

PLEASE TYPE OR PRINT

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

This form is your receipt
when stamped by cashier.

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

(See back of last page for instructions)

☐ Check box if partial sale of property

If multiple owners, list percentage of ownership next to name

SELLER GRANTOR	1. Name	DALE A. HEITSTUMAN & PHYLLIS F. HEITSTUMAN	BUYER GRANTEE	2. Name	D & P HEITSTUMAN LLC, a Washington Limited Liability Company
	Mailing Address	946 DUTCH FLAT RD		Mailing Address	946 DUTCH FLAT RD
	City/State/Zip	POMEROY, WA 99347		City/State/Zip	POMEROY, WA 99347
	Phone No. (including area code)			Phone No. (including area code)	
3. Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee			List all real and personal tax parcel account numbers – check box if personal property		
Name			SEE ATTACHED <input type="checkbox"/>		
Mailing Address					
City/State/Zip					
Phone No. (with area code)					
			Listed assessed value(s)		
			2255571		

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 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 LEGAL DESCRIPTION

5. Enter Abstract Use Categories <u>83</u> (See back of last page for instructions)	7. List all personal property (tangible and intangible) included in selling price.
Seller's Exempt Reg. No.: _____	
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 chapter 84.33 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34? <input 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.	If claiming an exemption, list WAC number reason for exemption:
This land <input checked="" type="checkbox"/> does <input type="checkbox"/> does not qualify for continuance	WAC No. (Section/Subsection) <u>458-61A-211</u>
	Reason for exemption <u>Contribution to an LLC</u>
	Type of Document <u>Statutory Warranty Deed</u>
	Date of Document <u>5/28/14</u>
	Gross Selling Price \$ <u>- 0 -</u>
	*Personal Property (deduct) \$ _____
	Exemption Claimed (deduct) \$ _____
	Taxable Selling Price \$ <u>- 0 -</u>
	Excise Tax: State \$ _____
	Local \$ _____
	*Delinquent Interest: State \$ _____
	Local \$ _____
	*Delinquent Penalty \$ _____
	Subtotal \$ _____
	*State Technology Fee \$ <u>5.00</u>
	*Affidavit Processing Fee \$ <u>5.00</u>
	Total Due \$ <u>10.00</u>
(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.	A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS
(3) OWNER(S) SIGNATURE <u>Dale A. Heitstuman</u> Dale A. Heitstuman, Mgr	
<u>Phyllis F. Heitstuman</u> Phyllis F. Heitstuman, Mgr	

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

Signature of Grantor or Grantor's Agent	<u>Dale A. Heitstuman</u>	Signature of Grantee or Grantee's Agent	<u>Dale A. Heitstuman</u>
Name (print)	DALE A. HEITSTUMAN	Name (print)	DALE A. HEITSTUMAN, Manager
Date & city of signing:	<u>5/28/14 Spokane</u>	Date & city of signing:	<u>5/28/14 Spokane</u>

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

REV 84 0001a (09/01/06)

THIS SPACE – TREASURER'S USE ONLY

COUNTY TREASURER

PAID
MAY 30 2014

KAREN ROOSEVELT
GARFIELD COUNTY TREASURER

2519 *me*

PARCEL NUMBERS:

2-012-43-006-4000; 2-012-43-007-1000; 2-012-43-035-4000; 2-010-42-006-2000; 2-011-42-029-1000; 2-011-42-032-2000;2-011-42-034-3000; 2-011-42-026-3000; 2-011-42-027-3020; 2-011-42-027-4000; 2-011-42-028-4020; 2-011-42-033-1000; 2-011-42-033-4010; 2-011-42-034-1020; 2-011-42-035-2000

EXHIBIT "A"

That part of the East half of Section 6, Township 12 North, Range 43, E.W.M. more particularly described as follows:

Beginning at a point 2531.10 feet South from the Northeast corner of said Section 6; thence South 87°30' West 660.00 feet; thence North 67°00' West 330.00 feet; thence North 56°40' West 419.10 feet; thence North to the Northeast corner of the Southwest quarter of the Northeast quarter of said Section 6; thence West 1320.00 feet; thence South 3960.00 feet; thence East 1534.50 feet to the center of the County Road; thence North 21°15' East 165.00 feet; thence North 08°45' West 297.00 feet; thence North 23°30' West 957.00 feet; thence North 18°45' East 363.00 feet; thence North 33°15' East 118.80 feet; thence North to the Northeast corner of the Northwest quarter of the Southeast quarter of said Section 6; thence East to the East line of said Section 6; thence North to the place of beginning.

EXCEPT that part thereof lying North and northerly of the following described line:

Beginning at a point 300.00 feet South of the Northwest corner of the Southwest quarter of the Northeast quarter of said Section 6; thence in a southeasterly direction in a straight line to a point on the East line of said Southwest quarter of the Northeast quarter, which point is 702.90 feet South of the Northeast corner of said subdivision.

Parcel No. 2-012-43-006-4000

The East half of the Northwest quarter, and the West half of the Northeast quarter of Section 7, Township 12 North, Range 43, E.W.M.

Parcel No. 2-012-43-007-1000

The Southeast quarter of Section 35, Township 12 North, Range 43, E.W.M.

Parcel No. 2-012-43-035-4000

That part of Government Lot 2 lying West of the County Road as laid out and traveled in 1944, all of Government Lots 3, 4, 5, and 6, the Southeast quarter of the Northwest quarter, and the Northeast quarter of the Southwest quarter of Section 6.

Parcel No. 2-010-42-006-2000

The Northeast quarter of Section 29, Township 11 North, Range 42 E.W.M.

Parcel No. 2-011-42-029-1000

The West half, and the South half of the Northeast quarter of Section 32, Township 11 North, Range 42 E.W.M.

