

**REAL ESTATE EXCISE TAX AFFIDAVIT**

PLEASE TYPE OR PRINT

CHAPTER 84.35 RCW – CHAPTER 84.61A RCW

This form is your receipt  
when stamped by cashier.

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

(See back of last page for instructions)

☐ Check box if partial sale of property

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

<b>1</b> SELLER GRANTOR	Name <u>Harold Heitstuman and Lois Heitstuman</u>	<b>2</b> BUYER GRANTEE	Name <u>Allen Wilson and Patricia Lynn Wilson</u>
	Mailing Address _____		Mailing Address <u>186 Clayton Road</u>
	City/State/Zip _____		City/State/Zip <u>Clarkston, WA 99403</u>
	Phone No. (including area code) _____		Phone No. (including area code) _____
<b>3</b>	Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee	List all real and personal property tax parcel account numbers – check box if personal property	List assessed value(s)
	Name _____	<u>2-011-44-009-4-0000</u> <input type="checkbox"/>	<u>2916146</u>
	Mailing Address _____	<input type="checkbox"/>	
	City/State/Zip _____	<input type="checkbox"/>	
	Phone No. (including area code) _____	<input type="checkbox"/>	

**4** Street address of property: 186 Clayton Road, Clarkston, 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 E 330 feet of the S 660 feet of the SE1/4SE1/4 of Section 9, Township 11 N. Range 44 E.W.M.

<b>5</b> 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)	<b>7</b> List all personal property (tangible and intangible) included in selling price.
Was the seller receiving a property tax exemption or deferral under chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) <u>458-61A-215</u> Reason for exemption <u>Quieting and Clearing Title</u>
<b>6</b> Is this property designated as forest land per chapter 84.33 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Is this property receiving special valuation as historical property per chapter 84.26 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If any answers are yes, complete as instructed below: (1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33 140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information. This land <input checked="" type="checkbox"/> does <input type="checkbox"/> does not qualify for continuance. <u>Keshia Vorderbruggen</u> <u>3/28/14</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 <u>on file</u>	Type of Document <u>Quit Claim Deed</u> Date of Document <u>3/25/14</u> Gross Selling Price \$ _____ *Personal Property (deduct) \$ _____ Exemption Claimed (deduct) \$ _____ Taxable Selling Price \$ <u>0.00</u> Excise Tax : State \$ <u>0.00</u> <u>0.0025</u> Local \$ <u>0.00</u> *Delinquent Interest: State \$ _____ Local \$ _____ *Delinquent Penalty \$ _____ Subtotal \$ <u>0.00</u> *State Technology Fee \$ <u>5.00</u> *Affidavit Processing Fee \$ <u>5.00</u> Total Due \$ <u>10.00</u> <b>CK</b> A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS

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

Signature of Grantor or Grantor's Agent <u>Harold Heitstuman</u>	Signature of Grantee or Grantee's Agent <u>Allen Wilson</u>
Name (print) <u>Harold Heitstuman</u>	Name (print) <u>Allen Wilson</u>
Date & city of signing: <u>3-25-2014 Clarkston</u>	Date & city of signing: <u>3-25-2014 Clarkston</u>

**Perjury:** Perjury is a class C felony which is punishable by imprisonment in the state correctional institution for a maximum term of not more than five years, or by a fine in an amount fixed by the court of not more than five thousand dollars (\$5,000.00), or by both imprisonment and fine (RCW 9A.01.020(1)).

**PAID**  
**MAR 28 2014**

**KAREN ROOSEVELT**  
**GARFIELD COUNTY TREASURER**

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following described real estate situated in the County of Garfield, State of Washington:

The East three hundred thirty (330) feet of the South six hundred sixty (660) feet of the Southeast Quarter of the Southeast Quarter (SE1/4SE1/4) of Section Nine, Township 11 North, Range 44 East Willamette Meridian.

TOGETHER WITH an a permanent easement for ingress and egress twenty (20) feet in width between the above-described property and the county road known as Clayton Road located to the west of the above described property, over and across the existing access road.

Parcel No: 2-011-44-009-4-0000

# 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.

<b>SELLER GRANTOR</b>	Name <u>Gayle L. Fleming</u>		<b>BUYER GRANTEE</b>	Name <u>Michael E. Tardif</u>		If multiple owners, list percentage of ownership next to name. <u>POB 791</u>
	<u>a single person</u>			<u>an unmarried man</u>		
	Mailing Address <u>1346 Francis Ave</u>			Mailing Address <u>441 15th St</u>		
	City/State/Zip <u>Clarkston WA 99403</u>			City/State/Zip <u>Pomeroy WA 99347</u>		
	Phone No. (including area code) _____			Phone No. (including area code) _____		
Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee Name <u>Michael E. Tardif an unmarried man</u> Mailing Address <u>441 15th St</u> City/State/Zip <u>Pomeroy WA 99347</u> Phone No. (including area code) _____			List all real and personal property tax parcel numbers – check box if personal property <u>1 055 04 001 1330</u> <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/>		List assessed value(s) <u>97,265.00</u> _____ _____ _____	

4 Street address of property: 441 15th St, Pomeroy, WA 99347

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

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

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

The South half of Lot 1 and the West 20 feet of the South half of Lot 2 in Block 4 of Crystal Springs Addition to the City of Pomeroy, together with the North half of the vacated alley abutting said property, County of Garfield, State of Washington.

<p><b>Select Land Use Code(s):</b>          11 Household, single family units</p> <hr/> <p><b>enter any additional codes:</b> _____</p> <p>(See back of last page for instructions)</p> <table border="0" style="width: 100%;"> <tr> <td></td> <td style="text-align: center;">YES</td> <td style="text-align: center;">NO</td> </tr> <tr> <td>Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)?</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> </table> <table border="0" style="width: 100%;"> <tr> <td></td> <td style="text-align: center;">YES</td> <td style="text-align: center;">NO</td> </tr> <tr> <td>Is this property designated as forest land per chapter 84.33 RCW?</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><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 style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> <tr> <td>Is this property receiving special valuation as historical property per chapter 84.26 RCW?</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> </table> <p>If any answers are yes, complete as instructed below.</p> <p><b>(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE)</b>  <b>NEW OWNER(S):</b> To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, <b>you must sign on (3) below.</b> The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information.</p> <p>This land <input type="checkbox"/> does <input checked="" type="checkbox"/> does not qualify for continuance.</p> <table border="0" style="width: 100%;"> <tr> <td style="width: 50%; text-align: center;">DEPUTY ASSESSOR</td> <td style="width: 50%; text-align: center;">DATE</td> </tr> </table> <p><b>(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)</b>  <b>NEW OWNER(S):</b> To continue special valuation as historic property, <b>sign (3) below.</b> If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale.</p> <p><b>(3) OWNER(S) SIGNATURE</b></p> <hr/> <p style="text-align: center;"><b>PRINT NAME</b></p> <hr/>		YES	NO	Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>		YES	NO	Is this property designated as forest land per chapter 84.33 RCW?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is this property receiving special valuation as historical property per chapter 84.26 RCW?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	DEPUTY ASSESSOR	DATE	<p><b>List all personal property (tangible and intangible) included in selling price.</b></p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>If claiming an exemption, list WAC number and reason for exemption:</p> <p>WAC No. (Section/Subsection) _____</p> <p>Reason for exemption _____</p> <p>_____</p> <p>_____</p> <p>Type of Document <u>Statutory Warranty Deed (SWD)</u></p> <p>Date of Document <u>03/26/14</u></p> <table border="0" style="width: 100%;"> <tr> <td>Gross Selling Price \$</td> <td style="text-align: right;">95,000.00</td> </tr> <tr> <td>*Personal Property (deduct) \$</td> <td style="text-align: right;">0.00</td> </tr> <tr> <td>Exemption Claimed (deduct) \$</td> <td style="text-align: right;">0.00</td> </tr> <tr> <td>Taxable Selling Price \$</td> <td style="text-align: right;">95,000.00</td> </tr> <tr> <td>Excise Tax : State \$</td> <td style="text-align: right;">1,216.00</td> </tr> <tr> <td>Local \$</td> <td style="text-align: right;">237.50</td> </tr> <tr> <td>*Delinquent Interest: State \$</td> <td style="text-align: right;">0.00</td> </tr> <tr> <td>Local \$</td> <td style="text-align: right;">0.00</td> </tr> <tr> <td>*Delinquent Penalty \$</td> <td style="text-align: right;">0.00</td> </tr> <tr> <td>Subtotal \$</td> <td style="text-align: right;">1,453.50</td> </tr> <tr> <td>*State Technology Fee \$</td> <td style="text-align: right;">5.00</td> </tr> <tr> <td>*Affidavit Processing Fee \$</td> <td style="text-align: right;">0.00</td> </tr> <tr> <td>Total Due \$</td> <td style="text-align: right;">1,458.50</td> </tr> </table> <p style="text-align: center;"><b>A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX</b>  <b>*SEE INSTRUCTIONS</b></p>	Gross Selling Price \$	95,000.00	*Personal Property (deduct) \$	0.00	Exemption Claimed (deduct) \$	0.00	Taxable Selling Price \$	95,000.00	Excise Tax : State \$	1,216.00	Local \$	237.50	*Delinquent Interest: State \$	0.00	Local \$	0.00	*Delinquent Penalty \$	0.00	Subtotal \$	1,453.50	*State Technology Fee \$	5.00	*Affidavit Processing Fee \$	0.00	Total Due \$	1,458.50
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**I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.**

Signature of Grantor or Grantor's Agent Gayle L. Fleming  
Name (print) Gayle L. Fleming  
Date & city of signing: 3-27-14 Charleston

Signature of Grantee or Grantee's Agent Michael E. Tardif  
Name (print) Michael E. Tardif  
Date & city of signing: 3-26-14 Clarksville

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

REV 84 0001a (02/13/07)

THIS SPACE - TREASURER'S USE ONLY  
MAR 31 2014

Treasurer

KAREN ROOSEVELT  
GARFIELD COUNTY TREASURER

2492

KA



PLEASE TYPE OR PRINT

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>Donald Fairbairn and Norma Fairbairn, who</u> <u>acquired title as Donna Fairbairn, husband</u>	2 BUYER GRANTEE	Name <u>Ginger Watko and David Watko, married woman</u> <u>wife and husband</u>
	Mailing Address <u>c/o First American Title 330 Diagonal</u>		Mailing Address <u>1250 Main PO Box 962</u>
	City/State/Zip <u>Clarkston WA 99403</u>		City/State/Zip <u>Pomeroy WA 9934</u>
	Phone No. (including area code)		Phone No. (including area code)
3 Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee		4 List all real and personal property tax parcel account numbers - check box if personal property	
Name <u>Ginger Watko and David Watko, wife and husband</u>		<input checked="" type="checkbox"/> 1052 03 003 1210	
Mailing Address <u>1250 Main PO Box 962</u>			
City/State/Zip <u>Pomeroy WA 9934</u>			
Phone No. (including area code)			
		5 List assessed value(s) <u>180,009.00</u>	

6  
Street address of property: 1250 Main St, Pomeroy, WA 99347

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

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

Legal description of property (if more space is needed, you may attach a separate sheet to each page of the affidavit)  
Lot 3 in Block 3 of Pomeroy's Addition to the City of Pomeroy

7  
Select Land Use Code(s):  
11 Household, single family units

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

(See back of last page for instructions)

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

8  
Is this property designated as forest land per chapter 84.33 RCW? YES ☐ NO ☒

Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34? YES ☐ NO ☒

Is this property receiving special valuation as historical property per chapter 84.26 RCW? YES ☐ NO ☒

If any answers are yes, complete as instructed below.

