



PLEASE TYPE OR PRINT

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

This form is your receipt
when stamped by cashier.

2810

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>Clyde Fought and Jennie Fought, H&W</u>	2 BUYER GRANTEE	Name <u>Larry L. Smythe and Judy Smythe, H&W</u>	
	Mailing Address <u>1356 E Fir</u>		Mailing Address <u>714 Mt. Hood Avenue</u>	
	City/State/Zip <u>Othello, WA 99344</u>		City/State/Zip <u>Boardman, OR 97818</u>	
	Phone No. (including area code) _____		Phone No. (including area code) _____	
3	Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers – check box if personal property	List assessed value(s)
	Name _____			
	Mailing Address _____			
	City/State/Zip _____			
	Phone No. (including area code) _____			
		<u>2-010-42-034-4035</u> <input type="checkbox"/>	<u>\$88,600.00</u>	
		<input type="checkbox"/>		
		<input type="checkbox"/>		
		<input type="checkbox"/>		

4 Street address of property: Land Only

This property is located in Garfield

☐ Check box if any of the listed parcels are being segregated from a larger parcel.

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

Township 10 North, Range 42 E.W.M.
The Southeast quarter of the Northeast quarter of the Southeast quarter of Section 34, EXCEPT the North 330 feet of the East 106 feet thereof. SUBJECT TO AND TOGETHER WITH a non-exclusive easement over and across existing roads on this and adjoining properties for ingress, egress, and utility purposes as described in document recorded as Garfield County Auditor's No. 87235.

5 Select Land Use Code(s): <u>91 - Undeveloped land (land only)</u> enter any additional codes: _____ (See back of last page for instructions)	YES	NO	7 List all personal property (tangible and intangible) included in selling price.	
	Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)?	<input type="checkbox"/>		<input checked="" type="checkbox"/>
	Is this property designated as forest land per chapter 84.33 RCW?	<input type="checkbox"/>		<input checked="" type="checkbox"/>
	Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34?	<input type="checkbox"/>		<input checked="" type="checkbox"/>
6 Is this property receiving special valuation as historical property per chapter 84.26 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If any answers are yes, complete as instructed below. (1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information. This land <input type="checkbox"/> does <input type="checkbox"/> does not qualify for continuance.	YES	NO	If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) _____ Reason for exemption _____ Type of Document <u>Statutory Warranty Deed</u> Date of Document <u>6/28/16</u> Gross Selling Price \$ _____ 131,000.00 *Personal Property (deduct) \$ _____ Exemption Claimed (deduct) \$ _____ Taxable Selling Price \$ _____ 131,000.00 Excise Tax : State \$ _____ 1,676.80 <u>0.0025</u> Local \$ _____ 327.50 *Delinquent Interest: State \$ _____ Local \$ _____ *Delinquent Penalty \$ _____ Subtotal \$ _____ 2,004.30 *State Technology Fee \$ _____ 5.00 *Affidavit Processing Fee \$ _____ Total Due \$ _____ 2,009.30 CK A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS	
	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"/>
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><i>Clyde Fought</i></u>	Signature of Grantee or Grantee's Agent <u><i>Larry L. Smythe</i></u>
Name (print) <u>Clyde Fought or Jennie Fought</u>	Name (print) <u>Larry L. Smythe or Judy Smythe</u>
Date & city of signing: <u>6/30/2016-Lewiston, ID</u>	Date & city of signing: <u>6/29/2016- Lewiston, ID</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)).

THIS SPACE - TREASURER'S USE ONLY
JUN 30 2016

REAL ESTATE EXCISE TAX AFFIDAVIT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

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

(See back of last page for instructions)

☐ Check box if partial sale of property

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

1 SELLER GRANTOR	Name <u>Patricia Diane Bowles</u>	2 BUYER GRANTEE	Name <u>Julie R. Dunkle</u>
	<u>Margaret Bean</u>		
	Mailing Address <u>PO Box 185</u>		Mailing Address <u>PO Box 424 - 188 High Street</u>
	City/State/Zip <u>Pomeroy WA 99347</u>		City/State/Zip <u>Pomeroy, WA 99347</u>
	Phone No. (including area code)		Phone No. (including area code)
3	Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee	List all real and personal property tax parcel account numbers – check box if personal property	
	Name <u>Julie R. Dunkle</u>	10511100521500000 <input type="checkbox"/>	
	Mailing Address <u>PO</u>	<input type="checkbox"/>	
	City/State/Zip	<input type="checkbox"/>	
	Phone No. (including area code)	<input type="checkbox"/>	
		List assessed value(s) 125,943.00	

4 Street address of property: 188 High St. - Pomeroy, WA 99347

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

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

The land referred to herein is situated in the State of Washington, County of Garfield and described as follows: Lot 5 and the East 30 feet of Lot 4 in Block 11 of Wilson's Addition to the City of Pomeroy.

5	Select Land Use Code(s): <u>11 Household, single family units</u> enter any additional codes: (See back of last page for instructions)	7	List all personal property (tangible and intangible) included in selling price.
	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 no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information. This land <input type="checkbox"/> does <input checked="" type="checkbox"/> does not qualify for continuance. DEPUTY ASSESSOR _____ DATE _____ (2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale. (3) OWNER(S) SIGNATURE _____ PRINT NAME _____		If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) _____ Reason for exemption _____ Type of Document <u>Statutory Warranty Deed (SWD)</u> Date of Document <u>06/21/16</u> Gross Selling Price \$ <u>115,000.00</u> *Personal Property (deduct) \$ <u>0.00</u> Exemption Claimed (deduct) \$ <u>0.00</u> Taxable Selling Price \$ <u>115,000.00</u> Excise Tax : State \$ <u>1,472.00</u> Local \$ <u>287.50</u> *Delinquent Interest: State \$ <u>0.00</u> Local \$ <u>0.00</u> *Delinquent Penalty \$ <u>0.00</u> Subtotal \$ <u>1,759.50</u> *State Technology Fee \$ <u>5.00</u> <u>5.00</u> *Affidavit Processing Fee \$ <u>0.00</u> Total Due \$ <u>1,764.50</u> CK A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS

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

Signature of Grantor or Grantor's Agent <u>Patricia Diane Bowles</u>	Signature of Grantee or Grantee's Agent <u>Julie R. Dunkle</u>
Name (print) <u>Patricia Diane Bowles</u>	Name (print) <u>Julie R. Dunkle</u>
Date & city of signing: <u>6-23-16, Clarkston WA</u>	Date & city of signing: <u>June 30, 2016, 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)).

