



PLEASE TYPE OR PRINT

REAL ESTATE EXCISE TAX AFFIDAVIT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

This form is your receipt
when stamped by cashier.

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

(See back of last page for instructions)

☐ Check box if partial sale of property

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

1 SELLER GRANTOR	Name	TRAVIS SCOTT JOHNSON 55%	2 BUYER GRANTEE	Name	JENNIFER LYNN STILLER 45%	
	Mailing Address	419 HWY 12 WEST		Mailing Address	419 HWY 12 WEST	
	City/State/Zip	Pomeroy WA 99347		City/State/Zip	Pomeroy WA 99347	
	Phone No. (including area code)	(503) 717-3555		Phone No. (including area code)	609-804-8370	
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			2-012-41-035-2010 <input checked="" type="checkbox"/>			98,334
Mailing Address						
City/State/Zip						
Phone No. (including area code)						

4 Street address of property: 419 HWY 12 WEST POMEROY WA 99347

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)

Pt. of NW 1/4 SEC. 35 TOWNSHIP 12 RANGE 41

SEE Exhibit A

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. LAND, HOUSE, SHOP, BARN
Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) 458-61A-201 B1 Reason for exemption GIFT
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. (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.	Type of Document QUIT CLAIM Date of Document 8-28-2015 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
DEPUTY ASSESSOR _____ DATE _____ (2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale. (3) OWNER(S) SIGNATURE PRINT NAME	A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS

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

Signature of Grantor or Grantor's Agent	Signature of Grantee or Grantee's Agent
Name (print) TRAVIS JOHNSON	Name (print) Jennifer Stiller
Date & city of signing: 8-28-2015 Pomeroy	Date & city of signing: 8/28/15 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)).

AUG 28 2015

2685

COUNTY TREASURER

KAREN ROOSEVELT

GARFIELD COUNTY TREASURER

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

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

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

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

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

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

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

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

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

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

A: Gifts with consideration

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

B: Gifts without consideration

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

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

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

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

Grantor's Signature

Grantee's Signature

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

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

NOTE: Exchange Facilitator must sign below.

Exchange Facilitator's Signature

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 41 E.W.M.

That part of the West half of the Southwest quarter of Section 35, more particularly described as follows:

Commencing at the West quarter corner of said Section 35; thence along the West line of said Section 35, South $00^{\circ}28'39''$ East 924.71 feet to a point on the South right of way line of U.S. Highway 12, said point being the True Point of Beginning; thence continuing along said West line of Section 35, South $00^{\circ}28'39''$ East 625.93 feet; thence East at a right angle, North $89^{\circ}31'21''$ East 330.00 feet; thence North at a right angle, North $00^{\circ}28'39''$ West 694.50 feet to a point on said South right of way line of U.S. Highway 12; thence along said right of way line South $77^{\circ}47'06''$ West 337.05 to the place of beginning.

SUBJECT TO an easement for ingress and egress across and along the existing driveway more fully described in document recorded July 15, 2009 as Garfield County Auditor's No. 20090429.



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

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(See back of last page for instructions)

☐ Check box if partial sale of property

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

1 SELLER GRANTOR	Name <u>INLAND EMPIRE 1031 EXCHANGE, LLC</u>	2 BUYER GRANTEE	Name <u>STANLEY S. WARREN and KAREN R. WARREN</u>	
	Mailing Address <u>112 N. UNIVERSITY RD., STE. 204</u>		Mailing Address <u>755 TATMAN MTN. RD.</u>	
	City/State/Zip <u>SPOKANE VALLEY, WA 99206</u>		City/State/Zip <u>POMEROY, WA 99347</u>	
	Phone No. (including area code) <u>(509) 893-2222</u>		Phone No. (including area code) <u>(509) 843-3853</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>1-000-11-004-2720</u> <input type="checkbox"/>	<u>59,393</u>
	Mailing Address _____		<u>2-011-41-034-2000</u> <input type="checkbox"/>	
	City/State/Zip _____		<input type="checkbox"/>	
	Phone No. (including area code) _____		<input type="checkbox"/>	

4 Street address of property: 593 LINVILLE GULCH RD, POMEROY, WA

This property is located in ☒ unincorporated GARFIELD County OR within ☐ city of _____

☐ 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)

That part of the NW ¼ of the NW ¼ of Section 34, T.11 N, R. 41 EWM more particularly described as:

Commencing at the NW corner of said Section 34; thence South along the West line of said Section 34 a distance of 830.0 feet to the True Point of Beginning; thence North 72°26' East 149.1 feet; thence South 45°40' East 132.8 feet; thence South 15°14' East 138.1 feet; thence North 80°28' West 277.0 feet to a point on the West line of said Section 34; thence North along said West line 135.0 feet to the True Point of Beginning.

5 Enter Abstract Use Categories: <u>Agriculture Current Use</u> (See back of last page for instructions) If exempt from property tax per chapter 84.36 RCW (nonprofit organization), include: Seller's Exempt Reg. No.: _____	7 List all personal property (tangible and intangible) included in selling price. N/A If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) <u>458-61A-213</u> Reason for exemption <u>COMPLETION OF 1031 EXCHANGE</u> <u>Refer to Affidavit # 250</u> <u>4-21-2014</u> Type of Document <u>STATUTORY WARRANTY DEED</u> Date of Document <u>8/24/15</u>																																								
6 <table><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 checked="" type="checkbox"/></td></tr></table> <p>If any answers are yes, complete as instructed below.</p> <p>(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information.</p> <p>This land <input type="checkbox"/> does <input checked="" type="checkbox"/> does not qualify for continuance.</p> <p><u>Kosma Gruber</u> <u>8/28/15</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) 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) OWNER(S) SIGNATURE <u>Stanley S Warren</u> <u>Karen R Warren</u></p>		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 checked="" type="checkbox"/>	<table><tr><td>Gross Selling Price \$</td><td><u>72,000.00</u></td></tr><tr><td>*Personal Property (deduct) \$</td><td></td></tr><tr><td>Exemption Claimed (deduct) \$</td><td><u>72,000.00</u></td></tr><tr><td>Taxable Selling Price \$</td><td><u>0.00</u></td></tr><tr><td>Excise Tax: State \$</td><td><u>0.00</u></td></tr><tr><td>Garfield County Local \$</td><td><u>0.00</u></td></tr><tr><td>*Delinquent Interest: State \$</td><td></td></tr><tr><td><u>0.0025</u> 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>*County Technology Fee \$</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>A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS</p>	Gross Selling Price \$	<u>72,000.00</u>	*Personal Property (deduct) \$		Exemption Claimed (deduct) \$	<u>72,000.00</u>	Taxable Selling Price \$	<u>0.00</u>	Excise Tax: State \$	<u>0.00</u>	Garfield County Local \$	<u>0.00</u>	*Delinquent Interest: State \$		<u>0.0025</u> Local \$		*Delinquent Penalty \$		Subtotal \$	<u>0.00</u>	*County Technology Fee \$		*State Technology Fee \$	<u>5.00</u>	*Affidavit Processing Fee \$	<u>5.00</u>	Total Due \$	<u>10.00</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>Michael J. Shaunessy</u>	Signature of Grantee or Grantee's Agent <u>Stanley S Warren Karen R Warren</u>
Name (print) <u>MICHAEL J. SHAUNESSY</u>	Name (print) <u>Stanley S Warren Karen R Warren</u>
Date & city of signing: <u>AUGUST 24, 2015 SPOKANE VALLEY, WA</u>	Date & city of signing: <u>August 27, 2015 8-27-15</u>

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

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

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

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

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

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

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

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

Reasons held in escrow: _____

Signature

Firm Name

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

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

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

A: Gifts with consideration

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

B: Gifts without consideration

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

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

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

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

Grantor's Signature

Grantee's Signature

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

I, (print name) MICHAEL J. SHAUNESSY, certify that I am acting as an Exchange Facilitator in transferring real property to Stanley and Karen Warren pursuant to IRC Section 1031, and in accordance with WAC 458-61A-213.

NOTE: Exchange Facilitator must sign below.

Michael J. Shaunessy
Exchange Facilitator's Signature

For tax assistance visit <http://dor.wa.gov> or call (360) 570-3265. To inquire about the availability of this document in an alternate format for the visually impaired, please call (360) 705-6715. Teletype (TTY) users may call 1-800-451-7985.

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>Delbert Niebel</u> <u>c/o Gary Niebel, Attorney in Fact</u> Mailing Address <u>4516 Baia Drive</u> City/State/Zip <u>Pasco, WA 99301</u> Phone No. (including area code) _____	2	BUYER GRANTEE Name <u>Robert Niebel and Oscar Niebel</u> Mailing Address <u>PO Box 414</u> City/State/Zip <u>Pomeroy, WA 99347</u> 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) _____		
		4	List all real and personal property tax parcel account numbers – check box if personal property <u>See Attached Exhibit A</u> <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/>
		5	List assessed value(s) _____ _____ _____

4 Street address of property: N/A

This property is located in Garfield

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

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

See Attached Exhibit A

5 Select Land Use Code(s):
83 - Agriculture classified under current use chapter 84.34 RCW
 enter any additional codes: _____
 (See back of last page for instructions)

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

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

If any answers are yes, complete as instructed below.

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

This land ☒ does ☐ does not qualify for continuance.
Gary Niebel 8/31/15
 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
Oscar Niebel Robert Niebel
 Oscar Niebel PRINT NAME Robert Niebel
Gary Niebel

6 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 8/27/15

Gross Selling Price \$	477,500.00
*Personal Property (deduct) \$	
Exemption Claimed (deduct) \$	
Taxable Selling Price \$	477,500.00
Excise Tax : State \$	6,112.00
<div style="border: 1px solid black; padding: 2px;">0.0025</div> Local \$	1,193.75
*Delinquent Interest: State \$	
Local \$	
*Delinquent Penalty \$	
Subtotal \$	7,305.75
*State Technology Fee \$	5.00
*Affidavit Processing Fee \$	0.00
Total Due \$	7,310.75

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>Gary Niebel POA</u> Name (print) <u>Gary Niebel</u> Date & city of signing: <u>8/27/15</u> <u>Pomeroy, WA</u>	Signature of Grantee or Grantee's Agent <u>Oscar L Niebel</u> Name (print) <u>Oscar L. Niebel</u> Date & city of signing: <u>8/27/15</u> <u>Pomeroy, WA</u>
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Perjury: Perjury is a class C felony which is punishable by imprisonment in the state correctional institution for a maximum term of not more than five years, or by a fine in an amount fixed by the court of not more than five thousand dollars (\$5,000.00), or by both imprisonment and fine (RCW 9A.20.021 (1)(C)).

EXHIBIT A

Parcel Nos. 2-010-41-002-1010, 2-010-41-003-1000, 2-011-41-027-2010
2-011-41-027-1000, 2-011-41-034-1000, 2-011-41-035-3000
2-010-41-002-2000, 2-011-41-035-4000, 2-010-41-001-2010,
2-011-41-026-2010

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

Tract A

In Township 10 North, Range 41 E.W.M.

