

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)

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

☐ Check box if partial sale of property

SELLER GRANTOR	1 Name <u>Nancy Annette Bailey</u>	BUYER GRANTEE	2 Name <u>Alan T. Bailey</u>
	Mailing Address <u>1143 Ankeny Street</u>		Mailing Address <u>1143 Ankeny Street</u>
	City/State/Zip <u>Walla Walla WA 99362</u>		City/State/Zip <u>Walla Walla, WA 99362</u>
	Phone No. (including area code) _____		Phone No. (including area code) _____
3 Send all property tax correspondence to: <input type="checkbox"/> Same as Buyer/Grantee Name <u>Alan T. and Nancy A. Bailey</u> Mailing Address <u>1143 Ankeny Street</u> City/State/Zip <u>Walla Walla, WA 99362</u> Phone No. (including area code) _____		List all real and personal property tax parcel account numbers – check box if personal property <u>2-012-41-015-1000</u> <input type="checkbox"/> <u>2-012-41-014-1000</u> <input type="checkbox"/> <u>2-012-41-011-3000</u> <input type="checkbox"/> <u>2-012-41-010-4000</u> <input type="checkbox"/>	
		List assessed value(s) <u>487971</u>	

4 Street address of property: _____

This property is located in Garfield County

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

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

See Attached Legal Description

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 V. Verbeke 3/4/14
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

Alan T. Bailey
PRINT NAME
ALAN T. BAILEY

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(1)

Reason for exemption _____
 Wife establishing community interest with husband.

Type of Document Quit Claim Deed

Date of Document 2-26-14

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

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

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

Signature of Grantor or Grantor's Agent Nancy Annette Bailey
 Name (print) Nancy Annette Bailey
 Date & city of signing: 2-27-14 Walla Walla WA

Signature of Grantee or Grantee's Agent Alan T. Bailey
 Name (print) Alan T. Bailey
 Date & city of signing: 2/27/14 Walla Walla, 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)).

An undivided ½ interest in the following described real estate, situated in the County of Garfield, State of Washington, including any after acquired title:

All in Township 12 North, Range 41 East, Willamette Meridian.

The Southeast quarter of the Southeast quarter of Section 10.

The Southwest quarter of the Southwest quarter of Section 11.

All of Section 14.

The East half of Section 15.

Except public road rights of way.

ALSO EXCEPT the following three tracts:

1. The part of the Southeast quarter of the Southeast quarter of Section 15, more particularly described as follows: Commencing at the Southeast corner of said Section 15; thence West along the South line of said Section 15, 648.29 feet to the True Place of Beginning; thence continue West 126.66 feet; thence North 23°26'31" East 74.46 feet; thence North 50°50'53" East 78.59 feet; thence North 18°47'54" East 354.41 feet; thence North 12°31'54" East 390.64 feet; thence North 19°35'34" East 93.20 feet; thence North 50°23'50" East 116.16 feet; thence North 06°40'56" East 66.85 feet; thence North 44°44'00" East 28.06 feet to a point on the South right of way line of Falling Springs Road; thence deflect right and continue along said right of way line around a curve to the left with a radius of 105.0 feet for a distance of 148.77 feet; thence South 00°35'21" West 362.55 feet; thence South 78°19'04" West 62.72 feet; thence South 12° 52'39" West 264.31 feet; thence South 43°29'11" West 129.66 feet; thence South 32°32'24" West 435.20 feet to the place of beginning.

SUBJECT TO an easement for ingress and egress lying 30 feet on each side of the following described centerline: Commencing at the Southeast corner of the above described tract; thence North 32°32' 24" East 72.11 feet to the True Place of Beginning; thence North 52°39'00" West 94.19 feet to the terminus of the above described centerline.

ALSO SUBJECT TO the right of ingress and egress over and across that part more particularly described as follows: Beginning at the Northeast corner of the above described tract; thence South 00°35'21" West 35.35 feet; thence North 86°44'35" West 78.94 feet to a point on the South right of way line of Falling Springs Road; thence deflect right and continue along said right of way line around a curve to the left with a radius of 105.00 feet a distance of 87.48 feet to the place of beginning.