REV 84 0001a (6/26/14)

THIS SPACE - TREASURER'S USE ONLY

COUNTY TREASURER

PAID
JUN 30 2016

KAREN ROOSEVELT
GARFIELD COUNTY TREASURER

PLEASE TYPE OR PRINT

REAL ESTATE EXCISE TAX AFFIDAVIT
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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>Barbara Bingman, Personal Representative of Estate of IVAN BINGMAN</u>	2 BUYER GRANTEE	Name <u>Barbara Bingman</u>		
	Mailing Address <u>200 Almota Road</u>		Mailing Address <u>200 Almota Road</u>		
	City/State/Zip <u>Pomeroy, WA 99347</u>		City/State/Zip <u>Pomeroy, WA 99347</u>		
	Phone No. (including area code) <u>(509) 843-3370</u>		Phone No. (including area code) <u>(509) 843-3370</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>1-070-31-001-1000 (includes other prop)</u> <input type="checkbox"/>	<u>201808</u>
	Mailing Address _____			<u>1-070-31-091-1800</u> <input type="checkbox"/>	
	City/State/Zip _____			<input type="checkbox"/>	
	Phone No. (including area code) _____			<input type="checkbox"/>	

4 Street address of property: 200 Almota Road

This property is located in _____

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

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

--- See attached ---

5 Select Land Use Code(s):
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 6/13/16

Gross Selling Price \$	0.00
*Personal Property (deduct) \$	
Exemption Claimed (deduct) \$	
Taxable Selling Price \$	0.00
Excise Tax : State \$	0.00
<u>100%</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>Barbara Bingman</u>	Signature of Grantee or Grantee's Agent <u>Barbara Bingman</u>
Name (print) <u>Barbara Bingman</u>	Name (print) <u>Barbara Bingman</u>
Date & city of signing: <u>6-13-16 Pomeroy</u>	Date & city of signing: <u>6-13-16 Pomeroy</u>

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

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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>Steve Slaybaugh / Cynthia R. Thompson</u>	2 BUYER GRANTEE	Name <u>Richard E. Slaybaugh</u>
	Mailing Address <u>P.O. Box 771 / 711 12th St.</u>		Mailing Address <u>P.O. Box 745</u>
	City/State/Zip <u>Pomeroy, WA 99347 / Clarkston, WA 99403</u>		City/State/Zip <u>Pomeroy, WA 99347</u>
	Phone No. (including area code) _____		Phone No. (including area code) _____
3	Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee Name _____ Mailing Address _____ City/State/Zip _____ Phone No. (including area code) _____	List all real and personal property tax parcel account numbers - check box if personal property <u>See Exhibit "A"</u> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
		List assessed value(s) <u>291770</u>	

4 Street address of property: _____

This property is located in Garfield County

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

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

See Exhibit "A" attached hereto.

<p>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)</p> <p>YES NO Was the seller receiving a property tax exemption or deferral under chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)? <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>6 YES NO Is this property designated as forest land per chapter 84.33 RCW? <input type="checkbox"/> <input checked="" type="checkbox"/> Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW? <input checked="" type="checkbox"/> <input type="checkbox"/> Is this property receiving special valuation as historical property per chapter 84.26 RCW? <input type="checkbox"/> <input checked="" type="checkbox"/></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>Jana Smith</u> <u>7/1/16</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 <u>[Signature]</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: WAC No. (Section/Subsection) <u>458-61A - 204(2)</u> Reason for exemption _____ Partitioning Undivided Interests</p> <p>Type of Document <u>Partition Deed</u> Date of Document <u>6/16/16</u></p> <table> <tr><td>Gross Selling Price \$</td><td>0.00</td></tr> <tr><td>*Personal Property (deduct) \$</td><td>0.00</td></tr> <tr><td>Exemption Claimed (deduct) \$</td><td>0.00</td></tr> <tr><td>Taxable Selling Price \$</td><td>0.00</td></tr> <tr><td>Excise Tax : State \$</td><td>0.00</td></tr> <tr><td><u>0.0025</u> Local \$</td><td>0.00</td></tr> <tr><td>*Delinquent Interest: State \$</td><td>0.00</td></tr> <tr><td>Local \$</td><td>0.00</td></tr> <tr><td>*Delinquent Penalty \$</td><td>0.00</td></tr> <tr><td>Subtotal \$</td><td>0.00</td></tr> <tr><td>*State Technology Fee \$</td><td>5.00</td></tr> <tr><td>*Affidavit Processing Fee \$</td><td>5.00</td></tr> <tr><td>Total Due \$</td><td>10.00</td></tr> </table> <p>A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS</p>	Gross Selling Price \$	0.00	*Personal Property (deduct) \$	0.00	Exemption Claimed (deduct) \$	0.00	Taxable Selling Price \$	0.00	Excise Tax : State \$	0.00	<u>0.0025</u> Local \$	0.00	*Delinquent Interest: State \$	0.00	Local \$	0.00	*Delinquent Penalty \$	0.00	Subtotal \$	0.00	*State Technology Fee \$	5.00	*Affidavit Processing Fee \$	5.00	Total Due \$	10.00
Gross Selling Price \$	0.00																										
*Personal Property (deduct) \$	0.00																										
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Taxable Selling Price \$	0.00																										
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<u>0.0025</u> Local \$	0.00																										
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*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>Cynthia R. Thompson</u>	Signature of Grantee or Grantee's Agent <u>[Signature]</u>
Name (print) <u>Steve Slaybaugh / Cynthia R. Thompson</u>	Name (print) <u>Richard E. Slaybaugh</u>
Date & city of signing: <u>6/16/16 Clarkston</u>	Date & city of signing: <u>6/7/16 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"

GRANTORS: Steve Slaybaugh
 Cynthia R. Thompson

GRANTEE: Richard E. Slaybaugh

Parcel Nos.

2-011-42-014-2010	2-011-42-003-4001	2-011-42-003-4002
2-011-42-003-4003	2-011-42-010-1011	2-011-42-010-4001
2-011-42-010-1012	2-011-42-010-4002	2-011-42-010-1013
2-011-42-010-4003	2-011-42-011-3001	2-011-42-011-3002
2-011-42-011-3003	2-011-42-014-2001	2-011-42-014-2002
2-011-42-014-2003	2-011-42-015-1001	2-011-42-015-1002
2-011-42-015-1003		

Legal Description

In Township 11 North, Range 42, E.W.M.

The east half of the southeast quarter of Section 3.

The east half, and that part of the east half of the southwest quarter lying east of the county road as it existed in 1944, of Section 10.

EXCEPT that part of the northwest quarter of the northeast quarter of said Section 10, more particularly described as follows: BEGINNING at the northwest corner of the northeast quarter of said Section 10; thence due east 300 feet; thence due south 1,150 feet; thence due west 300 feet; thence due north 1,150 feet to the place of beginning.

ALSO EXCEPT that part of the northwest quarter of the northeast quarter of said Section 10, more particularly described as follows:

COMMENCING at the northwest corner of the northwest quarter of the northeast quarter of said Section 10; thence north 89°44'50" east (record bears east) along the north line of said northwest corner of the northeast quarter 300 feet to the true point of beginning; thence continue north 89°44'50" east 218.75 feet; thence south 00°15'10" east 144.75 feet; thence south 89°44'50" west 218.75 feet; thence north 00°15'10" west (record bears north) 144.75 feet to the place of beginning.

The west half of the northwest quarter and the southwest quarter of Section 11.

The northwest quarter of Section 14.

The northeast quarter of Section 15, and that part of the northeast quarter of the southeast quarter of said Section 15, more particularly described as follows: BEGINNING at the quarter section corner between Sections 14 and 15; thence south following the section line 874.5 feet; thence west 178.2 feet; thence north 20°00' west 933.9 feet to the line between the northeast quarter and the southeast quarter of said Section 15; thence east on said line 485.10 feet to the place of beginning.

EXCEPT beginning at the quarter section corner between Sections 14 and 15; thence south following the section line 874.5 feet; thence west 178.2 feet; thence north 20°00' west 933.9 feet to the line between the northeast quarter and the southeast quarter of said Section 15; thence west on said line 300.0 feet; thence north 200.0 feet; thence east 850.0 feet; thence south 200.0 feet; thence west 50.0 feet to the place of beginning.