Government Lots 3 and 4, the South half of the Northwest quarter, the Southwest quarter of the Northeast quarter, the Northwest quarter of the Southeast quarter, and the Southwest quarter of Section 2.

EXCEPT (Ron's house) that part of the Southwest quarter of the Southwest quarter and the Northwest quarter of the Southwest quarter of said Section 2, more particularly described as follows:

Commencing at the Northwest corner of said Section 2, said point being monumented with a two inch aluminum cap stamped "Bryan Land Surveying PLS 39568", and bears South 89°45'00" East 5311.40 feet from the Northwest corner of Section 3 in said Township and Range, said point being monumented with a three and one half inch aluminum cap stamped "Department of Wildlife PLS 19612" as shown on that survey recorded in Book 1 at Page 109; thence South 14°32'32" East 3956.71 feet to a point on the South right of way line of Linville Gulch Road, hereafter referred to as Point "A", and the True Point of Beginning for this description; thence South 08°43'29" West 378.93 feet; thence South 65°35'13" West 181.51 feet; thence North 41°53'58" West 138.10 feet; thence North 09°11'38" West 185.76 feet; thence South 71°23'46" West 579.04 feet, more or less, to the West line of the Southwest quarter of said Section 2; thence North 00°37'34" East 179.71 feet, more or less, to the South right of way line of Linville Gulch Road; thence, along the South right of way line of Linville Gulch Road, the following courses, North 70°57'18" East 300.01 feet; thence along a curve to the right having a central angle of 18°18'01", radius length of 970.00 feet, chord bearing of North 77°36'18" East, chord length of 224.67 feet, a curve length of 225.17 feet; thence North 84°15'19" East 286.78 feet; thence along a curve to the right having a central angle of 18°34'55", radius length of 320.00 feet, chord bearing of South 86°27'14" East, chord length of 103.33 feet, a curve length of 103.78 feet to the point of beginning for this description.

TOGETHER WITH a 30 foot wide easement for the service and maintenance of a domestic water supply line, including the use of all water that traverses said line, having 15 feet on both sides of centerline, the centerline of which is more particularly described as follows: commencing at the aforesaid Point "A"; thence South 08°43'29" West 220

feet; thence South $81^{\circ}16'31''$ East 15 feet to the True Point of Beginning for this description; thence South $08^{\circ}43'29''$ West 150 feet; thence South $68^{\circ}48'43''$ East 565 feet to the point of terminus for this description.

Government Lot 1 and the Southeast quarter of the Northeast quarter of Section 3.
EXCEPT one square acre for cemetery in the Northwest corner of said Government Lot 1.

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

The Southeast quarter of the Southeast quarter, the West half of the Southeast quarter, and the East half of the Southwest quarter of Section 27.

The East half of the Northeast quarter and the North half of the Southeast quarter of Section 34.

The Southwest quarter of Section 35.

EXCEPT (Delbert's house) that part of the Northeast quarter of the Northeast quarter of said Section 34, and the Southeast quarter of the Southeast quarter of said Section 27, more particularly described as follows:

Beginning at the Northeast corner of Section 34, said Township and Range, said point being monumented with a two inch aluminum cap stamped "Bryan Land Surveying PLS 39568", and bears South $89^{\circ}13'44''$ East 5238.22 feet from the Northwest corner of said Section 34, said point being monumented with a three and one half inch aluminum cap stamped "Department of Wildlife PLS 19612" as shown on that Survey recorded in Book 1 at Page 109; thence South $00^{\circ}43'38''$ East 508.63 feet, along the East line of the Northeast quarter of said Section 34; thence North $70^{\circ}35'47''$ West 161.56 feet; thence South $66^{\circ}19'31''$ West 334.21 feet; thence South $52^{\circ}18'03''$ West 607.61 feet; thence North $63^{\circ}33'43''$ West 81.29 feet to the easterly right of way line of Niebel Grade Road; thence northeasterly, along the easterly right of way line of Niebel Grade Road the following courses, along a curve to the right having a central angle of $09^{\circ}37'42''$, radius length of 1020.00 feet, chord bearing of North $40^{\circ}12'46''$ East, chord length of 171.20 feet, a curve length of 171.41 feet; thence North $45^{\circ}01'37''$ East 300.28 feet; thence along a curve to the right having a central angle of $18^{\circ}57'57''$, radius length of 770.00 feet, chord bearing of North $54^{\circ}30'36''$ East, chord length of 253.72 feet, a curve length of 254.88 feet; thence North $63^{\circ}59'34''$ East 235.08 feet; thence along a curve to the left having a central angle of $58^{\circ}52'15''$, radius length of 315.00 feet, chord bearing of North $34^{\circ}33'27''$ East, chord length of 309.61 feet, a curve length of 323.66 feet; thence North $05^{\circ}07'20''$ East 295.11 feet; thence departing said right of way line, South $57^{\circ}19'08''$ East 71.88 feet, more or less, to the East line of the Southeast quarter of the Southeast quarter of said Section 27; thence South $00^{\circ}43'38''$ East 178.98 feet to the point of beginning for this description.

ALSO EXCEPT (Pasture 2) that part of the Northeast quarter of the Northeast quarter of said Section 34, and the Southeast quarter of the Southeast quarter of Section 27, more particularly described as follows:

Commencing at the Northeast corner of Section 34, said Township and Range, said point being monumented with a two inch aluminum cap stamped "Bryan Land Surveying PLS 39568", and bears South 89°13'44" East 5238.22 feet from the Northwest corner of said Section 34, said point being monumented with a three and one half inch aluminum cap stamped "Department of Wildlife PLS 19612" as shown on that Survey recorded in Book 1 at Page 109; thence North 89°13'44" West 1309.56 feet, to the Northwest corner of the Northeast quarter of the Northeast quarter of said Section 34 and the True Point of Beginning for this description; thence South 00°31'34" East 1234.43 feet, along the West line of the Northeast quarter of the Northeast quarter of said Section 34; thence South 73°32'21" East 83.00 feet to the West right of way line of Niebel Grade Road; thence northeasterly, along the West right of way line of said road the following courses: along a curve to the right having a central angle of 30°16'19", radius length of 1080.00 feet, chord bearing of North 29°53'28" East, chord length of 564.00 feet, a curve length of 570.61 feet; thence North 45°01'37" East 300.28 feet; thence along a curve to the right having a central angle of 18°57'57", radius length of 830.00 feet, chord bearing of North 54°30'36" East, chord length of 273.49 feet, a curve length of 274.75 feet; thence North 63°59'34" East 235.08 feet; thence along a curve to the left having a central angle of 58°52'15", radius length of 255.00 feet, chord bearing of North 34°33'27" East, chord length of 250.64 feet, a curve length of 262.01 feet; thence North 05°07'20" East 406.09 feet; thence North 08°52'35" East 776.58 feet; thence North 14°49'26" East 556.28 feet; thence South 87°20'59" West 282.34 feet; thence North 69°34'34" West 96.37 feet; thence South 76°42'36" West 165.07 feet; thence North 86°13'52" West 356.51 feet; thence North 38°56'54" West 83.45 feet; thence North 41°42'04" East 336.95 feet; thence North 16°33'33" East 801.04 feet; thence North 60°30'19" East 250.02 feet; thence South 77°59'27" East 120.78 feet; thence North 74°41'41" East 245.13 feet; thence North 39°31'07" West 107.26 feet; thence North 03°13'07" West 202.31 feet; thence North 08°43'00" East 422.52 feet; thence North 16°57'31" West 102.67 feet; thence North 30°26'48" East 102.73 feet; thence North 02°44'14" West 317.16 feet; thence North 57°30'23" East 227.75 feet; thence along a curve to the left having a central angle of 18°05'36", radius length of 685.00 feet, chord bearing of South 76°46'30" West, chord length of 215.42 feet, a curve length of 216.31 feet; thence South 67°43'42" West 64.76 feet; thence along a curve to the right having a central angle of 169°02'28", radius length of 40.00 feet, chord bearing of North 27°45'04" West, chord length of 79.63 feet, a curve length of 118.01 feet; thence North 56°46'10" East 89.84 feet; thence along a curve to the left having a central angle of 77°10'01", radius length of 85.00 feet, chord bearing of North 18°11'10" East, chord length of 106.02 feet, a curve length of 114.48 feet; thence North 20°23'51" West 241.47 feet; thence along a curve to the left having a central angle of 80°12'35", radius length of 165.00 feet, chord bearing of North 60°30'09" West, chord length of 212.58 feet, a curve length of 230.99 feet; thence South 79°23'34" West 145.69 feet; thence along a curve to the right having a central angle of 131°59'12", radius length of 40.00 feet, chord bearing of North 34°36'50" West, chord length of 73.08 feet, a curve length of 92.14 feet; thence North 31°22'46" East 55.01 feet; thence

along a curve to the left having a central angle of $30^{\circ}35'05''$, radius length of 485.00 feet, chord bearing of North $16^{\circ}05'14''$ East, chord length of 255.83 feet, a curve length of 258.89 feet; thence North $00^{\circ}47'41''$ East 211.30 feet; thence along a curve to the left having a central angle of $58^{\circ}42'58''$, radius length of 35.00 feet, chord bearing of North $28^{\circ}33'48''$ West, chord length of 34.32 feet, a curve length of 35.87 feet; thence North $57^{\circ}55'16''$ West 63.58 feet; thence South $25^{\circ}51'07''$ West 485.19 feet; thence South $00^{\circ}14'15''$ West 606.87 feet; thence South $47^{\circ}01'14''$ West 132.79 feet; thence South $65^{\circ}45'28''$ West 243.61 feet; thence South $23^{\circ}31'42''$ East 113.45 feet; thence South $04^{\circ}41'42''$ East 161.42 feet; thence South $52^{\circ}36'03''$ East 71.22 feet; thence South $89^{\circ}01'19''$ East 98.14 feet; thence South $39^{\circ}57'34''$ East 48.88 feet; thence South $02^{\circ}06'39''$ West 199.83 feet; thence South $27^{\circ}49'22''$ East 156.85 feet; thence South $03^{\circ}29'57''$ East 100.00 feet; thence South $04^{\circ}40'09''$ West 393.89 feet; thence South $13^{\circ}07'36''$ West 807.36 feet; thence South $89^{\circ}48'22''$ West 221.55 feet; thence South $51^{\circ}13'33''$ West 79.33 feet; thence South $29^{\circ}53'58''$ West 299.59 feet; thence South $47^{\circ}58'49''$ West 349.68 feet; thence South $02^{\circ}47'16''$ East 349.78 feet; thence North $88^{\circ}27'21''$ East 266.88 feet; thence South $79^{\circ}07'23''$ East 175.06 feet; thence South $19^{\circ}19'51''$ East 305.87 feet; thence South $81^{\circ}49'15''$ East 218.52 feet; thence South $33^{\circ}40'30''$ East 63.62 feet; thence South $13^{\circ}58'16''$ East 619.12 feet; thence South $08^{\circ}18'58''$ West 189.14 feet; thence North $64^{\circ}39'25''$ West 382.73 feet; thence South $37^{\circ}50'25''$ West 54.89 feet; thence South $31^{\circ}02'47''$ East 103.60 feet; thence South $25^{\circ}01'06''$ West 101.99 feet; thence North $64^{\circ}58'12''$ West 75.59 feet; thence North $44^{\circ}44'08''$ West 436.11 feet; thence North $09^{\circ}13'51''$ West 282.62 feet; thence North $84^{\circ}05'11''$ West 124.99 feet; thence South $00^{\circ}16'24''$ East 575.75 feet to the point of beginning for this description.

