


This form is your receipt  
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(See back of last page for instructions)

If multiple owners, list percentage of ownership next to name

<p><b>5.</b> Enter Abstract Use Categories <u>11</u> (See back of last page for instructions)</p> <p>Seller's Exempt Reg. No.: _____</p> <p>Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)?      YES      NO  <input type="checkbox"/>      <input checked="" type="checkbox"/></p>	<p><b>7.</b> List all personal property (tangible and intangible) included in selling price.</p> <p>_____</p> <p>_____</p> <p>_____</p>																																							
<p><b>6.</b> _____</p> <p>Is this property designated as forest land chapter 84.33 RCW?      YES      NO  <input type="checkbox"/>      <input checked="" type="checkbox"/></p> <p>Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34?      YES      NO  <input type="checkbox"/>      <input checked="" type="checkbox"/></p> <p>Is this property receiving special valuation as historical property per chapter 84.26 RCW?      YES      NO  <input type="checkbox"/>      <input checked="" type="checkbox"/></p> <p>If any answers are yes, complete as instructed below.</p> <p><b>(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE)</b>  NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, <b>you must sign on (3) below.</b> The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information.</p> <p>This land <input type="checkbox"/> does <input checked="" type="checkbox"/> does not qualify for continuance</p>	<p>If claiming an exemption, list WAC number reason for exemption:</p> <p>WAC No. (Section/Subsection) _____</p> <p>Reason for exemption _____</p> <p>Type of Document      <u>Statutory Warranty Deed</u></p> <p>Date of Document      <u>5-21-2015</u></p>																																							
<p>_____  DEPUTY ASSESSOR      DATE</p> <p><b>(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)</b>  NEW OWNER(S): To continue special valuation as historic property, <b>sign (3) below.</b> If the new owner(s) do not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale.</p> <p><b>(3) OWNER(S) SIGNATURE</b></p> <p>_____  PRINT NAME</p>	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">Gross Selling Price</td> <td style="width: 5%;">\$</td> <td style="width: 35%; text-align: right;">63,200.00</td> </tr> <tr> <td>*Personal Property (deduct)</td> <td>\$</td> <td></td> </tr> <tr> <td>Exemption Claimed (deduct)</td> <td>\$</td> <td style="text-align: right;">No</td> </tr> <tr> <td>Taxable Selling Price</td> <td>\$</td> <td style="text-align: right;">63,200.00</td> </tr> <tr> <td>Excise Tax: State</td> <td>\$</td> <td style="text-align: right;">808.96</td> </tr> <tr> <td>Local</td> <td>\$</td> <td style="text-align: right;">158.00</td> </tr> <tr> <td>*Delinquent Interest: State</td> <td>\$</td> <td></td> </tr> <tr> <td>Local</td> <td>\$</td> <td></td> </tr> <tr> <td>*Delinquent Penalty</td> <td>\$</td> <td></td> </tr> <tr> <td>Subtotal</td> <td>\$</td> <td style="text-align: right;">966.96</td> </tr> <tr> <td>*State Technology Fee</td> <td>\$</td> <td style="text-align: right;">5.00</td> </tr> <tr> <td>*Affidavit Processing Fee</td> <td>\$</td> <td></td> </tr> <tr> <td>Total Due</td> <td>\$</td> <td style="text-align: right;">971.96</td> </tr> </table> <p><b>A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX</b>  <b>*SEE INSTRUCTIONS</b></p>	Gross Selling Price	\$	63,200.00	*Personal Property (deduct)	\$		Exemption Claimed (deduct)	\$	No	Taxable Selling Price	\$	63,200.00	Excise Tax: State	\$	808.96	Local	\$	158.00	*Delinquent Interest: State	\$		Local	\$		*Delinquent Penalty	\$		Subtotal	\$	966.96	*State Technology Fee	\$	5.00	*Affidavit Processing Fee	\$		Total Due	\$	971.96
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8. I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT

Signature of  
Grantee or Grantee's Agent   
Name (print) Danika M. Gwin  
Date & city of signing 5-26-15 Walla Walla

**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)).

**COUNTY TREASURER**

PAID  
MAY 28 2015

2648

KAREN ROOSEVELT  
GARFIELD COUNTY TREASURER

**REAL ESTATE EXCISE TAX AFFIDAVIT**

PLEASE TYPE OR PRINT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

This form is your receipt  
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.

<b>1</b> SELLER GRANTOR	Name <u>Rick L. Backsen, a single person</u>	<b>2</b> BUYER GRANTEE	Name <u>Joshua D. Bowen and Miranda L. Bowen,</u> <u>husband and wife</u>
	Mailing Address <u>P.O. Box 151</u>		Mailing Address <u>286 25th Street</u>
	City/State/Zip <u>Pomeroy, WA 99347</u>		City/State/Zip <u>Dayton, WA 99328</u>
	Phone No. (including area code)		Phone No. (including area code)
<b>3</b>	Send all property tax correspondence to: <input type="checkbox"/> Same as Buyer/Grantee Name <u>Joshua D. Bowen and Miranda L. Bowen</u> Mailing Address <u>281 Linville Gulch Road</u> City/State/Zip <u>Pomeroy, WA 99347</u> Phone No. (including area code)	List all real and personal property tax parcel account numbers – check box if personal property <u>2-01141-021-1010</u> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	List assessed value(s)    