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

This land ☐ does ☒ does not qualify for continuance.

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 Warranty Deed (WD)

Date of Document 04/01/14

Gross Selling Price	\$	181,000.00
*Personal Property (deduct)	\$	0.00
Exemption Claimed (deduct)	\$	0.00
Taxable Selling Price	\$	181,000.00
Excise Tax : State	\$	2,316.80
Local	\$	452.50
*Delinquent Interest: State	\$	0.00
Local	\$	0.00
*Delinquent Penalty	\$	0.00
Subtotal	\$	2,769.30
*State Technology Fee	\$	5.00
*Affidavit Processing Fee	\$	0.00
Total Due	\$	2,774.30

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

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

Signature of Grantor or Grantor's Agent Donald Fairbairn

Name (print) Donald Fairbairn and Norma Fairbairn, who

Date & city of signing: 4-2-14 CLARKSTON

Signature of Grantee or Grantee's Agent Ginger Watko

Name (print) Ginger Watko and David Watko,

Date & city of signing: Clarkston 4-1-14

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

REV 84 0001a (02/13/07)

THIS SPACE FOR TREASURER'S USE ONLY

Treasurer

APR 02 2014

2493

KAREN ROOSEVELT  
GARFIELD COUNTY TREASURER

**REAL ESTATE EXCISE TAX AFFIDAVIT**  
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(See back of last page for instructions)

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

<b>SELLER GRANTOR</b>	Name <u>David Watko, husband of Grantee</u>	<b>BUYER GRANTEE</b>	Name <u>Ginger Watko, a married woman,</u> <u>as her sole and separate property</u>	
	Mailing Address <u>1250 Main Street</u>		Mailing Address <u>1250 Main Street</u>	
	City/State/Zip <u>Pomeroy WA 99347</u>		City/State/Zip <u>Pomeroy WA 99347</u>	
	Phone No. (including area code) _____		Phone No. (including area code) _____	
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>Ginger Watko, a married woman, as her sole an</u>		<u>1062 3 3 12100000</u> <input type="checkbox"/>		<u>180,009.00</u>
Mailing Address <u>1250 Main Street</u>		_____ <input type="checkbox"/>		_____
City/State/Zip <u>Pomeroy WA 99347</u>		_____ <input type="checkbox"/>		_____
Phone No. (including area code) _____		_____ <input type="checkbox"/>		_____

4 Street address of property: 1250 Main Street, Pomeroy, WA 99347

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

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

Legal description of property (if more space is needed, you may attach a separate sheet to each page of the affidavit)  
Lot 3 in Block 3 of Pomeroy's Addition to the City of Pomeroy.

5 Select Land Use Code(s): <u>11 Household, single family units</u> enter any additional codes: _____ (See back of last page for instructions)	List all personal property (tangible and intangible) included in selling price. _____ _____ _____ _____																										
Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>																											
6 Is this property designated as forest land per chapter 84.33 RCW? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34? YES <input 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. (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 _____ DEPUTY ASSESSOR _____ DATE _____	If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) <u>458-61A-203(1)</u> Reason for exemption <u>Community property - to separate</u> Type of Document <u>Quit Claim Deed (QCD)</u> Date of Document <u>04/01/14</u> <table><tr><td>Gross Selling Price \$</td><td>0.00</td></tr><tr><td>*Personal Property (deduct) \$</td><td>0.00</td></tr><tr><td>Exemption Claimed (deduct) \$</td><td>0.00</td></tr><tr><td>Taxable Selling Price \$</td><td>0.00</td></tr><tr><td>Excise Tax : State \$</td><td>0.00</td></tr><tr><td>Local \$</td><td>0.00</td></tr><tr><td>*Delinquent Interest: State \$</td><td>0.00</td></tr><tr><td>Local \$</td><td>0.00</td></tr><tr><td>*Delinquent Penalty \$</td><td>0.00</td></tr><tr><td>Subtotal \$</td><td>0.00</td></tr><tr><td>*State Technology Fee \$</td><td>5.00</td></tr><tr><td>*Affidavit Processing Fee \$</td><td>5.00</td></tr><tr><td>Total Due \$</td><td>10.00</td></tr></table> A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS	Gross Selling Price \$	0.00	*Personal Property (deduct) \$	0.00	Exemption Claimed (deduct) \$	0.00	Taxable Selling Price \$	0.00	Excise Tax : State \$	0.00	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																										
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																										

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

Signature of Grantor or Grantor's Agent <u>[Signature]</u>	Signature of Grantee or Grantee's Agent <u>[Signature]</u>
Name (print) <u>David Watko, husband of Grantee</u>	Name (print) <u>Ginger Watko, a married woman</u>
Date & city of signing: <u>4-1-14 Clarkston</u>	Date & city of signing: <u>4-1-14 Clarkston</u>

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

APR 02 2014

KAREN ROOSEVELT  
GARFIELD COUNTY TREASURER

Treasurer

**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>William Charles Gerber</u>	2 BUYER GRANTEE	Name <u>BRIAN GERBER = 33.33%</u> <u>SONDRA GERBER = 33.33%</u> <u>ERNE GERBER = 33.33%</u>
	Mailing Address <u>PO. BOX 782</u>		Mailing Address <u>12821 E. SINTO AVE</u>
	City/State/Zip <u>POMEROY, WA. 99347</u>		City/State/Zip <u>SPOKANE VALLEY, WA. 99216</u>
	Phone No. (including area code) <u>(208) 750-6661</u>		Phone No. (including area code) <u>(509) 435-6495</u>
3 Send all property tax correspondence to: <input type="checkbox"/> Same as Buyer/Grantee Name <u>BRIAN GERBER</u> Mailing Address <u>12821 E. SINTO</u> City/State/Zip <u>SPOKANE, WA 99216</u> Phone No. (including area code) <u>(509) 435 6495</u>		List all real and personal property tax parcel account numbers – check box if personal property <u>2-010-42-028-3025</u> <input checked="" type="checkbox"/> <u>18,825</u> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	

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

This property is located in ☐ unincorporated \_\_\_\_\_ 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)

5 Select Land Use Code(s):  
91 LAND ONLY  
enter any additional codes: \_\_\_\_\_  
(See back of last page for instructions)

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

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

If any answers are yes, complete as instructed below.

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

This land ☐ does ☐ does not qualify for continuance.

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

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

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

PRINT NAME

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

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

WAC No. (Section/Subsection) WAC 458-61A-201  
Reason for exemption GIFT

Type of Document Quit Claim Deed  
Date of Document 3-16-14

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

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>William Charles Gerber</u>	Signature of Grantee or Grantee's Agent <u>Brian Gerber</u> <u>Sandra Gerber</u> <u>Ernie Gerber</u>
Name (print) <u>William Charles Gerber</u>	Name (print) <u>BRIAN GERBER/ERNE GERBER/SONDRA GERBER</u>
Date & city of signing: <u>4-7-14</u>	Date & city of signing: _____

**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), 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 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.

X William Charles Ober  
Grantor's Signature

X Bonnie Tucker  
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

QUIT CLAIM DEED

Grantor(s): WILLIAM CHARLES GERBER  
Grantee(s): SONDRA R. GERBER, BRIAN R. GERBER AND ERNEST  
C.W. GERBER, as his sole and separate property  
Desc: SW1/4 NW1/4 SE1/4, Sec. 28 Twp. 10 Range 42, 9.81  
Ac.

THE GRANTOR(S): WILLIAM CHARLES GERBER

For and in consideration of: LOVE AND AFFECTION  
In hand paid, quit claims to: SONDRA R. GERBER, BRIAN R. GERBER AND ERNEST  
C.W. GERBER, as their sole and separate property

The following described real estate, situation in the County of Garfield, State of  
Washington, including any after acquired title:

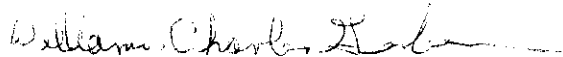
SW1/4 NW1/4 SE1/4, Sec. 28 Twp. 10 Range 42, 9.81 Ac.

SUBJECT TO: This conveyance is subject to covenants, conditions, restrictions  
and easements, if any, affecting title, which may appear in the public record,  
including those shown on any recorded plat or survey.

DATED this 1st day of March, 2014



William Charles Gerber







PLEASE TYPE OR PRINT

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

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

(See back of last page for instructions)

This form is your receipt  
when stamped by cashier.

2496

☐ Check box if partial sale of property

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

1 SELLER GRANTOR	Name	William Charles Gerber	
	Mailing Address	P.O. Box 782	
	City/State/Zip	Pomeroy, WA. 99347	
	Phone No. (including area code)	208-750-6661	
2 BUYER GRANTEE	Name	BRIAN GERBER = 33.33% SONDRA GERBER = 33.33% ERNIE GERBER = 33.33%	
	Mailing Address	12821 E. SINTO AVE	
	City/State/Zip	SPOKANE VALLEY, WA. 99216	
	Phone No. (including area code)	509-435-6495	
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	List assessed value(s)
	Name	2-010-42-028-3020 <input checked="" type="checkbox"/>	60,194
	Mailing Address	2-010-42-028-3025 <input checked="" type="checkbox"/>	18,825
	City/State/Zip		
Phone No. (including area code)			

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

This property is located in ☐ unincorporated \_\_\_\_\_ 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)

5 Select Land Use Code(s):  
19 VACATION AND CABIN ~~91 LAND ONLY~~  
enter any additional codes: \_\_\_\_\_  
(See back of last page for instructions)

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

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

If any answers are yes, complete as instructed below.

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

This land ☐ does ☐ does not qualify for continuance.

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

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

(3) OWNER(S) SIGNATURE

PRINT NAME

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

If claiming an exemption, list WAC number and reason for exemption:  
WAC No. (Section/Subsection) WAC 458-61A-201  
Reason for exemption GIFT

Type of Document Quit Claim Deed  
Date of Document 3-16-14

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

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)	Name (print)
Date & city of signing:	Date & city of signing:

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)).

APR 07 2014

KAREN ROOSEVELT  
GARFIELD COUNTY TREASURER

2496  
COUNTY TREASURER KR

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.

X William C Barber  
Grantor's Signature

Brian Gerber  
Ernie Rader  
Sondra Gerber  
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

QUIT CLAIM DEED

Grantor(s): WILLIAM CHARLES GERBER  
Grantee(s): SONDRA R. GERBER, BRIAN R. GERBER AND ERNEST  
C.W. GERBER, as his sole and separate property  
Desc: S1/2 N1/2 NW1/4 SW1/4 Sec. 28 Twp. 10 Range 42,  
9.98 Ac.

THE GRANTOR(S): WILLIAM CHARLES GERBER

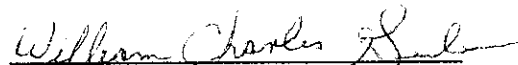
For and in consideration of: LOVE AND AFFECTION  
In hand paid, quit claims to: SONDRA R. GERBER, BRIAN R. GERBER AND ERNEST  
C.W. GERBER, as their sole and separate property

The following described real estate, situation in the County of Garfield, State of  
Washington, including any after acquired title:

S1/2 N1/2 NW1/4 SW1/4 Sec. 28 Twp. 10 Range 42, 9.98 Ac.