EXCEPT for the following described 107.28-acre parcel:

A parcel of land located in the northwest quarter of Section 14, Township 11 North, Range 42 East, W.M., Garfield County, being more particularly described as follows:

COMMENCING at the northeast corner of the northwest quarter of Section 14, Township 11 North, Range 42 East, W.M., said point being monumented with a two-inch aluminum *cap stamped* "BRYAN LAND SURVEYING", and bears south 89°29'08" east 2653.56 feet from the northwest corner of the northwest quarter of said Section 14, said point being monumented with

a two-inch aluminum monument stamped "BRYAN LAND SURVEYING"; thence south 00°05'46" east 408.30 feet, along the east line of the northwest quarter of said Section 14, to the point of beginning for this description; thence south 00°05'46" east 2250.55 feet, along the east line of the northwest quarter of said Section 14, to the southeast corner of the northwest quarter of said Section 14; thence north 89°31'17" west 1250.00 feet, along the south line of the northwest quarter of said Section 14; thence north 00°05'46" west 700.81 feet; thence north 89°30'34" west 1200.00 feet; thence north 00°05'46" west 1550.00 feet; thence south 89°30'34" east 2450.00 feet to the point of beginning for this description. Containing 107.28 acres, more or less.

TOGETHER WITH AND SUBJECT TO a 40-foot wide access easement to be used for seasonal agricultural ingress and egress across the surface of the following described lands, the perimeter of such is more particularly described as follows: BEGINNING at the southeast corner of the northwest quarter of said Section 14; thence north 89°31'17" west 1250.00 feet, along the south line of the northwest quarter of said Section 14; thence north 00°05'46" west 40.00 feet; thence south 89°31'17" east 1250.00 feet, to the east line of the northwest quarter of said Section 14; thence south 00°05'46" east 40.00 feet to the point of beginning for this description.

SUBJECT TO an Easement for Agricultural Equipment dated the ____ day of June, 2016, as recorded under Garfield County Auditor's File No. _____ on the ____ day of June, 2016.

REAL ESTATE EXCISE TAX AFFIDAVIT

PLEASE TYPE OR PRINT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

This form is your receipt
when stamped by cashier.

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

(See back of last page for instructions)

☐ Check box if partial sale of property

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

1 SELLER GRANTOR	Name <u>Richard E. Slaybaugh</u>	2 BUYER GRANTEE	Name <u>Steve Slaybaugh / Cynthia R. Thompson</u>
	Mailing Address <u>P.O. Box 745</u>		Mailing Address <u>P.O. Box 771 / 711 12th St.</u>
	City/State/Zip <u>Pomeroy, WA 99347</u>		City/State/Zip <u>Pomeroy, WA 99347 / Clarkston, WA 99403</u>
	Phone No. (including area code) _____		Phone No. (including area code) _____
3	Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee Name _____ Mailing Address _____ City/State/Zip _____ Phone No. (including area code) _____	List all real and personal property tax parcel account numbers – check box if personal property <u>See Exhibit "A"</u> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	List assessed value(s) <u>138306</u>

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

5 Select Land Use Code(s): <u>83 - Agriculture classified under current use chapter 84.34 RCW</u> enter any additional codes: _____ (See back of last page for instructions) <div>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"/></div>	7 List all personal property (tangible and intangible) included in selling price. If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) <u>458-61A-204(2)</u> Reason for exemption _____ Partitioning Undivided Interests Type of Document <u>Partition Deed</u> Date of Document <u>6/7/16</u> <table><tr><td>Gross Selling Price \$</td><td>0.00</td></tr><tr><td>*Personal Property (deduct) \$</td><td>0.00</td></tr><tr><td>Exemption Claimed (deduct) \$</td><td>0.00</td></tr><tr><td>Taxable Selling Price \$</td><td>0.00</td></tr><tr><td>Excise Tax : State \$</td><td>0.00</td></tr><tr><td><div>0.0025</div> 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	<div>0.0025</div> 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
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Subtotal \$	0.00																										
*State Technology Fee \$	5.00																										
*Affidavit Processing Fee \$	5.00																										
Total Due \$	10.00																										
6 <div>YES NO Is this property designated as forest land per chapter 84.33 RCW? <input type="checkbox"/> <input checked="" type="checkbox"/> Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW? <input checked="" type="checkbox"/> <input type="checkbox"/> Is this property receiving special valuation as historical property per chapter 84.26 RCW? <input type="checkbox"/> <input checked="" type="checkbox"/></div> <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>Deena Smith</u> <u>7/1/16</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 <u>Steve L. Slaybaugh</u> <u>Cynthia R. Thompson</u> PRINT NAME</p>																											

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>Cynthia R. Thompson</u>
Name (print) <u>Richard E. Slaybaugh</u>	Name (print) <u>Steve Slaybaugh / Cynthia R. Thompson</u>
Date & city of signing: <u>6/2/16 Pomeroy, WA</u>	Date & city of signing: <u>6/16/16 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)).

EXHIBIT "A"

GRANTOR: Richard E. Slaybaugh

GRANTEES: Steve Slaybaugh
Cynthia R. Thompson

Parcel Nos.

2-011-42-014-2000	2-011-41-021-1001	2-011-41-022-2001
2-011-41-021-1002	2-011-41-022-2002	2-011-41-021-1003
2-011-41-022-2003	2-011-42-015-3001	2-011-42-015-3002
2-011-42-015-3003		

Legal Description

Parcel A

In Township 11 North, Range 41 E.W.M.

The Southwest quarter of Section 15.

The Southeast quarter of the Northeast quarter, and the Northeast quarter of the Southeast quarter of Section 21.

All that part of Section 22, more particularly described as follows:

BEGINNING at the Northwest corner of said Section 22, thence easterly along the North line of said Section 22 to the North quarter corner; thence South 16°05' East 1067.84 feet thence South 09°03' West 194.30 feet; thence South 05°42 1/2' East 211.28 feet; thence South 27°07' East 211.61 feet; thence South 12°53' West 366.52 feet; thence South 21°58 1/2' West 803.81 feet; thence South 24°07' East 283.84 feet; thence South 30°18 1/2' West 1325.51 feet; thence North 77°01' West 693.0 feet to the Southeast corner of the Northwest quarter of the Southwest quarter of said Section 22; thence westerly along the South line of said Northwest quarter of the Southwest quarter to a point on the West line of said Section 22; thence North along said West line to the place of beginning.

Parcel B

A parcel of land located in the northwest quarter of Section 14, Township 11 North, Range 42 East, W.M., Garfield County, being more particularly described as follows:

COMMENCING at the northeast corner of the northwest quarter of Section 14, Township 11 North, Range 42 East, W.M., said point being monumented with a two-inch aluminum *cap stamped* "BRYAN LAND SURVEYING", and bears south 89°29'08" east 2653.56 feet from the northwest corner of the northwest quarter of said Section 14, said point being monumented with a two-inch aluminum monument stamped "BRYAN LAND SURVEYING"; thence south 00°05'46" east 408.30 feet, along the east line of the northwest quarter of said Section 14, to the point of beginning for this description; thence south 00°05'46" east 2250.55 feet, along the east line of the northwest quarter of said Section 14, to the southeast corner of the northwest quarter of said Section 14; thence north 89°31'17" west 1250.00 feet, along the south line of the northwest quarter of said Section 14; thence north 00°05'46" west 700.81 feet; thence north 89°30'34" west 1200.00 feet; thence north 00°05'46" west 1550.00 feet; thence south 89°30'34" east 2450.00 feet to the point of beginning for this description. Containing 107.28 acres, more or less.

TOGETHER WITH AND SUBJECT TO a 40-foot wide access easement to be used for seasonal agricultural ingress and egress across the surface of the following described lands, the perimeter of such is more particularly described as follows: BEGINNING at the southeast corner of the northwest quarter of said Section 14; thence north 89°31'17" west 1250.00 feet, along the south line of the northwest quarter of said Section 14; thence north 00°05'46" west 40.00 feet; thence south 89°31'17" east 1250.00 feet, to the east line of the northwest quarter of said Section 14; thence south 00°05'46" east 40.00 feet to the point of beginning for this description.