**4** Street address of property: 281 Linville Gulch Road, Pomeroy, WA 99347

This property is located in Garfield County

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

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

SEE ATTACHED LEGAL DESCRIPTION

<b>5</b> Select Land Use Code(s): <u>11 - Household, single family units</u> enter any additional codes: _____ (See back of last page for instructions)	<b>7</b> List all personal property (tangible and intangible) included in selling price.
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 _____
<b>6</b> 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.  DEPUTY ASSESSOR _____ DATE _____ (2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale. (3) OWNER(S) SIGNATURE  PRINT NAME _____	Type of Document <u>Statutory Warranty Deed</u> Date of Document <u>June 5, 2015</u>  Gross Selling Price \$ <u>240,000.00</u> *Personal Property (deduct) \$ _____ Exemption Claimed (deduct) \$ _____ Taxable Selling Price \$ <u>240,000.00</u> Excise Tax : State \$ <u>3,072.00</u> <u>0.0025</u> Local \$ <u>600.00</u> *Delinquent Interest: State \$ _____ Local \$ _____ *Delinquent Penalty \$ _____ Subtotal \$ <u>3,672.00</u> *State Technology Fee \$ <u>5.00</u> *Affidavit Processing Fee \$ <u>0.00</u> Total Due \$ <u>3,677.00</u> CK  A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS

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

Signature of Grantor or Grantor's Agent <u>Rick L. Backsen</u>	Signature of Grantee or Grantee's Agent <u>Joshua D. Bowen</u>
Name (print) <u>Rick L. Backsen</u>	Name (print) <u>Joshua D. Bowen</u>
Date & city of signing: <u>06/05/15 Dayton, WA</u>	Date & city of signing: <u>6-5-15 Dayton</u>

Perjury: Perjury is a class C felony which is punishable by imprisonment in the state correctional institution for a maximum term of not more than five years, or by a fine in an amount fixed by the court of not more than five thousand dollars (\$5,000.00), or by both imprisonment and fine (RCW 9A.20.021 (1)(C)).

**In Township 11 North, Range 41 East, Willamette Meridian:**

**That part of the Southwest quarter of the Northeast quarter of Section 21 lying East of Linville Gulch Road and North of a line more particularly described as follows: Commencing at the Northeast corner of said Southwest quarter of the Northeast quarter; thence South along the East line of said subdivision 633.66 feet to the True Point of Beginning; thence South 68° 14' 28" West 441.83 feet to a point on the centerline of Linville Gulch Road, said point being the terminus of the above described line.**

**SUBJECT TO an easement for ingress and egress over and across the North 12 feet of the above described tract as contained in Deed recorded March 26, 2002 as Garfield County Auditor's No. 7311.**

**EXCEPT that part lying in the right of way of the County Road.**

**REAL ESTATE EXCISE TAX AFFIDAVIT**

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

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

(See back of last page for instructions)

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2650

☐ Check box if partial sale of property

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

<b>SELLER GRANTOR</b>	<b>1</b> Name <u>Frank Judkins</u>	<b>BUYER GRANTEE</b>	<b>2</b> Name <u>Patricia Judkins</u>
	Mailing Address <u>50 Bowman Rd</u>		Mailing Address <u>50 Bowman Rd</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) <u>509-843-9917</u>
<b>3</b> Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers – check box if personal property	
Name _____		List assessed value(s) <u>371,612</u>	
Mailing Address _____		<u>1-012-44-028-2000</u> <input type="checkbox"/>	
City/State/Zip _____		<u>2-012-44-029-1000</u> <input type="checkbox"/>	
Phone No. (including area code) _____		<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)

-See attached-

<p><b>5</b> Select Land Use Code(s): <u>83</u></p> <p>enter any additional codes: _____</p> <p>(See back of last page for instructions)</p> <table border="0"> <tr> <td></td> <td>YES</td> <td>NO</td> </tr> <tr> <td>Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)?</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table> <p><b>6</b></p> <table border="0"> <tr> <td></td> <td>YES</td> <td>NO</td> </tr> <tr> <td>Is this property designated as forest land per chapter 84.33 RCW?</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34?</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Is this property receiving special valuation as historical property per chapter 84.26 RCW?</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table> <p>If any answers are yes, complete as instructed below.</p> <p><b>(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE)</b> NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, 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>Keshia G. Guba</u> <u>6/11/15</u> DEPUTY ASSESSOR DATE</p> <p><b>(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)</b> 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><u>see file kg</u> PRINT NAME</p>		YES	NO	Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)?	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	Is this property receiving special valuation as historical property per chapter 84.26 RCW?	<input type="checkbox"/>	<input type="checkbox"/>	<p><b>7</b> List all personal property (tangible and intangible) included in selling price.</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>If claiming an exemption, list WAC number and reason for exemption:</p> <p>WAC No. (Section/Subsection) <u>458-61A-202(8)a</u></p> <p>Reason for exemption <u>Community Prop. Agreement</u></p> <p>Type of Document <u>Affid. Support CPA</u></p> <p>Date of Document <u>6-4-15</u></p> <table border="0"> <tr> <td>Gross Selling Price \$</td> <td><u>-0-</u></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><u>-0-</u></td> </tr> <tr> <td>Excise Tax : State \$</td> <td><u>-0-</u></td> </tr> <tr> <td>Local \$</td> <td><u>-0-</u></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><u>0.00</u></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> <u>OK</u></td> </tr> </table> <p>A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS</p>	Gross Selling Price \$	<u>-0-</u>	*Personal Property (deduct) \$		Exemption Claimed (deduct) \$		Taxable Selling Price \$	<u>-0-</u>	Excise Tax : State \$	<u>-0-</u>	Local \$	<u>-0-</u>	*Delinquent Interest: State \$		Local \$		*Delinquent Penalty \$		Subtotal \$	<u>0.00</u>	*State Technology Fee \$	<u>5.00</u>	*Affidavit Processing Fee \$	<u>5.00</u>	Total Due \$	<u>\$ 10.00</u> <u>OK</u>
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**8** I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.

Signature of Grantor or Grantor's Agent <u>[Signature]</u>	Signature of Grantee or Grantee's Agent <u>Patricia L. Judkins</u>
Name (print) <u>Kimberly R. Boggs</u>	Name (print) <u>Patricia L. Judkins</u>
Date & city of signing: <u>6-4-15 Pomeroy</u>	Date & city of signing: <u>6-4-15 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)).