Parcel No. 2-011-42-032-2000

The Southwest quarter of the Northwest quarter, the Northwest quarter of the Southwest quarter, and the South half of the Southwest quarter of Section 26, Township 11 North, Range 42, E.W.M., EXCEPT that portion of the South half of the Southwest quarter of said Section 26, Township 11 North, Range 43, E.W.M., described as follows: Commencing at the Southwest corner of said Section 26, thence East along the South line of said Section 26 and approximate distance of 1185 feet to a point 5 feet North of an existing barb wire fence, said point being the True Point of Beginning;

thence North 56° East along a line 5 feet North of and parallel to said existing fence an

approximate distance of 1747 feet to a point on the North-South center quarter line of said Section 26;

thence South along said center quarter line an approximate distance of 977 feet to the South line of said Section 26;

thence West along the South line of said Section 26 an approximate distance of 1448 feet to the Point of Beginning.

Parcel No. 2-011-42-026-3000;

The Southwest quarter of the Southwest quarter of Section 27, Township 11 North, Range 42, E.W.M.;

Parcel No. 2-011-42-027-3020

The East half of the Southeast quarter of Section 27, Township 11 North, Range 42, E.W.M.;

Parcel No. 2-011-42-027-4000

The Southeast quarter of Section 28, Township 11 North, Range 42, E.W.M.;

TOGETHER WITH an easement 16 feet in width for ingress, egress and utilities, more particularly described as follows:

Commencing at the quarter corner common to said Sections 28 and 33;

thence North 75°46'10" East 30.81 feet to a point on the right of way line of Peola Road, and the True Point of Beginning;

thence North 88°54'13" East 2479.19 feet to a point;

thence South 64°26'54" East 82.01 feet; thence South 42°52'52" East 327.72 feet;

thence South 77°50'35" East 65.49 feet; thence North 20°21'59" East 133.56 feet to a 5/8" rebar being a property corner of said described tract;

thence on the property line North 72°35'44" West 16.00 feet;

thence continuing on said property line South 20°22'32" West 118.88 feet;

thence North 77°50'37" West 46.59 feet; thence North 42°52'51" West 325.73;

thence North 64°26'54" West 78.59 feet; thence North 00°16'31" East 18.11 feet;

thence South 73°14'07" West 50.00 feet; thence South 88°54'13" West 2444.44 feet to a point on the right of way of Peola Road;

thence on said right of way South 01°05'47" East 16.00 feet to the place of beginning.

SUBJECT TO an easement 16 feet in width for ingress, egress and utilities, more particularly described as follows:

Commencing at the quarter corner common to said Sections 28 and 33;

thence North 75°46'10" East 30.81 feet to a point on the right of way line of Peola Road; thence North 88°54'13" East 2479.19 feet to a point;

thence South 64°26'54" East 82.01 feet; thence South 42°52'52" East 327.72 feet;

thence South 77°50'35" East 65.49 feet; thence North 20°21'59" East 133.56 to a 5/8" rebar, being a property corner of said described tract and the True Point of Beginning; thence on said property line North 30°47'21" East 107.81 feet;

thence North 47°47'08" East 127.87 feet; thence North 33°57'03" East 66.91 feet;

thence South 47°47'08" West 195.24 feet; thence South 30°47'21" West 111.66 feet; thence South 19°50'13" West 2.29 feet; thence South 72°35'44" East 16.00 feet to the place of beginning.

Parcel No. 2-011-42-028-4020

The East half of the East half of Section 33, Township 11 North, Range 42, E.W.M.; EXCEPT that part of the Southeast quarter of the Southeast quarter of said Section 33, Township 11 North, Range 42, E.W.M., more particularly described as follows:

Commencing at the quarter corner common to said Section 33 and Section 4, Township 10 North, Range 42 E.W.M., being a 5/8" rebar; thence on the Township line South 89°58'44" East 1479.40 feet to a point, being on the centerline of Hutchens Hill Road;

thence North 01°52'56" East 30.00 feet to a 5/8" rebar being on the northerly right of of said road, and the True Point of Beginning;

thence continuing North 01°52'56" East 223.64 feet;

thence North 07°05'32" East 588.00 feet; thence South 89°58'44" East 243.60 feet; thence South 02°59'43" West 808.10 feet to a 5/8" rebar, being on the northerly right of way of Hutchens Hill Road;

thence North 89°58'44" West 281.32 feet to the place of beginning.

TOGETHER WITH an easement 16 feet in width for ingress, egress and utilities, more particularly described as follows:

Commencing at the quarter corner common to said Sections 28 and 33;

thence North 75°46'10" East 30.81 feet to a point on the right of way line of Peola Road, and the True Point of Beginning;

thence North 88°54'13" East 2479.19 feet to a point;

thence South 64°26'54" East 82.01 feet; thence South 42°52'52" East 327.72 feet;

thence South 77°50'35" East 65.49 feet; thence North 20°21'59" East 133.56 feet to a 5/8" rebar being a property corner of said described tract;

thence on the property line North 72°35'44" West 16.00 feet;

thence continuing on said property line South 20°22'32" West 118.88 feet;

thence North 77°50'37" West 46.59 feet; thence North 42°52'51" West 325.73;

thence North 64°26'54" West 78.59 feet; thence North 00°16'31" East 18.11 feet;

thence South 73°14'07" West 50.00 feet; thence South 88°54'13" West 2444.44 feet to a point on the right of way of Peola Road;

thence on said right of way South 01°05'47" East 16.00 feet to the place of beginning.