TOGETHER WITH a 20 foot wide cattle migration easement, to move cattle from Pasture 2 to Pasture 1. Location is as shown on that survey recorded in Book 1 of Surveys at Page 437-443.

ALSO EXCEPT (Pasture 3) a tract of land located in the Northeast quarter of the Southeast quarter of said Section 34, the Southwest quarter and the Southeast quarter of said Section 35, the Northeast quarter of the Northeast quarter of Section 3, the Northwest quarter of Section 2, and the West one-half of the Northeast quarter of Section 2, in Township 10 North, Range 41 E.W.M., more particularly described as follows:

Beginning at the Southeast corner of Section 34, Township 11 North, Range 41 E.W.M., said point being monumented with a two inch aluminum cap stamped "Bryan Land Surveying PLS 39568" and bears South $89^{\circ}45'00''$ East 5311.40 feet from the Southwest corner of said Section 34, said point being monumented with a three and one half inch aluminum cap stamped "U.S. Dept. of Wildlife PLS 19612" as shown on that Survey in Book 1 at Page 109; thence North $89^{\circ}45'00''$ West 1106.00 feet, along the South line of said Section 34, to the East boundary of the Cox/Bartels Cemetery; thence South $00^{\circ}00'00''$ West 207.00 feet to the Southeast corner of the Cox/Bartels Cemetery; thence South $90^{\circ}00'00''$ West 207.00 feet, along the South boundary of the Cox/Bartels Cemetery, to the East right of way line of Bartels Road; thence, along the East right of way line of said Road the following courses, South $03^{\circ}03'41''$ East 489.83 feet; thence

along a curve to the left having a central angle of 49°08'55", radius length of 170.00 feet, chord bearing of South 27°38'09" East, chord length of 141.40 feet, a curve length of 145.83 feet; thence South 52°12'36" East 164.22 feet; thence along a curve to the right having a central angle of 19°15'36", radius length of 205.00 feet, chord bearing of South 42°34'48" East, chord length of 68.59 feet, a curve length of 68.91 feet; thence, departing said East right of way line, North 28°51'37" East 81.42 feet; thence North 80°01'28" East 318.70 feet; thence South 38°56'28" East 244.65 feet; thence South 01°29'31" West 87.70 feet; thence South 43°46'03" East 171.91 feet; thence North 67°54'07" East 353.29 feet; thence North 36°49'45" East 304.18 feet; thence North 42°53'19" East 324.31 feet; thence North 27°46'27" East 804.03 feet; thence North 75°49'07" East 181.63 feet; thence North 50°30'27" East 455.75 feet; thence South 86°17'34" East 243.45 feet; thence South 57°26'50" East 240.86 feet; thence South 36°46'49" West 531.12 feet; thence South 02°04'08" West 180.86 feet; thence South 08°20'49" East 703.79 feet; thence North 73°12'56" East 115.19 feet; thence North 05°10'17" East 530.65 feet; thence North 59°23'24" East 261.01 feet; thence South 82°47'25" East 534.40 feet; thence South 21°13'52" East 211.91 feet; thence South 12°06'47" East 312.67 feet; thence South 17°20'54" West 110.81 feet; thence South 35°00'13" West 449.20 feet; thence South 87°07'09" East 929.66 feet; thence North 15°24'45" East 1511.22 feet; thence North 41°56'17" East 539.87 feet; thence North 01°08'37" West 1042.99 feet; thence South 79°42'40" East 362.36 feet, more or less, to the boundary of the lands of Niebel; thence North 25°00'00" West 349.93 feet, along the boundary of the lands of Niebel; thence North 74°25'15" West 1534.35 feet, more or less, along the boundary of the lands of Niebel, to the center of said Section 35; thence North 00°45'00" East 500.00 feet, more or less, to the center of said Section 35; thence South 89°57'54" West 2780.88 feet, along the center of Section 35; thence South 52°45'00" West 435.83 feet; thence South 20°47'32" West 109.52 feet; thence South 05°50'07" East 80.33 feet; thence South 55°02'48" West 82.20 feet; thence North 56°05'52" West 229.25 feet; thence South 47°57'07" West 79.63 feet; thence South 13°10'22" East 215.99 feet; thence South 31°54'41" East 133.49 feet; thence South 11°56'25" West 257.20 feet; thence South 41°03'04" West 417.97 feet, to the North line of the Southeast quarter of the Southeast quarter of said Section 34; thence South 89°30'28" East 1059.86 feet, along said North line, to the Northeast corner of the Southeast quarter of the Southeast quarter of said Section 34; thence South 00°43'07" East 1318.42 feet to the point of beginning. TOGETHER WITH a 20 foot wide cattle migration easement, to move cattle from pasture 2 to pasture 3. Location is as shown on that survey recorded in Book 1 of Surveys at Page 437-443.

TOGETHER WITH (Access 2 – to benefit agricultural ground) a 30 foot wide strip of land, having 15 feet on both sides of centerline, to be used for ingress/egress across the surface of those lands located in the Southeast quarter of the Southeast quarter of said Section 27, and in the Northeast quarter of the Northeast quarter of said Section 34, the centerline of which is more particularly described as follows:

Commencing at the Northeast corner of said Section 34, said point being monumented with a two inch aluminum cap stamped "Bryan Land Surveying PLS 39568", and bears South 89°13'44" East 5238.22 feet from the Northwest corner of said Section 34, said point being monumented with a three and one half inch aluminum cap stamped "Department of Wildlife PLS 19612" as shown on that Survey recorded in Book 1 at Page 109; thence South 51°47'33" West 575.04 feet to a point on the West right of way line of Niebel Grade Road and the True Point of Beginning for this description; thence North 37°39'08" West 40.67 feet; thence along a curve to the right having a central angle of 81°59'15", radius length of 50.00 feet, chord bearing of North 03°20'30" East, chord length of 65.60 feet, a curve length of 71.55 feet; thence North 44°20'08" East 53.02 feet; thence along a curve to the left having a central angle of 40°29'26", radius length of 50.00 feet, chord bearing of North 24°05'25" East, chord length of 34.60 feet, a curve length of 35.33 feet; thence North 03°50'42" East 27.29 feet; thence along a curve to the left having a central angle of 73°56'15", radius length of 50.00 feet, chord bearing of North 33°07'26" West, chord length of 60.14 feet, a curve length of 64.52 feet; thence North 70°05'34" West 217.04 feet; thence along a curve to the right having a central angle of 61°35'38", radius length of 50.00 feet, chord bearing of North 39°17'44" West, chord length of 51.20 feet, a curve length of 53.75 feet; thence North 08°29'55" West 68.81 feet; thence along a curve to the left having a central angle of 27°51'51", radius length of 250.00 feet, chord bearing of North 22°25'51" West, chord length of 120.39 feet, a curve length of 121.58 feet to the point of terminus for this description.

EXCEPT public road rights of way.

Tract B

In Township 10 North, Range 41 E.W.M.

Government Lot 2 of Section 2.

ALSO that part of Government Lot 1 of said Section 2, more particularly described as follows:

Beginning at the Southwest corner of the Northeast quarter of the Northeast quarter (Government Lot 1) of said Section 2; thence East 150 feet; thence northeasterly in a straight line to a point on the North line thereof, 275 feet East of the Northwest corner thereof; thence West 275 feet to said Northwest corner; thence South on the West line thereof to the place of beginning.

That part of the Southeast quarter of Section 35, more particularly described as follows: Beginning 500 feet South of the center of said Section; thence South on line to the Southwest corner of said Southeast quarter; thence East on line to a point 275 feet East of the Southwest corner of the Southeast quarter of the Southeast quarter of said Section; thence northeasterly in a straight line to a point 400 feet East of the Northwest corner of the Southeast quarter of the Southeast quarter; thence North 25°00' West 450 feet; thence northwesterly in a straight line to the place of beginning.

EXCEPT that part thereof contained in the following:

(Pasture 3) a tract of land located in the Northeast quarter of the Southeast quarter of said Section 34, the Southwest quarter and the Southeast quarter of said Section 35, the Northeast quarter of the Northeast quarter of Section 3, the Northwest quarter of Section 2, and the West one-half of the Northeast quarter of Section 2, in Township 10 North, Range 41 E.W.M., more particularly described as follows:

Beginning at the Southeast corner of Section 34, Township 11 North, Range 41 E.W.M., said point being monumented with a two inch aluminum cap stamped "Bryan Land Surveying PLS 39568" and bears South 89°45'00" East 5311.40 feet from the Southwest corner of said Section 34, said point being monumented with a three and one half inch aluminum cap stamped "U.S. Dept. of Wildlife PLS 19612" as shown on that Survey in Book 1 at Page 109; thence North 89°45'00" West 1106.00 feet, along the South line of said Section 34, to the East boundary of the Cox/Bartels Cemetery; thence South 00°00'00" West 207.00 feet to the Southeast corner of the Cox/Bartels Cemetery; thence South 90°00'00" West 207.00 feet, along the South boundary of the Cox/Bartels Cemetery, to the East right of way line of Bartels Road; thence, along the East right of way line of said Road the following courses, South 03°03'41" East 489.83 feet; thence along a curve to the left having a central angle of 49°08'55", radius length of 170.00 feet, chord bearing of South 27°38'09" East, chord length of 141.40 feet, a curve length of 145.83 feet; thence South 52°12'36" East 164.22 feet; thence along a curve to the right having a central angle of 19°15'36", radius length of 205.00 feet, chord bearing of South 42°34'48" East, chord length of 68.59 feet, a curve length of 68.91 feet; thence, departing said East right of way line, North 28°51'37" East 81.42 feet; thence North 80°01'28" East 318.70 feet; thence South 38°56'28" East 244.65 feet; thence South 01°29'31" West 87.70 feet; thence South 43°46'03" East 171.91 feet; thence North 67°54'07" East 353.29 feet; thence North 36°49'45" East 304.18 feet; thence North 42°53'19" East 324.31 feet; thence North 27°46'27" East 804.03 feet; thence North 75°49'07" East 181.63 feet; thence North 50°30'27" East 455.75 feet; thence South 86°17'34" East 243.45 feet; thence South 57°26'50" East 240.86 feet; thence South 36°46'49" West 531.12 feet; thence South 02°04'08" West 180.86 feet; thence South 08°20'49" East 703.79 feet; thence North 73°12'56" East 115.19 feet; thence North 05°10'17" East 530.65 feet; thence North 59°23'24" East 261.01 feet; thence South 82°47'25" East 534.40 feet; thence South 21°13'52" East 211.91 feet; thence South 12°06'47" East 312.67 feet; thence South 17°20'54" West 110.81 feet; thence South 35°00'13" West 449.20 feet; thence South 87°07'09" East 929.66 feet; thence North 15°24'45" East 1511.22 feet; thence North 41°56'17" East 539.87 feet; thence North 01°08'37" West 1042.99 feet; thence South 79°42'40" East 362.36 feet, more or less, to the boundary of the lands of Niebel; thence North 25°00'00" West 349.93 feet, along the boundary of the lands of Niebel; thence North 74°25'15" West 1534.35 feet, more or less, along the boundary of the lands of Niebel, to the center of said Section 35; thence North 00°45'00" East 500.00 feet, more or less, to the center of said Section 35; thence South 89°57'54" West 2780.88 feet, along the center of Section 35; thence South 52°45'00" West 435.83 feet; thence South 20°47'32" West 109.52 feet; thence South 05°50'07" East 80.33 feet; thence South 55°02'48" West 82.20 feet; thence North 56°05'52" West 229.25 feet; thence South