An undivided 79.17% interest in the following property:

In Township 12 North, Range 44 E.W.M.

The Northwest quarter of Section 28.

EXCEPT beginning at a point on the North and south centerline of said Section 28, 1526.7 feet North of the center of said Section;  
thence North 54°09' West 184 feet;  
thence North 08°56' East 93 feet;  
thence North 63°26' East 175 feet;  
thence South along the half section line to the place of beginning.

The East half of the Northeast quarter of Section 29.

EXCEPT public road rights of way.

APNS: 2-012-44-028-2000 and 2-012-44-029-1000

Acres: 234.18

EXHIBIT "B"

**REAL ESTATE EXCISE TAX AFFIDAVIT**

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

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☐ Check box if partial sale of property

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

<b>1</b> SELLER GRANTOR	Name <u>The Secretary of Housing &amp; Urban Development,</u> <u>his successors in interest and/or assigns</u>	<b>2</b> BUYER GRANTEE	Name <u>Wells Fargo Bank, N.A.</u>	
	Mailing Address <u>4400 Will Rogers Parkway, Suite 300</u>		Mailing Address <u>1 Home Campus X2504-017</u>	
	City/State/Zip <u>Oklahoma City, OK 73108</u>		City/State/Zip <u>Des Moines, IA 50328</u>	
	Phone No. (including area code) _____		Phone No. (including area code) _____	
<b>3</b>	Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers – check box if personal property	List assessed value(s)
	Name _____			
	Mailing Address _____			
	City/State/Zip _____			
	Phone No. (including area code) _____			
		<u>1 052 10 001 1900</u> <input type="checkbox"/>		
		<input type="checkbox"/>		
		<input type="checkbox"/>		
		<input type="checkbox"/>		

**4** Street address of property: 1494 COLUMBIA ST, POMEROY, WA 99347

This property is located in Garfield County

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

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

LOT 1, IN BLOCK 10, OF POMEROY'S ADDITION TO THE CITY OF POMEROY

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

	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) WAC 458-61A-205(2)

Reason for exemption

Grantor: US Government Agency (HUD). This reconveyance is for no consideration (QUITCLAIM DEED)

Type of Document QUITCLAIM DEED

Date of Document 4/7/15

Gross Selling Price \$	0.00
*Personal Property (deduct) \$	
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 \$	
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 \_\_\_\_\_

Name (print) Joe Carroll

Date & city of signing: 6/9/15 San Diego, CA

Signature of  
Grantee or Grantee's Agent \_\_\_\_\_

Name (print) Maria Montana (WA-502611)

Date & city of signing: 6/9/15 San Diego, CA

**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

<b>1</b> SELLER GRANTOR	Name <u>Mark A. Schmidt</u>	<b>2</b> BUYER GRANTEE	Name <u>Bryon Denny</u>
	Mailing Address <u>P.O. Box</u>		Mailing Address <u>33 Pheasant Ridge Rd.</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) _____
<b>3</b>	Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee	List all real and personal property tax parcel account numbers – check box if personal property	
	Name <u>Bryon Denny Andrea Denny</u>	10700600812200000 <input type="checkbox"/>	
	Mailing Address <u>33 Pheasant Ridge Rd.</u>	<input type="checkbox"/>	
	City/State/Zip <u>Pomeroy WA 99347</u>	<input type="checkbox"/>	
	Phone No. (including area code) _____	<input type="checkbox"/>	
		List assessed value(s)	

**4** Street address of property: 33 Pheasant Ridge Rd. - Pomeroy, WA 99347

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

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

See attached legal description.

<b>5</b>	Select Land Use Code(s): <u>11 Household, single family units</u> enter any additional codes: _____ (See back of last page for instructions)	<b>7</b>	List all personal property (tangible and intangible) included in selling price. _____ _____ _____ _____
	Was the seller receiving a property tax exemption or deferral under chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) _____ Reason for exemption _____
<b>6</b>	Is this property designated as forest land per chapter 84.33 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Is this property receiving special valuation as historical property per chapter 84.26 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If any answers are yes, complete as instructed below. (1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information. This land <input type="checkbox"/> does <input checked="" type="checkbox"/> does not qualify for continuance. _____ DEPUTY ASSESSOR _____ DATE (2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale. (3) OWNER(S) SIGNATURE _____ PRINT NAME		Type of Document <u>Statutory Warranty Deed (SWD)</u> Date of Document <u>06/15/15</u> Gross Selling Price \$ <u>343,000.00</u> *Personal Property (deduct) \$ <u>0.00</u> Exemption Claimed (deduct) \$ <u>0.00</u> Taxable Selling Price \$ <u>343,000.00</u> Excise Tax : State \$ <u>4,390.40</u> Local \$ <u>857.50</u> *Delinquent Interest: State \$ <u>0.00</u> Local \$ <u>0.00</u> *Delinquent Penalty \$ <u>0.00</u> Subtotal \$ <u>5,247.90</u> *State Technology Fee \$ <u>5.00</u> <u>5.00</u> *Affidavit Processing Fee \$ <u>0.00</u> Total Due \$ <u>5,252.90</u> <b>CK</b> 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>Mark A. Schmidt</u>	Signature of Grantee or Grantee's Agent <u>Bryon Denny</u>
Name (print) <u>Mark A. Schmidt</u>	Name (print) <u>Bryon Denny</u>
Date & city of signing: <u>6/15/2015 - Clarkston, WA</u>	Date & city of signing: <u>6/15/2015 - Clarkston, WA</u>

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

EXHIBIT "A"

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

Part of the Northeast quarter of the Northwest quarter of Section 6, Township 11 North, Range 42 E.W.M., more particularly described as follows:

Commencing at the Northwest corner of said Section 6, at a rock with chiseled cross, embedded in 2'x2' concrete, flush with ground surface;  
thence North  $90^{\circ}00'00''$  East along the North boundary of said Section 6, 2304.51 feet;  
thence South  $00^{\circ}00'00''$  East 488.87 feet to a  $5/8''\phi$  rebar and the True Point of Beginning; thence South  $56^{\circ}40'03''$  East 396.12 feet to a  $5/8''\phi$  rebar;  
thence South  $33^{\circ}19'14''$  West 219.90 feet to a  $5/8''\phi$  rebar;  
thence North  $56^{\circ}40'55''$  West 396.13 feet to a  $5/8''\phi$  rebar;  
thence North  $33^{\circ}19'20''$  East 220.00 feet to a  $5/8''\phi$  rebar and the point of beginning.