SUBJECT TO an easement 16 feet in width for ingress, egress and utilities, more particularly described as follows:

Commencing at the quarter corner common to said Sections 28 and 33;

thence North 75°46'10" East 30.81 feet to a point on the right of way line of Peola Road; thence North 88°54'13" East 2479.19 feet to a point;

thence South 64°26'54" East 82.01 feet; thence South 42°52'52" East 327.72 feet;

thence South 77°50'35" East 65.49 feet; thence North 20°21'59" East 133.56 to a 5/8" rebar, being a property corner of said described tract and the True Point of Beginning; thence on said property line North 30°47'21" East 107.81 feet;

thence North 47°47'08" East 127.87 feet; thence North 33°57'03" East 66.91 feet;

thence South 47°47'08" West 195.24 feet; thence South 30°47'21" West 111.66 feet; thence South 19°50'13" West 2.29 feet; thence South 72°35'44" East 16.00 feet to the place of beginning.

Parcel No's. 2-011-42-033-1000 and 2-011-42-033-4010

All of Section 34 lying West of the centerline of Hutchens Hill Road.

EXCEPT a tract of land lying in Sections 27, 28, 33, and 34, more particularly described as follows:

Commencing at the quarter corner common to said Sections 28 and 33, being a 5/8" rebar; thence North 86°26'21" East 2554.31 feet to a 5/8" rebar and the True Point of Beginning; thence North 53°52'42" East 187.61 feet; thence North 57°25'19" East 293.98 feet; thence North 57°15'57" East 234.17 feet; thence South 01°49'14" West 118.83 feet; thence South 33°57'03" West 135.84 feet; thence South 47°47'08" West 127.87 feet; thence South 30°47'21" West 107.81 feet; thence North 72°35'38" West 16.00 feet; thence South 20°22'32" West 118.88 feet; thence North 77°50'35" West 46.60 feet; thence North 42°52'52" West 325.73 feet; thence North 64°26'54" West 78.59 feet; thence North 00°16'33" East 18.11 feet; thence North 20°43'44" East 78.99 feet to a 5/8" rebar and the place of beginning.

TOGETHER WITH an easement 16 feet in width for ingress, egress and utilities, more particularly described as follows:

Commencing at the quarter corner common to said Sections 28 and 33;

thence North 75°46'10" East 30.81 feet to a point on the right of way line of Peola Road, and the True Point of Beginning;

thence North 88°54'13" East 2479.19 feet to a point;

thence South 64°26'54" East 82.01 feet; thence South 42°52'52" East 327.72 feet;

thence South 77°50'35" East 65.49 feet; thence North 20°21'59" East 133.56 feet to a 5/8" rebar being a property corner of said described tract;

thence on the property line North 72°35'44" West 16.00 feet;

thence continuing on said property line South 20°22'32" West 118.88 feet;

thence North 77°50'37" West 46.59 feet; thence North 42°52'51" West 325.73;

thence North 64°26'54" West 78.59 feet; thence North 00°16'31" East 18.11 feet;

thence South 73°14'07" West 50.00 feet; thence South 88°54'13" West 2444.44 feet to a point on the right of way of Peola Road;

thence on said right of way South 01°05'47" East 16.00 feet to the place of beginning.

SUBJECT TO an easement 16 feet in width for ingress, egress and utilities, more particularly described as follows:

Commencing at the quarter corner common to said Sections 28 and 33;

thence North 75°46'10" East 30.81 feet to a point on the right of way line of Peola Road; thence North 88°54'13" East 2479.19 feet to a point;

thence South 64°26'54" East 82.01 feet; thence South 42°52'52" East 327.72 feet;

thence South 77°50'35" East 65.49 feet; thence North 20°21'59" East 133.56 to a 5/8" rebar, being a property corner of said described tract and the True Point of Beginning; thence on said property line North 30°47'21" East 107.81 feet;

thence North 47°47'08" East 127.87 feet; thence North 33°57'03" East 66.91 feet;

thence South 47°47'08" West 195.24 feet; thence South 30°47'21" West 111.66 feet; thence South 19°50'13" West 2.29 feet; thence South 72°35'44" East 16.00 feet to the place of beginning.

Parcel No's: 2-011-42-034-3000 and 2-011-42-034-1020

That part of the Northwest quarter of Section 35 more particularly described as follows:

Beginning at the Northwest corner of said Section 35;

thence South along the West line of said Section 35 an approximate distance of 187 feet to a point 5 feet North of an existing barb wire fence running East-West;

thence East along a line 5 feet North of and parallel to said existing fence an approximate distance of 25 feet to a point 5 feet East of an existing barb wire fence running North-South; thence South along a line 5 feet East of and parallel to said existing fence an approximate distance of 43 feet to a point 5 feet North of an existing barb wire fence running East-Northeast; thence North 81° East along a line 5 feet North of and parallel to said existing fence an approximate distance of 1083 feet to a point 5 feet North of an angle point in said fence; thence North 56° East along a line 5 feet North of and parallel to said existing fence an approximate distance of 109 feet to a point on the North line of said Section 35; thence West along the North line of said Section 35 an approximate distance of 1185 feet to the Point of Beginning.

EXCEPT public road rights of way.

Parcel No: 2-011-42-035-2000

All located in Garfield County, State of Washington

Exceptions for roads apply to all described land above.

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

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

PLEASE TYPE OR PRINT

REAL ESTATE EXCISE TAX AFFIDAVIT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

This form is your receipt
when stamped by cashier.