SUBJECT TO: This conveyance is subject to covenants, conditions, restrictions  
and easements, if any, affecting title, which may appear in the public record,  
including those shown on any recorded plat or survey.

DATED this 10<sup>th</sup> day of March, 2014

  
William Charles Gerber

**REAL ESTATE EXCISE TAX AFFIDAVIT**

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

This form is your receipt  
when stamped by cashier.

PLEASE TYPE OR PRINT

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

(See back of last page for instructions)

☐ Check box if partial sale of property

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

<b>SELLER GRANTOR</b>	1 Name <u>James O. Storey &amp; Linda R. Storey</u>	<b>BUYER GRANTEE</b>	2 Name <u>Kenneth Storey</u>
	Mailing Address <u>P.O. Box 258</u>		Mailing Address <u>P.O. Box 932</u>
	City/State/Zip <u>Pomeroy, Wa. 99347</u>		City/State/Zip <u>Pomeroy, Wa. 99347</u>
	Phone No. (including area code) <u>509 843-1524</u>		Phone No. (including area code) <u>509 843-7275</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 _____		1-050-04-005-1190-000 <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>52,622</u>	

4 Street address of property: 897 Main St.

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

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

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

Lot 5 BK 4 Original Town

5 Select Land Use Code(s): 55

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

(See back of last page for instructions)

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

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

If any answers are yes, complete as instructed below.

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

This land ☐ does ☐ does not qualify for continuance.

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

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

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

PRINT NAME

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

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

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

Type of Document Warranty Deed

Date of Document 4/11/14

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

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

Exemption Claimed (deduct) \$ 70,000

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

Excise Tax : State \$ 896.00

Local \$ 175.00

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

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

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

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

\*State Technology Fee \$ \_\_\_\_\_ 5.00

\*Affidavit Processing Fee \$ \_\_\_\_\_

Total Due \$ 1,076.00

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 James O. Storey

Name (print) James O. Storey

Date & city of signing: 4/11/14 Pomeroy, Wa

Signature of Grantee or Grantee's Agent Ken Storey

Name (print) Ken Storey

Date & city of signing: 04/11/14 Pomeroy, WA

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

**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.

<b>1</b> SELLER GRANTOR	Name <u>Suzanne Smith</u>	<b>2</b> BUYER GRANTEE	Name <u>Bradley L. Johnson</u>
	Mailing Address <u>4821 75th Ave. NE</u>		Mailing Address <u>P.O. Box 200</u>
	City/State/Zip <u>Marysville, WA 98270</u>		City/State/Zip <u>Gold Bar, WA 98551</u>
	Phone No. (including area code) <u>(425) 239-0108</u>		Phone No. (including area code) <u>(425) 239-0490</u>
<b>3</b>	Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee	List all real and personal property tax parcel account numbers – check box if personal property	
Name _____		2 011 42 024 4010 0000 <input type="checkbox"/>	List assessed value(s) <u>160,000.00</u>
Mailing Address _____		2 011 42 025 3010 0000 <input type="checkbox"/>	<u>8,800.00</u>
City/State/Zip _____		2 011 43 018 4020 0000 <input type="checkbox"/>	<u>6,796.00</u>
Phone No. (including area code) _____		2011 43 019 3010 0000 <input type="checkbox"/>	<u>6,942.00</u>

**4** Street address of property: In Township 11 North, Range 42 E.W.M. and In Township 11 North, Range 43 E.W.M.

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):  
81 - Agriculture (not classified under current use law)  
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 ☐ NO ☒

**6**

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

Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW? YES ☐ NO ☒

Is this property receiving special valuation as historical property per chapter 84.26 RCW? YES ☐ NO ☒

If any answers are yes, complete as instructed below.

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

This land ☐ does ☐ does not qualify for continuance.

DEPUTY ASSESSOR

DATE

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

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

PRINT NAME

Bradley L. Johnson

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

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

WAC No. (Section/Subsection) 458-61A-203

Reason for exemption \_\_\_\_\_  
Court Order, Divorce Decree - 1/15/2013

12-3-01029-8 - Lincoln Co.

Type of Document Quit Claim Deed

Date of Document \_\_\_\_\_

Gross Selling Price \$	<u>10.00</u>
*Personal Property (deduct) \$	_____
Exemption Claimed (deduct) \$	_____
Taxable Selling Price \$	<u>10.00</u>
Excise Tax : State \$	<u>0.13</u>
<u>0.0025</u> Local \$	<u>0.03</u>
*Delinquent Interest: State \$	_____
Local \$	_____
*Delinquent Penalty \$	_____
Subtotal \$	<u>0.16</u>
*State Technology Fee \$	<u>5.00</u>
*Affidavit Processing Fee \$	<u>5.00</u>
Total Due \$	<u>10.00</u> <b>CF</b>

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

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

Signature of Grantor or Grantor's Agent [Signature]  
Name (print) Suzanne Smith  
Date & city of signing: 2/27/14 Everett, WA

Signature of Grantee or Grantee's Agent [Signature]  
Name (print) Bradley L. Johnson  
Date & city of signing: 2/27/14 Everett WA

**Perjury:** Perjury is a class C felony which is punishable by imprisonment in the state correctional institution for a maximum term of not more than five years, or by a fine in an amount fixed by the court of not more than five thousand dollars (\$5,000), or by both imprisonment and fine (RCW 9A.20.020 (1C)).

## EXHIBIT A

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

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

That part of Section 25, more particularly described as follows:

Beginning at the Southwest corner of the Northwest quarter of the Southwest quarter of said Section 25;

thence northerly along the West line of said Section 25 a distance of 1860.00 feet, more or less;

thence North 75°02' East 248.16 feet; thence North 70°23' East 286.45 feet;

thence North 61°42' East 577.43 feet; thence North 59°33' East 564.46 feet;

thence North 61°03' East 384.55 feet; thence North 39°50' East 387.41;

thence North 70°16' East 83.56 feet; thence North 38°25' East 671.90 feet;

thence North 61°19' East 582.00 feet; thence South 28°17' East 1182.00 feet;

thence westerly 2310.00 feet; thence South 00°02' East 2547.00 feet;

thence South 87°28' West 1492.00 feet to the point of beginning.

TOGETHER WITH a 10 foot easement for ingress and egress over and across the West 10 feet of the North 2168.00 feet of said Section 25.

ALSO TOGETHER WITH a 10 foot easement for ingress and egress lying 10.00 feet northwesterly of the following described line:

Commencing at the Southwest corner of the Northwest quarter of the Southwest quarter of said Section 25;

thence northerly along the West line of said Section 25 a distance of 1860.00 feet, more or less;

thence North 75°02' East 248.16 feet; thence North 70°23' East 286.45 feet;

thence North 61°42' East 577.43 feet; thence North 59°33' East 539.46 feet to the true point of beginning;

thence continue North 59°33' East 25.00 feet; thence North 61°03' East 25.00 feet to the terminus of the above described line.

That part of the Northeast quarter of the Southeast quarter of Section 24, Township 11 North, Range 42 E.W.M., and of the West half of the West half of Section 19, Township 11 North, Range 43 E.W.M., more particularly described as follows:

Beginning at the Southwest corner of said Section 19;

thence North 00°37'21" West along the West line of said Section 19 a distance of

1340.17 feet to the Southeast corner of the Northeast quarter of the Southeast quarter of said Section 24;

-continued-

thence South 89°28'35" West along the South line of said Northeast quarter of the Southeast quarter 421.57 feet;  
 thence North 51°00'00" East 581.44 feet; thence North 46°15'00" East 699.26 feet;  
 thence North 50°20'00" East 817.50 feet; thence North 10°44'00" West 588.02 feet;  
 thence North 60°48'00" East 322.53 feet to a point on the East line of the West half of the West half of said Section 19;  
 thence South 00°31'06" East along the East line of said West half of the West half 3451.85 feet to the Southeast corner of said West half of the West half;  
 thence North 89°36'54" West along the South line of said West half of the West half 1353.45 feet to the point of beginning.

In Township 11 North, Range 43 E.W.M.

That part of the South half of the Southeast quarter of Section 7, and of Section 18, and of the Northeast quarter of the Northwest quarter of Section 19, more particularly described as follows:

Beginning at the Southeast corner of the Southwest quarter of the Southeast quarter of said Section 18:

thence North 89°13' West along the South line of said Section 18 a distance of 1053.22 feet;  
 thence North 31°58' East 423.91 feet; thence North 67°29' West 112.73 feet;  
 thence South 56°49' West 273.31 feet; thence South 66°49' West 373.72 feet;  
 thence South 58°36' West 314.99 feet; thence South 47°42' West 256.69 feet;  
 thence South 77°29' West 307.29 feet; thence North 42°13' East 499.66 feet;  
 thence North 57°25' West 364.25 feet; thence North 07°36' East 183.89 feet;  
 thence North 49°30' East 1213.73 feet; thence North 70°50' East 763.13 feet;  
 thence North 83°01' East 227.91 feet; thence North 13°40' East 426.18 feet;  
 thence North 81°15' West 371.78 feet; thence South 62°01' West 200.76 feet;  
 thence South 87°20' West 376.77 feet; thence North 53°33' West 188.07 feet;  
 thence North 13°11' West 179.08 feet; thence North 30°22' East 160.03 feet;  
 thence North 84°38' East 388.65 feet; thence North 52°15' East 440.71 feet;  
 thence North 04°02' West 55.82 feet to a point on the North line of of the South half of said Section 18; thence South 89°13'54" East along said North line 447.22 feet;  
 thence North 07°52' West 362.27 feet; thence South 75°08' West 555.60 feet;  
 thence North 70°58' West 276.65 feet; thence North 23°14' West 241.79 feet;  
 thence North 39°30' West 319.93 feet; thence North 28°08' East 382.77 feet;  
 thence North 56°33' East 146.89 feet; thence North 31°24' East 204.74 feet;  
 thence North 00°13' East 388.59 feet; thence North 28°43' West 77.00 feet;  
 thence South 64°07' West 295.84 feet; thence North 72°57' West 207.11 feet;  
 thence South 76°49' West 292.06 feet; thence North 01°11' East 64.47 feet;  
 thence North 63°13' East 659.72 feet; thence North 12°56' East 811.36 feet;  
 thence North 12°42' West 492.58 feet; thence North 02°56' East 488.73 feet;  
 thence South 66°51' West 304.74 feet; thence South 50°07' West 218.52 feet, more or less, to a point on the West line of the South half of the Southeast quarter of said Section 7;

-continued-

thence northerly along said West line 511.72 feet to the Northwest corner of said South half of the Southeast quarter;  
 thence easterly along the North line of said South half of the Southeast quarter 1352.00 feet;  
 thence South 07°46' East 139.00 feet; thence South 02°17' East 534.00 feet;  
 thence South 20°50' East 724.64 feet, more or less, to a point on the South line of said South half of the Southeast quarter;  
 thence westerly along said South line 108.43 feet; thence South 20°50' East 113.11 feet, more or less;  
 thence South 01°02' West 1012.00 feet; thence South 42°38' East 314.00 feet to a point on the South line of the North half of the Northeast quarter of said Section 18;  
 thence westerly along said South line 203.12 feet;  
 thence South 20°13' East 298.28 feet (record distance 338.00 feet);  
 thence South 28°13' East 500.00 feet; thence South 54°38' East 300.00 feet;  
 thence South 04°00' East 485.00 feet to a point on the North line of the South half of said Section 18;  
 thence North 89°13'54" West along said North line 827.23 feet to the Northeast corner of the West half of the Southeast quarter of said Section 18;  
 thence South 00°15'30" East along the East line of said West half of the Southeast quarter 2667.94 feet to the point of beginning.