TOGETHER WITH an easement for ingress and egress, herein named Pheasant Ridge Road, being a strip of land 48 feet wide, lying 24 feet on each side of the following described line:

Commencing at the Southwest corner of the above described parcel;  
thence North  $33^{\circ}19'20''$  East 156.70 feet to the True Point of Beginning;  
thence in a westerly direction along the centerline of a curve, concave to the left, a distance of 154.32 feet, curve properties  $\Delta 88^{\circ}25'07''$  left, length 154.32 Feet, radius 100.00 feet to a point of tangency;  
thence South  $13^{\circ}48'19''$  West 167.99 feet to the beginning of a curve, concave to the right, curve properties,  $\Delta 45^{\circ}13'24''$  right, length 118.39 feet, radius 150.00 feet to a point of tangency;  
thence South  $59^{\circ}01'43''$  West 98.87 feet, to a curve concave to the left, curve properties,  $\Delta 36^{\circ}50'23''$  left, length 192.89 feet, radius 300.00 feet to a point of tangency;  
thence South  $22^{\circ}11'20''$  West 20.52 feet, to a curve concave to the right, curve properties  $\Delta 64^{\circ}21'08''$  right, length 50.54 feet, radius 45.00 feet to a point of tangency;  
thence South  $86^{\circ}32'28''$  West 16.1± to the centerline of Dutch Flat Road.

The side lines beginning at the westerly boundary of aforesaid parcel, continuing to and terminating at the easterly right of way line of Dutch Flat Road. Basis of Bearing: Record of Survey Book 1 at page 89, assumed as  $N90^{\circ}00'00''E$  along the North Boundary of said Section 6.

-continued-

BD

AB



ALSO TOGETHER WITH an easement for a trench accommodating utilities, 10 feet in width, being 5 feet on each side of the following described line:

Commencing at the Southwest corner of the above described parcel;  
thence North  $33^{\circ}19'20''$  East 181.11 feet to the True Point of Beginning;  
thence North  $68^{\circ}29'18''$  West 24.71 feet; thence South  $85^{\circ}53'05''$  West 61.85 feet;  
thence North  $75^{\circ}58'16''$  West 20.71 feet; thence North  $61^{\circ}41'59''$  West 82.34 feet;  
thence North  $75^{\circ}23'52''$  West 41.70 feet = Point "A";  
thence North  $77^{\circ}12'59''$  West 88.82 feet;  
thence North  $68^{\circ}19'59''$  West 66.87 feet, ending at a water meter belonging to the City of Pomeroy.  
ALSO beginning at Point "A" indicated above; thence South  $60^{\circ}23'12''$  West 62.76 feet;  
thence South  $70^{\circ}38'08''$  West 55.75 feet terminating at Pacific Power & Light power pole.

**REAL ESTATE EXCISE TAX AFFIDAVIT**

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

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PLEASE TYPE OR PRINT

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

(See back of last page for instructions)

☐ Check box if partial sale of property

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

<b>1</b> SELLER GRANTOR	Name <u>Andrew L. Owen</u>	<b>2</b> BUYER GRANTEE	Name <u>Timothy Boushey</u>
	<u>Dawn H. Klinger</u>		<u>Elizabeth Rodgers</u>
	Mailing Address <u>167 Purdue Lane</u>		Mailing Address <u>441 12 E Highway</u>
	City/State/Zip <u>Medford, OR 97504</u>		City/State/Zip <u>Pomeroy WA 99347</u>
	Phone No. (including area code)		Phone No. (including area code)
<b>3</b>	Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers – check box if personal property
Name <u>Timothy Boushey Elizabeth Rodgers</u>			2066030081210000 <input type="checkbox"/>
Mailing Address <u>441 12 E Highway</u>			<input type="checkbox"/>
City/State/Zip <u>Pomeroy, WA 99347</u>			<input type="checkbox"/>
Phone No. (including area code)			<input type="checkbox"/>
			List assessed value(s) 80,962.00

**4** Street address of property: 441 Highway 12 E - Pomeroy, WA 99347

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

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

See attached legal description.

<b>5</b> Select Land Use Code(s): <u>11 Household, single family units</u> enter any additional codes: (See back of last page for instructions)	<b>7</b> List all personal property (tangible and intangible) included in selling price.
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"/>	
<b>6</b> 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. <u>Kiana Olivera</u> <u>6/17/15</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	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>06/09/15</u> Gross Selling Price \$ <u>119,000.00</u> *Personal Property (deduct) \$ <u>0.00</u> Exemption Claimed (deduct) \$ <u>0.00</u> Taxable Selling Price \$ <u>119,000.00</u> Excise Tax : State \$ <u>1,523.20</u> Local \$ <u>297.50</u> *Delinquent Interest: State \$ <u>0.00</u> Local \$ <u>0.00</u> *Delinquent Penalty \$ <u>0.00</u> Subtotal \$ <u>1,820.70</u> *State Technology Fee \$ <u>5.00</u> <u>5.00</u> *Affidavit Processing Fee \$ <u>0.00</u> Total Due \$ <u>1,825.70</u> <b>CK</b> 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>Andrew L. Owen</u>	Signature of Grantee or Grantee's Agent <u>Timothy Boushey</u>
Name (print) <u>Andrew L. Owen</u>	Name (print) <u>Timothy Boushey</u>
Date & city of signing: <u>6/12/2015 - Clarkston, WA</u>	Date & city of signing: <u>6/12/15, Clarkston, WA</u>

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

**PAID**  
JUN 17 2015

KAREN ROOSEVELT  
GARFIELD COUNTY TREASURER

## EXHIBIT "A"

272853

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

Lots 3, 4, 5, 6, 7, and 8 in Block 3 of Pataha City.