47°57'07" West 79.63 feet; thence South 13°10'22" East 215.99 feet; thence South 31°54'41" East 133.49 feet; thence South 11°56'25" West 257.20 feet; thence South 41°03'04" West 417.97 feet, to the North line of the Southeast quarter of the Southeast quarter of said Section 34; thence South 89°30'28" East 1059.86 feet, along said North line, to the Northeast corner of the Southeast quarter of the Southeast quarter of said Section 34; thence South 00°43'07" East 1318.42 feet to the point of beginning. TOGETHER WITH a 20 foot wide cattle migration easement, to move cattle from pasture 2 to pasture 3. Location is as shown on that survey recorded in Book 1 of Surveys at Page 437-443.

EXCEPT public road rights of way.

Tract C

In Township 10 North, Range 41 E.W.M.

The Southeast quarter of the Northwest quarter, the Southwest quarter of the Northeast quarter of Section 1, and that part of the Southeast quarter of the Northeast quarter and of the Northeast quarter of the Southeast quarter of said Section 1 lying West of the County Road.

EXCEPT beginning at a point 165 feet East of the Southwest corner of Government Lot 1 in said Section 1; thence South 132 feet; thence West 330 feet; thence North 132 feet; thence East 165 feet to the place of beginning.

EXCEPT public road rights of way.

Tract D

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

That part of the Northwest quarter of the Northwest quarter of Section 26 lying West of the County road.

ALSO that part of said Section 26 more particularly described as follows:
Beginning at the Northwest corner of the Southwest quarter of the Southwest quarter of said Section 26; thence East 99 feet; thence North 17°30' East 561 feet; thence North 21°00' East 561 feet; thence North 04°00' East 594 feet; thence North 13°30' East 1023 feet; thence West 733.92 feet to the Southwest corner of the Northwest quarter of the Northwest quarter of said Section 26; thence South on the Section line between Sections 26 and 27 to the place of beginning.

The East half of the Northeast quarter and Northeast quarter of the Southeast quarter of Section 27.

TOGETHER WITH an easement for a right of way 20 feet in width, for the watering of cattle, over and across that part of the Northwest quarter of the Northwest quarter of said Section 26 lying East of the County Road, said right of way extending from the cattle underpass beneath said County Road to the creek on the aforesaid tract.

EXCEPT (Access 3 - to benefit pasture 2) a 30 foot wide strip of land, having 15 feet on both sides of centerline, to be used for ingress/egress across the surface of those lands located in the Northwest quarter of the Northwest quarter of said Section 26, the centerline of which is more particularly described as follows:

Commencing at the Northeast corner of Section 34, said Township and Range, said point being monumented with a two inch aluminum cap stamped "Bryan Land Surveying PLS 39568", and bears South 89°13'44" East 5238.22 feet from the Northwest corner of said Section 34, said point being monumented with a three and one half inch aluminum cap stamped "Department of Wildlife PLS 19612" as shown on that Survey recorded in Book 1 at Page 109; thence North 09°43'38" east 4323.51 feet to a point on the westerly right of way line of Niebel Grade Road and the True Point of Beginning for this strip description; thence South 81°31'10" West 146.19 feet; thence South 88°40'26" West 135.77 feet; thence along a curve to the left having a central angle of 20°56'44", radius length of 700.00 feet, chord bearing of South 78°12'04" West, chord length of 254.47 feet, a curve length of 255.90 feet; thence South 67°43'42" West 64.76 feet to the point of terminus for this description.

EXCEPT public road rights of way.

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 and Loretta Niebel</u>	2 BUYER GRANTEE	Name <u>Delbert Niebel</u>
	Mailing Address <u>PO Box 414</u>		c/o Gary Niebel
	City/State/Zip <u>Pomeroy, WA 99347</u>		Mailing Address <u>4516 Baja Drive</u>
	Phone No. (including area code) _____		City/State/Zip <u>Pasco, WA 99301</u>
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>2-011-41-021-4000</u> <input type="checkbox"/> <u>2-011-41-022-3000</u> <input type="checkbox"/> <u>2-011-41-027-1000</u> <input type="checkbox"/> _____ <input type="checkbox"/>	
		List assessed value(s) <u>191,138</u>	

4 Street address of property: N/A

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 Exhibit A

5 Select Land Use Code(s):
83 - Agriculture classified under current use chapter 84.34 RCW
 enter any additional codes: _____
 (See back of last page for instructions)

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

6

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

If any answers are yes, complete as instructed below.

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

This land ☒ does ☐ does not qualify for continuance.

Jane Amick 8/31/15
 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
Gary Niebel, POA
 PRINT NAME
Gary Niebel, POA for Delbert Niebel

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)(b)

Reason for exemption _____
 Mere Change - dissolution of partnership

Type of Document Statutory Warranty Deed

Date of Document 8/27/15

Gross Selling Price \$	0.00
*Personal Property (deduct) \$	
Exemption Claimed (deduct) \$	
Taxable Selling Price \$	0.00
Excise Tax : State \$	0.00
<u>0.0025</u> Local \$	0.00
*Delinquent Interest: State \$	
Local \$	
*Delinquent Penalty \$	
Subtotal \$	0.00
*State Technology Fee \$	5.00
*Affidavit Processing Fee \$	5.00
Total Due \$	10.00 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 Niebel</u>	Signature of Grantee or Grantee's Agent <u>Gary Niebel</u>
Name (print) <u>Ronald F Niebel</u>	Name (print) <u>Gary Niebel</u>
Date & city of signing: <u>8/27/15</u> <u>Pomeroy</u>	Date & city of signing: <u>8/27/15</u> <u>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.20.021 (1)(C)).

EXHIBIT A

PASTURE 1

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

The Southeast quarter of the Southeast quarter of Section 21.

The Southwest quarter of the Southwest quarter of Section 22.

The Northwest quarter of the Northwest quarter of Section 27.

That part of the West half of the West half of Section 27, more particularly described as follows:

Beginning at the Northeast corner of the Southwest quarter of the Northwest quarter of said Section 27; thence South along the quarter section line 1355 feet; thence in a northwesterly direction to a point on the North line of the Southwest quarter of the Northwest quarter of said Section 27 lying 200 feet from the West line of said Section 27; thence East to the place of beginning.

PASTURE 2

A tract of land located in the Northeast Quarter of the Northeast Quarter of Section 34, and the Southeast Quarter of the Southeast Quarter of Section 27, all in Township 11 North, Range 41 East, Willamette Meridian, Garfield County, Washington State, being more particularly described as follows:

Commencing at the northeast corner of Section 34, Township 11 North, Range 41 East, said point being monumented with a two inch aluminum cap stamped "Bryan Land Surveying PLS 39568", and bears South 89°13'44" East 5238.22 feet from the northwest corner of Section 34 in said Township and Range, said point being monumented with a three and one half inch aluminum cap stamped "Department Of Wildlife PLS 19612" as shown on that survey recorded in Book 1 at Page 109; thence North 89°13'44" West 1309.56 feet, to the northwest corner of the Northeast Quarter of the Northeast Quarter of said Section 34 and the point of beginning for this description; thence South 00°31'34" East 1234.43 feet, along the west line of the Northeast Quarter of the Northeast Quarter of said Section 34; thence South 73°32'21" East 83.00 feet to the west right of way line of Niebel Grade Road; thence northeasterly, along the west right of way line of Niebel Grade Road the following courses, along a curve to the right having a central angle of 30°16'19",

radius length of 1080.00 feet, chord bearing of North 29°53'28" East, chord length of 564.00 feet, a curve length of 570.61 feet; thence North 45°01'37" East 300.28 feet; thence along a curve to the right having a central angle of 18°57'57", radius length of 830.00 feet, chord bearing of North 54°30'36" East, chord length of 273.49 feet, a curve length of 274.75 feet; thence North 63°59'34" East 235.08 feet; thence along a curve to the left having a central angle of 58°52'15", radius length of 255.00 feet, chord bearing of North 34°33'27" East, chord length of 250.64 feet, a curve length of 262.01 feet; thence North 05°07'20" East 406.09 feet; thence North 08°52'35" East 776.58 feet; thence North 14°49'26" East 556.28 feet; thence South 87°20'59" West 282.34 feet; thence North 69°34'34" West 96.37 feet; thence South 76°42'36" West 165.07 feet; thence North 86°13'52" West 356.51 feet; thence North 38°56'54" West 83.45 feet; thence North 41°42'04" East 336.95 feet; thence North 16°33'33" East 801.04 feet; thence North 60°30'19" East 250.02 feet; thence South 77°59'27" East 120.78 feet; thence North 74°41'41" East 245.13 feet; thence North 39°31'07" West 107.26 feet; thence North 03°13'07" West 202.31 feet; thence North 08°43'00" East 422.52 feet; thence North 16°57'31" West 102.67 feet; thence North 30°26'48" East 102.73 feet; thence North 02°44'14" West 317.16 feet; thence North 57°30'23" East 227.75 feet; thence along a curve to the left having a central angle of 18°05'36", radius length of 685.00 feet, chord bearing of South 76°46'30" West, chord length of 215.42 feet, a curve length of 216.31 feet; thence south 67°43'42" west 64.76 feet; thence along a curve to the right having a central angle of 169°02'28", radius length of 40.00 feet, chord bearing of North 27°45'04" West, chord length of 79.63 feet, a curve length of 118.01 feet; thence North 56°46'10" East 89.84 feet; thence along a curve to the left having a central angle of 77°10'01", radius length of 85.00 feet, chord bearing of North 18°11'10" East, chord length of 106.02 feet, a curve length of 114.48 feet; thence North 20°23'51" West 241.47 feet; thence along a curve to the left having a central angle of 80°12'35", radius length of 165.00 feet, chord bearing of North 60°30'09" West, chord length of 212.58 feet, a curve length of 230.99 feet; thence South 79°23'34" West 145.69 feet; thence along a curve to the right having a central angle of 131°59'12", radius length of 40.00 feet, chord bearing of North 34°36'50" West, chord length of 73.08 feet, a curve length of 92.14 feet; thence North 31°22'46" East 55.01 feet; thence along a curve to the left having a central angle of 30°35'05", radius length of 485.00 feet, chord bearing of North 16°05'14" East, chord length of 255.83 feet, a curve length of 258.89 feet; thence North 00°47'41" East 211.30 feet; thence along a curve to the left having a central angle of 58°42'58", radius length of 35.00 feet, chord bearing of North 28°33'48" West, chord length of 34.32 feet, a curve length of 35.87 feet; thence North 57°55'16" West 63.58 feet; thence South 25°51'07" West 485.19 feet; thence South 00°14'15" West 606.87 feet; thence South 47°01'14" West 132.70 feet; thence South 65°45'28" West 243.61 feet; thence South 23°31'42" East 113.45 feet; thence South 04°41'42" East 161.42 feet; thence South 52°36'03" East 71.22 feet; thence