2. That part of the West half of the Southwest quarter of Section 14, more particularly described as follows: Commencing at the Southwest corner of said Section 14; thence North along the West line of said Section 14 a distance of 1183.97 feet; thence East a

distance of 284.23 feet to the True Place of Beginning; thence North $66^{\circ}14'39''$ East 1007.50 feet; thence North $34^{\circ}14'31''$ West 171.25 feet to a point on the South right of way line of Falling Springs Road; thence South $89^{\circ}22'05''$ West along said right of way line 137.54 feet to a point of curve; thence continue along said right of way line around a curve to the left with a radius of 390.0 feet for a distance of 253.07 feet; thence South $52^{\circ}11'20''$ West along said right of way line 95.33 feet to a point of curve; thence continue along said right of way line around a curve to the right with a radius of 600.0 feet for a distance of 246.17 feet; thence South $75^{\circ}41'47''$ West along said right of way line 123.48 feet to a point of curve; thence continue along said right of way line around a curve to the right with a radius of 900.0 feet for a distance of 151.68 feet; thence South $24^{\circ}28'56''$ East 266.77 feet to the place of beginning.

3. Commencing at the Northeast corner of the Southeast quarter of the Southeast Quarter of Section 15; thence northerly along the section line approximately seventy (70) feet to a point on the centerline of Falling Springs Road; thence South $72^{\circ}51'$ West 125 feet to the True Point of Beginning; thence on the arc of a 25° curve to the right through an angle $79^{\circ}07'$ for 316.47 feet where it rejoins the centerline of Falling Springs Road; a strip of land 170 feet wide being 50 feet on the left of centerline and 120 feet on the right.

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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

SELLER GRANTOR	1 Name <u>David Ledgerwood</u>	BUYER GRANTEE	2 Name <u>Wayne M. Martin, Trustee of the Wayne M. Martin Revocable Trust</u>
	Mailing Address <u>P.O. Box 963</u>		Mailing Address <u>942 Post Lane</u>
	City/State/Zip <u>Pomeroy, WA 99347</u>		City/State/Zip <u>Clarkston, WA 99403</u>
	Phone No. (including area code) <u>(509) 843-7019</u>		Phone No. (including area code) <u>(509) 758-2450</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 _____		2-012-43-031-2000 <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: rural Garfield County

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 Northwest quarter of Section 31 in Township 12 North, Range 43, EWM, excepting therefrom the West 363 feet of the North 600 feet thereof, and excepting therefrom the public road right-of-way.

5 Select Land Use Code(s):
Select Land Use Codes 94 - open space
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)?

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.

Kushie Vadubony 3/11/14
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
Wayne M. Martin
PRINT NAME

Wayne M. Martin, Trustee

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

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

WAC No. (Section/Subsection) _____
Reason for exemption _____

Type of Document Statutory Warranty Deed

Date of Document 3-10-14

Gross Selling Price \$	188,405.00
*Personal Property (deduct) \$	0.00
Exemption Claimed (deduct) \$	0.00
Taxable Selling Price \$	188,405.00
Excise Tax : State \$	2,411.58
0.0025 Local \$	471.01
*Delinquent Interest: State \$	0.00
Local \$	0.00
*Delinquent Penalty \$	0.00
Subtotal \$	2,882.59
*State Technology Fee \$	5.00
*Affidavit Processing Fee \$	0.00
Total Due \$	2,887.59

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 David Ledgerwood
Name (print) David Ledgerwood
Date & city of signing 3/10/14 Clarkston

Signature of Grantee or Grantee's Agent Wayne M. Martin
Name (print) Wayne M. Martin, Trustee
Date & city of signing 3-7-14 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)).