Beginning at the Northeast corner of Lot 3 in Block 3 of Pataha City, thence North to the Section line on the North side of the Southeast quarter of the Southwest quarter of Section 34, Township 12 north, Range 42 E.W.M.; thence westerly along said line to a point where the East line of Block 4 of Pataha City bears South 08° 50' West; thence South 08°50' West to the Northeast corner of said Block 4; thence South 81°10' East 250 feet to the point of beginning.

**REAL ESTATE EXCISE TAX AFFIDAVIT**

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

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

(See back of last page for instructions)

☐ Check box if partial sale of property

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

<b>1</b> SELLER GRANTOR	Name <u>Kenneth R. Ledgerwood</u>	<b>2</b> BUYER GRANTEE	Name <u>Danny O. Lane</u>
	<u>Debbie S. Ledgerwood</u>		
	Mailing Address <u>P.O. Box 579</u>		Mailing Address <u>338 Main St.</u>
	City/State/Zip <u>Pomeroy WA 99347</u>		City/State/Zip <u>Burbank WA 99323</u>
	Phone No. (including area code) _____		Phone No. (including area code) _____
<b>3</b>	Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers – check box if personal property
Name <u>Danny O. Lane</u>			<u>20094200440400000</u> <input type="checkbox"/>
Mailing Address <u>338 Main St.</u>			<input type="checkbox"/>
City/State/Zip <u>Burbank WA 99323</u>			<input type="checkbox"/>
Phone No. (including area code) _____			<input type="checkbox"/>
			List assessed value(s) <u>22,606.00</u>

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

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

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

See attached legal description.

<b>5</b> Select Land Use Code(s): <u>91 Undeveloped land (land only)</u> enter any additional codes: _____ (See back of last page for instructions)	<b>7</b> List all personal property (tangible and intangible) included in selling price. _____ _____ _____ _____
Was the seller receiving a property tax exemption or deferral under chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) _____ Reason for exemption _____
<b>6</b> 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. <b>(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE)</b> NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, 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. <u>Debra Smith</u> <u>6/18/15</u> DEPUTY ASSESSOR DATE <b>(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)</b> 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. <b>(3) OWNER(S) SIGNATURE</b> _____ PRINT NAME	Type of Document <u>Statutory Warranty Deed (SWD)</u> Date of Document <u>06/16/15</u> Gross Selling Price \$ <u>37,000.00</u> *Personal Property (deduct) \$ <u>0.00</u> Exemption Claimed (deduct) \$ <u>0.00</u> Taxable Selling Price \$ <u>37,000.00</u> Excise Tax : State \$ <u>473.60</u> Local \$ <u>92.50</u> *Delinquent Interest: State \$ <u>0.00</u> Local \$ <u>0.00</u> *Delinquent Penalty \$ <u>0.00</u> Subtotal \$ <u>566.10</u> *State Technology Fee \$ <u>5.00</u> <u>5.00</u> *Affidavit Processing Fee \$ <u>0.00</u> <u>CK</u> Total Due \$ <u>571.10</u> A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS

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

Signature of Grantor or Grantor's Agent <u>Kenneth R. Ledgerwood</u>	Signature of Grantee or Grantee's Agent <u>Danny Lane</u>
Name (print) <u>Kenneth R. Ledgerwood</u>	Name (print) <u>Danny O. Lane</u>
Date & city of signing: <u>6/17/2015 - Clarkston, WA</u>	Date & city of signing: <u>6/17/2015 - Clarkston, WA</u>

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

EXHIBIT "A"

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

In Township 9 North, Range 42 E.W.M.

That part of Lots 1 and 2 in Section 4, more particularly describes as follows:  
Commencing at the Northeast corner of said Section 4; thence North 89°55'42" West along the North line of said Section 4, a distance of 1118.20 feet, more or less, to the Southeast corner of Section 33, Township 10 North, Range 42 E.W.M.; thence South 90°00'00" West, along the North line of said Section 4, a distance of 265.49 feet to the East line of Lot 2, Block 1 of Bakers Pond Addition as recorded in Garfield County; thence South 00°00'00" West, along said East line 230.97 feet to the South line of said Lot 2, Bakers Pond Addition; thence South 90°00'00" West along said South line 246.90 feet to the East line of that parcel deeded to Douglas and Marian Eier by deed recorded as Garfield County Auditor's No. 15568; thence South 02°43'48" East, along said East line, 329.56 feet; thence South 47°02'44" East 355.79 feet to the True Point of Beginning; thence continuing South 47°02'44" East 314.64 feet; thence South 81°03'08" West 491.20 feet; thence South 49°45'41" West 208.34 feet; thence South 23°36'22" West 482.17 feet; thence along a curve to the right having a radius of 40.00 feet and a central angle of 102°42'30", a distance of 71.70 feet; thence North 03°06'30" West 503.06 feet; thence along a curve to the right having a radius of 800.00 feet and a central angle of 05°39'00", a distance of 78.89 feet; thence North 02°32'30" East 211.89 feet, more or less, to a point which bears South 82°28'36" West from the point of beginning; thence North 82°28'36" East 691.63 feet, more or less, to the place of beginning.