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	Name	THOMAS W. FITZSIMMONS, CLIFFORD J. FITZSIMMONS, DAVID R. FITZSIMMONS, VICKI A BRENNER and LINDA L VANDEWEG each as to an undivided One-Tenth interest		2	Name	FITZSIMMONS FIVE L.L.C., a Washington Limited Liability Company							
		SELLER GRANTOR	Mailing Address			1659 Gould City Mayview Road		BUYER GRANTEE	Mailing Address	1659 Gould City Mayview Road			
						City/State/Zip	Pomeroy, WA 99347			City/State/Zip	Pomeroy, WA 99347		
							Phone No. (including area code)						Phone No. (including area code)
3	Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers – check box if personal property					List assessed value(s)					
	Name	Fitzsimmons Five L.L.C.				2012420052001 ; 2013420283001 <input type="checkbox"/>		365940					
	Mailing Address	1659 Gould City Mayview Road				2013420294001 ; 2013420311011 <input type="checkbox"/>							
	City/State/Zip	Pomeroy, WA 99347				2013420324001 ; 2013420321001 <input type="checkbox"/>							
	Phone No. (including area code)					2013420333001 <input type="checkbox"/>							

4 Street address of property:

This property is located in ☒ unincorporated Garfield

County **OR** within ☐ city of

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

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

Per attached

<p>5 Select Land Use Code(s): <u>83</u></p> <p>enter any additional codes: _____</p> <p>(See back of last page for instructions)</p> <p style="text-align: right;">YES NO</p> <p>Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)? <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>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? <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>Kesma Gribert</u> <u>7/1/16</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>Thomas W. Fitzsimmons</u> <u>David R. Fitzsimmons</u> PRINT NAME PRINT NAME</p> <p>Thomas W. Fitzsimmons, David R. Fitzsimmons, Managing Member Managing Member</p>	<p>If claiming an exemption, list WAC number and reason for exemption:</p> <p>WAC No. (Section/Subsection) <u>458-61A-211-2-a</u></p> <p>Reason for exemption <u>Transfer to Limited Liability Company</u></p> <p>_____</p> <p>_____</p> <p>Type of Document <u>Statutory Warranty Deed</u></p> <p>Date of Document <u>June 9, 2016</u></p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">Gross Selling Price</td> <td style="width: 40%;">\$ _____</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>\$ _____</td> </tr> <tr> <td>Excise Tax: State</td> <td>\$ _____</td> </tr> <tr> <td>Local</td> <td>\$ _____</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>\$ _____</td> </tr> <tr> <td>*State Technology Fee</td> <td>\$ <u>5.00</u></td> </tr> <tr> <td>*Affidavit Processing Fee</td> <td>\$ <u>5.00</u></td> </tr> <tr> <td>Total Due</td> <td>\$ <u>10.00</u></td> </tr> </table> <p style="text-align: center; font-weight: bold;">A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS</p>	Gross Selling Price	\$ _____	*Personal Property (deduct)	\$ _____	Exemption Claimed (deduct)	\$ _____	Taxable Selling Price	\$ _____	Excise Tax: State	\$ _____	Local	\$ _____	*Delinquent Interest: State	\$ _____	Local	\$ _____	*Delinquent Penalty	\$ _____	Subtotal	\$ _____	*State Technology Fee	\$ <u>5.00</u>	*Affidavit Processing Fee	\$ <u>5.00</u>	Total Due	\$ <u>10.00</u>
Gross Selling Price	\$ _____																										
*Personal Property (deduct)	\$ _____																										
Exemption Claimed (deduct)	\$ _____																										
Taxable Selling Price	\$ _____																										
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Local	\$ _____																										
*Delinquent Interest: State	\$ _____																										
Local	\$ _____																										
*Delinquent Penalty	\$ _____																										
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*Affidavit Processing Fee	\$ <u>5.00</u>																										
Total Due	\$ <u>10.00</u>																										

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

Signature of Grantor or Grantor's Agent Thompe Whitson

Name (print) **Thomas W. Fitzsimmons**

Date & city of signing: 10-9-16. Pomona

Signature of
Grantee or Grantee's Agent Thomas W. Simmons

Name (print) **Thomas W. Fitzsimmons, Managing Member**

Date & city of signing: 6-9-16, Pomerox

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

Parcel 1. 2-012-42-005-2001

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

Parcel 2. 2-013-42-028-3001

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

Parcel 3. 2-013-42-029-4001

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

Parcel 4. 2-013-42-031-1011

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

Parcel 5. 2-013-42-032-4001

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

Parcel 6. 2-013-42-032-1001

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

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

Parcel 7.

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

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

Parcel 8.

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

Parcel 9. 2-013-42-033-3001

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

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

SUBJECT TO: rights reserved in federal patents or state deeds, reservations, restrictions, land use and zoning laws, plat dedications, and restrictive and protective covenants, easements and rights-of-way of record or in apparent use; and existing or future municipal, county, state or other governmental or quasi-governmental assessments.

REAL ESTATE EXCISE TAX AFFIDAVIT

PLEASE TYPE OR PRINT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

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(See back of last page for instructions)

☐ Check box if partial sale of property

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

1 SELLER GRANTOR	Name	THOMAS W. FITZSIMMONS, CLIFFORD J. FITZSIMMONS, DAVID R. FITZSIMMONS, VICKI A BRENNER and LINDA L. VANDEWEG, each as to an undivided One-Fifth interest
	Mailing Address	1659 Gould City Mayview Road
	City/State/Zip	Pomeroy, WA 99347
	Phone No. (including area code)	
2 BUYER GRANTEE	Name	FITZSIMMONS FIVE L.L.C., a Washington Limited Liability Company
	Mailing Address	1659 Gould City Mayview Road
	City/State/Zip	Pomeroy, WA 99347
	Phone No. (including area code)	
3	Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee	
	Name	Fitzsimmons Five L.L.C.
	Mailing Address	1659 Gould City Mayview Road
	City/State/Zip	Pomeroy, WA 99347
	Phone No. (including area code)	
List all real and personal property tax parcel account numbers – check box if personal property		List assessed value(s)
2-012-42-029-3000 <input type="checkbox"/>		512048
2-013-42-030-4000 <input type="checkbox"/>		
2-013-42-031-1000 <input type="checkbox"/>		

4 Street address of property:

This property is located in ☒ unincorporated Garfield

County OR within ☐ city of

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

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

Per attached

5	Select Land Use Code(s): 83,11
	enter any additional codes: (See back of last page for instructions)
6	Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)?
	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
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?
	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
6	Is this property receiving special valuation as historical property per chapter 84.26 RCW?
	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
If any answers are yes, complete as instructed below.	
(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information.	
This land <input checked="" type="checkbox"/> does <input type="checkbox"/> does not qualify for continuance.	
Kessia Gurnat 7/1/16 DEPUTY ASSESSOR DATE	
(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale.	
(3) OWNER(S) SIGNATURE	
Thomas W. Fitzsimmons, Managing Member David R. Fitzsimmons, Managing Member	
7	List all personal property (tangible and intangible) included in selling price.
If claiming an exemption, list WAC number and reason for exemption:	
WAC No. (Section/Subsection) 458-61A-211-2-a	
Reason for exemption Transfer to Limited Liability Company	
Type of Document Statutory Warranty Deed	
Date of Document June 9, 2016	
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 CK	
A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS	

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

Signature of Grantor or Grantor's Agent Thomas W. Fitzsimmons
Name (print) Thomas W. Fitzsimmons
Date & city of signing: 6-9-16, Pomeroy

Signature of Grantee or Grantee's Agent Thomas W. Fitzsimmons
Name (print) Thomas W. Fitzsimmons, Managing Member
Date & city of signing: 6-9-16, Pomeroy

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

Parcel 1. 2-013-42-029-3000

The Southwest Quarter of Section 29, Township 13 North, Range 42 E.W.M., Garfield County, Washington.