REV 84 0001a (2/24/14)

THIS SPACE - TREASURER'S USE ONLY

COUNTY TREASURER

KAREN ROOSEVELT
GARFIELD COUNTY TREASURER

REAL ESTATE EXCISE TAX AFFIDAVIT

PLEASE TYPE OR PRINT

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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>Connie Rae Finch, Paul Ray Ledgerwood, and James David Ledgerwood</u>	2 BUYER GRANTEE	Name <u>Waine M. Martin, Trustee of the Waine M. Martin Revocable Trust</u>
	Mailing Address <u>c/o P.O. Box 963</u>		Mailing Address <u>942 Post Lane</u>
	City/State/Zip <u>Pomeroy, WA 99347</u>		City/State/Zip <u>Clarkston, WA 99403</u>
	Phone No. (including area code) <u>(509) 843-7019</u>		Phone No. (including area code) <u>(509) 758-2450</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 _____		2-012-43-031-1001	<input type="checkbox"/>
Mailing Address _____		2-012-43-031-1002	<input type="checkbox"/>
City/State/Zip _____		2-012-43-031-1003	<input type="checkbox"/>
Phone No. (including area code) _____			<input type="checkbox"/>
List assessed value(s)			

4 Street address of property: rural Garfield County

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 Northeast quarter of Section 31 in Township 12 North, Range 43, EWM, excepting therefrom the public road right-of-way.

5	Select Land Use Code(s): <u>94 - Open space (land classified under chapter 84.34 RCW)</u> enter any additional codes: _____ (See back of last page for instructions)	6	YES NO Was the seller receiving a property tax exemption or deferral under chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)? <input type="checkbox"/> <input checked="" type="checkbox"/>
6	YES NO Is this property designated as forest land per chapter 84.33 RCW? <input type="checkbox"/> <input checked="" type="checkbox"/> Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW? <input checked="" type="checkbox"/> <input type="checkbox"/> Is this property receiving special valuation as historical property per chapter 84.26 RCW? <input type="checkbox"/> <input checked="" type="checkbox"/> If any answers are yes, complete as instructed below. (1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information. This land <input checked="" type="checkbox"/> does <input type="checkbox"/> does not qualify for continuance. <u>Keshia Vasubueff</u> <u>3/11/14</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 <u>Waine M. Martin</u> PRINT NAME Waine M. Martin, Trustee	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 <u>Statutory Warranty Deed</u> Date of Document <u>3-10-14</u> Gross Selling Price \$ <u>196,000.00</u> *Personal Property (deduct) \$ <u>0.00</u> Exemption Claimed (deduct) \$ <u>0.00</u> Taxable Selling Price \$ <u>196,000.00</u> Excise Tax : State \$ <u>2,508.80</u> <u>0.0025</u> Local \$ <u>490.00</u> *Delinquent Interest: State \$ <u>0.00</u> Local \$ <u>0.00</u> *Delinquent Penalty \$ <u>0.00</u> Subtotal \$ <u>2,998.80</u> *State Technology Fee \$ <u>5.00</u> *Affidavit Processing Fee \$ <u>0.00</u> Total Due \$ <u>3,003.80</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>James David Ledgerwood</u>	Signature of Grantee or Grantee's Agent <u>Waine M. Martin</u>
Name (print) <u>James David Ledgerwood</u>	Name (print) <u>Waine M. Martin, Trustee</u>
Date & city of signing: <u>3-10-14 Clarkston</u>	Date & city of signing: <u>3-10-14 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 (2/24/14) THIS SPACE - TREASURER'S ONLY

KAREN ROOSEVELT
GARFIELD COUNTY TREASURER

REAL ESTATE EXCISE TAX AFFIDAVIT

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CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

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(See back of last page for instructions)

☐ Check box if partial sale of property

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

1 SELLER GRANTOR	Name <u>HARRIETT BRANICK By: ROBERT I. BRANICK, Attorney-</u>	2 BUYER GRANTEE	Name <u>ROBERT I. BRANICK (1/16th)</u>
	In-Fact for <u>Harriett Branick</u>		
	Mailing Address <u>440 East Strawberry Drive</u>		Mailing Address <u>440 East Strawberry Drive</u>
	City/State/Zip <u>Mill Valley, CA 94941</u>		City/State/Zip <u>Mill Valley, CA 94941</u>
	Phone No. (including area code) _____		Phone No. (including area code) _____

3	Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee	List all real and personal property tax parcel account numbers – check box if personal property	List assessed value(s) <u>1,269,957</u>	
	Name _____			<u>2-012-43-026-2000; 2-012-43-027-1000</u> <input type="checkbox"/>
	Mailing Address _____			<u>2-012-43-028-4000; 2-012-43-029-1000</u> <input type="checkbox"/>
	City/State/Zip _____			<u>2-012-43-032-1000</u> <input type="checkbox"/>
	Phone No. (including area code) _____			<input type="checkbox"/>

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): <u>83 - Agriculture classified under current use chapter 84.34 RCW</u>	7	List all personal property (tangible and intangible) included in selling price.
	enter any additional codes: _____		
	(See back of last page for instructions)		
	Was the seller receiving a property tax exemption or deferral under chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		

6	Is this property designated as forest land per chapter 84.33 RCW? <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-201</u> Reason for exemption _____ Gift for Love and Affection _____
	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 ☒ does ☐ does not qualify for continuance.