TOGETHER with the access road easement across the South half of the Southeast quarter (S1/2SE1/4) of Section 33, Township 10 North, Range 42 East and Lot 2, Section 4, Township 9 North, Range 42 East W.M. as described in real estate contract dated May 25, 2001 between the estate of Mary Lou Baker as Seller and Kenneth R. Ledgerwood and Debbie S Ledgerwood, husband and wife, as Purchasers, an Amended Memorandum of which Contract was recorded January 23, 2003, under Garfield County Auditor's Recording No: 7611.

TOGETHER with and subject to an easement for ingress, egress and utilities over, under and across that part of Lot 1, Lot 2 and the Southeast quarter of the Northeast quarter (SE1/4NE1/4) of Section 4, Township 9 North, Range 42 East, W.M., described as follows: a 50 feet wide strip, being 25 feet on each side of the following described centerlines and their extensions thereof; main road – commencing at the Southeast corner of Section 33, Township 10 North, Range 42 East, W.M.; thence North 90°00'00" West 1061.01 feet; thence South 58°36'30" East 92.75 feet; thence along a curve to the right,

-continued-

having a radius of 75 feet and a central angle of  $57^{\circ}40'12''$  a distance of 75.49 feet; thence South  $0^{\circ}56'30''$  East 45.83 feet; thence along a curve to the right, having a radius of 75 feet and a central angle of  $57^{\circ}16'50''$ , a distance of 74.98 feet; thence South  $56^{\circ}20'30''$  West 75.43 feet to the point of beginning; thence continuing South  $56^{\circ}20'30''$  West 57.93 feet; thence along a curve to the left, having a radius of 50 feet and a central angle of  $94^{\circ}21'58''$ , a distance of 82.35 feet; thence South  $38^{\circ}01'30''$  East 255.92 feet; thence along a curve to the right, having a radius of 150 feet and a central angle of  $40^{\circ}33'56''$ , a distance of 106.20 feet; thence South  $2^{\circ}32'30''$  West 437.70 feet; thence along a curve to the left, having a radius of 800 feet and a central angle of  $5^{\circ}39'00''$ , a distance of 78.89 feet; thence South  $3^{\circ}06'30''$  East 503.06 feet; thence along a curve to the left, having a radius of 40 feet and a central angle of  $102^{\circ}42'30''$ , a distance of 71.70 feet; thence North  $23^{\circ}36'22''$  East 321.35 feet to a point "A"; thence continuing North  $23^{\circ}36'22''$  East 160.82 feet; thence North  $49^{\circ}45'41''$  East 149.12 feet to point "B"; thence continuing North  $49^{\circ}45'41''$  East 59.22 feet; thence North  $81^{\circ}03'08''$  East 564.03 feet; thence north  $63^{\circ}42'03''$  East 33.91 feet to point "C"; thence continuing North  $63^{\circ}42'03''$  East 122.06 feet to point "D"; thence continuing North  $63^{\circ}42'03''$  East 86.39 feet; thence North  $55^{\circ}24'27''$  East 142.24 feet; thence South  $88^{\circ}13'02''$  East 61.00 feet; thence South  $33^{\circ}36'13''$  East 294.69 feet; thence South  $45^{\circ}29'20''$  East 137.84 feet; thence South  $25^{\circ}29'36''$  East 156.13 feet; thence South  $45^{\circ}33'46''$  East 192.16 feet to point "E"; thence North  $72^{\circ}03'19''$  East 130.54 feet to point "F" and the point of termination of main road;

TOGETHER with and subject to side road "A" described as follows: beginning at the above described point "A"; thence North  $65^{\circ}41'46''$  West 55.96 feet; thence North  $13^{\circ}54'48''$  West 200.39 feet; thence North  $9^{\circ}04'19''$  East 132.85 feet; thence North  $0^{\circ}38'21''$  West 117.41 feet; thence North  $5^{\circ}20'46''$  East 363.13 feet; thence North  $62^{\circ}27'56''$  East 55.19 feet; thence South  $66^{\circ}29'12''$  East 108.92 feet; thence South  $84^{\circ}50'01''$  East 65.62 feet; thence North  $72^{\circ}32'55''$  East 77.55 feet; thence North  $2^{\circ}43'48''$  West 84.28 feet; thence North  $25^{\circ}38'07''$  East 233.02 feet; thence north  $11^{\circ}48'07''$  East 23.52 feet more or less to the South line of Lot 2, Block 1, Baker's Pond Addition and the point of termination.

**REAL ESTATE EXCISE TAX AFFIDAVIT**

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

This form is your receipt  
when stamped by cashier.

PLEASE TYPE OR PRINT

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

(See back of last page for instructions)

☐ Check box if partial sale of property

If multiple owners, list percentage of ownership next to name

<b>1</b> SELLER GRANTOR	Name <u>William D. Parlet</u>	<b>2</b> BUYER GRANTEE	Name <u>Michael L. Parlet</u>																
	Mailing Address <u>P.O. Box 382</u>		Mailing Address <u>SEED</u>																
	City/State/Zip <u>Mt. Evelyn VIC 3796</u>		City/State/Zip _____																
	Phone No. (including area code) _____		Phone No. (including area code) _____																
<b>3</b>	Send all property tax correspondence to <input checked="" type="checkbox"/> Same as Buyer/Grantee	List all real and personal property tax parcel account numbers – check box if personal property																	
Name <u>Michael L. Parlet</u>		<table border="1"> <tr> <td>20124300120030000</td> <td><input type="checkbox"/></td> <td>List assessed value(s)</td> <td>56,340.00</td> </tr> <tr> <td>20124300140030000</td> <td><input type="checkbox"/></td> <td></td> <td>57,912.00</td> </tr> <tr> <td>20124301220030000</td> <td><input type="checkbox"/></td> <td></td> <td>72,227.00</td> </tr> <tr> <td>20134303540030000</td> <td><input type="checkbox"/></td> <td></td> <td>90,490.00</td> </tr> </table>		20124300120030000	<input type="checkbox"/>	List assessed value(s)	56,340.00	20124300140030000	<input type="checkbox"/>		57,912.00	20124301220030000	<input type="checkbox"/>		72,227.00	20134303540030000	<input type="checkbox"/>		90,490.00
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20134303540030000	<input type="checkbox"/>		90,490.00																
Mailing Address <u>SEED</u>																			
City/State/Zip _____																			
Phone No. (including area code) _____																			

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

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

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

See attached legal description.