Parcel 2. 2-013-42-030-4000

The East Half of the West Half of the East Half of the Southeast Quarter and the East Half of the East Half of the Southeast Quarter of Section 30, Township 13 North, Range 42 E.W.M., Garfield County, Washington.

Parcel 3. 2-013-42-031-1000

The North Half of the Northeast Quarter, the Southwest Quarter of the Northeast Quarter, the West Half of the Southeast Quarter and the West Half of the West Half of the East Half of the Southeast Quarter of Section 31, Township 13 North, Range 42 E.W.M., Garfield County, Washington.

EXCEPT public roads rights of way.

TOGETHER WITH right of way easements recorded in Garfield County Auditor's Book 41 at pages 245 and 246.

SUBJECT TO: Right of way easements affecting the East Half of Section 31, granted by instrument recorded in Garfield County Auditor's Book of Deeds 43 at Page 321 and by instrument recorded as Garfield County Auditor's No. 13715.

SUBJECT TO: rights reserved in federal patents or state deeds, reservations, restrictions, land use and zoning laws, plat dedications, and restrictive and protective covenants, easements and rights-of-way of record or in apparent use; and existing or future municipal, county, state or other governmental or quasi-governmental assessments.



PLEASE TYPE OR PRINT

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

This form is your receipt
when stamped by cashier.

2817

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>Walter & Cindy Brenner 50%</u>	2 BUYER GRANTEE	Name <u>Kenneth H. Ramm</u>
	Mailing Address <u>P.O. Box</u>		Mailing Address <u>P.O. Box 678</u>
	City/State/Zip <u>Pomeroy Wash 99347</u>		City/State/Zip <u>Pomeroy, Wash 99347</u>
	Phone No. (including area code) <u>509 843-1173</u>		Phone No. (including area code) <u>509 843-3947</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>Kenneth H. Ramm</u>	<u>1-050-08-006-2020</u> <input type="checkbox"/>	
	Mailing Address <u>P.O. Box 678</u>	<u>1-050-08-008-2030</u> <input type="checkbox"/>	
	City/State/Zip <u>Pomeroy Wash 99347</u>	<input type="checkbox"/>	
	Phone No. (including area code) <u>509 843-3947</u>	<input type="checkbox"/>	

4 Street address of property: 747 Columbia Street

This property is located in ☐ unincorporated _____ 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.

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

one half interest in: Lot 6, Block 8 Original Town
Lot 7, 8 & 21' x 37' Tract in Lot 9, Block 8 Original Town

5 Select Land Use Code(s): 55 01 59

enter any additional codes: 55

(See back of last page for instructions)

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

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

If any answers are yes, complete as instructed below.

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

This land ☐ does ☒ does not qualify for continuance.

Kesha Gilbert 7/5/16
DEPUTY ASSESSOR DATE

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

(3) OWNER(S) SIGNATURE

PRINT NAME

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 quit claim deed

Date of Document July 5, 2016

Gross Selling Price \$ 38000.00

*Personal Property (deduct) \$ _____

Exemption Claimed (deduct) \$ _____

Taxable Selling Price \$ 38000.00

Excise Tax : State \$ 486.40

Local \$ 95.00

*Delinquent Interest: State \$ _____

Local \$ _____

*Delinquent Penalty \$ _____

Subtotal \$ 581.40

*State Technology Fee \$ 5.00

*Affidavit Processing Fee \$ _____

Total Due \$ 586.40 CK

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

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

Signature of Grantor or Grantor's Agent <u>Walter R Brenner</u>	Signature of Grantee or Grantee's Agent <u>Kenneth H. Ramm</u>
Name (print) <u>Walter R Brenner</u>	Name (print) <u>Cindy Brenner Kenneth H. Ramm</u>
Date & city of signing: <u>July 5-16 Pomeroy</u>	Date & city of signing: <u>7-5-16 Pomeroy Wa 99347</u>

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



PLEASE TYPE OR PRINT

REAL ESTATE EXCISE TAX AFFIDAVIT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

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

(See back of last page for instructions)

This form is your receipt when stamped by cashier.

☐ Check box if partial sale of property

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

1	SELLER GRANTOR	Name <u>Justin Hickman, A Single man</u>	2	BUYER GRANTEE	Name <u>Annette Hickman, A Single Woman</u>
		Mailing Address <u>19003 S Haney rd</u>			Mailing Address <u>208005 E. Cochran</u>
		City/State/Zip <u>Kennewick wa 99337</u>			City/State/Zip <u>Kennewick, WA 99337</u>
		Phone No. (including area code)			Phone No. (including area code) <u>(406) 399-4974</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>34000 2-010-42-</u> <input type="checkbox"/>
		Mailing Address			<u>034-1045</u> <input type="checkbox"/>
		City/State/Zip			<input type="checkbox"/>
		Phone No. (including area code)			<input type="checkbox"/>
					List assessed value(s)
					<u>19,720</u>

4 Street address of property: Allen land

This property is located in Columbia County 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 North half of the South half of the Southwest quarter of the Northeast quarter of Section 34, Township 10 North, Range 42 E.W.M.
Situate in the County of Columbia State of Washington
Garfield

5 Select Land Use Code(s):
Select Land Use Codes 91
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 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? ☐ ☒
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
Justin Hickman
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) 458-61-310 207
Reason for exemption
Pursuant to Decree of Dissolution in Benton County Superior Court
#14-3-00180-1

Type of Document Quit Claim Deed
Date of Document 6/6/16

Gross Selling Price \$	0.00
*Personal Property (deduct) \$	
Exemption Claimed (deduct) \$	
Taxable Selling Price \$	0.00
Excise Tax : State \$	0.00
<u>0.0050</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>Justin Hickman</u>	Signature of Grantee or Grantee's Agent <u>Annette Hickman</u>
Name (print) <u>Justin Hickman</u>	Name (print) <u>Annette Hickman</u>
Date & city of signing: <u>June 6, 2016 Kennewick</u>	Date & city of signing: <u>6/6/16 Kennewick</u>

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

REV 84 0001ae (07/07/09)

THIS SPACE - TREASURER'S USE ONLY

COUNTY TREASURER

JUL 05 2016

KAREN ROOSEVELT
GARFIELD COUNTY TREASURER

2818 13

PLEASE TYPE OR PRINT

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

This form is your receipt
when stamped by cashier.

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

(See back of last page for instructions)

☐ Check box if partial sale of property

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

GRANTOR	1 Name ANNETTE HICKMAN, an unmarried woman	GRANTEE	2 Name DULE MEHIC and ALMA MEHIC, husband and wife
	Mailing Address 20800 SE COCHRAN RD		Mailing Address 1056 ALLENWHITE DR.
	City/State/Zip KENNEWICK, WA 99337		City/State/Zip RICHLAND, WA 99352
	Phone No. 406-399-4974		Phone No. 509-539-9387

3 Send all property tax correspondence to: ☐ Same as Buyer/Grantee

List all real and personal property tax parcel account numbers - check box if personal property

List assessed value(s)

Name **DULE MEHIC and ALMA MEHIC**
Mailing Address **1056 ALLENWHITE DR.**
City/State/Zip **RICHLAND, WA 99352**
Phone No. (including area code) _____

2-010-42-034-1045 ☐

\$19,720.00

4 Street address of property: **NKA POMORROY, WA**

This property is located in **Columbia County**

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): **91**

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

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

If any answers are yes, complete as instructed below.