South 89°01'19" East 98.14 feet; thence South 39°57'34" East 48.88 feet; thence South 02°06'39" West 199.83 feet; thence South 27°49'22" East 156.85 feet; thence South 03°29'57" East 100.00 feet; thence South 04°40'09" West 393.89 feet; thence South 13°07'36" West 807.36 feet; thence South 89°48'22" West 221.55 feet; thence South 51°13'33" West 79.33 feet; thence South 29°53'58" West 299.59 feet; thence South 47°58'49" West 349.68 feet; thence South 02°47'16" East 349.78 feet; thence North 88°27'21" East 266.88 feet; thence South 79°07'23" East 175.06 feet; thence South 19°19'51" East 305.87 feet; thence South 81°49'15" East 218.52 feet; thence South 33°40'30" East 63.62 feet; thence South 13°58'16" East 619.12 feet; thence South 08°18'58" West 189.14 feet; thence North 64°39'25" West 382.73 feet; thence South 37°50'25" West 54.89 feet; thence South 31°02'47" East 103.60 feet; thence South 25°01'06" West 101.99 feet; thence North 64°58'12" West 75.59 feet; thence North 44°44'08" West 436.11 feet; thence North 09°13'51" West 282.62 feet; thence North 84°05'11" West 124.99 feet; thence South 00°16'24" East 575.75 feet to the point of beginning for this description.
Containing 85.38 acres, more or less.

Together with a 20 foot wide cattle migration easement, to move cattle from Pasture 2 to Pasture 1. Location is as shown on that survey recorded in Book 1 of surveys at Page 437.

PASTURE 3

A tract of land located in the Northeast Quarter of the Southeast Quarter of Section 34, the Southwest Quarter and the Southeast Quarter of Section 35, in Township 11 North, Range 41 East, the Northeast Quarter of the Northeast Quarter of Section 3, the Northwest Quarter of Section 2, and the West one-half of the Northeast Quarter of Section 2, in Township 10 North, Range 41 East, all in the Willamette Meridian, Garfield County, Washington, Being more particularly described as follows:

Beginning at the Southeast corner of Section 34, Township 11 North, Range 41 East, said point being monumented with a two inch aluminum cap stamped "Bryan Land Surveying PLS 39568" and bears South 89°45'00" East 5311.40 feet from the Southwest corner of said Section 34, said point being monumented with a three and one half inch aluminum cap stamped "U.S. Dept. of Wildlife PLS 19612" as shown on that survey at Page 109; thence North 89°45'00" West 1106.00 feet, along the south line of said Section 34, to the east boundary of the Cox/Bartels Cemetery; thence South 00°00'00" West 207.00 feet to the southeast corner of the Cox/Bartels Cemetery; thence South 90°00'00" West 207.00 feet, along the south boundary of the Cox/Bartels Cemetery, to the east right of way line of Bartels Road; thence, along the east right of way line of Bartels Road the following courses, South

03°03'41" East 489.83 feet; thence along a curve to the left having a central angle of 49°08'55", radius length of 170.00 feet, chord bearing of South 27°38'09" East, chord length of 141.40 feet, a curve length of 145.83 feet; thence South 52°12'36" East 164.22 feet; thence along a curve to the right having a central angle of 19°15'36", radius length of 205.00 feet, chord bearing of South 42°34'48" East, chord length of 68.59 feet, a curve length of 68.91 feet; thence, departing said east right of way line, North 28°51'37" East 81.42 feet; thence North 80°01'28" East 318.70 feet; thence South 38°56'28" East 244.65 feet; thence South 01°29'31" West 87.70 feet; thence South 43°46'03" East 171.91 feet; thence North 67°54'07" East 353.29 feet; thence North 36°49'45" East 304.18 feet; thence north 42°53'19" east 324.31 feet; thence North 27°46'27" East 804.03 feet; thence North 75°49'07" East 181.63 feet; thence North 50°30'27" East 455.75 feet; thence South 86°17'34" East 243.45 feet; thence South 57°26'50" East 240.86 feet; thence South 36°46'49" West 531.12 feet; thence South 02°04'08" West 180.86 feet; thence South 08°20'49" East 703.79 feet; thence North 73°12'56" East 115.19 feet; thence North 05°10'17" East 530.65 feet; thence North 59°23'24" East 261.01 feet; thence South 82°47'25" East 534.40 feet; thence South 21°13'52" East 211.91 feet; thence South 12°06'47" East 312.67 feet; thence South 17°20'54" West 110.81 feet; thence South 35°00'13" West 449.20 feet; thence South 87°07'09" East 929.66 feet; thence North 15°24'45" East 1511.22 feet;

Thence North 41°56'17" East 539.87 feet; thence North 01°08'37" West 1042.99 feet; thence South 79° 42'40" East 362.36 feet, more or less, to the boundary of the lands of Niebel; thence North 25°00'00" West 349.93 feet, along the boundary of the lands of Niebel; thence North 74°25'15" West 1534.35 feet, more or less, along the boundary of the lands of Niebel, to the center of said Section 35; thence North 00°45'00" East 500.00 feet, more or less, to the center of said Section 35; thence South 89°57'54" West 2780.88 feet, along the center of Section 35; thence South 52°45'00" West 435.83 feet; thence South 20°47'32" West 109.52 feet; thence South 05°50'07" East 80.33 feet; thence South 55°02'48" West 82.20 feet; thence North 56°05'52" West 229.25 feet; thence South 47°57'07" West 79.63 feet; thence South 13°10'22" East 215.99 feet; thence South 31°54'41" East 133.49 feet; thence South 11°56'25" West 257.20 feet; thence South 41°03'04" West 417.97 feet, to the north line of the Southeast Quarter of the Southeast Quarter of said Section 34; thence South 89°30'28" East 1059.86 feet, along said north line, to the Northeast corner of the Southeast Quarter of the Southeast Quarter of said Section 34; thence South 00°43'07" East 1318.42 feet to the point of beginning. Containing 309.73 acres more or less.

Together with a 20 foot wide cattle migration easement, to move cattle from Pasture 2 to Pasture 3. Location is as shown on that survey recorded in Book 1 of Surveys at Page 437.

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>Delbert Niebel</u>	2 BUYER GRANTEE	Name <u>Ronald and Loretta Niebel</u>
	c/o Gary Niebel, Attorney in Fact		
	Mailing Address <u>4516 Baia Drive</u>		Mailing Address <u>PO Box 414</u>
	City/State/Zip <u>Pasco, WA 99301</u>		City/State/Zip <u>Pomeroy, WA 99347</u>
	Phone No. (including area code) _____		Phone No. (including area code) _____
3	Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee	List all real and personal property tax parcel account numbers – check box if personal property	
	Name _____	<u>2-010-41-002-1010</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>325,018</u>	

4 Street address of property: N/A

This property is located in Garfield

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

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

See Attached Exhibit A

5	Select Land Use Code(s): <u>83 - Agriculture classified under current use chapter 84.34 RCW</u> enter any additional codes: _____ (See back of last page for instructions)	6	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"/>
			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>Lance Smith</u> <u>8/31/15</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>Ronald F Niebel</u> <u>Loretta Niebel</u> PRINT NAME
			(3) OWNER(S) SIGNATURE <u>Ronald F Niebel</u> <u>Loretta Niebel</u> PRINT NAME
			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-211(2)(b)</u> Reason for exemption <u>Mere Change - Partnership</u> Type of Document <u>Statutory Warranty Deed</u> Date of Document <u>8/27/15</u> Gross Selling Price \$ _____ 0.00 *Personal Property (deduct) \$ _____ Exemption Claimed (deduct) \$ _____ Taxable Selling Price \$ _____ 0.00 Excise Tax : State \$ _____ 0.00 <u>0.0025</u> Local \$ _____ 0.00 *Delinquent Interest: State \$ _____ Local \$ _____ *Delinquent Penalty \$ _____ Subtotal \$ _____ 0.00 *State Technology Fee \$ _____ 5.00 *Affidavit Processing Fee \$ _____ 5.00 Total Due \$ _____ 10.00 <u>CIC</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>Gary Niebel</u>	Signature of Grantee or Grantee's Agent <u>Ronald F Niebel</u>
Name (print) <u>Gary Niebel</u>	Name (print) <u>Ronald Niebel</u>
Date & city of signing: <u>6/27/15</u> <u>Pomeroy, WA</u>	Date & city of signing: <u>8/27/15</u> <u>Pomeroy, WA</u>

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

EXHIBIT A

A tract of land located in the Southwest Quarter of the Southwest Quarter and the Northwest Quarter of the Southwest quarter of Section 2, Township 10 North, Range 41 East, Willamette Meridian, Garfield County, Washington state, being more particularly described as follows:

Commencing at the Northwest corner of Section 2, Township 10 North, Range 41 East, said point being monumented with a two inch aluminum cap stamped "Bryan Land Surveying PLS 39568", and bears South 89°45'00" East 5311.40 feet from the Northwest corner of Section 3 in said Township and Range, said point being monumented with a three and one half inch aluminum cap stamped "Department of Wildlife PLS 19612" as shown on that survey recorded in Book 1 at Page 109; thence South 14°32'32" East 3956.71 feet to a point on the south right of way line of Linville Gulch Road, hereafter referred to as point "A", and the point of beginning for this description; thence South 08°43'29" West 378.93 feet; thence South 65°35'13" West 181.51 feet; thence North 41°53'58" West 138.10 feet; thence North 09°11'38" West 185.76 feet; thence South 71°23'46" West 579.04 feet, more or less, to the west line of the Southwest Quarter of said Section 2; thence North 00°37'34" East 179.71 feet, more or less, to the south right of way line of Linville Gulch

Road; thence, along the south right of way line of Linville Gulch Road, the following courses, North 70°57'18" East 300.01 feet; thence along a curve to the right having a central angle of 18°18'01", radius length of 970.00 feet, chord bearing of North 77°36'18" East, chord length of 224.67 feet, a curve length of 225.17 feet; thence North 84°15'19" East 286.78 feet; thence along a curve to the right having a central angle of 18°34'55", radius length of 320.00 feet, chord bearing of South 86°27'14" East, chord length of 103.33 feet, a curve length of 103.78 feet to the point of beginning for this description.