<b>5</b> Select Land Use Code(s): <u>83</u> <input checked="" type="checkbox"/> Open space land classified under chapter enter any additional codes: _____ (See back of last page for instructions)	<b>7</b> List all personal property (tangible and intangible) included in selling price. _____ _____ _____ _____																										
Was the seller receiving a property tax exemption or deferral under chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) _____ Reason for exemption _____																										
<b>6</b> YES NO Is this property designated as forest land per chapter 84.33 RCW? <input type="checkbox"/> <input checked="" type="checkbox"/> Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW? <input checked="" type="checkbox"/> <input type="checkbox"/> Is this property receiving special valuation as historical property per chapter 84.26 RCW? <input type="checkbox"/> <input checked="" type="checkbox"/> If any answers are yes, complete as instructed below. (1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information. This land <input checked="" type="checkbox"/> does <input type="checkbox"/> does not qualify for continuance. <u>Kishna Gulbura</u> <u>6/19/15</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. <u>Michael L. Parlet</u> OWNER(S) SIGNATURE PRINT NAME <u>Michael L. Parlet</u>	<p>Type of Document <u>Statutory Warranty Deed (SWD)</u></p> <p>Date of Document <u>05/20/15</u></p> <table border="0"> <tr> <td>Gross Selling Price \$</td> <td>355,097.90</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>355,097.90</td> </tr> <tr> <td>Excise Tax : State \$</td> <td>4,545.25</td> </tr> <tr> <td>Local \$</td> <td>887.74</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>5,432.99</td> </tr> <tr> <td>*State Technology Fee \$</td> <td>5.00 5.00</td> </tr> <tr> <td>*Affidavit Processing Fee \$</td> <td>0.00</td> </tr> <tr> <td>Total Due \$</td> <td>5,437.99 <u>CK</u></td> </tr> </table> <p>A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS</p>	Gross Selling Price \$	355,097.90	*Personal Property (deduct) \$	0.00	Exemption Claimed (deduct) \$	0.00	Taxable Selling Price \$	355,097.90	Excise Tax : State \$	4,545.25	Local \$	887.74	*Delinquent Interest: State \$	0.00	Local \$	0.00	*Delinquent Penalty \$	0.00	Subtotal \$	5,432.99	*State Technology Fee \$	5.00 5.00	*Affidavit Processing Fee \$	0.00	Total Due \$	5,437.99 <u>CK</u>
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**8** I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.

Signature of Grantor or Grantor's Agent <u>William D. Parlet</u>	Signature of Grantee or Grantee's Agent <u>Michael L. Parlet</u>
Name (print) <u>William D. Parlet</u>	Name (print) <u>Michael L. Parlet</u>
Date & city of signing: <u>5/21/2015 - Clarkston, WA</u>	Date & city of signing: <u>5/22/2015 - Clarkston, WA</u>

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

**PAID**  
JUN 19 2015

## EXHIBIT "A"

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

In Township 12 North, Range 43 E.W.M.

The Northwest quarter and the Southeast quarter of Section 1.

The North half of the Northwest quarter of Section 12.

EXCEPT that part of the Northeast quarter of said Northwest quarter more particularly described as follows:

Beginning at the Southeast corner of said Northeast quarter of the Northwest quarter; thence North 00°06' West 494.8 feet; thence South 42°14' West 523.0 feet; thence South 31°29' West 128.3 feet to the South line of said Northeast quarter of the Northwest quarter; thence North 89°45' East, along said South line, 419.4 feet to the place of beginning.

The Southwest quarter of the Northwest quarter of Section 12.

EXCEPT Beginning at the Southeast corner of said Southwest quarter of the Northwest quarter; thence North 1023.2 feet; thence South 81°15' West 182.5 feet; thence South 02°22' East 500.0 feet; thence South 25°53' West 190.0 feet; thence South 57°43' West 413.0 feet; thence South 53°02' West 178.6 feet; thence North 89°45' East 734.3 feet to the place of beginning

That part of the Southeast quarter of the Northwest quarter of said Section 12, more particularly described as follows:

Beginning at the Northwest corner of the Southeast quarter of the Northwest quarter of said Section 12; thence North 89°45' East, along the North line of said tract 834.0 feet; thence South 35°13' West 228.0 feet; thence South 66°53' West 129.0 feet; thence South 87°45' West 474.0 feet; thence South 77°22' West 113.3 feet; thence North 277.0 feet to the point of beginning, together with a strip of land 20.0 feet wide and 944.3 feet long, adjacent to the South and East boundaries of the above described tract, said strip being an existing roadway.

That part of the Northwest quarter of the Northeast quarter of said Section 12, more particularly described as follows:

Beginning at the Northwest corner of the Northeast quarter of said Section 12; thence South 89°52' East, along the North line of said Section 1320.0 feet; thence South 77°36' West 1351.0 feet to the West line of said Northeast quarter; thence North 00°06' West, along said West line 293.0 feet to the point of beginning.

In Township 13 North, Range 43 E.W.M.

The Southeast quarter of Section 35.

EXCEPT public road rights of way.