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

(See back of last page for instructions)

☐ Check box if partial sale of property

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

1 SELLER GRANTOR	Name Michael J. McKeirman, Personal Rep for the Estate of	2 BUYER GRANTEE	Name Angela M Collins 1/3; Michael J McKeirman 1/3;
	Sister Agnes Cletus McKeirman		Eileen M Koth 1/3
	Mailing Address 197 Mojonnier Rd		Mailing Address 197 Mojonnier Rd
	City/State/Zip Walla Walla, WA 99362		City/State/Zip Walla Walla, WA 99362
	Phone No. (including area code) (509) 301-5341		Phone No. (including area code) (509) 301-5341
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 _____		1-050-17-008-3050 <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)

4 Street address of property: _____

This property is located in **Garfield County**

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

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

SEE ATTACHED EXHIBIT "A"

5 Select Land Use Code(s): <div>Select Land Use Codes</div> enter any additional codes: _____ (See back of last page for instructions)	7 List all personal property (tangible and intangible) included in selling price. _____ _____ _____ _____ _____
Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) 458-61a-202(1) Reason for exemption Inheritance
6 Is this property designated as forest land per chapter 84.33 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Is this property receiving special valuation as historical property per chapter 84.26 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If any answers are yes, complete as instructed below. (1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information. This land <input type="checkbox"/> does <input type="checkbox"/> does not qualify for continuance.	Type of Document Special Warranty Deed Date of Document 6/2/14 Gross Selling Price \$ _____ *Personal Property (deduct) \$ _____ Exemption Claimed (deduct) \$ _____ Taxable Selling Price \$ _____ 0.00 Excise Tax : State \$ _____ 0.00 <div>0.0025</div> Local \$ _____ 0.00 *Delinquent Interest: State \$ _____ Local \$ _____ *Delinquent Penalty \$ _____ Subtotal \$ _____ 0.00 *State Technology Fee \$ _____ 5.00 *Affidavit Processing Fee \$ _____ 5.00 Total Due \$ _____ 10.00 CK
DEPUTY ASSESSOR _____ DATE _____ (2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale. (3) OWNER(S) SIGNATURE _____ PRINT NAME _____	A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS

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

Signature of Grantor or Grantor's Agent	Signature of Grantee or Grantee's Agent
Name (print) Michael J McKeirman PE Est Sister Agnes McKeirman	Name (print) Michael J McKeirman
Date & city of signing: 6/2/14 Walla Walla	Date & city of signing: 6/2/14 Walla Walla

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

EXHIBIT "A"

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

Lot 8 in Block 17 of the original town, now City of Pomeroy, and that part of Lot 9 in said Block 17, more particularly described as follows:

Beginning at the Southeast corner of said Lot 9; thence North along the East line of said Lot 9 a distance of 95 feet; thence at right angles West 10 feet; thence at right angles South 95 feet to the South line of said Lot 9; thence East along said South line to the place of beginning.

FILED
KATHY MARTIN
COUNTY CLERK

2011 NOV 30 P 1:13

WALLA WALLA COUNTY
WASHINGTON

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON
FOR WALLA WALLA COUNTY
IN PROBATE

IN THE MATTER OF THE ESTATE OF)
SISTER AGNES CLETUS McKEIRNAN, Deceased.)

Cause No. **11 4 00206 1**
LETTERS TESTAMENTARY

STATE OF WASHINGTON)
County of Walla Walla) ss.

WHEREAS, the Last Will and Testament and First Codicil of Sister Agnes Cletus McKeirnan, deceased, was on the 30 day of November, A.D., 2011, duly exhibited, proven and recorded in our said Superior Court; and whereas, it appears in and by said First Codicil that **MICHAEL J. McKEIRNAN** is appointed as Personal Representative thereon, and whereas, said **MICHAEL J. McKEIRNAN** has duly qualified,

NOW THEREFORE, know all people by these presents, that we do hereby authorize the said **MICHAEL J. McKEIRNAN** to execute said Will and First Codicil according to law.

Witness my hand and seal of said court this 30 day of November, A.D., 2011.

KATHY MARTIN

By: Kathy Martin

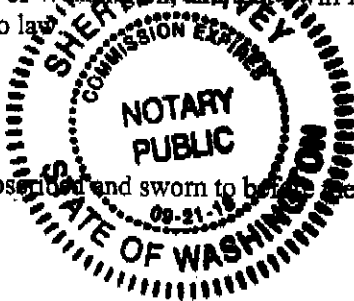
Deputy

STATE OF WASHINGTON)
County of Walla Walla) ss.

OATH

MICHAEL J. McKEIRNAN, being first duly sworn, says: I am the same person mentioned in the above Letters Testamentary as Personal Representative; I do solemnly swear that I will support the Constitution and Law of the State of Washington, and that I will faithfully perform the duties of my said trust as Personal Representative according to law.

Subscribed and sworn to before me this 29 day of November, 2011.



Shirley Harvey
Notary for the State of Washington
Residing at Walla Walla

REAL ESTATE EXCISE TAX AFFIDAVIT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

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

(See back of last page for instructions)

This form is your receipt
when stamped by cashier.

☐ Check box if partial sale of property

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

1 SELLER GRANTOR	Name	Sara E. Ramsay, a single person	2 BUYER GRANTEE	Name	Ward W. Leland, a married man as his sole and separate property
	Mailing Address	225 Cherokee Trail		Mailing Address	2828 E 32nd Avenue Suite A
	City/State/Zip	Clarksville TN 37043		City/State/Zip	Spokane WA 99223
	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		Ward W. Leland, a married man as his sole and		21,280.00	
Mailing Address		2828 E 32nd Avenue Suite A			
City/State/Zip		Spokane WA 99223			
Phone No. (including area code)					

3 Street address of property: none assigned

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)

State of Washington, County of Garfield described as follows: In Township 10 North, Range 42 E.W.M. The North half of the Northeast quarter of the Southeast quarter of Section 27. TOGETHER WITH BUT SUBJECT TO a non-exclusive easement for ingress, egress and utilities 30 feet in width over all existing dirt roads reasonably necessary for access to this and other tracts.