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

NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or

classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information.

This land ☐ does ☐ does not qualify for continuance.

DEPUTY ASSESSOR

DATE

(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)

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

(3) OWNER(S) SIGNATURE

PRINT NAME

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

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

WAC No. (Section/Subsection) _____

Reason for exemption _____

Type of Document **Statutory Warranty Deed**

Date of Document **6/29/2016**

Gross Selling Price \$ **\$10,000.00**

*Personal Property \$
(deduct) _____

Exemption Claimed (deduct) \$ _____

Taxable Selling Price \$ **\$10,000.00**

Excise Tax : State \$ **\$128.00**

☐ Local \$ **\$25.00**

*Delinquent Interest: State \$ _____

Local \$ _____

*Delinquent Penalty \$ _____

Subtotal \$ **\$153.00**

*State Technology Fee \$ **5.00**

*Affidavit Processing Fee \$ _____

Total Due \$ **\$158.00** CK

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

*SEE INSTRUCTIONS

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

Signature of Grantor or Grantor's Agent *ANETTE HICKMAN*

Signature of Grantee or Grantee's Agent *Dule Mehic*

Name (print) **ANNETTE HICKMAN**

Name (print) **DULE MEHIC and ALMA MEHIC**

Date & city of signing: **7-1-16 Kennewick, WA**

Date & city of signing: **6-29-16 Kennewick, 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)).

PATD
JUL 05 2016

EXHIBIT "A"

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

SUBJECT TO AND TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over existing roads, as described in documents recorded as Garfield County Auditor's Nos. 85563 and 87235.



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 Richard A Ellison and Lynda Sue Ellison, husband and wife	2 BUYER GRANTEE	Name Roy E Choate, an unmarried man
	Mailing Address 2702 Villard Street		Mailing Address 2702 Villard Street
	City/State/Zip Pomeroy, WA 99347		City/State/Zip Pomeroy, WA 99347
	Phone No. (including area code)		Phone No. (including area code)
3 Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers - check box if personal property	
Name		1-070-32-003-1010 <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) \$ 115,118.00	

4 Street address of property: **2702 Villard Street, Pomeroy, WA 99347**

The property is located in ☐ unincorporated _____ 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.

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

Legal Description attached hereto and made a part hereof.

5 Select Land Use Code(s): 11 Enter any additional codes: (See back of last page for instructions)	7 List all personal property (tangible and intangible) included in selling price.
Was the seller receiving a property tax exemption or deferral under chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	
6 Is this property designated as forest land per chapter 84.33 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Is this property receiving special valuation as historical property per chapter 84.26 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If any answers are yes, complete as instructed below. (1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information. This land <input type="checkbox"/> does <input type="checkbox"/> does not qualify for continuance. _____ 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	 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 06/29/2016 Gross Selling Price \$ 145,000.00 *Personal Property (deduct) \$ 0.00 Exemption Claimed (deduct) \$ 0.00 Taxable Selling Price \$ 145,000.00 Excise Tax: State \$ 1,856.00 Local \$ 362.50 *Delinquent Interest: State \$ 0.00 Local \$ 0.00 *Delinquent Penalty \$ 0.00 Subtotal \$ 2,218.50 *State Technology Fee \$ 5.00 *Affidavit Processing Fee \$ 0.00 Total Due \$ 2,223.50 A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS

8 Signature of Grantor or Grantor's Agent Cheri Dunn Name (print) Cheri Dunn, Chicago Title Date & city of signing 7/5/16 Everett	I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT. Signature of Roy E Choate Grantee or Grantee's Agent Name (print) Roy E Choate Date & city of signing 6/30/16 Charleston
---	--

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

Escrow No.: 500043516-CH

PAID
JUL 12 2016

☒ County Treasurer
☐ County Assessor
☐ Dept. of Revenue
☐ Taxpayer

2820

KAREN ROOSEVELT
GAREFIELD COUNTY TREASURER

EXHIBIT A

Order No.: 500043516

For APN/Parcel ID(s): 1-070-32-003-1010

A tract of land situated in the Southeast quarter of the Southeast quarter of Section 32, Township 12 North, Range 42, E.W.M., more particularly described as follows:

Commencing at the Southeast corner of said Section 32; thence South 89° 54' 38" West 717.67 feet along the South line of said Section 32 to a three-way fence corner and the True Point of Beginning; thence North 00° 16' 40" East 1136.06 feet to an angle point along the existing fence; thence North 18° 11' 29" East 48.97 feet to another angle point along the existing fence; thence North 07° 10' 04" West 95.49 feet to the South right of way line of State Highway No. 12; thence West along said right of way line to a point that is 428.30 feet East of the West line of the Southeast quarter of the Southeast quarter of Section 32; thence South 255.25 feet to the centerline of Pataha Creek (as it existed in 1961); thence South 86° 36' 00" West along centerline of Pataha Creek 207.78 feet; thence North 83° 24' 00" West along centerline of Pataha Creek 127.53 feet; thence North 61° 58' 00" West along said centerline of Pataha Creek to the West line of the Southeast quarter of the Southeast quarter of said Section 32; thence South on said subdivision line to the Township line between Townships 11 and 12; thence East on Township line to the Point of Beginning.

EXCEPT the South 208 feet thereof.

EXHIBIT B

Order No.: 500043516

For APN/Parcel ID(s): 1-070-32-003-1010

Grant of Easement for Access and Utilities

Grantor: Richard A. Ellison and Lynda Sue Ellison, husband and wife

Grantee: New Cingular Wires PCS, LLC, a Delaware limited liability company

Dated: March 11, 2011

Recorded: October 17, 2011

Recording No.: under Auditor's File No. 20110490, records of Garfield County, Washington.

Any question that may arise due to shifting or change in the course of the Pataha Creek or to the Pataha Creek having shifted or changed its course.



Submit to County Treasurer of the county in which property is located.

MOBILE HOME
REAL ESTATE EXCISE TAX AFFIDAVIT

Chapter 82.45 RCW
Chapter 458-61A WAC

This form is your receipt when stamped by cashier.

2821

FOR USE WHEN TRANSFERRING TITLE TO MOBILE HOME ONLY

PLEASE TYPE OR PRINT
INCOMPLETE AFFIDAVITS WILL NOT BE ACCEPTED

REGISTERED OWNER

Name	Mavis Laurie Minnick		
Street	5666 S. Thompson st		
City	State	Zip Code	
Tacoma	WA	98408	

LOCATION OF MOBILE HOME

Name			
Street	2046 Columbia st		
City	State	Zip Code	
Pomeroy	WA	98408	

NEW REGISTERED OWNER

Name	Marshall Dawson		
Street	583 P.O. Box		
City	State	Zip Code	
Colfax	WA	99111	

LEGAL OWNER

Name			
Street			
City	State	Zip Code	

PERSONAL PROPERTY
PARCEL or ACCOUNT NO. 1-053-21-004-1020
LIST ASSESSED VALUE(S): \$

REAL PROPERTY
PARCEL or ACCOUNT NO.
LIST ASSESSED VALUE(S): \$

MAKE	YEAR	MODEL	SIZE	SERIAL NO. or I.D.	REVENUE TAX CODE NO.
Silver Crest Supreme	1986	Encore	28x52	AB 75C 2444	

Date of Sale	7-27-2015
Taxable Sale 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
If exemption claimed, WAC number & title:	
WAC No. (Sec/Sub)	458.61-01-217
WAC Title	Record Caff # 2673
A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX.	