TOGETHER WITH a 10 foot easement ingress and egress lying 5.00 feet on each side of the following described centerline:

Commencing at the Northeast corner of the West half of the Southeast quarter of said Section 18; thence North 89°13'54" West 530.28 feet; thence South 04°02' East 5.00 feet to the true place of beginning;  
 thence North 89°13'54" West 3219.41 feet; thence South 08°04' West 836.90 feet;  
 thence South 88°52' West 106.13 feet; thence North 64°22' West 68.53 feet;  
 thence North 21°35' West 106.93 feet; thence North 45°37' West 123.80 feet;  
 thence North 44°27' West 212.55 feet; thence North 72°46' West 150.20 feet;  
 thence North 80°57' West 149.66 feet; thence North 85°35' West 149.62 feet;  
 thence North 61°21' West 157.71 feet to a point on the centerline of Rickman Gulch Road, said point being the terminus of the above described centerline.

ALSO TOGETHER WITH a 10 foot easement for ingress and egress over and across that part of said Sections 18 and 19, lying westerly of a line more particularly described as follows:

Beginning at a point that lies North 89°13' West 1053.22 feet from the Southeast corner of the Southwest quarter of the Southeast quarter of said Section 18;  
 thence continue North 89°13' West 300.05 feet to the Northeast corner of the Northeast quarter of the Northwest quarter of said Section 19;  
 thence South 00°24'48" East along the East line of said Northeast quarter of the Northwest quarter 416.73 feet; thence South 33°19' West 698.82 feet;

-continued-



6910

thence South  $45^{\circ}54'$  West 468.37 feet to a point on the South line of said Northeast quarter of the Northwest quarter;  
thence North  $89^{\circ}18'55''$  West along said South line 634.64 feet to the Northeast corner of the Southwest quarter of the Northwest quarter of said Section 19;  
thence South  $00^{\circ}31'06''$  East along the East line of said Southwest quarter of the Northwest quarter 561.41 feet to the terminus of the above described line.

# REAL ESTATE EXCISE TAX AFFIDAVIT

PLEASE TYPE OR PRINT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

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when stamped by cashier.

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(See back of last page for instructions)

☐ Check box if partial sale of property

If multiple owners, list percentage of ownership next to name

<b>SELLER GRANTOR</b>	<b>1</b> Name <b>Walter R. Riley, as Personal Representative of the ESTATE OF MILDRED M. RILEY, deceased</b>	<b>BUYER GRANTEE</b>	<b>2</b> Name <b>Walter R. Riley, a married man, as his sole and separate property</b>
	Mailing Address <b>10505 State Rd. 127</b>		Mailing Address <b>10505 State Rd. 127</b>
	City/State/Zip <b>Pomeroy, WA 99347-8644</b>		City/State/Zip <b>Pomeroy, WA 99347-8644</b>
	Phone No. (including area code) <b>509-549-3624</b>		Phone No. (including area code) <b>509-549-3624</b>
<b>3</b>	Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee	List all real and personal tax parcel account numbers – check box if personal property	
Name _____		2-014-40-013-4010 <input type="checkbox"/>	
Mailing Address _____		Per Attached <input type="checkbox"/>	
City/State/Zip _____		<input type="checkbox"/>	
Phone No. (including area code) _____		<input type="checkbox"/>	
		List assessed value(s) <b>369,972</b>	

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

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

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

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

Per Attached

<p><b>5</b> Select Land Use Code(s): <b>83</b></p> <p>enter any additional codes: _____</p> <p>(See back of last page for instructions)</p> <p>Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)?</p> <p>YES <input type="checkbox"/> NO <input checked="" type="checkbox"/></p>	<p><b>7</b> List all personal property (tangible and intangible) included in selling price.</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>If claiming an exemption, list WAC number and reason for exemption:</p> <p>WAC No. (Section/Subsection) <b>458-61A-202 (1)</b></p> <p>Reason for exemption <b>Transfer of Real Property by Inheritance</b></p> <p>_____</p> <p>Type of Document <b>Deed of Distribution</b></p> <p>Date of Document <b>01/23/14</b></p> <table border="0"> <tr> <td>Gross Selling Price</td> <td>\$</td> <td><b>0.00</b></td> </tr> <tr> <td>*Personal Property (deduct)</td> <td>\$</td> <td><b>0.00</b></td> </tr> <tr> <td>Exemption Claimed (deduct)</td> <td>\$</td> <td><b>YES</b></td> </tr> <tr> <td>Taxable Selling Price</td> <td>\$</td> <td><b>0.00</b></td> </tr> <tr> <td>Excise Tax: State</td> <td>\$</td> <td><b>0.00</b></td> </tr> <tr> <td>Local</td> <td>\$</td> <td></td> </tr> <tr> <td>*Delinquent Interest: State</td> <td>\$</td> <td></td> </tr> <tr> <td>Local</td> <td>\$</td> <td></td> </tr> <tr> <td>*Delinquent Penalty</td> <td>\$</td> <td></td> </tr> <tr> <td>Subtotal</td> <td>\$</td> <td></td> </tr> <tr> <td>*State Technology Fee</td> <td>\$</td> <td><b>5.00</b></td> </tr> <tr> <td>*Affidavit Processing Fee</td> <td>\$</td> <td><b>5.00</b></td> </tr> <tr> <td>Total Due</td> <td>\$</td> <td><b>10.00</b></td> </tr> </table> <p><b>A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX</b> *SEE INSTRUCTIONS</p>	Gross Selling Price	\$	<b>0.00</b>	*Personal Property (deduct)	\$	<b>0.00</b>	Exemption Claimed (deduct)	\$	<b>YES</b>	Taxable Selling Price	\$	<b>0.00</b>	Excise Tax: State	\$	<b>0.00</b>	Local	\$		*Delinquent Interest: State	\$		Local	\$		*Delinquent Penalty	\$		Subtotal	\$		*State Technology Fee	\$	<b>5.00</b>	*Affidavit Processing Fee	\$	<b>5.00</b>	Total Due	\$	<b>10.00</b>
Gross Selling Price	\$	<b>0.00</b>																																						
*Personal Property (deduct)	\$	<b>0.00</b>																																						
Exemption Claimed (deduct)	\$	<b>YES</b>																																						
Taxable Selling Price	\$	<b>0.00</b>																																						
Excise Tax: State	\$	<b>0.00</b>																																						
Local	\$																																							
*Delinquent Interest: State	\$																																							
Local	\$																																							
*Delinquent Penalty	\$																																							
Subtotal	\$																																							
*State Technology Fee	\$	<b>5.00</b>																																						
*Affidavit Processing Fee	\$	<b>5.00</b>																																						
Total Due	\$	<b>10.00</b>																																						

**6**

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

Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34? ☒ YES ☐ NO

Is this property receiving special valuation as historical property per chapter 84.26 RCW? ☐ YES ☒ NO

If any answers are yes, complete as instructed below.

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

This land ☒ does ☐ does not qualify for continuance

Keshia Wick Bruegg 4/16/14  
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) 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.

**(3) OWNER(S) SIGNATURE**  
Walter R. Riley Walter R. Riley  
PRINT NAME

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

Estate of Mildred M. Riley

Signature of Grantor or Grantor's Agent <u>Walter R. Riley</u>	Signature of Grantee or Grantee's Agent <u>Walter R. Riley</u>
Name (print) <u>Walter R. Riley, Personal Representative</u>	Name (print) <u>Walter R. Riley</u>
Date & city of signing: <u>01/23/14 St. John</u>	Date & city of signing: <u>01/23/14 St. John</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**  
**APR 16 2014**

## Real Estate Excise Tax Affidavit Attachment

### 4. Legal Description:

#### Parcel 1 & 2:

Government Lots 5 and 6, in Section 13, Township 14 North, Range 40 E.W.M; Government Lots 5, 6, and 7, and the East Half of the Southeast Quarter and the Southwest Quarter of the Southeast Quarter of Section 23, Township 14 North, Range 40 E.W.M., EXCEPT beginning at the meander corner between Section 23 and Section 26, on left bank of the Snake River; thence North 89°45' East along the Section line 2200.0 feet to center of County Road right of way; thence North 39°20' East along center of County Road right of way 196.6 feet; thence North 05°15' East 377.2 feet; thence North 24°16' East 1067.2 feet; thence North 36°32' East 1800.6 feet; thence North 03°13' East 1555.0 feet to the left bank of the river between Sections 23 and 24; thence Southwesterly along river bank to the point of beginning.

#### Parcel 3:

Government Lots 1 and 2, the East Half, the Southwest Quarter and the South Half of the Northwest Quarter of Section 24, Township 14 North, Range 40 E.W.M. EXCEPT beginning at the left bank of Snake River between Section 23 and 24, thence South 03°13' West 1550 feet, thence North 79°29' East 525.1 feet, thence North 56°33' East 2075.8 feet, thence North 66°52' East 495 feet, thence North 48°59' East 573.5 feet, thence North 31°45' West 734 feet to a point on Section line, thence West along Section line between Sections 24 and 13 for 699.8 feet to left bank of Snake River, thence Southwesterly along River to Point of Beginning.

#### Parcel 4:

All of Section 25, Township 14 North, Range 40 E.W.M., EXCEPT: beginning on the Section line 811 feet West of the Southeast corner of said Section; thence due West along Section line 3734.4 feet; thence North 57°02' West 102.5 feet; thence North 35°05' West 316.6 feet; thence North 47°28' East 373.6 feet; thence North 05°45' East 367.7 feet; thence North 56°12' East 232.7 feet; thence South 73°29' East 559.7 feet; thence North 44°26' East 1608 feet thence South 65°36' East 380.3 feet thence South 33°34' East 334.7 feet; thence North 71°44' East 462.4 feet; thence North 27°31' East 712.2 feet; thence North 47°04' East 823.2 feet; thence North 41°17' East 862 feet; thence North 77°02' East 317.8 feet; thence South 1°41' West along Section line 1136.3 feet; thence South 89°21' West 573.8 feet; thence South 46°16' West 675 feet; thence South 59°31' West 297 feet; thence South 10°24' East 378.6 feet; thence South 03°27' West 537.1 feet; thence South 47°02' East 590.9 feet; thence South 16°49' West 392 feet; thence South 24°44' East 172.2 feet; thence South 16°53' West 72.8 feet to the Point of Beginning.

#### Parcel 5:

Government Lots 3, 4, 5 and 6, and the East Half of Section 26, Township 14 North, Range 40 E.W.M.