<p>4 Select Land Use Code(s): 91 Undeveloped land (land only)</p> <p>enter any additional codes: (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 NO <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>5 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>_____</p> <p>Type of Document Statutory Warranty Deed (SWD)</p> <p>Date of Document 05/28/14</p>																										
<p>6</p> <p>Is this property designated as forest land per chapter 84.33 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p> <p>Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p> <p>Is this property receiving special valuation as historical property per chapter 84.26 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p> <p>If any answers are yes, complete as instructed below.</p> <p>(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information.</p> <p>This land <input type="checkbox"/> does <input checked="" type="checkbox"/> does not qualify for continuance.</p> <p>DEPUTY ASSESSOR _____ DATE _____</p> <p>(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale.</p> <p>(3) OWNER(S) SIGNATURE</p> <p>PRINT NAME _____</p>	<table border="1"> <tr> <td>Gross Selling Price \$</td> <td>8,000.00</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>8,000.00</td> </tr> <tr> <td>Excise Tax : State \$</td> <td>102.40</td> </tr> <tr> <td>Local \$</td> <td>20.00</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>122.40</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>127.40</td> </tr> </table> <p>A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS</p>	Gross Selling Price \$	8,000.00	*Personal Property (deduct) \$	0.00	Exemption Claimed (deduct) \$	0.00	Taxable Selling Price \$	8,000.00	Excise Tax : State \$	102.40	Local \$	20.00	*Delinquent Interest: State \$	0.00	Local \$	0.00	*Delinquent Penalty \$	0.00	Subtotal \$	122.40	*State Technology Fee \$	5.00 5.00	*Affidavit Processing Fee \$	0.00	Total Due \$	127.40
Gross Selling Price \$	8,000.00																										
*Personal Property (deduct) \$	0.00																										
Exemption Claimed (deduct) \$	0.00																										
Taxable Selling Price \$	8,000.00																										
Excise Tax : State \$	102.40																										
Local \$	20.00																										
*Delinquent Interest: State \$	0.00																										
Local \$	0.00																										
*Delinquent Penalty \$	0.00																										
Subtotal \$	122.40																										
*State Technology Fee \$	5.00 5.00																										
*Affidavit Processing Fee \$	0.00																										
Total Due \$	127.40																										

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

Signature of Grantor or Grantor's Agent	Sue E. Ramsay	Signature of Grantee or Grantee's Agent	Ward W. Leland
Name (print)	Sara E. Ramsay, a single person	Name (print)	Ward W. Leland, a married man as his sole and
Date & city of signing:	Clarksville 5-29-14	Date & city of signing:	Spokane 6-3-14

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)).

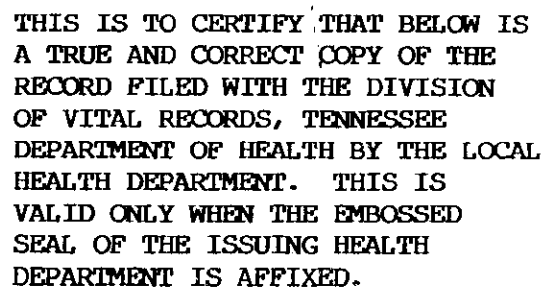
PAID
JUN 04 2014

KAREN ROOSEVELT
GARFIELD COUNTY TREASURER

Treasurer

2521

KR



STATE OF TENNESSEE
DEPARTMENT OF HEALTH
MONTGOMERY COUNTY
1606 HAYNES STREET
POST OFFICE BOX 1026
CLARKSVILLE, TENNESSEE 37041-1026
PHONE: 648-5747 FAX: 645-9019