AFFIDAVIT

I certify under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

Signature of Grantor/Agent Mavis Laurie Minnick
Name (print) Mavis Laurie Minnick
Date and Place of Signing: June 7 2016
Enumclaw Wash
Signature of Grantee/Agent Marshall Dawson
Name (print) Marshall Dawson
Date & Place of Signing: 7/13/16

TREASURER'S CERTIFICATE

I hereby certify that property taxes due Garfield
County on the mobile home described hereon have been paid to and
including the year 1st half 2016
7-13-2016 Karen S. Roosevelt, Treasurer
Date County Treasurer or Deputy

If, in selling (or otherwise transferring ownership of) a mobile home which possesses a tax lien, the seller does not inform the buyer (new owner) of such a lien, the seller is guilty of deliberate deception as it applies to Fraud and/or Theft as defined in Title 9 and 9A RCW (RCW 9A.060, RCW 9A.56.010 (4d), and RCW 9A.56.020).

THIS SPACE - TREASURER'S USE ONLY

JUL 13 2016

KAREN ROOSEVELT
GARFIELD COUNTY TREASURER

COUNTY TREASURER
2821
KR

ALL-PURPOSE ACKNOWLEDGMENT

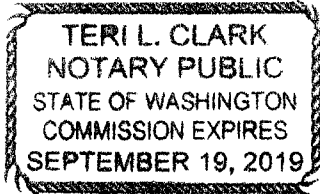
State of WA

County of King

On June 7, 2016 before me, Teri L. Clark
DATE NAME OF NOTARY PUBLIC

personally appeared Mavis Laurie Minnick
NAME(S) OF SIGNER(S)

☒ personally known to me OR ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Place Notary Seal or Stamp Here

Teri L. Clark
SIGNATURE OF NOTARY

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it may prove valuable to persons relying on this Acknowledgment and could prevent fraudulent reattachment of this certificate to another document

DESCRIPTION OF ATTACHED DOCUMENT

THIS CERTIFICATE
MUST BE ATTACHED
TO THE DOCUMENT
DESCRIBED AT RIGHT

Addendum to Real Estate Contract
TITLE OR TYPE OF DOCUMENT

one
NUMBER OF PAGES

June 7, 2016
DATE OF DOCUMENT

none
SIGNER(S) OTHER THAN NAMED ABOVE

When recorded return to:

Laurie Minnick

5666 South Thompson

Tacoma, WA 98405

REAL ESTATE EXCISE TAX

AMT PAID \$ 826.20

RECEIPT NO. 2673

DATE 7-27-2015

GARFIELD COUNTY TREASURER

BY Karen Rosevelt Treas

June 7, 2016

This addendum is to the Real Estate Contract signed on July 27, 2015 between M. Laurie Minnick and Marshall Dawson.

Re: line 3, page 1 regarding PERSONAL PROPERTY to include a 1986 28 x 52 Silvercrest Supreme mobile home, Serial number AB-75C3444, as part of the sale.

Mavis Laurie Minnick
June 7th 2016

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>Patti Weaver</u>	2 BUYER GRANTEE	Name <u>Edward J. Dahmen</u>
			<u>Debra R. Dahmen</u>
	Mailing Address <u>21 Red Rock Lane</u>		Mailing Address <u>1938 Coulter Lane</u>
	City/State/Zip <u>Pomeroy WA 99347</u>		City/State/Zip <u>Clarkston WA 99403</u>
	Phone No. (including area code) _____		Phone No. (including area code) _____
3	Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers - check box if personal property
	Name <u>Edward J. Dahmen Debra R. Dahmen</u>		<u>2066040021300000</u> <input type="checkbox"/>
	Mailing Address <u>1938 Coulter Lane</u>		<u>2012420340000000</u> <input type="checkbox"/>
	City/State/Zip <u>Clarkston WA 99403</u>		<input type="checkbox"/>
	Phone No. (including area code) _____		<input type="checkbox"/>
			List assessed value(s) <u>50,270.00</u>

4 Street address of property: 4 Munch Road, Pomeroy, WA

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

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

Lots 1 and 2 in Block 4 of Pataha City. ALSO that part of the Southwest quarter of the Southwest quarter of Section 34, Township 12 North, Range 42 E.W.M., more particularly described as follows: Beginning at the Northeast corner of Block 4 of Pataha City; thence North 08°50' East to a point on the North line of said Southwest quarter of the Southwest quarter of Section 34; thence West on said North line to a point that bears North 08°50' East from the Northwest corner of Lot 2 in said Blo

5	Select Land Use Code(s): <u>11 Household, single family units</u> enter any additional codes: _____ (See back of last page for instructions)	7	List all personal property (tangible and intangible) included in selling price. _____ _____ _____ _____
	YES NO Was the seller receiving a property tax exemption or deferral under chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)? <input type="checkbox"/> <input checked="" type="checkbox"/>		If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) _____ Reason for exemption _____
6	YES NO Is this property designated as forest land per chapter 84.33 RCW? <input type="checkbox"/> <input checked="" type="checkbox"/> Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW? <input type="checkbox"/> <input checked="" type="checkbox"/> Is this property receiving special valuation as historical property per chapter 84.26 RCW? <input type="checkbox"/> <input checked="" type="checkbox"/> If any answers are yes, complete as instructed below. (1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information. This land <input type="checkbox"/> does <input checked="" type="checkbox"/> does not qualify for continuance.		Type of Document <u>Statutory Warranty Deed (SWD)</u> Date of Document <u>07/20/16</u>
	DEPUTY ASSESSOR _____ DATE _____ (2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale. (3) OWNER(S) SIGNATURE _____ PRINT NAME _____		Gross Selling Price \$ <u>125,000.00</u> *Personal Property (deduct) \$ <u>0.00</u> Exemption Claimed (deduct) \$ <u>0.00</u> Taxable Selling Price \$ <u>125,000.00</u> Excise Tax : State \$ <u>1,600.00</u> Local \$ <u>312.50</u> *Delinquent Interest: State \$ <u>0.00</u> Local \$ <u>0.00</u> *Delinquent Penalty \$ <u>0.00</u> Subtotal \$ <u>1,912.50</u> *State Technology Fee \$ <u>5.00</u> <u>5.00</u> *Affidavit Processing Fee \$ <u>0.00</u> Total Due \$ <u>1,917.50</u> CK
			A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS

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

Signature of Grantor or Grantor's Agent Name (print) <u>Patti Weaver</u> Date & city of signing: <u>July 20, 2016</u>	Signature of Grantee or Grantee's Agent Name (print) <u>Edward J. Dahmen</u> Date & city of signing: <u>7-20-16 Pomeroy</u>
--	--

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

REAL ESTATE EXCISE TAX 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>Ronald F. Kessler</u>	2 BUYER GRANTEE	Name <u>Lynn M. Wisdom</u>
			<u>Laura T. Wisdom</u>
	Mailing Address <u>PO Box 364</u>		Mailing Address <u>4265 NW 192nd PL</u>
	City/State/Zip <u>Pomeroy WA 99347</u>		City/State/Zip <u>Portland, OR 97229</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>Lynn M. Wisdom Laura T. Wisdom</u>		<u>20064200330000000</u> <input type="checkbox"/>
	Mailing Address <u>4265 NW 192nd PL</u>		<input type="checkbox"/>
	City/State/Zip <u>Portland, OR 97229</u>		<input type="checkbox"/>
	Phone No. (including area code) _____		<input type="checkbox"/>
			List assessed value(s) <u>54,300.00</u>