Containing 5.01 acres, more or less.

TOGETHER WITH a 30 foot wide easement for the service and maintenance of a domestic water supply line, including the use of all water that traverses said line, having 15 feet on both sides of centerline, the centerline of which is more particularly described as follows: commencing at the aforesaid Point "A"; thence South 08°43'29" West 220 feet; thence South 81°16'31" East 15 feet to the point of beginning for this description; thence South 08°43'29" West 150 feet; thence South 68°48'43" East 565 feet to the point of terminus for this description.



MOBILE HOME
REAL ESTATE EXCISE TAX AFFIDAVIT

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

Chapter 82.45 RCW
Chapter 458-61A WAC

This form is your receipt when stamped
by cashier.

FOR USE WHEN TRANSFERRING TITLE TO MOBILE HOME ONLY

PLEASE TYPE OR PRINT
INCOMPLETE AFFIDAVITS WILL NOT BE ACCEPTED

REGISTERED
OWNER

Name	Richard D. Hastings		
Street	Judy C. Hastings		
City	State	Zip Code	
Pomeroy	WA	99747	

LOCATION OF
MOBILE HOME

Name			
Street	668 Columbia		
City	State	Zip Code	
Pomeroy	WA	99747	

PERSONAL PROPERTY
PARCEL or ACCOUNT NO. 1-050-12-004-2620
LIST ASSESSED VALUE(S): \$

NEW REGISTERED
OWNER

Name	Jaime Barajas B.		
Street	642 Green Rd		
City	State	Zip Code	
Pasco	WA	99301	

LEGAL OWNER

Name	Jaime Barajas B.		
Street	P.O. Box 4807		
City	State	Zip Code	
Pasco	WA	99301	

REAL PROPERTY
PARCEL or ACCOUNT NO. 32725
LIST ASSESSED VALUE(S): \$

MAKE	YEAR	MODEL	SIZE	SERIAL NO. or I.D.	REVENUE TAX CODE NO.
WAIDEN	1978	56X24	56X24	ORE 032971	

Date of Sale	9-1-2015
Taxable Sale Price	\$ 0
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)	458-61A-201 (1) B
WAC Title	Gift
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 Richard D. Hastings

Name (print) Richard D. Hastings

Date and Place of Signing: 9-1-15 Pomeroy WA 99747

Signature of Grantee/Agent Jaime Barajas B.

Name (print) Jaime Barajas

Date & Place of Signing: 9-1-15 in Pomeroy

TREASURER'S CERTIFICATE

I hereby certify that property taxes due Garfield County
County on the mobile home described hereon have been paid to and
including the year 2016

9-1-15 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
9.45.060, RCW 9A.56.010 (4d), and RCW 9A.56.020).

THIS SPACE TREASURER'S USE ONLY

PAID
SEP 01 2015

KAREN ROOSEVELT
GARFIELD COUNTY TREASURER

COUNTY TREASURER

2690
TWS

Vehicle/Vessel Bill of Sale

This form is used to gather necessary information when you sell your vehicle or vessel. **Completing this form does not transfer the title or act as a Report of Sale.** To complete the transaction, the buyer and seller have the following responsibilities:

- Buyer:** To apply for a new title in your name, take the Certificate of Ownership (Title) and this Bill of Sale to your local vehicle licensing office and pay the required fees and taxes. You must apply within 15 days of acquiring the vehicle/vessel or you will be charged a late fee. Effective October 1, 2012, late transfer fees start at \$50 and increase to a maximum not to exceed \$125. Note: This transfer may require an emissions test.
- Seller:** Submit a completed Report of Sale within 5 days from the date of sale. The Report of Sale releases your liability from the vehicle or vessel. You can report the sale by filling out the Report of Sale section attached to the title, in person at any vehicle licensing office, or online (vehicle only) at www.dol.wa.gov.

Depending on your specific situation, other forms may be necessary to complete the transfer of ownership. For more information, contact customer service at (360) 902-3770. Forms are available online at www.dol.wa.gov or at any vehicle licensing office.

Vehicle/Vessel information

Sale of (check one) <input checked="" type="checkbox"/> Vehicle <input type="checkbox"/> Vessel	Year 1978	Make Walden	Model 24X56
License plate/Registration number	Vehicle/Hull identification number (VIN/HIN) OREC32971	Date of sale 9-1-15	Sale price 0

Seller information

Seller names Richard D. Hastings Judy C. Hastings		
Seller address P.O. Box 459		
City Pomeroy	State WA	ZIP code 99347

Buyer information

Buyer names Jaime Barajas R.		
Buyer address P.O. Box 4807		
City Pasco	State WA	ZIP code 99302

Are you an immediate family member of the seller? ☐ Yes ☒ No

X Jaime Barajas R.
Buyer signature

X
Buyer signature

X Richard D. Hastings
Seller signature

X Judy C. Hastings
Seller signature

STATE OF WASHINGTON
CERTIFICATE OF TITLE

LICENSE NO. 580116 POWER CLASS MOO YR. NDB 78 MAKE WALDO 56/24
VEHICLE ID. NO. 11808883
CO. NO. 12 REM. NO. 261 DATE OF APPLICATION 11 25 79 CODE NEW TITLE NO. 8425216606
FLEET / EQUIP. NO. 7933400888

REMOVER OF RECORD OWNER
LEGAL OWNER

SAME AS LEGAL OWNER BELOW

HASTINGS, RICHARD D
HASTINGS, JUDY C
STAR RT BOX 9
POMEROY WA 99347

I CERTIFY THAT THE RECORDS OF THE DEPARTMENT OF LICENSING
DO NOT SHOW PERSONS NAMED HEREON AS REGISTERED AND
LEGAL OWNERS OF THE VEHICLE DESCRIBED.
DIRECTOR
DEPARTMENT OF LICENSING

TD 420-002 (R 3/82)

1. WHEN VEHICLE OWNERSHIP CHANGES, OWNER(S) (SELLERS) RELEASE INTEREST BELOW.

X Richard P. Hastings X
SIGNATURE RELEASES INTEREST SIGNATURE RELEASES INTEREST
X Judy C. Hastings X
SIGNATURE RELEASES INTEREST SIGNATURE RELEASES INTEREST

IF A LIEN HOLDER IS TO BE SHOWN ON THE NEW TITLE, COMPLETE ITEM 4.)

2. NAME(S) AND ADDRESS OF NEW OWNER(S) (BUYERS)

NAME ADDRESS
ADDRESS ZIP CODE
(NEW OWNER(S) MUST TRANSFER TITLE WITHIN FIFTEEN (15) DAYS)

3.

9-1-15 \$ 0
DATE OF SALE OR MILEAGE AS SHOWN TOTAL SELLING PRICE
CHANGE IN OWNERSHIP ON ODOMETER OR VALUE OF VEHICLE

4. LIEN HOLDER TO BE SHOWN ON THE NEW TITLE:

NAME ADDRESS ZIP CODE

5. AFTER COMPLETING THE ABOVE ITEMS SEPARATE THE COPIES. GIVE THE CERTIFICATE OF TITLE TO THE NEW OWNER AND PROMPTLY MAIL THE NOTICE OF CHANGE IN OWNERSHIP TO THE DEPARTMENT OF LICENSING P.O. BOX 9909, OLYMPIA, WA 98504.

6. WHEN LIEN IS SATISFIED, RELEASE INTEREST BELOW AND TRANSMIT BOTH COPIES OF THIS DOCUMENT WITH THE PROPER FEE TO AN AGENT OF THE DEPARTMENT OF LICENSING. THE TITLE WILL BE ISSUED TO THE OWNER.

X X
SIGNATURE RELEASES LIEN HOLDER INTEREST SIGNATURE RELEASES LIEN HOLDER INTEREST
PLEASE NOTE: ADDITIONAL INFORMATION ON BACK

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

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

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

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

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

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

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

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

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

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

A: Gifts with consideration

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

B: Gifts without consideration

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

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

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

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

Richard D. Hastings
Grantor's Signature

James Barajas B.
Grantee's Signature

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

I, (print name) _____, certify that I am acting as an Exchange Facilitator in transferring real property to _____ pursuant to IRC Section 1031, and in accordance with WAC 458-61A213.

NOTE: Exchange Facilitator must sign below.

Exchange Facilitator's Signature



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

This form is your receipt when stamped by cashier.

PLEASE TYPE OR PRINT

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

(See back of last page for instructions)

☐ Check box if partial sale of property

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

SELLER GRANTOR	1 Name <u>Don Newman and Julie Newman</u>	BUYER GRANTEE	2 Name <u>Anthony Torrelli and Bonita Torrelli</u>
	Mailing Address <u>1273 Maple Street</u>		Mailing Address <u>1670 Main Street</u>
	City/State/Zip <u>Clarkston, WA 99403</u>		City/State/Zip <u>Pomeroy, WA 99403 99347</u>
	Phone No. (including area code) <u>(509) 566-7123</u>		Phone No. (including area code) <u>(509) 843-5128</u>
3 Send all property tax correspondence to: <input type="checkbox"/> Same as Buyer/Grantee	List all real and personal property tax parcel account numbers - check box if personal property		
Name <u>Anthony and Bonita Torrelli</u>	1-053-18-010-1040 <input type="checkbox"/>		
Mailing Address <u>P.O. Box 244</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: 190 20th Street

This property is located in Pomeroy

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

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

Lots 9 and 10 in Block 19 of Mulkey's Addition to the City of Pomeroy, together with the vacated portion of Palaha Street abutting thereon.

5 Select Land Use Code(s):

11 - Household, single family units

enter any additional codes: _____

(See back of last page for instructions)

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

6

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

If any answers are yes, complete as instructed below.

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

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

This land ☐ does ☐ does not qualify for continuance.