April D Elliott
LOCAL/DEPUTY REGISTRAR

TYPE/PRINT IN PERMANENT BLACK INK FOR INSTRUCTIONS SEE HANDBOOK						TENNESSEE DEPARTMENT OF HEALTH CERTIFICATE OF DEATH						STATE FILE NUMBER			
DECEDENT								2. SEX		3. DATE OF DEATH (Month, Day, Year)					
1. DECEDENT'S NAME (First, Middle, Last) HOWARD BRUCE RAMSAY								Male		July 29, 2002					
4. SOCIAL SECURITY NUMBER (or Decedent's) 293-50-0924								5a. AGE LAST BIRTHDAY (years) 52		5b. UNDER 1 YEAR MOSE DAYS		5c. UNDER 1 DAY HOURS MIN.		6. DATE OF BIRTH (Month, Day, Year) Apr 20, 1950	
8. WAS DECEDENT EVER IN U.S. ARMED FORCES? 1 Yes 2 X No								9a. PLACE OF DEATH (check only one) HOSPITAL 1 Inpatient 2 ER/Outpatient 3 DOA 4 Nursing Home 5 X Residence 6 Other (Specify)		7. BIRTHPLACE (City and State or Foreign Country) BELLAIRE, OH					
9b. FACILITY NAME (if not institution, give street and number) 245 AUDUBON WOODS ROAD								9c. CITY, TOWN, OR LOCATION OF DEATH CLARKSVILLE		9d. COUNTY OF DEATH MONTGOMERY					
10. MARITAL STATUS-Married, Never Married, Widowed, Divorced (Specify) Married								11. SURVIVING SPOUSE (If wife, give maiden name) SARA FOSTER		12a. DECEDENT'S USUAL OCCUPATION (Give kind of work done during most of working life. Do not use retired.) CONSTRUCTION		12b. KIND OF BUSINESS/INDUSTRY CONSTRUCTION			
13a. RESIDENCE STATE TN								13b. COUNTY MONTGOMERY		13c. CITY, TOWN OR LOCATION CLARKSVILLE		13d. STREET AND NUMBER OR RURAL LOCATION 245 AUDUBON WOODS ROAD			
CENSUS TRACT 13e. INSIDE CITY LIMITS? 1 X Yes 2 No 37043								14. WAS DECEDENT OF HISPANIC ORIGIN? (Specify Yes or No-if yes, specify Cuban, Mexican, Puerto Rican, etc.) Yes O X No		15. RACE-American Indian, Black, White, etc. (Specify) White		16. DECEDENT'S EDUCATION (Specify only highest grade completed) Elementary/Secondary (0-12) College (1-4 or 5+) 2			
PARENTS															
17. FATHER'S NAME (First, Middle, Last) HOWARD GIFFIN RAMSAY								18. MOTHER'S NAME (First, Middle, Maiden Surname) ALICE JANE JOHNSON							
INFORMANT															
19a. INFORMANT'S NAME (Type/Print) SARA RAMSAY								19b. RELATIONSHIP TO DECEASED WIFE		19c. MAILING ADDRESS (Street and Number or Rural Route Number, City or Town, State, Zip Code) 245 AUDUBON WOODS ROAD, CLARKSVILLE, TN					
DISPOSITION															
20a. METHOD OF DISPOSITION 1 Burial 2 X Cremation 3 Removal from State 4 Donation 5 Other (Specify)								20b. PLACE OF DISPOSITION (Name of cemetery, crematory, or other place) Sykes Funeral Home & Crematory, Inc.		20c. LOCATION-City or Town, State CLARKSVILLE					
21a. SIGNATURE OF FUNERAL DIRECTOR TIMOTHY W. FERRELL								21b. LICENSE NUMBER OF FUNERAL DIRECTOR 3622		21c. SIGNATURE OF EMBALMER		21d. LICENSE NUMBER OF EMBALMER			
22a. NAME AND ADDRESS OF FUNERAL HOME Sykes Funeral Home and Crematory, Inc. 424 Franklin Street, Clarksville, TN 37040-								22b. LICENSE NUMBER OF FUNERAL HOME 531							
REGISTRAR															
23. REGISTRAR'S SIGNATURE <i>[Signature]</i>								24. DATE FILED (Month, Day, Year) July 30, 2002							
CERTIFIER															
25a. PHYSICIAN - To the best of my knowledge, death occurred at the date and place, and due to the cause(s) and manner as stated. 1 X SIGNATURE AND TITLE OF PHYSICIAN <i>[Signature]</i> DR. THOMAS W. BUTLER								25b. LICENSE NUMBER 013534		25c. DATE SIGNED (Month, Day, Year) 7-30-02					
26a. MEDICAL EXAMINED - On the basis of examination and/or investigation, in my opinion, death occurred at the date and place, and due to the cause(s) and manner as stated. 2 X SIGNATURE AND TITLE OF MEDICAL EXAMINER <i>[Signature]</i>								26b. LICENSE NUMBER		26c. DATE SIGNED (Month, Day, Year)					
27. NAME AND ADDRESS OF CERTIFIER (PHYSICIAN OR MEDICAL EXAMINER) (Type/Print) DR. THOMAS W. BUTLER 311 LANDRUM PLACE, SUITE #100, CLARKSVILLE, TN 37043															
28. PART I. Enter the disease, injuries, or complications that caused the death. Do not enter the mode of dying, such as cardiac or respiratory arrest, shock, or heart failure. List only one cause on each line. IMMEDIATE CAUSE (Final disease or condition resulting in death) → a. METASTATIC COLORECTAL CANCER DUETO (OR AS A CONSEQUENCE OF): b. COLORECTAL CANCER DUETO (OR AS A CONSEQUENCE OF): c. _____ DUETO (OR AS A CONSEQUENCE OF): d. _____ Approximate Interval Between Onset and Death 1 yr. 6 yr.															
PART II. Other significant conditions contributing to death but not resulting in the underlying cause given in Part I.								29a. WAS AN AUTOPSY PERFORMED? 1 Yes 2 X No		29b. WERE AUTOPSY FINDINGS AVAILABLE PRIOR TO COMPLETION OF CAUSE OF DEATH? 1 Yes 2 X No					
30. MANNER OF DEATH 1 X Natural 5 Pending Investigation 2 Accident 6 Could not be determined 3 Suicide 4 Homicide								31a. DATE OF INJURY (Month, Day, Year)		31b. TIME OF INJURY M		31c. INJURY AT WORK? 1 Yes 2 X No		31d. DESCRIBE HOW INJURY OCCURRED	
31e. PLACE OF INJURY: At home, farm, street, factory, office building, etc. (Specify)								31f. LOCATION (Street and Number or Rural Route Number, City or Town, State)							

NAME OF DECEASED: For use by physician or institution

SEE INSTRUCTIONS ON OTHER SIDE



Washington State
Department of Revenue
Special Programs Division
PO Box 47477
Olympia, WA 98504-7477

-Sample Format-
Affidavit of Surviving Spouse or Domestic Partner
for Claiming an Exemption Based on
Inheritance of Real Estate

State of Washington

County of Garfield

Name of deceased Howard Bruce Ramsay

I, (survivor's name) Sara E. Ramsay affirm that I am the
sole and rightful heir to the property described as:

Parcel number(s) 2-010-42-027-0000

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

Signed this 29 day of May, 2014 at Clarksville, TN
(month) (year) (city) (state)

Sara E. Ramsay
(Signature of surviving spouse or registered domestic partner)

Sara E. Ramsay
(Printed name of surviving spouse or registered domestic partner)

18543 State Rd 19 Groveland FL 34736
(Address of surviving spouse or domestic partner) (City) (State) (Zip)

Note: See Senate Bill (SB) 6851 on page 2 for statutory requirements.