4 Street address of property: Land Only, Pomeroy, WA

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

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

see attached legal

5	Select Land Use Code(s): <u>91 Undeveloped land (land only)</u> enter any additional codes: _____ (See back of last page for instructions)	7	List all personal property (tangible and intangible) included in selling price. _____ _____ _____ _____
	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 checked="" 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 checked="" type="checkbox"/> YES <input checked="" type="checkbox"/> NO Is this property receiving special valuation as historical property per chapter 84.26 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If any answers are yes, complete as instructed below. (1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information. This land <input checked="" type="checkbox"/> does <input checked="" type="checkbox"/> does not qualify for continuance. <u>Keslie Grubert</u> <u>7/25/16</u> DEPUTY ASSESSOR DATE (2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale. (3) OWNER(S) SIGNATURE <u>LYNN M. WISDOM</u> <u>LAURA T. WISDOM</u> PRINT NAME <u>Lynn M. Wisdom</u> <u>Laura T. Wisdom</u>		Type of Document <u>Statutory Warranty & Easements</u> Date of Document <u>07/13/16</u> Gross Selling Price \$ <u>89,500.00</u> *Personal Property (deduct) \$ <u>0.00</u> Exemption Claimed (deduct) \$ <u>0.00</u> Taxable Selling Price \$ <u>89,500.00</u> Excise Tax : State \$ <u>1,145.60</u> Local \$ <u>223.75</u> *Delinquent Interest: State \$ <u>0.00</u> Local \$ <u>0.00</u> *Delinquent Penalty \$ <u>0.00</u> Subtotal \$ <u>1,369.35</u> *State Technology Fee \$ <u>5.00</u> <u>5.00</u> *Affidavit Processing Fee \$ <u>0.00</u> Total Due \$ <u>1,374.35</u> CK A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS

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

Signature of Grantor or Grantor's Agent <u>Ronald F. Kessler</u>	Signature of Grantee or Grantee's Agent <u>Lynn M. Wisdom</u>
Name (print) <u>Ronald F. Kessler</u>	Name (print) <u>Lynn M. Wisdom</u>
Date & city of signing: <u>7.13.16, Clarkston, WA</u>	Date & city of signing: <u>7.22.16, 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)).

REV 84 0001a (6/26/14)

THIS SPACE - TREASURER'S USE ONLY

COUNTY TREASURER

PAID
JUL 25 2016

KAREN ROOSEVELT
GARFIELD COUNTY TREASURER

Along with the real property conveyed by this instrument, GRANTOR also conveys the following EASEMENTS:

TWO (2) EASEMENTS APPURTENANT TO RUN WITH THE LAND FOR THE PURPOSES OF INGRESS AND EGRESS AND UTILITIES BENEFITING THE REAL PROPERTY CONVEYED BY THIS INSTRUMENT, AS THE DOMINANT TENEMENT, CONTIGUOUS TO THE EAST AND WEST BOUNDARIES OF GRANTOR'S REAL PROPERTY BORDERING THE SOUTH OF AND CONTIGUOUS TO THE REAL PROPERTY CONVEYED BY THIS INSTRUMENT, AS THE SERVIENT TENEMENT, THE SERVIENT TENEMENT BEING MORE PARTICULARLY DESCRIBED AS THE SOUTHWEST QUARTER (¼) OF THE SOUTHWEST QUARTER (¼) OF SECTION THREE (3) IN TOWNSHIP SIX (6) NORTH IN RANGE FORTY-TWO (42) EAST, WILLAMETTE MERIDIAN.

THE EASEMENT CONTIGUOUS TO THE EAST BOUNDARY SHALL RUN NORTH AND SOUTH ACROSS THE SERVIENT TENEMENT AND BE 30 FEET WIDE EXTENDING FROM THE SERVIENT TENEMENT'S EAST BOUNDARY WEST AND SHALL RUN NORTH AND SOUTH ACROSS THE SERVIENT TENEMENT EXTENDING FROM THE SOUTHERN BOUNDARY OF THE DOMINANT TENEMENT SOUTH ACROSS THE SERVIENT TENEMENT TO KESSLER MILL ROAD.

THE EASEMENT CONTIGUOUS TO THE WEST BOUNDARY SHALL RUN NORTH AND SOUTH ACROSS THE SERVIENT TENEMENT AND BE 30 FEET WIDE EXTENDING FROM THE SERVIENT TENEMENT'S WEST BOUNDARY EAST AND SHALL RUN NORTH AND SOUTH ACROSS THE SERVIENT TENEMENT EXTENDING FROM THE DOMINANT TENEMENT'S SOUTHERN BOUNDARY SOUTH ACROSS THE SERVIENT TENEMENT TO KESSLER MILL ROAD. DUE TO TOPOGRAPHICAL LIMITATIONS WITH ACCESSING KESSLER MILL ROAD FROM THE SERVIENT TENEMENT'S WESTERN BOUNDARY, THIS EASEMENT, FOR INGRESS AND EGRESS PURPOSES ONLY, IN THE SOUTHWESTERLY CORNER OF THE SERVIENT TENEMENT, SHALL EXTEND AS FAR EAST AS REASONABLY NECESSARY TO ACCESS KESSLER MILL ROAD THROUGH THE EXISTING GATE.

(said easements are illustrated in Exhibit A attached to and filed with this instrument for illustrative and interpretive purposes only)

Excepting from the property conveyed by this instrument **GRANTOR reserves the following EASEMENTS:**

TWO (2) EASEMENTS APPURTENANT TO RUN WITH THE LAND FOR THE PURPOSES OF INGRESS AND EGRESS AND UTILITIES BENEFITING GRANTOR'S REAL PROPERTY BORDERING THE NORTH OF AND CONTIGUOUS TO THE REAL PROPERTY CONVEYED BY THIS INSTRUMENT, AS THE DOMINANT TENEMENT, SAID EASEMENTS TO BE CONTIGUOUS TO THE EAST AND WEST BOUNDARIES OF THE REAL PROPERTY CONVEYED BY THIS INSTRUMENT, AS THE SERVIENT TENEMENT. THE DOMINANT TENEMENT BEING MORE PARTICULARLY DESCRIBED AS THE NORTH HALF (½) OF THE NORTHWEST QUARTER (¼) OF THE SOUTHWEST QUARTER (¼) OF SECTION THREE (3) IN TOWNSHIP SIX (6) NORTH IN RANGE FORTY-TWO (42) EAST, WILLAMETTE MERIDIAN.

EACH OF THE TWO (2) EASEMENTS SHALL BE 30 FEET WIDE AND EXTEND NORTH AND SOUTH ACROSS THE SERVIENT TENEMENT FROM THE SERVIENT TENEMENT'S NORTHER BOUNDARY TO THE SERVIENT TENEMENT'S SOUTHERN BOUNDARY. THE EASTERN EASEMENT SHALL BE CONTIGUOUS WITH THE SERVIENT TENEMENT'S EASTERN BOUNDARY AND EXTEND WEST 30 FEET, AND THE WESTERN EASEMENT SHALL BE CONTIGUOUS TO THE SERVIENT TENEMENT'S WESTERN BOUNDARY AND EXTEND EAST 30 FEET.

(said easements are illustrated in Exhibit B attached to and filed with this instrument for illustrative and interpretive purposes only)

Subject to all, if any, encumbrances, rights, restrictions, reservations, covenants and easements, either of record or those apparent from an inspection of the real property conveyed by this instrument.