EXCEPT Beginning at the meander corner between Sections 23 and 26, on left bank of Snake River, thence North 89°45' East along Section line for 2200 feet to the center of County Road right of way; thence South 39° 20' West along center of County Road right of way for 176.2 feet; thence South 08°40' West along right of way 735.7 feet; thence South 16°11' West along right of way 1488.6 feet; thence South 49°04' West along right of way 270 feet; thence South 15°07' West along right of way 451.2 feet; thence North 71°26' West 177.6 feet; thence North 14°54' East 505.7 feet; thence North 20°32' West 96.4 feet; thence North 72°29' West 1562 feet to left bank of Snake River, thence Northeasterly along river to Point of Beginning. EXCEPT the following describe tracts of land conveyed to the United States of America by instrument recorded in Garfield County book of Deeds 49 at page 225: All that portion of a tract of land lying in Government Lots 4, 5, and 6, and the West Half of the East Half of Section 26, Government Lot 4 in Section 34, and Government Lots 2, 3, 4 and 5 in Section 35, Township 14 North, Range 40 E.W.M., more particularly described as follows: Commencing at the meander corner on the North line of Section 26 on the left

bank of the Snake River; thence North 89°45' East (true North) along the Section line 2200.00 feet to the existing centerline of the county Road; thence South 39°20' West (true North), along said centerline 176.20 feet; thence South 8°40' West (true North), along said centerline 735.70 feet; thence South 16°11' West (true North), along said centerline 1488.60 feet; thence South 49°02' West (true North), along said centerline 451.20 feet; thence North 71°26' West (true North), a distance of 30.00 feet to the existing Westerly right of way line of said County Road and the True Point of Beginning; thence continuing North 71°26' West (true North), a distance of 147.60 feet; thence North 14°54' East (true North), a distance of 505.70 feet thence North 20°32' West (true North) a distance of 96.40 feet; thence North 72°29' West (true North), to the ordinary high water line on the East bank of the Snake River; thence Southerly along said high water line to a point lying due West of a point lying North 05°17'41" East a distance of 5140.22 feet from the Southwest corner of Section 2, in Township 13 North in said Range; thence East to said point lying North 05°17'41" East, a distance of 5140.22 feet from the Southwest corner of said Section 2; thence North 26°55' East a distance of 2186.92 feet; thence due North to said existing Westerly right of way line of the County Road; thence Northerly along said right of way line to the Point of Beginning.

SUBJECT TO: a reservation of water and water distribution system for the use of the farmland situated on the tract of land hereinbefore described as an exception lying in Section 26.

Parcel 6:

All of Section 35, Township 14 North, Range 40 E.W.M. EXCEPT the following describe tracts of land conveyed to the United States of America by instrument recorded in Garfield County Book of Deeds 49 at page 225: All that portion of a tract of land lying in Government Lots 4, 5, and 6, and the West Half of the East Half of Section 26, Government Lot 4 in Section 34, and Government Lots 2, 3, 4 and 5 in Section 35, Township 14 North, Range 40 E.W.M., more particularly described as follows: Commencing at the meander corner on the North line of Section 26 on the left bank of the Snake River; thence North 89°45' East (true North) along the Section line 2200.00 feet to the existing centerline of the county Road; thence South 39°20' West (true North), along said centerline 176.20 feet; thence South 08°40' West (true North), along said centerline 735.70 feet; thence South 16°11' West (true North), along said centerline 1488.60 feet; thence South 49°02' West (true North), along said centerline 270.00 feet; thence South 15°07' West (true North) along said centerline 451.20 feet; thence North 71°26' West (true North), a distance of 30.00 feet to the existing Westerly right of way line of said County Road and the True Point of Beginning; thence continuing North 71°26' West (true North), a distance of 147.60 feet; thence North 14°54' East (true North), a distance of 505.70 feet thence North 20°32' West (true North) a distance of 96.40 feet; thence North 72°29' West (true North), to the ordinary high water line on the East bank of the Snake River; thence Southerly along said high water line to a point lying due West of a point lying North 05°17'41" East a distance of 5140.22 feet from the Southwest corner of Section 2, in Township 13 North in Range 40 E.W.M.; thence East to said point lying North 05°17'41" East, a distance of 5140.22 feet from the Southwest corner of said Section 2; thence North 26°55' East a distance of 2186.92 feet; thence due North to said existing Westerly right of way line of the County Road; thence Northerly along said right of way line to the Point of Beginning. **ALSO EXCEPT** all that portion of Government Lots 5 and 6 in Section 13, and Government Lot 1 and the Northeast Quarter of Section 24 in Township 14 North, Range 40 E.W.M. lying North and West of Line "A" and Northeasterly of Line "B", said lines being more particularly described as follows:

Line "A": Beginning at a point lying South 71°51'39" West, a distance of 2463.74 feet from the Northeast corner of said Section 24; thence North 53°15'43" East a distance of 1304.00 feet; thence North 62°47'02" East to the East line of said Section 13; thence Northerly along said Section line to the ordinary high water line of the South bank of the Snake River and the Point of Terminus of the above described line "A".

Line B: Commencing at the left bank of the Snake River on the West line of said Section 24; thence South 03°13' West (true North), a distance of 1550.00 feet to the existing centerline of the County Road; thence North 79°29' East (true North), a distance of 525.10 feet; thence North 56°33' East (true North), a distance of 2075.80 feet; thence North 66°52' East (true North), a distance 495.00 feet to the True Point of Beginning of Line "B"; thence North 48°59' East (true North), a distance of 573.50 feet; thence North 31°45' West (true North), a distance of 734.00 feet to a point on the North line of said Section 24; thence Westerly along said North line of Section 24 to the ordinary high water line on the East bank of the Snake River and the Point of Terminus of Line "B". All bearings are referred to the Washington coordinate system, South Zone, unless otherwise specified.

Parcel 7:

All of Section 19, Township 14, Range 41 E.W.M., EXCEPT beginning on Section line 1606 feet East of the Section corner of Section 25, 24, 19 and 30; thence North 1°38' East 343.6 feet; thence North 65°08' West 511.3 feet; thence North 13°48' West 494 feet; thence North 02°45' East 894.8 feet; thence South 86°41' East 332.2 feet; thence North 45°09' East 793.7 feet; thence North 16°28' West 833.5 feet; thence North 55°38' West 295.8 feet thence North 18°02' West 596.5 feet; thence North 61°56' East 1104.2 feet; thence South 76°39' East 385.2 feet; thence South 33°15' East 357.3 feet; thence South 02°39' East 366.2 feet; thence South 12°30' East 257.8 feet; thence South 36°23' East 146.7 feet; thence South 79°10' East 235.3 feet; thence South 50°02' East 382.6 feet; thence North 54°25' East 310.6 feet; thence North 44°37' East 227.6 feet; thence North 11°51' East 685.1 feet; thence North 44°03' East 286.6 feet; thence North 44°18' East 469.8 feet; thence North 25°34' East 792.4 feet; thence South 89°49' East 518.3 feet to Section corner of Sections 17, 18, 19 and 20; thence South 1°35' West along Section line 1184.4 feet; thence South 2°27' West along Section line 2551.8 feet; thence South 81°01' West 178.8 feet; thence South 82°03' West 637 feet; thence North 77°36' West 132.9 feet; thence North 16°34' West 137.2 feet; thence North 18°31' East 352.7 feet; thence South 66°44' West 260.1 feet; thence North 47°16' West 353.5 feet; thence South 52°28' West 1110.6 feet; thence South 45°58' East 242.6 feet; thence South 18°47' East 426.6 feet; thence South 12°18' East 926.7 feet ; thence South 89°44' West 1996.5 feet to Point of Beginning.

Parcel 8:

The Southwest Quarter, the West Half of the Northwest Quarter, the Southeast Quarter of the Northwest Quarter and the Southwest Quarter of the Northeast Quarter of Section 20, Township 14 North, Range 41 E.W.M., EXCEPT beginning at the center of Section 20; thence South 1°41' West along one-half Section line 1894 feet; thence South 01°03' West 786.5 feet to one-half Section corner; thence North 89°45' West 2725 feet to Section corner; thence North 02°27' East along Section line 741.1 feet; thence North 44°35' East 211 feet; thence North 15°42' East 104.1 feet ; thence North 29°42' East 563.8 feet; thence North 20°20' West 239.9 feet; thence South 88°17' West 332 feet to Section line; thence North 2°27' East along Section line for 2472.5 feet; thence North 01°35' East 229.8 feet; thence South 67°34' East 219 feet; thence South 52°47' East 445 feet; thence South 88°46' East 2270.5 feet; thence South 46°27' East 646.7 feet; thence South 18°28' East 141.5 feet; thence South 09°43' West 753 feet; thence South 89°35' West 602.1 feet to Point of Beginning.

Parcel 9:

All of Section 30, Township 14 North, Range 41 E.W.M. EXCEPT Beginning at a point on the South line of Section 30 where the line intersects the center of the County Road, thence along said South line North 88°20' East 2880 feet to the Southeast corner of said Section; thence North 00°10' West along the East line of said Section a distance of 1181 feet to center of County Road; thence following the County Road South 72°20' West 250 feet; thence South 70° West 600 feet; thence South 62°30' West 600 feet; thence South 61°15' West 500 feet; thence South 72°15' West 400 feet; thence South 63°35' West 796.7 feet to the place of beginning. ALSO EXCEPT beginning on the Section line 1606 feet East of the Section corner of Section 24, 25, 19 and 30; thence

North 89°44' East along Section line 2367.4 feet; thence South 75°15' East for 100.3 feet; thence South 32°23' East 107.2 feet; thence South 06°41' West 978.2 feet; thence South 14°50' West 457.4 feet; thence South 41°43' West 323.1 feet; thence North 41°24' West 1451.7 feet; thence South 76°34' West 1111.9 feet; thence South 31°01' East 418.2 feet; thence South 85°59' East 266.2 feet; thence South 13°52' East 74.5 feet; thence South 14°24' East 336.3 feet; thence South 42°19' West 251 feet; thence South 80°41' West 349.2 feet; thence South 58°11' West 662.4 feet; thence North 58°19' West 152.8 feet; thence North 17°57' West 385.7 feet; thence North 80°43' West 371.5 feet; thence South 43°37' West 460 feet; thence South 9°02' West 365.5 feet; thence South 25°10' East 400.8 feet; thence South 89°21' West 415 feet; thence North 01°41' East along Section line 1136.3 feet; thence North 77°02' East 384 feet; thence North 50°37' East 325.5 feet; thence North 65°47' East 507.8 feet; thence North 28°47' East 332.6 feet; thence North 10°20' West 222.4 feet; thence North 33°19' East 822 feet; thence North 01°38' East 16.3 feet to Point of Beginning.

Parcel 10:

All that part of Section 31, Township 14 North, Range 41 E.W.M. described as follows: Beginning at the Northwest corner of Section 31; thence South 4756 feet to the West line of County Road; thence East 20 feet to the center line of said Road; thence following the center line of said road North 25°04' East 185 feet thence North 21° East 200 feet thence North 09°30' East 500 feet; thence North 9°30' West 300 feet; thence North 16°30' East 1500 feet; thence North 37°30' East 2000 feet; thence North 35°22' East 610.6 feet; thence North 57°20' East 300 feet to the North line of Section; thence along North line of Section South 88°20' West 2454 feet to the Point of Beginning.

All parcel listed above are located in Garfield County Washington.

Parcel Nos.: 2-014-40-013-4010, 2-014-40-023-4000, 2-014-40-024-1000, 2-014-40-025-1000, 2-014-40-026-1000, 2-014-40-035-1000, 2-014-41-019-1010, 2-014-41-020-1010, 2-014-41-030-1000, 2-014-41-031-2000

SUBJECT TO: The First Right of Refusal as stated on page 17 in the Last Will and Testament of Mildred M. Riley, dated October 11, 2007, which estate is being administered in Lincoln County Superior Court under Probate Cause Number 13-4-00063-4.

