 40°33'56", A DISTANCE OF 106.20 FEET; THENCE SOUTH 2°32'30" WEST 437.70 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 800 FEET AND A CENTRAL ANGLE OF 5°39'00", A DISTANCE OF 78.89 FEET; THENCE SOUTH 3°06'30" EAST 503.06 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 40 FEET AND A CENTRAL ANGLE OF 102°42'30", A DISTANCE OF 71.70 FEET; THENCE NORTH 23°36'22" EAST 321.35 FEET TO POINT "A"; THENCE CONTINUING NORTH 23°36'22" EAST 160.82 FEET; THENCE NORTH 49°45'41" EAST 149.12 FEET TO POINT "B"; THENCE CONTINUING NORTH 49°45'41" EAST 59.22 FEET; THENCE NORTH 81°03'08" EAST 564.03 FEET; THENCE NORTH 63°42'03" EAST 33.91 FEET TO POINT "C"; THENCE CONTINUING NORTH 63°42'03" EAST 122.06 FEET TO POINT "D"; THENCE CONTINUING NORTH 63°42'03" EAST 86.39 FEET; THENCE NORTH 55°24'27" EAST 142.24 FEET; THENCE SOUTH 88°13'02" EAST 61.00 FEET; THENCE SOUTH 33°36'13" EAST 294.69 FEET; THENCE SOUTH 45°29'20" EAST 137.84 FEET; THENCE SOUTH 25°29'36" EAST 156.13 FEET; THENCE SOUTH 45°33'46" EAST 192.16 FEET TO POINT "E"; THENCE NORTH 72°03'19" EAST 130.54 FEET TO POINT "F" AND THE POINT OF TERMINATION OF MAIN ROAD;

TOGETHER WITH **SIDE ROAD "B"** DESCRIBED AS FOLLOWS:

BEGINNING AT THE ABOVE DESCRIBED POINT "B"; THENCE SOUTH 77°37'49" EAST 417.02 FEET; THENCE NORTH 84°01'21" EAST 236.60 FEET; THENCE NORTH 76°39'28" EAST 160.12 FEET; THENCE SOUTH 60°55'53" EAST 35.60 FEET; THENCE SOUTH 27°57'09" EAST 38.06 FEET TO POINT "G"; THENCE CONTINUING SOUTH 27°57'09" EAST 136.46 FEET TO THE POINT OF TERMINATION;

TOGETHER WITH **SIDE ROAD "E"** DESCRIBED AS FOLLOWS:

BEGINNING AT THE ABOVE DESCRIBED POINT "E"; THENCE SOUTH 31°34'12" EAST 72.62 FEET; THENCE SOUTH 14°22'18" WEST 252.04 FEET; THENCE SOUTH 26°16'41" WEST 146.35 FEET; THENCE SOUTH 43°04'07" WEST 335.17 FEET; THENCE SOUTH 30°58'14" WEST 139.66 FEET; THENCE SOUTH 38°48'20" WEST 104.13 FEET; THENCE SOUTH 26°31'52" WEST 145.95 FEET; THENCE SOUTH 39°27'04" WEST 353.20 FEET; THENCE SOUTH 27°31'10" WEST 97.19 FEET; THENCE SOUTH 3°22'02" EAST 79.54 FEET; THENCE SOUTH 19°03'31" WEST 87.75 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 38 FEET AND A CENTRAL ANGLE OF 141°23'45", A DISTANCE OF 93.78 FEET; THENCE NORTH 19°32'44" WEST

lot 12 page 3

119.87 FEET; THENCE NORTH $45^{\circ}39'39''$ WEST 115.03 FEET; THENCE NORTH $19^{\circ}27'16''$ WEST 84.79 FEET; THENCE NORTH $3^{\circ}56'14''$ EAST 82.72 FEET; THENCE NORTH $20^{\circ}09'14''$ EAST 105.29 FEET TO THE POINT OF TERMINATION.