DEPUTY ASSESSOR _____ 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 _____

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 Real Estate Contract

Date of Document Aug 31, 2015

Gross Selling Price \$	75,000.00
*Personal Property (deduct) \$	0.00
Exemption Claimed (deduct) \$	0.00
Taxable Selling Price \$	75,000.00
Excise Tax : State \$	960.00
<u>0.0025</u> Local \$	187.50
*Delinquent Interest: State \$	0.00
Local \$	0.00
*Delinquent Penalty \$	0.00
Subtotal \$	1,147.50
*State Technology Fee \$	5.00
*Affidavit Processing Fee \$	0.00
Total Due \$	1,152.50

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>Don Newman</u>	Signature of Grantee or Grantee's Agent <u>Anthony Torrelli</u>
Name (print) <u>Don Newman</u>	Name (print) <u>Anthony Torrelli</u>
Date & city of signing <u>Lewiston ID 8/31/15</u>	Date & city of signing <u>Lewiston ID 8/31/15</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)).

REV 84 0001a (05/21/15)

THIS SPACE - TREASURER'S USE ONLY

COUNTY TREASURER

PAID
SEP 01 2015

KAREN ROOSEVELT
GARFIELD COUNTY TREASURER

2691
TUE

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>Judith C. Smith, Personal Representative of the</u>	2 BUYER GRANTEE	Name <u>Judith C. Smith</u>
	Estate of Edward James Gehrke		
	Mailing Address <u>5520 Chelan Lane SE</u>		Mailing Address <u>5520 Chelan Lane SE</u>
	City/State/Zip <u>Lacey, WA 98503</u>		City/State/Zip <u>Lacey, WA 98503</u>
	Phone No. (including area code) <u>(360) 412-4133</u>		Phone No. (including area code) <u>(360) 412-4133</u>
3 Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee		4 List all real and personal property tax parcel account numbers – check box if personal property	
Name _____		<u>1-054-67-010-1330-0000</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)	

5 Street address of property: 2275 Post Street

This property is located in Pomeroy

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

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

The East 25 feet of Lots 8 and 9, and the West half of Lots 10 and 11 in Block 67 of Depot Addition to the City of Pomeroy.

6 SELECT LAND USE CODE(S):	<u>11 - Household, single family units</u>	7 List all personal property (tangible and intangible) included in selling price.																										
	enter any additional codes: _____																											
	(See back of last page for instructions)																											
	YES NO																											
Was the seller receiving a property tax exemption or deferral under chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) <u>458-61A-202</u> Reason for exemption <u>Inheritance.</u>																										
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.		Type of Document <u>Personal Representative's Deed</u> Date of Document <u>August 27, 2015</u> <table border="0"> <tr><td>Gross Selling Price \$</td><td>0.00</td></tr> <tr><td>*Personal Property (deduct) \$</td><td>0.00</td></tr> <tr><td>Exemption Claimed (deduct) \$</td><td>0.00</td></tr> <tr><td>Taxable Selling Price \$</td><td>0.00</td></tr> <tr><td>Excise Tax: State \$</td><td>0.00</td></tr> <tr><td><u>0.0025</u> Local \$</td><td>0.00</td></tr> <tr><td>*Delinquent Interest: State \$</td><td>0.00</td></tr> <tr><td>Local \$</td><td>0.00</td></tr> <tr><td>*Delinquent Penalty \$</td><td>0.00</td></tr> <tr><td>Subtotal \$</td><td>0.00</td></tr> <tr><td>*State Technology Fee \$</td><td>5.00</td></tr> <tr><td>*Affidavit Processing Fee \$</td><td>5.00</td></tr> <tr><td>Total Due \$</td><td>10.00</td></tr> </table> <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																											
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																											
(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 _____																												

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

Signature of Grantor or Grantor's Agent <u>Judith C. Smith PR</u>	Signature of Grantee or Grantee's Agent <u>Judith C. Smith</u>
Name (print) <u>Judith C. Smith, Personal Representative</u>	Name (print) <u>Judith C. Smith</u>
Date & city of signing: <u>8/27/15 Lacey WA</u>	Date & city of signing: <u>Aug. 27, 2015 Lacey WA</u>

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

REV 84 0001a (05/21/15)

THIS IS THE TREASURER'S USE ONLY

COUNTY TREASURER

KAREN ROOSEVELT
GARFIELD COUNTY TREASURER

2692
KR

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 and Loretta Niebel</u>	2 BUYER GRANTEE	Name <u>Delbert Niebel</u>
	Mailing Address <u>PO Box 414</u>		c/o Gary Niebel
	City/State/Zip <u>Pomeroy, WA 99347</u>		Mailing Address <u>4516 Baja Drive</u>
	Phone No. (including area code) _____		City/State/Zip <u>Pasco, WA 99301</u>
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>2-011-41-027-1000</u> <input type="checkbox"/> <u>2-011-41-034-1000</u> <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/>	
		List assessed value(s) <u>76795</u>	

4 Street address of property: N/A

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 Exhibit A

5 Select Land Use Code(s):
83 - Agriculture classified under current use chapter 84.34 RCW
 enter any additional codes: _____
 (See back of last page for instructions)

	YES	NO
Was the seller receiving a property tax exemption or deferral under chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)?	<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 RCW?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is this property receiving special valuation as historical property per chapter 84.26 RCW?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If any answers are yes, complete as instructed below.

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

This land ☒ does ☐ does not qualify for continuance.
Kasama Gilbert 9/19/15
 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
Gary Niebel Delbert Niebel

Signature of Grantor or Grantor's Agent Ronald F Niebel
 Name (print) Ronald F Niebel
 Date & city of signing: 8/27/15 Pomeroy

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)(b)
 Reason for exemption _____
Mere Change - dissolution of partnership

Type of Document Statutory Warranty Deed

Date of Document 8/27/15

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

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

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

Signature of Grantor or Grantor's Agent <u>Ronald F Niebel</u>	Signature of Grantee or Grantee's Agent <u>Delbert Niebel</u>
Name (print) <u>Ronald F Niebel</u>	Name (print) <u>Gary Niebel</u>
Date & city of signing: <u>8/27/15</u> <u>Pomeroy</u>	Date & city of signing: <u>8/27/15</u> <u>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.20.021 (1)(C)).

EXHIBIT A

A tract of land located in the Northeast Quarter of the Northeast Quarter of Section 34, and the Southeast Quarter of the Southeast Quarter of Section 27, all in Township 11 North, Range 41 East, Willamette Meridian, Garfield County, Washington State, being more particularly described as follows:

Beginning at the Northeast corner of Section 34, Township 11 North, Range 41 East, said point being monumented with a two inch aluminum cap stamped "Bryan Land Surveying PLS 39568", and bears South $89^{\circ}13'44''$ East 5238.22 feet from the Northwest corner of Section 34 in said Township and Range, said point being monumented with a three and one half inch aluminum cap stamped "Department of Wildlife PLS 19612" as shown on that survey recorded in Book 1 at Page 109; thence South $00^{\circ}43'38''$ East 508.63 feet, along the east line of the Northeast Quarter of said Section 34; thence North $70^{\circ}35'47''$ West 161.56 feet; thence South $66^{\circ}19'31''$ West 334.21 feet; thence South $52^{\circ}18'03''$ West 607.61 feet; thence North $63^{\circ}33'43''$ West 81.29 feet to the easterly right of way line of Niebel Grade Road; thence northeasterly, along the easterly right of way line of Niebel Grade Road the following courses, along a curve to the right having a central angle of $09^{\circ}37'42''$, radius length of 1020.00 feet, chord bearing of North $40^{\circ}12'46''$ East, chord length of 171.20 feet, a curve length of 171.41 feet; thence North $45^{\circ}01'37''$ East 300.28 feet; thence along a curve to the right having a central angle of $18^{\circ}57'57''$, radius length of 770.00 feet, chord bearing of North $54^{\circ}30'36''$ East, chord length of 253.72 feet, a curve length of 254.88 feet; thence North $63^{\circ}59'34''$ East 235.08 feet; thence along a curve to the left having a central angle of $58^{\circ}52'15''$, radius length of 315.00 feet, chord bearing of North $34^{\circ}33'27''$ East, chord length of 309.61 feet, a curve length of 323.66 feet; thence North $05^{\circ}07'20''$ East 295.11 feet; thence departing said right of way line, South $57^{\circ}19'08''$ East 71.88 feet, more or less, to the east line of the Southeast Quarter of the Southeast Quarter of Section 27 in said Township and Range; thence South $00^{\circ}43'38''$ East 178.98 feet to the point of beginning for this description. Containing 5.01 acres, more or less.

REAL ESTATE EXCISE TAX AFFIDAVIT

PLEASE TYPE OR PRINT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

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

(See back of last page for instructions)

☐ Check box if partial sale of property

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

SELLER GRANTOR	1 Name <u>Ridge Road Farms</u>	BUYER GRANTEE	2 Name <u>John and Shari Bartels</u>
	Mailing Address <u>1416 Columbia Street</u>		Mailing Address <u>3405 E Watt</u>
	City/State/Zip <u>Pomeroy, WA 99347</u>		City/State/Zip <u>Spangle, WA 99031</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>2-011-41-034-3000</u> <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/>	
List assessed value(s) _____ _____ _____ _____			

4 Street address of property: N/A
 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 Exhibit A

5 Select Land Use Code(s):
83 - Agriculture classified under current use chapter 84.34 RCW
 enter any additional codes: _____
 (See back of last page for instructions)

	YES	NO
Was the seller receiving a property tax exemption or deferral under chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)?	<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 RCW?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is this property receiving special valuation as historical property per chapter 84.26 RCW?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If any answers are yes, complete as instructed below.

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

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

This land ☒ does ☐ does not qualify for continuance.

Kerwin G. Groat 9/10/15
 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

John Bartels Shari Bartels
 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 Sept. 3, 2015

Gross Selling Price \$	75,000.00
*Personal Property (deduct) \$	
Exemption Claimed (deduct) \$	
Taxable Selling Price \$	75,000.00
Excise Tax : State \$	960.00
<u>0.0025</u> Local \$	187.50
*Delinquent Interest: State \$	
Local \$	
*Delinquent Penalty \$	
Subtotal \$	1,147.50
*State Technology Fee \$	5.00
*Affidavit Processing Fee \$	0.00
Total Due \$	1,152.50

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

CK

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

Signature of Grantor or Grantor's Agent <u>John Bartels</u>	Signature of Grantee or Grantee's Agent <u>Linda L Peterson</u>
Name (print) <u>John Bartels</u>	Name (print) <u>Linda L Peterson</u>
Date & city of signing: <u>Spokane 9/3/15</u>	Date & city of signing: <u>9-3-15 Spokane</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)).

SEP 10 2015

EXHIBIT A

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

That part of the North half of the Southwest quarter and of the North 150 feet of the South half of the Southwest quarter of Section 34, lying East of Linville Gulch Road.