FILED

OCT 10 2013

PEGGY A. SEMPRIMOZNIK  
LINCOLN COUNTY CLERK

SUPERIOR COURT OF WASHINGTON FOR LINCOLN COUNTY

In the Matter of the Estate

of

MILDRED M. RILEY,

Deceased

No. 13-4 00063-4

LETTERS TESTAMENTARY

WHEREAS, the Last Will and Testament of MILDRED M. RILEY, deceased, was, on the \_\_\_\_\_ day of \_\_\_\_\_, 2013, duly exhibited, proven and recorded in our Superior Court; and whereas it appears in and by said Will that WALTER R. RILEY has been appointed Personal Representative therein; and whereas, said Personal Representative has duly qualified; NOW THEREFORE,

KNOW ALL MEN BY THESE PRESENTS, that we do hereby authorize the said WALTER R. RILEY to execute said Will according to law.

WITNESS the hand and seal of said Court this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

STATE OF WASHINGTON )  
County of Lincoln ) ss.

Certificate

I, Peggy A. Semprimoznik, County Clerk of the County of Lincoln, State of Washington, and ex-officio Clerk of the Superior Court of the State of Washington for Lincoln County, do hereby certify that the within and foregoing is a full, true and correct copy of the original Letters Testamentary and of the whole thereof, as the same is now on file and of record in the above entitled cause in my office and custody, said letters have never been revoked and are still in full force and effect. IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of said Superior Court this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

Miller Estate, Mildred, 102907-7-2004  
Open Probate 9-13-13.cb.LRM

PEGGY A. SEMPRIMOZNIK, CLERK

Clerk of the Superior Court

By Dana Ryley  
Deputy

**Carpenter,  
McGuire &  
DeWalt, P.S.**  
ATTORNEYS AT LAW

503 Morgan Street, P.O. Box 1187, Davenport, Washington 99122 (509) 725-4100

AUTHORIZATION TO RELEASE INFORMATION

DATE: September 26, 2013

RE: ESTATE OF MILDRED M. RILEY, deceased

TO: Concerned Parties

I am the person appointed and confirmed as Personal Representative of the above-named decedent's estate. I hereby authorize and direct you to furnish to my attorneys, CARPENTER, McGUIRE & DeWULF, P.S., P.O. Box 1187, Davenport, Washington 99122, any information which my attorneys may request with reference to bank accounts, life insurance policies, bonds and/or certificates, escrow accounts, or any other investments owned by the above-named decedent, or in which the decedent has an interest.

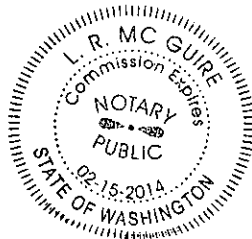
Walter R. Riley  
Walter R. Riley  
Personal Representative

STATE OF WASHINGTON)  
County of Chelan ) ss.

I certify that I know or have satisfactory evidence that WALTER R. RILEY signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 26 day of Sept, 2013

(Seal or Stamp)



[Signature]  
NOTARY PUBLIC (Signature)

[Signature]  
(Printed Name)  
My commission expires 2-15-14





PLEASE TYPE OR PRINT

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

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

(See back of last page for instructions)

This form is your receipt  
when stamped by cashier.

2500

☐ Check box if partial sale of property

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

<b>SELLER GRANTOR</b>	Name <u>Samuel S. Warren, as his sole and separate property</u>	<b>BUYER GRANTEE</b>	Name <u>Warren Land and Cattle, LLC</u>
	Mailing Address <u>28132 9th Place S.</u>		Mailing Address <u>755 Tatman Mt Road</u>
	City/State/Zip <u>Des Moines WA 99347</u>		City/State/Zip <u>Pomeroy WA 00348</u>
	Phone No. (including area code) _____		Phone No. (including area code) _____
Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers - check box if personal property	
Name <u>Warren Land and Cattle, LLC</u>		2 011 41 014 3000 <input type="checkbox"/>	
Mailing Address <u>755 Tatman Mt Road</u>		2 011 41 015 1000 <input type="checkbox"/>	
City/State/Zip <u>Pomeroy WA 00348</u>		2 011 41 015 4000 <input type="checkbox"/>	
Phone No. (including area code) _____		2 011 41 028 3010 <input type="checkbox"/>	
		List assessed value(s) 302,079.00	

4 Street address of property: no address

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 a larger parcel.

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

<p>5 Select Land Use Code(s): <u>83 Agriculture classified under current use</u></p> <p>enter any additional codes: _____</p> <p>(See back of last page for instructions)</p> <table border="0"><tr><td></td><td>YES</td><td>NO</td></tr><tr><td>Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)?</td><td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td></tr></table> <p>6</p> <table border="0"><tr><td></td><td>YES</td><td>NO</td></tr><tr><td>Is this property designated as forest land per chapter 84.33 RCW?</td><td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td></tr><tr><td>Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34?</td><td><input checked="" type="checkbox"/></td><td><input checked="" 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 checked="" type="checkbox"/> does <input type="checkbox"/> does not qualify for continuance.</p> <p><u>Keshia Vandenberg</u> <u>4/18/14</u> DEPUTY ASSESSOR DATE</p> <p>(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale.</p> <p>(3) OWNER(S) SIGNATURE</p> <p><u>Stan Warren</u> <u>Justin Warren</u> PRINT NAME</p>		YES	NO	Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>		YES	NO	Is this property designated as forest land per chapter 84.33 RCW?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34?	<input checked="" 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"/>	<p>7 List all personal property (tangible and intangible) included in selling price.</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>If claiming an exemption, list WAC number and reason for exemption:</p> <p>WAC No. (Section/Subsection) _____</p> <p>Reason for exemption _____</p> <p>Type of Document <u>Warranty Deed (WD)</u></p> <p>Date of Document <u>04/16/14</u></p> <table border="0"><tr><td>Gross Selling Price \$</td><td>260,000.00</td></tr><tr><td>*Personal Property (deduct) \$</td><td>0.00</td></tr><tr><td>Exemption Claimed (deduct) \$</td><td>0.00</td></tr><tr><td>Taxable Selling Price \$</td><td>260,000.00</td></tr><tr><td>Excise Tax : State \$</td><td>3,328.00</td></tr><tr><td>Local \$</td><td>650.00</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>3,978.00</td></tr><tr><td>*State Technology Fee \$</td><td>5.00 5.00</td></tr><tr><td>*Affidavit Processing Fee \$</td><td>0.00</td></tr><tr><td>Total Due \$</td><td>3,983.00</td></tr></table> <p>A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS</p>	Gross Selling Price \$	260,000.00	*Personal Property (deduct) \$	0.00	Exemption Claimed (deduct) \$	0.00	Taxable Selling Price \$	260,000.00	Excise Tax : State \$	3,328.00	Local \$	650.00	*Delinquent Interest: State \$	0.00	Local \$	0.00	*Delinquent Penalty \$	0.00	Subtotal \$	3,978.00	*State Technology Fee \$	5.00 5.00	*Affidavit Processing Fee \$	0.00	Total Due \$	3,983.00
	YES	NO																																											
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Total Due \$	3,983.00																																												

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

Signature of Grantor or Grantor's Agent <u>Samuel S. Warren</u>	Signature of Grantee or Grantee's Agent <u>Warren Land and Cattle, LLC</u>
Name (print) <u>Samuel S. Warren, as his sole and separate</u>	Name (print) <u>Warren Land and Cattle, LLC</u>
Date & city of signing: <u>4-18-14 Pomeroy</u>	Date & city of signing: _____

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

REV 84 0001a (02/13/07)

THIS SPACE TREASURER'S USE ONLY

P A I D  
APR 18 2014

Treasurer

KAREN ROOSEVELT  
GARFIELD COUNTY TREASURER

2500

Tue

Order No. GA-5441 *Land*

### SCHEDULE C

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

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

The Southwest quarter of Section 14.

EXCEPT beginning at the Southwest corner of said Section and running thence East along the South line of said Section a distance of 168 feet to the True Point of Beginning; thence North  $03^{\circ}37'$  East 124.5 feet; thence North  $48^{\circ}37'$  East 146.5 feet; thence North  $63^{\circ}37'$  East 327 feet; thence North  $52^{\circ}17'$  East 305.1 feet; thence North  $58^{\circ}47'$  East 316.6 feet; thence South  $13^{\circ}43'$  East 338.8 feet; thence South  $08^{\circ}13'$  East 392 feet; thence West along the South boundary of said Section 1060.3 feet to the place of beginning.

The East Half of Section 15.

The South half of the Southeast quarter and the East half of the Southwest quarter of Section 28.

That part of the Northeast quarter of the Northeast quarter of Section 33 lying East of the County Road as it existed in 1960.

The Northwest quarter and the West half of the Northeast quarter of Section 34.

EXCEPT that part of the Northwest quarter of the Northwest quarter of said Section 34, more particularly described as follows:

Commencing at the Northwest 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  $72^{\circ}26'$  East 149.1 feet; thence South  $45^{\circ}40'$  East 132.8 feet; thence South  $15^{\circ}14'$  East 138.1 feet; thence North  $80^{\circ}28'$  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 place of beginning.

ALSO EXCEPT commencing at the Southeast corner of the Southeast quarter of the Northwest quarter of said Section 34; thence West along the South line of said Southeast quarter of the Northwest quarter 320 feet; thence at right angles North 20 feet to a point on the right of way line of the County Road and the True Point of Beginning; thence from said point of beginning  $06^{\circ}25'$  West 355.8 feet; thence North  $45^{\circ}48'$  West 370 feet; thence East 620 feet; thence South 280 feet to the place of beginning.

EXCEPT from all, 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.