REAL ESTATE EXCISE TAX AFFIDAVIT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

This form is your receipt
when stamped by cashier.

PLEASE TYPE OR PRINT

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

(See back of last page for instructions)

☐ Check box if partial sale of property

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

SELLER GRANTOR	Name <u>Michael A. Burtness</u>	BUYER GRANTEE	Name <u>Tracy R. Manderville</u>
	a single person		an unmarried individual
	Mailing Address <u>PO Box 353</u>		Mailing Address <u>1333 Main Street</u>
	City/State/Zip <u>Ellensburg WA 98926</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>Tracy R. Manderville an unmarried individual</u> Mailing Address <u>1333 Main Street</u> City/State/Zip <u>Pomeroy WA 99347</u> Phone No. (including area code) _____	List all real and personal property tax parcel account numbers – check box if personal property <u>1 062 02 007 1120</u> <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/>	List assessed value(s) <u>55,010.00</u> _____ _____ _____
--	--	---

4 Street address of property: 1333 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)
Lots 4 and 7 in Block 2 of Day's Addition to the City of Pomeroy, County of Garfield, State of Washington

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

YES NO

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

YES NO

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 Statutory Warranty Deed (SWD)

Date of Document 06/02/14

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

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

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

Signature of Grantor or Grantor's Agent [Signature]
 Name (print) Michael A. Burtness
 Date & city of signing: 6/3/14 Clarkston

Signature of Grantee or Grantee's Agent [Signature]
 Name (print) Tracy R. Manderville
 Date & city of signing: 6/3/14 Clarkston

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

PAID
 JUN 05 2014

Treasurer

REAL ESTATE EXCISE TAX AFFIDAVIT

This form is your receipt
when stamped by cashier.

PLEASE TYPE OR PRINT

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)

☐ Check box if partial sale of property

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

1 SELLER GRANTOR	Name <u>RYAN FOERTSCH, FKA RYAN MCQUARY,</u> <u>FKA RYAN MELVOEN</u>	2 BUYER GRANTEE	Name <u>JENNIFER MELVOEN, FKA JENNIFER MCQUARY</u>
	Mailing Address _____		Mailing Address <u>PO BOX 142</u>
	City/State/Zip _____		City/State/Zip <u>POMEROY, WA 99347</u>
	Phone No. (including area code) _____		Phone No. (including area code) <u>(509) 254-7925</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 _____		1-052-08-001-1700-0000 <input type="checkbox"/>	
Mailing Address _____		1-052-08-002-1710-0000 <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: 1294 Columbia Street, Pomeroy, WA 99347

This property is located in Pomeroy

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

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

Parcel 1: Lot 1 and the East 42 feet of Lot 2, lying North of Pataha Creek, in Block 8 of Pomeroy's Addition to the City of Pomeroy.

Parcel 2: Lot 3 and the West 18 feet of Lot 2, lying North of Pataha Creek, in Block 8 of Pomeroy's Addition to the City of Pomeroy.

5	Select Land Use Code(s): <u>11 - Household, single family units</u>	6	enter any additional codes: _____	List all personal property (tangible and intangible) included in selling price. None.
	(See back of last page for instructions)			
	Was the seller receiving a property tax exemption or deferral under chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)?			
	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>			
6	Is this property designated as forest land per chapter 84.33 RCW?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) <u>458-61A-203(2)</u> Reason for exemption _____ Dissolution of Marriage	
	Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		
	Is this property receiving special valuation as historical property per chapter 84.26 RCW?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		
	If any answers are yes, complete as instructed below. (1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information. This land <input type="checkbox"/> does <input type="checkbox"/> does not qualify for continuance.			
DEPUTY ASSESSOR _____ DATE _____		Type of Document <u>QUITCLAIM DEED</u>		
(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale.		Date of Document <u>May 28, 2014</u>		
(3) OWNER(S) SIGNATURE _____		Gross Selling Price \$ _____ 0.00		
PRINT NAME _____		*Personal Property (deduct) \$ _____ 0.00		
		Exemption Claimed (deduct) \$ _____ 0.00		
		Taxable Selling Price \$ _____ 0.00		
		Excise Tax : State \$ _____ 0.00		
		<u>0.0025</u> Local \$ _____ 0.00		
		*Delinquent Interest: State \$ _____		
		Local \$ _____		
		*Delinquent Penalty \$ _____		
		Subtotal \$ _____ 0.00		
		*State Technology Fee \$ _____ 5.00		
		*Affidavit Processing Fee \$ _____ 5.00		
		Total Due \$ _____ 10.00		
		A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS		

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

Signature of Grantor or Grantor's Agent <u>Ryan Foertsch</u>	Signature of Grantee or Grantee's Agent <u>Jennifer Melvoen</u>
Name (print) <u>RYAN FOERTSCH</u>	Name (print) <u>JENNIFER MELVOEN</u>
Date & city of signing: <u>5/28/2014 Pomeroy Wa</u>	Date & city of signing: <u>6/5/2014 Clarks</u>

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



PLEASE TYPE OR PRINT

REAL ESTATE EXCISE TAX AFFIDAVIT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

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

(See back of last page for instructions)

This form is your receipt when stamped by cashier.