LOT 17

. THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 9 NORTH, RANGE 42 EAST, W.M., GARFIELD COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 4; THENCE NORTH $89^{\circ}55'42''$ WEST, ALONG THE NORTH LINE OF SAID SECTION 4, A DISTANCE OF 1118.20 FEET MORE OR LESS TO THE SOUTHEAST CORNER OF SECTION 33, TOWNSHIP 10 NORTH, RANGE 42 EAST, W.M.; THENCE SOUTH $11^{\circ}29'36''$ EAST 2367.44 FEET TO THE POINT OF BEGINNING; THENCE NORTH $38^{\circ}48'20''$ EAST 104.13 FEET; THENCE NORTH $30^{\circ}58'14''$ EAST 139.66 FEET; THENCE NORTH $43^{\circ}04'07''$ EAST 120.83 FEET; THENCE NORTH $74^{\circ}29'29''$ WEST 314.06 FEET MORE OR LESS TO THE EAST LINE OF THAT PARCEL DEEDED TO STEVE AND VIRGINIA MONTGOMERY BY DEED RECORDED UNDER INSTRUMENT NUMBER 2595 RECORDS OF GARFIELD COUNTY, WASHINGTON; THENCE SOUTH $0^{\circ}25'24''$ EAST, ALONG SAID EAST LINE, 233.00 FEET, TO THE SOUTH LINE OF SAID MONTGOMERY PARCEL; THENCE SOUTH $89^{\circ}34'36''$ WEST, ALONG SAID SOUTH LINE, 560.00 FEET MORE OR LESS TO THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE SOUTH $0^{\circ}25'24''$ EAST, ALONG SAID WEST LINE, 370.00 FEET MORE OR LESS TO A POINT WHICH BEARS SOUTH $69^{\circ}52'31''$ WEST FROM THE POINT OF BEGINNING; THENCE NORTH $69^{\circ}52'31''$ EAST 680.04 FEET MORE OR LESS TO THE POINT OF BEGINNING. (5.02 acres more or less)

ROAD EASEMENTS

TOGETHER WITH THE ACCESS ROAD EASEMENT ACROSS THE SOUTH HALF OF THE SOUTHEAST QUARTER ($S1/2SE1/4$) OF SECTION 33, TOWNSHIP 10 NORTH, RANGE 42 EAST AND LOT 2, SECTION 4, TOWNSHIP 9 NORTH, RANGE 42 EAST W.M. AS DESCRIBED IN REAL ESTATE CONTRACT DATED MAY 25, 2001 BETWEEN THE ESTATE OF MARY LOU BAKER AS SELLER AND KENNETH R. LEDGERWOOD AND DEBBIE S. LEDGERWOOD, HUSBAND AND WIFE, AS PURCHASERS, AND AMENDED MEMORANDUM OF WHICH CONTRACT WAS RECORDED JANUARY 23, 2003, UNDER GARFIELD COUNTY AUDITOR'S RECORDING NO. 7611.

TOGETHER WITH AND SUBJECT TO AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER AND ACROSS THAT PART OF LOT 1, LOT 2 AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER ($SE1/4NE1/4$) OF SECTION 4, TOWNSHIP 9 NORTH, RANGE 42 EAST, W.M. DESCRIBED AS FOLLOWS: A 50 FEET WIDE STRIP, BEING 25 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINES AND THEIR EXTENSIONS THEREOF;

MAIN ROAD - COMMENCING AT THE SOUTHEAST CORNER OF SECTION 33, TOWNSHIP 10 NORTH, RANGE 42 EAST, W.M.; THENCE NORTH $90^{\circ}00'00''$ WEST 1061.01 FEET; THENCE SOUTH $58^{\circ}36'30''$ EAST 92.75 FEET; THENCE

ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 75 FEET AND A CENTRAL ANGLE OF $57^{\circ}40'12''$ A DISTANCE OF 75.49 FEET; THENCE SOUTH $0^{\circ}56'30''$ EAST 45.83 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 75 FEET AND A CENTRAL ANGLE OF $57^{\circ}16'50''$, A DISTANCE OF 74.98 FEET; THENCE SOUTH $56^{\circ}20'30''$ WEST 75.43 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH $56^{\circ}20'30''$ WEST 57.93 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 50 FEET AND A CENTRAL ANGLE OF $94^{\circ}21'58''$, A DISTANCE OF 82.35 FEET; THENCE SOUTH $38^{\circ}01'30''$ EAST 255.92 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 150 FEET AND A CENTRAL ANGLE OF $40^{\circ}33'56''$, A DISTANCE OF 106.20 FEET; THENCE SOUTH $2^{\circ}32'30''$ WEST 437.70 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 800 FEET AND A CENTRAL ANGLE OF $5^{\circ}39'00''$, A DISTANCE OF 78.89 FEET; THENCE SOUTH $3^{\circ}06'30''$ EAST 503.06 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 40 FEET AND A CENTRAL ANGLE OF $102^{\circ}42'30''$, A DISTANCE OF 71.70 FEET; THENCE NORTH $23^{\circ}36'22''$ EAST 321.35 FEET TO POINT "A"; THENCE CONTINUING NORTH $23^{\circ}36'22''$ EAST 160.82 FEET; THENCE NORTH $49^{\circ}45'41''$ EAST 149.12 FEET TO POINT "B"; THENCE CONTINUING NORTH $49^{\circ}45'41''$ EAST 59.22 FEET; THENCE NORTH $81^{\circ}03'08''$ EAST 564.03 FEET; THENCE NORTH $63^{\circ}42'03''$ EAST 33.91 FEET TO POINT "C"; THENCE CONTINUING NORTH $63^{\circ}42'03''$ EAST 122.06 FEET TO POINT "D"; THENCE CONTINUING NORTH $63^{\circ}42'03''$ EAST 86.39 FEET; THENCE NORTH $55^{\circ}24'27''$ EAST 142.24 FEET; THENCE SOUTH $88^{\circ}13'02''$ EAST 61.00 FEET; THENCE SOUTH $33^{\circ}36'13''$ EAST 294.69 FEET; THENCE SOUTH $45^{\circ}29'20''$ EAST 137.84 FEET; THENCE SOUTH $25^{\circ}29'36''$ EAST 156.13 FEET; THENCE SOUTH $45^{\circ}33'46''$ EAST 192.16 FEET TO POINT "E"; THENCE NORTH $72^{\circ}03'19''$ EAST 130.54 FEET TO POINT "F" AND THE POINT OF TERMINATION OF MAIN ROAD;

TOGETHER WITH **SIDE ROAD "E"** DESCRIBED AS FOLLOWS:
 BEGINNING AT THE ABOVE DESCRIBED POINT "E"; THENCE SOUTH $31^{\circ}34'12''$ EAST 72.62 FEET; THENCE SOUTH $14^{\circ}22'18''$ WEST 252.04 FEET; THENCE SOUTH $26^{\circ}16'41''$ WEST 146.35 FEET; THENCE SOUTH $43^{\circ}04'07''$ WEST 335.17 FEET; THENCE SOUTH $30^{\circ}58'14''$ WEST 139.66 FEET; THENCE SOUTH $38^{\circ}48'20''$ WEST 104.13 FEET; THENCE SOUTH $26^{\circ}31'52''$ WEST 145.95 FEET; THENCE SOUTH $39^{\circ}27'04''$ WEST 353.20 FEET; THENCE SOUTH $27^{\circ}31'10''$ WEST 97.19 FEET; THENCE SOUTH $3^{\circ}22'02''$ EAST 79.54 FEET; THENCE SOUTH $19^{\circ}03'31''$ WEST 87.75 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 38 FEET AND A CENTRAL ANGLE OF $141^{\circ}23'45''$, A DISTANCE OF 93.78 FEET; THENCE NORTH $19^{\circ}32'44''$ WEST 119.87 FEET; THENCE NORTH $45^{\circ}39'39''$ WEST 115.03 FEET; THENCE NORTH $19^{\circ}27'16''$ WEST 84.79 FEET; THENCE NORTH $3^{\circ}56'14''$ EAST 82.72 FEET;

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THENCE NORTH 20°09'14" EAST 105.29 FEET TO THE POINT OF
TERMINATION.