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

(See back of last page for instructions)

☐ Check box if partial sale of property

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

<b>SELLER GRANTOR</b>	Name <u>Samuel S. Warren as his sole and separate property</u>	<b>BUYER GRANTEE</b>	Name <u>Stanley S. Warren and Karen R. Warren Inland</u> <u>husband and wife - Empire 1031 Exchange</u>
	Mailing Address <u>28132 9th Place S.</u>		Mailing Address <u>755 Tatman Mt Road</u>
	City/State/Zip <u>Des Moines WA 98198</u>		City/State/Zip <u>Pomeroy WA 99347</u>
	Phone No. (including area code) _____		Phone No. (including area code) _____
Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers - check box if personal property	
Name <u>Stanley S. Warren and Karen R. Warren husband</u>		<u>2 011 41 034 20000</u> <input type="checkbox"/>	
Mailing Address <u>755 Tatman Mt Road</u>		_____ <input type="checkbox"/>	
City/State/Zip <u>Pomeroy WA 99347</u>		_____ <input type="checkbox"/>	
Phone No. (including area code) _____		_____ <input type="checkbox"/>	
		List assessed value(s) <u>98,241.00</u>	

4 Street address of property: 593 Linville Gulch Road, Pomeroy, WA 99347

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

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

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

<p>5 Select Land Use Code(s): <u>11 Household, single family units</u></p> <p>enter any additional codes: _____</p> <p>(See back of last page for instructions)</p> <table border="1"><thead><tr><th></th><th>YES</th><th>NO</th></tr></thead><tbody><tr><td>Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)?</td><td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td></tr></tbody></table> <p>6</p> <table border="1"><thead><tr><th></th><th>YES</th><th>NO</th></tr></thead><tbody><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 type="checkbox"/></td><td><input checked="" 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></tbody></table> <p>If any answers are yes, complete as instructed below.</p> <p><b>(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE)</b> NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information.</p> <p>This land <input type="checkbox"/> does <input type="checkbox"/> does not qualify for continuance.</p> <p>DEPUTY ASSESSOR _____ DATE _____</p> <p><b>(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)</b> NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale.</p> <p><b>(3) OWNER(S) SIGNATURE</b></p> <p>PRINT NAME _____</p>		YES	NO	Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>		YES	NO	Is this property designated as forest land per chapter 84.33 RCW?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is this property receiving special valuation as historical property per chapter 84.26 RCW?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>7 List all personal property (tangible and intangible) included in selling price.</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>If claiming an exemption, list WAC number and reason for exemption:</p> <p>WAC No. (Section/Subsection) _____</p> <p>Reason for exemption _____</p> <p>Type of Document <u>Warranty Deed (WD)</u></p> <p>Date of Document <u>04/17/14</u></p> <table border="1"><tr><td>Gross Selling Price \$</td><td>72,000.00</td></tr><tr><td>*Personal Property (deduct) \$</td><td>0.00</td></tr><tr><td>Exemption Claimed (deduct) \$</td><td>0.00</td></tr><tr><td>Taxable Selling Price \$</td><td>72,000.00</td></tr><tr><td>Excise Tax : State \$</td><td>921.60</td></tr><tr><td>Local \$</td><td>180.00</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>1,101.60</td></tr><tr><td>*State Technology Fee \$</td><td>5.00</td></tr><tr><td>*Affidavit Processing Fee \$</td><td>0.00</td></tr><tr><td>Total Due \$</td><td>1,106.60</td></tr></table> <p><b>A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX</b> *SEE INSTRUCTIONS</p>	Gross Selling Price \$	72,000.00	*Personal Property (deduct) \$	0.00	Exemption Claimed (deduct) \$	0.00	Taxable Selling Price \$	72,000.00	Excise Tax : State \$	921.60	Local \$	180.00	*Delinquent Interest: State \$	0.00	Local \$	0.00	*Delinquent Penalty \$	0.00	Subtotal \$	1,101.60	*State Technology Fee \$	5.00	*Affidavit Processing Fee \$	0.00	Total Due \$	1,106.60
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8 I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.

Signature of Grantor or Grantor's Agent <u>[Signature]</u>	Signature of Grantee or Grantee's Agent <u>[Signature]</u>
Name (print) <u>Samuel S. Warren as his sole and separate</u>	Name (print) <u>Stanley S. Warren</u>
Date & city of signing: <u>4-17-14 Clarkston</u>	Date & city of signing: <u>4-17-14 Clarkston</u>

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

**PAID**  
APR 21 2014

Order No. GA-5443 *house*

#### SCHEDULE C

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

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

That part of the Northwest quarter of the Northwest quarter of Section 34, more particularly described as follows:

Commencing at the Northwest 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  $72^{\circ}26'$  East 149.1 feet; thence South  $45^{\circ}40'$  East 132.8 feet; thence South  $15^{\circ}14'$  East 138.1 feet; thence North  $80^{\circ}28'$  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 place of beginning.

**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.

<p><b>1</b> <b>SELLER GRANTOR</b></p> <p>Name <u>Holtzinger Ranches, Inc.</u></p> <p>Mailing Address <u>2314 Frazier Dr</u></p> <p>City/State/Zip <u>Walla Walla, WA 99362</u></p> <p>Phone No. (including area code) _____</p>	<p><b>2</b> <b>BUYER GRANTEE</b></p> <p>Name <u>Bruder Bohm Holdings, LLC</u></p> <p>Mailing Address <u>969 Market St Unit 703</u></p> <p>City/State/Zip <u>San Diego, CA 92101</u></p> <p>Phone No. (including area code) _____</p>								
<p><b>3</b> Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee</p> <p>Name _____</p> <p>Mailing Address _____</p> <p>City/State/Zip _____</p> <p>Phone No. (including area code) _____</p>	<p>List all real and personal property tax parcel account numbers – check box if personal property</p> <table style="width:100%;"> <tr> <td style="width:80%;">2-012-40-032-3000</td> <td style="width:20%; text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td>2-012-40-033-3010</td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td>_____</td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td>_____</td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	2-012-40-032-3000	<input type="checkbox"/>	2-012-40-033-3010	<input type="checkbox"/>	_____	<input type="checkbox"/>	_____	<input type="checkbox"/>
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2-012-40-033-3010	<input type="checkbox"/>								
_____	<input type="checkbox"/>								
_____	<input type="checkbox"/>								

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

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"

<p><b>5</b> Select Land Use Code(s):</p> <p><u>83 - Agriculture classified under current use chapter 84.34 RCW</u></p> <p>enter any additional codes: _____</p> <p>(See back of last page for instructions)</p> <table style="width:100%;"> <tr> <td style="width:40%;"></td> <td style="width:10%; text-align: center;">YES</td> <td style="width:10%; text-align: center;">NO</td> </tr> <tr> <td>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)?</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> </table> <p><b>6</b></p> <table style="width:100%;"> <tr> <td style="width:40%;"></td> <td style="width:10%; text-align: center;">YES</td> <td style="width:10%; text-align: center;">NO</td> </tr> <tr> <td>Is this property designated as forest land per chapter 84.33 RCW?</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><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 RCW?</td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td>Is this property receiving special valuation as historical property per chapter 84.26 RCW?</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> </table> <p>If any answers are yes, complete as instructed below.</p> <p><b>(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE)</b></p> <p>NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information.</p> <p>This land <input checked="" type="checkbox"/> does <input type="checkbox"/> does not qualify for continuance.</p> <p><u>Keshia Vordermeegen</u> <u>4/25/14</u> DEPUTY ASSESSOR DATE</p> <p><b>(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)</b></p> <p>NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale.</p> <p><b>(3) OWNER(S) SIGNATURE</b></p> <p>_____ PRINT NAME</p>		YES	NO	Was the seller receiving a property tax exemption or deferral under chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>		YES	NO	Is this property designated as forest land per chapter 84.33 RCW?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is this property receiving special valuation as historical property per chapter 84.26 RCW?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p><b>7</b> List all personal property (tangible and intangible) included in selling price.</p> <p>If claiming an exemption, list WAC number and reason for exemption:</p> <p>WAC No. (Section/Subsection) _____</p> <p>Reason for exemption _____</p> <p>Type of Document <u>Statutory Warranty Deed</u></p> <p>Date of Document <u>4-24-14</u></p> <table style="width:100%;"> <tr> <td style="width:60%;">Gross Selling Price \$</td> <td style="width:40%; text-align: right;">500,000.00</td> </tr> <tr> <td>*Personal Property (deduct) \$</td> <td></td> </tr> <tr> <td>Exemption Claimed (deduct) \$</td> <td></td> </tr> <tr> <td>Taxable Selling Price \$</td> <td style="text-align: right;">500,000.00</td> </tr> <tr> <td>Excise Tax : State \$</td> <td style="text-align: right;">6,400.00</td> </tr> <tr> <td><div style="border: 1px solid black; padding: 2px;">0.0025</div> Local \$</td> <td style="text-align: right;">1,250.00</td> </tr> <tr> <td>*Delinquent Interest: State \$</td> <td></td> </tr> <tr> <td>Local \$</td> <td></td> </tr> <tr> <td>*Delinquent Penalty \$</td> <td></td> </tr> <tr> <td>Subtotal \$</td> <td style="text-align: right;">7,650.00</td> </tr> <tr> <td>*State Technology Fee \$</td> <td style="text-align: right;">5.00</td> </tr> <tr> <td>*Affidavit Processing Fee \$</td> <td></td> </tr> <tr> <td>Total Due \$</td> <td style="text-align: right;">7,655.00 <i>CK</i></td> </tr> </table> <p><b>A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX</b> *SEE INSTRUCTIONS</p>	Gross Selling Price \$	500,000.00	*Personal Property (deduct) \$		Exemption Claimed (deduct) \$		Taxable Selling Price \$	500,000.00	Excise Tax : State \$	6,400.00	<div style="border: 1px solid black; padding: 2px;">0.0025</div> Local \$	1,250.00	*Delinquent Interest: State \$		Local \$		*Delinquent Penalty \$		Subtotal \$	7,650.00	*State Technology Fee \$	5.00	*Affidavit Processing Fee \$		Total Due \$	7,655.00 <i>CK</i>
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**8** I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.

<p>Signature of Grantor or Grantor's Agent <u>Charles R. Holtzinger III</u></p> <p>Name (print) <u>Holtzinger Ranches, Inc.</u></p> <p>Date &amp; city of signing: <u>4/24/14</u> <u>Dayton</u></p>	<p>Signature of Grantee or Grantee's Agent _____</p> <p>Name (print) <u>Bruder Bohm Holdings, LLC</u></p> <p>Date &amp; city of signing: _____</p>
---	--

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

# REAL ESTATE EXCISE TAX AFFIDAVIT

This form is your receipt  
when stamped by cashier.

PLEASE TYPE OR PRINT

CHAPTER 82.45 RCW – CHAPTER 458-01A WAC

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

(See back of last page for instructions)

☐ Check box if partial sale of property

If multiple owners, list percentage of ownership next to name

<b>1</b> SELLER GRANTOR	Name <u>Holtzinger Ranches, Inc.</u>	<b>2</b> BUYER GRANTEE	Name <u>Bruder Bohm Holdings, LLC</u>
	Mailing Address <u>2314 Frazier Dr</u>		Mailing Address <u>969 Market St Unit 703</u>
	City/State/Zip <u>Walla Walla, WA 99362</u>		City/State/Zip <u>San Diego, CA 92101</u>
	Phone No. (including area code)		Phone No. (including area code)
<b>3</b>	Send all property tax correspondence to <input checked="" type="checkbox"/> Same as Buyer/Grantee	List all real and personal property tax parcel account numbers – check box if personal property	
Name		2-012-40-032-3000	<input type="checkbox"/>
Mailing Address		2-012-40-033-3010	<input type="checkbox"/>
City/State/Zip			<input type="checkbox"/>
Phone No. (including area code)			<input type="checkbox"/>
		List assessed value(s)	

**4** Street address of property \_\_\_\_\_  
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"

<b>5</b> Select Land Use Code(s): <u>Residential (2-012-40-032-3000)</u> enter any additional codes: _____ (See back of last page for instructions)	<b>7</b> List all personal property (tangible and intangible) included in selling price:  If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) _____ Reason for exemption _____  Type of Document <u>Statutory Warranty Deed</u> Date of Document _____
Was the seller receiving a property tax exemption or deferral under chapters 81.46, 81.47, or 81.58 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Gross Selling Price \$ <u>500,000.00</u>
<b>6</b> Is this property designated as forest land per chapter 81.35 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 81.34 RCW? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Is this property receiving special valuation as historical property per chapter 81.26 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 81.35(1) or RCW 81.34(1)(B)). 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.	*Personal Property (deduct) \$ _____ Exemption Claimed (deduct) \$ _____ Taxable Selling Price \$ <u>500,000.00</u> Excise Tax : State \$ <u>6,400.00</u> <u>0.0025</u> Local \$ <u>1,250.00</u> *Delinquent Interest: State \$ _____ Local \$ _____ *Delinquent Penalty \$ _____ Subtotal \$ <u>7,650.00</u> *State Technology Fee \$ <u>5.00</u> *Affidavit Processing Fee \$ _____ Total Due \$ <u>7,655.00</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 81.26 RCW, shall be due and payable by the seller or transferor at the time of sale. (3) OWNER(S) SIGNATURE <u>[Signature]</u> PRINT NAME <u>JAMES W. ELLIS</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 _____	Signature of Grantee or Grantee's Agent <u>[Signature]</u>
Name (print) <u>Holtzinger Ranches, Inc.</u>	Name (print) <u>Bruder Bohm Holdings, LLC</u>
Date & city of signing: _____	Date & city of signing: <u>4/23/14 San Diego, CA</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(1)(c)).