2656



# 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>Estate of Patricia A. Davis</u>	2 BUYER GRANTEE	Name <u>Ronald J. Davis</u>
	Mailing Address <u>4661 Roosevelt Avenue NE</u>		Mailing Address <u>4661 Roosevelt Avenue NE</u>
	City/State/Zip <u>Canton, OH 44705</u>		City/State/Zip <u>Canton, OH 44705</u>
	Phone No. (including area code)		Phone No. (including area code) <u>(330) 492-1265</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>2-010-42-027-4030</u> <input type="checkbox"/>	
Mailing Address _____		<input type="checkbox"/>	
City/State/Zip _____		<input type="checkbox"/>	
Phone No. (including area code) _____		<input type="checkbox"/>	
		List assessed value(s) <u>18420</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)

S1/2NE1/4SE1/4  
Section 27 Township 10 Range 42

5 Select Land Use Code(s): <u>91 - Undeveloped land (land only)</u> enter any additional codes: _____ (See back of last page for instructions)	6 Was the seller receiving a property tax exemption or deferral under chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	7 List all personal property (tangible and intangible) included in selling price. There is no personal property
8 Is this property designated as forest land per chapter 84.33 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	9 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	10 Is this property receiving special valuation as historical property per chapter 84.26 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
If any answers are yes, complete as instructed below. (1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information. This land <input type="checkbox"/> does <input checked="" type="checkbox"/> does not qualify for continuance.		11 If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) <u>458-61A-2021</u> Reason for exemption <u>Inheritance</u> Transfer from estate to surviving spouse
(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.		12 Type of Document <u>Certificate of Transfer Special Warranty Deed</u> Date of Document <u>4/18/15</u>
(3) OWNER(S) SIGNATURE _____ PRINT NAME <u>Ronald J. Davis</u>		13 Gross Selling Price \$ _____ *Personal Property (deduct) \$ _____ Exemption Claimed (deduct) \$ _____ Taxable Selling Price \$ <u>0.00</u> Excise Tax : State \$ <u>0.00</u> <u>0.0025</u> Local \$ <u>0.00</u> *Delinquent Interest: State \$ _____ Local \$ _____ *Delinquent Penalty \$ _____ Subtotal \$ <u>0.00</u> *State Technology Fee \$ <u>5.00</u> *Affidavit Processing Fee \$ <u>5.00</u> Total Due \$ <u>10.00</u>
		A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS

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

Signature of Grantor or Grantor's Agent <u>[Signature]</u>	Signature of Grantee or Grantee's Agent <u>[Signature]</u>
Name (print) <u>Ronald J. Davis, Executor</u>	Name (print) <u>Ronald J. Davis</u>
Date & city of signing: <u>11/24/2014 CANTON</u>	Date & city of signing: <u>11/24/2014 CANTON</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 25 2015

KAREN ROOSEVELT  
GARFIELD COUNTY TREASURER

2656  
THE

PLEASE TYPE OR PRINT

**REAL ESTATE EXCISE TAX AFFIDAVIT**

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

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when stamped by cashier.

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

(See back of last page for instructions)

☐ Check box if partial sale of property

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

1 SELLER GRANTOR	Name <u>BENNIE W. KELLER I, deceased</u>	2 BUYER GRANTEE	Name <u>BENNIE W. KELLER II</u>
	Mailing Address _____		Mailing Address <u>PO. Box 882</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 _____	1-050- <del>111</del> -002-2740 <input checked="" type="checkbox"/>	
	Mailing Address _____	_____ <input type="checkbox"/>	
	City/State/Zip _____	_____ <input type="checkbox"/>	
	Phone No. (including area code) _____	_____ <input type="checkbox"/>	
		List assessed value(s) <u>124,439</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)

**THE EAST 50 FEET OF LOT 2 AND THE WEST 10 FEET OF LOT 3 IN BLOCK 11 OF THE ORIGINAL TOWN, NOW CITY OF POMEROY.**

**SUBJECT TO A PROPERTY AGREEMENT RECORDED OCTOBER 23, 1990 AS GARFIELD COUNTY AUDITOR'S NO. 321, WHICH PROVIDES FOR THE JOINT USE OF THE DRIVEWAY AS IT EXISTS BETWEEN THIS AND PROPERTY ADJOINING TO THE EAST.**

5	Select Land Use Code(s): <u>11 - Household, single family units</u> enter any additional codes: _____ (See back of last page for instructions)	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)? 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? <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. <b>(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE)</b> NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, 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 _____ <b>(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)</b> 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. <b>(3) OWNER(S) SIGNATURE</b> _____ PRINT NAME _____	If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) <u>WAC 458-61A-202</u> Reason for exemption <u>Joint Tenants with rights of survivorship</u> Type of Document <u><del>Quit Claim Deed</del> Death Certificate</u> Date of Document <u>6-25-15</u>  Gross Selling Price \$ _____ *Personal Property (deduct) \$ _____ Exemption Claimed (deduct) \$ _____ Taxable Selling Price \$ _____ 0.00 Excise Tax : State \$ _____ 0.00 <u>0.0025</u> Local \$ _____ 0.00 *Delinquent Interest: State \$ _____ Local \$ _____ *Delinquent Penalty \$ _____ Subtotal \$ _____ 0.00 *State Technology Fee \$ _____ 5.00 *Affidavit Processing Fee \$ _____ 5.00 Total Due \$ _____ 10.00  A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS

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

Signature of Grantor or Grantor's Agent <u>Bennie W Keller</u>	Signature of Grantee or Grantee's Agent <u>Bennie W Keller</u>
Name (print) <u>BENNIE W KELLER</u>	Name (print) <u>BENNIE W Keller</u>
Date & city of signing: <u>6-25-15 Pomeroy</u>	Date & city of signing: <u>6-25-15 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)).