Keshia Vanderbroucken 2-27-14
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.

Robert I Branick
(3) OWNER(S) SIGNATURE

PRINT NAME
Robert I Branick

8	
I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.	
Signature of Grantor or Grantor's Agent <u>Robert I Branick</u>	Signature of Grantee or Grantee's Agent <u>Robert I Branick</u>
Name (print) <u>Harriet Branick by: Robert Branick, POA</u>	Name (print) <u>Robert I. Branick</u>
Date & city of signing: <u>2-20-14, Mill Valley, CA</u>	Date & city of signing: <u>2-20-14, Mill Valley, CA</u>

Gross Selling Price \$ _____ *Personal Property (deduct) \$ _____ Exemption Claimed (deduct) \$ _____ Taxable Selling Price \$ _____ 0.00 Excise Tax : State \$ _____ 0.00 <div style="border: 1px solid black; padding: 2px;">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	
A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS	

EXHIBIT "A"

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

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

The Northwest quarter and the Southwest quarter of the Northeast quarter of Section 26.

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

ALSO that part of the Northwest quarter of said section 27, more particularly described as follows:

Commencing at the Northeast corner of said Northwest quarter;
thence South on the half section line 1020 feet to the True Point of Beginning;
thence South 305 feet; thence West 100 feet to the East line of the County Road;
thence North $18^{\circ}10'$ East 321 feet to the place of beginning

The North half of the Northwest quarter, the Northwest quarter of the Northeast quarter, and the North half of the Southeast quarter of Section 28.

ALSO that part of the Southeast quarter of the Northwest quarter and of the Northeast quarter of the Southwest quarter of said Section 28, more particularly described as follows:

Beginning at the Southeast corner of said Northeast of the Southwest quarter of Section 28; thence West on the South line of said subdivision 862 feet,
thence North on a line parallel to the East line thereof to a point on the North line of said Southeast quarter of the Northwest quarter of Section 28;
thence East 862 feet to the Northeast corner of said Southeast quarter of the Northwest quarter; thence South on the half section line to the place of beginning.

The Northeast quarter of the Northeast quarter and the Southeast quarter of the Southeast quarter of Section 29.

The Northeast Quarter of Section 32.

EXCEPT public road rights of way.

RECORDING REQUESTED
BY ATTORNEY

AND WHEN RECORDED
MAIL TO
Robert I. Branick, M.D.
440 East Strawberry Drive
Mill Valley, California 94941

Space above this line for recorder's use

HARRIET B. BRANICK, M.D., Principal, to ROBERT I. BRANICK, M.D., Agent:

DURABLE POWER OF ATTORNEY

NOTICE TO PERSON EXECUTING THIS DOCUMENT:

THIS IS AN IMPORTANT LEGAL DOCUMENT. IT CREATES A DURABLE POWER OF ATTORNEY. BEFORE EXECUTING THIS DOCUMENT, YOU SHOULD KNOW THESE IMPORTANT FACTS.