REV 84 0001a (2/24/14)

THIS SPACE - TREASURER'S USE ONLY

COUNTY TREASURER

**PAID**  
APR 25 2014  
KAREN ROOSEVELT  
GARFIELD COUNTY TREASURER

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**The land referred to in this Deed is in the State of Washington,  
County of Columbia, and is described as follows:**

A tract of land located in the North half of Section 4, Township 11 North,  
Range 40 East, of the Willamette, more particularly described as follows:

Beginning at the Northwest corner of said Section 4; thence North  
89°43'40" East along the North line of said Section 1331.80 feet; thence  
South 41°16'58" East 831.92 feet; thence South 62°105'02" East 251.28  
feet; thence South 54°08'23" East 408.72 feet; thence South 54°18'58"  
East 314.13 feet; thence South 85°30'12" East 361.64 feet; thence South  
85°22'01" East 406.18 feet; thence South 58°15'35" East 655.61 feet to a  
point in the East line of the West half of the Northeast quarter of said  
Section 4; thence South 00°48'27" West along said East line 1069.85 feet,  
more or less, to a point in the East-West center line of said Section 4;  
thence South 88°56'53" West along said East-West center line, 4015.27  
feet to the West Quarter corner of said Section 4; thence North 00°22'55"  
East along the West line of said section 4, 2708.09 feet to the Point of  
Beginning.

The North half and that portion of the North half of the South half of  
Section 5, Township 11 North, Range 40 East, of the Willamette, lying  
North of the County Road.

ALSO that part of the Northwest Quarter of the Southwest Quarter of said  
Section 5, more particularly described as follows:

Beginning at a point on the center of the County Road running in an  
Easterly and Westerly direction across said tract where said road intersects  
the West line of said Section 5; thence in an easterly direction and along  
the center of said County Road a distance of 300.00 feet; thence  
Southeasterly to a point on the South line of the Northwest Quarter of the  
Southwest Quarter of said Section 5, which said point is 700.00 feet East  
from the Southwest Corner of said 40 acre tract; thence West 700.00 feet  
to the West line of said Section 5; thence North along said West section  
line to a the Point of Beginning.

The East half of the Northeast Quarter of Section 6, Township 11 North,  
Range 40 East, of the Willamette.

EXCEPT Public Roads

The Northwest Quarter and the West half of the Northeast Quarter of Section 6, Township 11 North, Range 40 East, of the Willamette.

EXCEPT Public Roads

**Also Situated in the County of Garfield, State of Washington:**

A tract of land in the Southwest Quarter of Section 32, Township 12 North, Range 40 East, of the Willamette, more particularly described as follows:

Commencing at the Southwest corner of said Section 32, said point being the True Point of Beginning; thence North 00°30'44" East 1371.49 feet along the West line of said Southwest Quarter of said Section 32; thence South 65°10'35" East 551.99 feet; thence North 88°44'59" East 853.96 feet; thence South 54°24'32" East 551.67 feet; thence South 83°25'58" East 333.33 feet; thence South 04°10'54" West 57.68 feet; thence South 77°48'51" East 553.38 feet to a point on the East line of said Southwest Quarter; thence South 00°23'48" West 612.08 feet along said East line to the Southeast corner of said Southwest Quarter; thence South 89°43'40" West 2679.27 feet along the South line of said Southwest Quarter to the Southwest corner thereof and the True Point of Beginning.

ALSO beginning at the Southwest corner of Section 33, Township 12 North, Range 40, East, of the Willamette, thence North 89°43'40" East along the South line of said Section 1331.80 feet; thence North 41°16'58" West 151.07 feet; thence North 16°40'14" West 606.17 feet; thence North 31°31'52" West 619.83 feet; thence North 32°06'00" West 612.81 feet; thence North 50°49'18" West 20.50 feet; thence North 67°06'06" West 247.06 feet; thence South 63°29'38" West 184.32 feet, more or less, to a point in the West line of said Section 33; thence South 0°00'00" West along said West line 1774.81 feet to the point of beginning.



**REAL ESTATE EXCISE TAX AFFIDAVIT**

PLEASE TYPE OR PRINT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

This form is your receipt  
when stamped by cashier.

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

(See back of last page for instructions)

☐ Check box if partial sale of property

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

<b>1</b> SELLER GRANTOR	Name <u>Bruder Bohm Holdings, LLC</u>	<b>2</b> BUYER GRANTEE	Name <u>MAP 2012, L.P.</u>
	Mailing Address <u>969 Market St. Unit 703</u>		Mailing Address <u>5 Palo Alto Square, SUITE 700</u>
	City/State/Zip <u>San Diego, CA 92101</u>		City/State/Zip <u>Palo Alto, CA 94306</u>
	Phone No. (including area code) _____		Phone No. (including area code) _____
<b>3</b> Send all property tax correspondence to: <input type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers – check box if personal property	
Name <u>Bruder Bohm Holdings, LLC</u>		<u>2-012-40-033-3010</u> <input type="checkbox"/>	
Mailing Address <u>969 Market St. Unit 703</u>		<input type="checkbox"/>	
City/State/Zip <u>San Diego, CA 92101</u>		<input type="checkbox"/>	
Phone No. (including area code) _____		<input type="checkbox"/>	
		List assessed value(s)	

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

This property is located in 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)

Beginning at the Southwest corner of Section 33, Township 12 North, Range 40, East, of the Willamette, thence North 89°43'40" East along the South line of said Section 1331.80 feet; thence North 41°16'58" West 151.07 feet; thence North 16°40'14" West 606.17 feet; thence North 31°31'52" West 619.83 feet; thence North 32°06'00" West 612.81 feet; thence North 50°49'18" West 20.50 feet; thence North 67°06'06" West 247.06 feet; thence South 63°29'38" West 184.32 feet, more or less, to a point in the West line of said Section 33; thence South 0°00'00" West along said West line 1774.81 feet to the point of beginning.

**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 ☐ NO ☒

**6**

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

Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW? YES ☒ NO ☐

Is this property receiving special valuation as historical property per chapter 84.26 RCW? YES ☐ NO ☒

If any answers are yes, complete as instructed below.

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

NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33, 140 or RCW 84.34, 108). Prior to signing (3) below, you may contact your local county assessor for more information.

This land ☒ does ☐ does not qualify for continuance.

Keshia Underberg 4/28/14  
DEPUTY ASSESSOR DATE

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

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

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

PRINT NAME

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

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

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

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

Type of Document Easement

Date of Document 4/24/14

Gross Selling Price \$	460,000.00
*Personal Property (deduct) \$	
Exemption Claimed (deduct) \$	
Taxable Selling Price \$	460,000.00
Excise Tax : State \$	5,888.00
<u>0.0025</u> Local \$	1,150.00
*Delinquent Interest: State \$	
Local \$	
*Delinquent Penalty \$	
Subtotal \$	7,038.00
*State Technology Fee \$	5.00
*Affidavit Processing Fee \$	
Total Due \$	7,043.00

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 _____	Signature of Grantee or Grantee's Agent <u>Stephen Hall</u>
Name (print) <u>Bruder Bohm Holdings, LLC</u>	Name (print) <u>MAP 2012, LP</u>
Date & city of signing: _____	Date & city of signing: <u>4/23/14 Santa Clara Co., CA</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**  
APR 25 2014

KAREN ROOSEVELT  
GARFIELD COUNTY TREASURER

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>Bruder Bohm Holdings, LLC</u>		2 BUYER GRANTEE	Name <u>MAP 2012, L.P.</u>			
	Mailing Address <u>969 Market St. Unit 703</u>			Mailing Address <u>5 Palo Alto Square, SUITE 700</u>			
	City/State/Zip <u>San Diego, CA 92101</u>			City/State/Zip <u>Palo Alto, CA 94306</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			List all real and personal property tax parcel account numbers – check box if personal property		List assessed value(s)	
	Name <u>Bruder Bohm Holdings, LLC</u>			<u>2-012-40-033-3010</u> <input type="checkbox"/>		_____	
	Mailing Address <u>969 Market St. Unit 703</u>			<input type="checkbox"/>		_____	
	City/State/Zip <u>San Diego, CA 92101</u>			<input type="checkbox"/>		_____	
	Phone No. (including area code) _____			<input type="checkbox"/>		_____	

4 Street address of property: \_\_\_\_\_  
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)  
Beginning at the Southwest corner of Section 33, Township 12 North, Range 40, East, of the Willamette, thence North 89°43'40" East along the South line of said Section 1331.80 feet; thence North 41°16'58" West 151.07 feet; thence North 16°40'14" West 606.17 feet; thence North 31°31'52" West 619.83 feet; thence North 32°06'00" West 612.81 feet; thence North 50°49'18" West 20.50 feet; thence North 67°06'06" West 247.06 feet; thence South 63°29'38" West 184.32 feet, more or less, to a point in the West line of said Section 33; thence South 0°00'00" West along said West line 1774.81 feet to the point of beginning.

5. Select Land Use Code(s):  
 (See back of last page for instructions)

Was the seller receiving a property tax exemption or deferral under chapters 311.06, 311.07, or 311.08 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)? ☐ YES ☒ NO

6	YES	NO
Is this property designated as forest land per chapter 81.136 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 81.136 RCW?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is this property receiving special valuation as historical property per chapter 81.136 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 86.01.010, or RCW 86.01.015). Prior to signing (3) below, you may contact your local county assessor for more information.

This land ☐ does ☐ does not qualify for continuance.

DEPUTY ASSESSOR

DATE \_\_\_\_\_

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

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

~~3~~ OWNER(S) SIGNATURE

PRINT NAME

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

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

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

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

Type of Document Easement

Date of Document 4/24/14

Gross Selling Price \$	460,000.00
------------------------	------------

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

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

Taxable Selling Price \$	460,000.00
--------------------------	------------

Excise Tax : State \$ 5.888.00

\*Delinquent Interest: State \$

Local § \_\_\_\_\_

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

Subtotal \$	7.038.00
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\*State Technology Fee \$ 5.00

\*Affidavit Processing Fee \$ \_\_\_\_\_

Total Due \$	7.043.00
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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) <u>Bruder Bohm Holdings, LLC</u>	Name (print) <u>MAP 2012, LP</u>
Date & city of signing: <u>4/24/14 San Diego, CA</u>	Date & city of signing: _____

**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(1)(c)).

R1-V 84 0001a (22414)

THIS SPACE - TREASURER'S USE ONLY

COUNTY TREASURER

PAID  
APR 23 2014  
KAREN ROOSEVELT  
GARFIELD COUNTY TREASURER