EXCEPT commencing at the section corner common to Sections 33 and 34, T11 N, R41 E.W.M. and Sections 4 and 3 of T10 N, R 41 E.W.M., being an existing Department of Wildlife aluminum monument (See LCR No. 2814 Garfield County Records); thence North $36^{\circ}12'51''$ East 1365.44 feet to a point being a 5/8-inch rebar, which is on the easterly right of way of the 60 foot wide Linville Gulch Road; thence North $09^{\circ}59'13''$ West on said easterly right of way 115.87 feet to a 5/8-inch rebar and the True Point of Beginning;
thence North $83^{\circ}23'35''$ East 235.43 feet to a 5/8-inch rebar;
thence South $77^{\circ}23'38''$ East 119.66 feet to a 5/8-inch rebar;
thence South $88^{\circ}38'40''$ East 152.39 feet to a 5/8-inch rebar;
thence South $72^{\circ}53'29''$ East 150.65 feet to a 5/8-inch rebar;
thence South $89^{\circ}56'14''$ West 638.58 feet to the easterly right of way of Linville Gulch Road;
thence North $09^{\circ}59'13''$ West on said easterly right of way 48.38 feet to the place of beginning.

REAL ESTATE EXCISE TAX AFFIDAVIT

CHAPTER 82.45 RCW -- CHAPTER 458-61A WAC

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(See back of last page for instructions)

☐ Check box if partial sale of property

If multiple owners, list percentage of ownership next to name

1 SELLER GRANTOR	Name <u>James P. Runge</u>	2 BUYER GRANTEE	Name <u>Paul J. Larsen</u>
	Mailing Address <u>46251 E. HWY 60</u>		Mailing Address <u>PO Box 285</u>
	City/State/Zip <u>Salome AZ 85348</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 <u>Paul J. Larsen</u> Mailing Address <u>PO Box 285</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>10547400518300000</u> <input type="checkbox"/> _____ _____ _____ _____	List assessed value(s) _____ _____ _____ _____

4 Street address of property: 246 25th Street, 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 4 and 5 in Block 74 of Depot Addition to the City of Pomeroy, together with the West half of the vacated alley abutting the East line of said Lots 4 and 5.

5 Select Land Use Code(s): <u>11 Household, single family units</u> enter any additional codes: _____ (See back of last page for instructions)	7 List all personal property (tangible and intangible) included in selling price. _____ _____ _____ _____
Was the seller receiving a property tax exemption or deferral under chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) _____ Reason for exemption _____
6 Is this property designated as forest land per chapter 84.33 RCW? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> Is this property receiving special valuation as historical property per chapter 84.26 RCW? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> If any answers are yes, complete as instructed below. (1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information. This land <input type="checkbox"/> does <input checked="" type="checkbox"/> does not qualify for continuance.	Type of Document <u>Statutory Warranty Deed (SWD)</u> Date of Document <u>09/10/15</u> Gross Selling Price \$ <u>105,000.00</u> *Personal Property (deduct) \$ <u>0.00</u> Exemption Claimed (deduct) \$ <u>0.00</u> Taxable Selling Price \$ <u>105,000.00</u> Excise Tax : State \$ <u>1,344.00</u> Local \$ <u>262.50</u> *Delinquent Interest: State \$ <u>0.00</u> Local \$ <u>0.00</u> *Delinquent Penalty \$ <u>0.00</u> Subtotal \$ <u>1,606.50</u> *State Technology Fee \$ <u>5.00</u> <u>5.00</u> *Affidavit Processing Fee \$ <u>0.00</u> Total Due \$ <u>1,611.50</u> CK
DEPUTY ASSESSOR _____ DATE _____ (2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale. (3) OWNER(S) SIGNATURE _____ PRINT NAME _____	A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS

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

Signature of Grantor or Grantor's Agent <u>James P. Runge</u>	Signature of Grantee or Grantee's Agent <u>Paul J. Larsen</u>
Name (print) <u>James P. Runge</u>	Name (print) <u>Paul J. Larsen</u>
Date & city of signing <u>9/10/15, Clarkston, WA</u>	Date & city of signing <u>9/10/15, 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
SEP 11 2015

REAL ESTATE EXCISE TAX AFFIDAVIT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

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(See back of last page for instructions)

☐ Check box if partial sale of property

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

1 SELLER GRANTOR	Name <u>Estate of Esther L. Judkins</u>	2 BUYER GRANTEE	Name <u>LAVERNA ZIESKE, sole survivor of J-Z Homestead</u>
	<u>Joyce Weathermon, Personal Representative</u>		
	Mailing Address <u>305 Heather Drive</u>		<u>P.O. Box 1432</u>
	City/State/Zip <u>Stanfield, OR 97875</u>		<u>Prosser, WA 99350</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 _____		
	Mailing Address _____		
	City/State/Zip _____		
Phone No. (including area code) _____			List assessed value(s) <u>157,004</u>

4 Street address of property: Garfield County, Washington

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 NW ¼ of the NE ¼ of Section 11, Township 6N, Range 42, E, W.M. Excepting: The East 30 feet and the North 30 feet for road access, fence maintenance, fire breaks, and utilities.

Easement: The following easement is granted to provide access for road and utilities: the East 30 feet of the SW ¼ of the NE ¼ of Section 11, Township 6N, Range 42, E, W. M.

5	Select Land Use Code(s): <u>95 - Timberland classified under chapter 84.34 RCW</u>	7	List all personal property (tangible and intangible) included in selling price.
	enter any additional codes: _____		
	(See back of last page for instructions)		
	Was the seller receiving a property tax exemption or deferral under chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)?		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"/>	If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) <u>458-16A-202(a)</u> Reason for exemption <u>Inheritance - nonpro rata Distribution</u>
	Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW?	<input checked="" type="checkbox"/> <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.		Type of Document <u>Special Warranty DEED</u> Date of Document <u>8-25-15</u>	
This land <input checked="" type="checkbox"/> does <input type="checkbox"/> does not qualify for continuance. <u>Karina Gilbert</u> <u>9/2/15</u> DEPUTY ASSESSOR DATE		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 \$ _____ <u>5.00</u> Total Due \$ _____ 10.00 <u>CK</u>	
(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale. <u>Laverne Zieske</u> <u>Laverne Zieske</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 <u>Laverne Zieske</u>
Name (print) <u>G. Scott Marinella - AGENT</u>	<u>Laverne Zieske</u>
Date & city of signing: <u>8-25-15, Dayton WA</u>	<u>9/15/2015</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)).

REAL ESTATE EXCISE TAX AFFIDAVIT

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CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

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(See back of last page for instructions)

☐ Check box if partial sale of property

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

1 SELLER GRANTOR	Name <u>ARDELE CATHERS and VONDA CATHERS, husband and wife</u>	2 BUYER GRANTEE	Name <u>JON CAREY VANVOGT and LOUISE VANVOGT, husband and wife</u>
	Mailing Address <u>5423 Topez St. SE</u>		Mailing Address <u>48 Hutchens Hill Road</u>
	City/State/Zip <u>Lacey, WA 98513</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 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>2-066-12-004-1000</u> <input type="checkbox"/> _____ _____ _____	List assessed value(s) <u>24088</u> _____ _____ _____

4 Street address of property: Pataha
This property is located in Garfield County
☐ Check box if any of the listed parcels are being segregated from another parcel, are part of a boundary line adjustment or parcels being merged.
Legal description of property (if more space is needed, you may attach a separate sheet to each page of the affidavit)
LOTS 1 and 2 IN BLOCK 12 OF UNINCORPORATED PATAHA CITY

5 Select Land Use Code(s): <u>11 - Household, single family units</u> enter any additional codes: _____ (See back of last page for instructions)	7 List all personal property (tangible and intangible) included in selling price.
Was the seller receiving a property tax exemption or deferral under chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) <u>458-61A-208(1)</u> Reason for exemption _____ <u>DEED IN LIEU OF FORECLOSURE</u>
6 Is this property designated as forest land per chapter 84.33 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW? <input 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. <u>Keshia Gilbert</u> <u>9/23/15</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	Type of Document <u>DEED IN LIEU OF FORECLOSURE</u> Date of Document <u>June 27, 2014</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>Vonda Catthers</u>	Signature of Grantee or Grantee's Agent <u>Jon Van Vogt</u>
Name (print) <u>VONDA CATHERS</u>	Name (print) <u>Jon C. Van Vogt</u>
Date & city of signing: <u>6/27/14</u>	Date & city of signing: <u>Sept 23, 2015 Pomeroy, WA</u>

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



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REAL ESTATE EXCISE TAX AFFIDAVIT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

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<input type="checkbox"/> Check box if partial sale of property		If multiple owners, list percentage of ownership next to name	
1 SELLER GRANTOR	Name <u>Max D. Ruchert and Janice Ruchert, Trustees and/or Trustees</u>	2 BUYER GRANTEE	Name <u>Max D. Ruchert and Janice Ruchert</u>
	of the <u>Ruchert Family Trust, Dated June 22, 2000</u>		
	Mailing Address <u>1713 Columbia Street 99347</u>		Mailing Address <u>550 Patah St.</u>
	City/State/Zip <u>Pomeroy WA</u>		City/State/Zip <u>Pomeroy WA 99347</u>
	Phone No. (including area code) <u>(509) 751-6778</u>		Phone No. (including area code) <u>(208) 790-3493</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 _____		1053100061050 <input type="checkbox"/>	
Mailing Address _____		105300071060 <input type="checkbox"/>	
City/State/Zip _____		<input type="checkbox"/>	
Phone No. (including area code) _____		<input type="checkbox"/>	
		List assessed value(s)	

4
Street address of property: 1713 Columbia Street

This property is located in Pomeroy

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

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

Lots 6 & 7, Block 10 of Mulkey's Addition to the City of Pomeroy according to the plat thereof, situated in Garfield County, Washington.

SUBJECT TO all taxes and assessments for the current year and thereafter, and covenants, conditions, restrictions and right-of-way easements of public record.

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. _____ _____ _____ _____
Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) <u>458-61A-203 (2)</u> Reason for exemption <u>Estate Planning</u>
6 Is this property designated as forest land per chapter 84.33 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34? <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.	Type of Document <u>Quitclaim Deed</u> Date of Document <u>9/11/15</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
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>Janice Ruchert by James Ruchert, POA</u>	Signature of Grantee or Grantee's Agent <u>Kate A. Hawkins</u>
Name (print) <u>Janice Ruchert, by James Ruchert, power of attorney</u>	Name (print) <u>Kate A. Hawkins, Agent for James R. Ruchert</u>
Date & city of signing <u>September 11, 2015, Lewiston, ID</u>	Date & city of signing <u>September 11, 2015, 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)).

REV 84 0001ae (12/27/10)

THIS SPACE - TREASURER'S USE ONLY

COUNTY TREASURER

PAID
SEP 23 2015

KAREN ROOSEVELT
GARFIELD COUNTY TREASURER

2698

RP