☐ Check box if partial sale of property

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

SELLER GRANTOR	Name <u>Steven M. Krouse and Laurel A. Krouse</u> husband and wife	BUYER GRANTEE	Name <u>Katherine F. Dale</u> an unmarried woman
	Mailing Address <u>87 Dutch Flat Road</u>		Mailing Address <u>PO Box 581</u>
	City/State/Zip <u>Pomeroy WA 99347</u>		City/State/Zip <u>Clarkston WA 99403</u>
	Phone No. (including area code) _____		Phone No. (including area code) _____
Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee Name <u>Katherine F. Dale an unmarried woman</u>		List all real and personal property tax parcel account numbers – check box if personal property <u>1 060 01 013 1070</u> <input type="checkbox"/>	
Mailing Address <u>PO Box 581</u>		<input type="checkbox"/>	
City/State/Zip <u>Clarkston WA 99403</u>		<input type="checkbox"/>	
Phone No. (including area code) _____		<input type="checkbox"/>	

1 Street address of property: 98 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)
The West half of Lot 12, all of Lot 13, and the East 10 feet of Lot 14 in E.M. Pomeroy's Addition to the City of Pomeroy, except the South 55 feet thereof. Situated in the State of Washington, County of Garfield

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)? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) _____ Reason for exemption _____
6 Is this property designated as forest land per chapter 84.33 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Type of Document <u>Statutory Warranty Deed (SWD)</u>
Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Date of Document <u>06/11/14</u>
Is this property receiving special valuation as historical property per chapter 84.26 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Gross Selling Price \$ <u>92,500.00</u>
If any answers are yes, complete as instructed below.	*Personal Property (deduct) \$ <u>0.00</u>
(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information.	Exemption Claimed (deduct) \$ <u>0.00</u>
This land <input type="checkbox"/> does <input checked="" type="checkbox"/> does not qualify for continuance.	Taxable Selling Price \$ <u>92,500.00</u>
DEPUTY ASSESSOR _____ DATE _____	Excise Tax : State \$ <u>1,184.00</u>
(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale.	Local \$ <u>231.25</u>
(3) OWNER(S) SIGNATURE _____	*Delinquent Interest: State \$ <u>0.00</u>
PRINT NAME _____	Local \$ <u>0.00</u>
	*Delinquent Penalty \$ <u>0.00</u>
	Subtotal \$ <u>1,415.25</u>
	*State Technology Fee \$ <u>5.00</u> <u>5.00</u>
	*Affidavit Processing Fee \$ <u>0.00</u>
	Total Due \$ <u>1,420.25</u> <u>CK</u>
	A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS

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

Signature of Grantor or Grantor's Agent <u>Laurel A. Krouse</u>	Signature of Grantee or Grantee's Agent <u>Katherine F. Dale</u>
Name (print) <u>Steven M. Krouse and Laurel A. Krouse</u>	Name (print) <u>Katherine F. Dale</u>
Date & city of signing: <u>6-12-14 Clarkston</u>	Date & city of signing: <u>6-17-14 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)).

REV 84 0001a (02/13/07)

THIS SPACE - TREASURER'S USE ONLY

P A I D
JUN 18 2014

Treasurer

KAREN ROOSEVELT
GARFIELD COUNTY TREASURER

2524

ms



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)

2525

This form is your receipt
when stamped by cashier.

☐ Check box if partial sale of property

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

SELLER GRANTOR	Name <u>Joseph L. Waldher</u>	BUYER GRANTEE	Name <u>Gregory C. Lamb</u>
	<u>Elizabeth M. Waldher</u>		<u>Jeanne M. Lamb</u>
	Mailing Address <u>78 N. 16th St.</u>		Mailing Address <u>P.O. Box 657</u>
	City/State/Zip <u>Pomeroy WA 99347</u>		City/State/Zip <u>Stevenson, WA 98648</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>Gregory C. Lamb Jeanne M. Lamb</u>		<u>10512400631500000</u> <input type="checkbox"/>	
Mailing Address <u>P.O. Box 657</u>		_____ <input type="checkbox"/>	
City/State/Zip <u>Stevenson, WA 98648</u>		_____ <input type="checkbox"/>	
Phone No. (including area code) _____		_____ <input type="checkbox"/>	
		List assessed value(s)	
		<u>111,077.00</u>	

Street address of property: 365 5th St. - 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 legal description.

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
☐ ☒

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 Statutory Warranty Deed (SWD)

Date of Document 06/19/14

Gross Selling Price \$	120,000.00
*Personal Property (deduct) \$	0.00
Exemption Claimed (deduct) \$	0.00
Taxable Selling Price \$	120,000.00
Excise Tax : State \$	1,536.00
Local \$	300.00
*Delinquent Interest: State \$	0.00
Local \$	0.00
*Delinquent Penalty \$	0.00
Subtotal \$	1,836.00
*State Technology Fee \$	5.00
*Affidavit Processing Fee \$	0.00
Total Due \$	1,841.00

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

Name (print) Joseph L. Waldher

Date & city of signing: 6/23/2014 - Clarkston, WA

Signature of

Grantee or Grantee's Agent

Name (print) Gregory C. Lamb

Date & city of signing: 6/23/2014 - Clarkston, 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)).

PAID
JUN 23 2014

COUNTY TREASURER

KAREN ROOSEVELT
GARFIELD COUNTY TREASURER

2525

TUE

EXHIBIT "A"

234762

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

Lots 5 and 6 in Block 24 of Wilson's Addition to the City of Pomeroy.

EXCEPT beginning at a point where the Northwest corner of said Lot 6 bears North 08°09' East 98.0 feet; thence South 08°09' West 81.0 feet, more or less, to the North line of Section 6, Township 11 North, Range 42 E.W.M.; thence along said line East 121.2 feet; thence North 08°09' East 72.0 feet, more or less, to a point where the Northeast corner of said Lot 5 bears North 08°09' East 90.0 feet; thence North 85°39' West 120.4 feet to the place of beginning.

SUBJECT TO an easement under and across said property for concrete flume granted to the City of Pomeroy by instrument recorded October 6, 1997 as Garfield County Auditor's No. 4342.