- 1. THIS DOCUMENT MAY PROVIDE THE PERSON YOU DESIGNATE AS YOUR ATTORNEY-IN-FACT (AGENT) WITH BROAD POWERS TO MANAGE YOUR FINANCIAL AFFAIRS, INCLUDING THE AUTHORITY TO MANAGE, DISPOSE OF, SELL, CONVEY, AND ENCUMBER YOUR REAL AND PERSONAL PROPERTY, TO USE YOUR PROPERTY AS SECURITY IF YOUR AGENT BORROWS MONEY ON YOUR BEHALF, AND TO TAKE ACTIONS TO CARRY OUT YOUR ESTATE PLAN.**
- 2. THIS DOCUMENT DOES NOT AUTHORIZE ANYONE TO MAKE MEDICAL AND OTHER HEALTH CARE DECISIONS FOR YOU.**
- 3. THESE POWERS WILL EXIST FOR AN INDEFINITE PERIOD OF TIME UNLESS YOU LIMIT THEIR DURATION IN THIS DOCUMENT. THESE POWERS WILL CONTINUE TO EXIST NOTWITHSTANDING YOUR SUBSEQUENT INCAPACITY.**
- 4. YOU HAVE THE RIGHT TO REVOKE OR TERMINATE THIS DURABLE POWER OF ATTORNEY AT ANY TIME.**
- 5. YOUR AGENT HAS NO DUTY TO ACT UNLESS YOU AND YOUR AGENT AGREE OTHERWISE IN WRITING.**

TO WHOM IT MAY CONCERN:

Harriet B. Branick, M.D., (the principal), who currently resides at 440 East Strawberry Drive, Mill Valley, Marin County, California, hereby appoints Robert I. Branick, M.D., who currently resides at 440 East Strawberry Drive, Mill Valley, Marin County, California, as the principal's true and lawful attorney-in-fact (agent) for the principal. If for any reason the original agent under this durable power of attorney is unwilling or unable to continue to serve, Robert L. Branick, whose current address is 147 Prince Royal Drive, Corte Madera, shall instead serve as successor agent. In such case, one of the following documents shall be attached to this durable power of attorney: a resignation or declination to serve signed by the original agent; a written and signed opinion (or declaration under penalty of perjury) from a licensed physician that the original agent is physically or mentally incapable of serving; a certified court order as to the incapacity or inability of the original agent to serve; or a certified death certificate of the original agent. Third parties who deal with the successor agent shall be entitled to rely on the original power of attorney instrument, or a photocopy thereof, with any such document attached.

The principal revokes all prior durable or general powers of attorney that the principal may have executed (except any Power of Attorney for Health Care) and the principal retains the right to revoke or amend this instrument and to substitute other persons in the agent's place. Amendments to this instrument shall be made in writing by the principal personally (not by the agent), attached to the original of this instrument, and recorded in the same county or counties as the original if the original is recorded.

The agent is authorized to take the following actions for the principal, and in the principal's name, place, and stead:

1. To manage, control, lease, sublease, and otherwise act concerning the principal's interest in any real property owned by the principal; to collect and receive rents or income therefrom; pay taxes, charges, and assessments on the same; repair, maintain, protect, preserve, alter, and improve the same; commit the principal's resources and contract on the principal's behalf regarding the same; and do all things necessary or expedient to be done in the agent's judgment in connection with the property.

2. To grant, sell, transfer, mortgage, deed in trust, convey, pledge, and otherwise encumber and deal in the real property described in this instrument and to execute such instruments as the agent considers proper, specifically including but not limited to the power to:

- (a) Represent the principal in negotiations for the sale of the real property described in this instrument, including but not limited to entering into listing agreements with brokers or other agents regarding such sale.

- (b) Execute, acknowledge, and deliver contracts of sale, escrow instructions, deeds, covenants, agreements, assignments of agreements, and all other documents needed with respect to the sale of the real property described in this instrument.

3. To purchase real property on the principal's behalf; to mortgage, pledge, or otherwise encumber such newly acquired property; to commit the resources of the principal with respect to purchase of such property; to do all acts and execute all documents necessary for the purchase of such property; and to otherwise generally deal in all respects and have all powers described in this power of attorney with respect to such property.

4. To deposit in and draw on any checking, savings, agency, or other accounts that the principal may have in any banks or financial institutions, and any accounts with securities brokers or other commercial institutions, and to establish and terminate all such accounts.

5. To have access to all safe deposit boxes in the principal's name or to which the principal is an authorized signatory; to contract with financial institutions for the maintenance and continuation of safe deposit boxes in the principal's name; to add to and remove the contents of all such safe deposit boxes; and to terminate contracts for all such safe deposit boxes.

6. To use any credit cards in the principal's name, to make purchases, and to sign charge slips on behalf of the principal as may be required to use such credit cards; and to close the principal's charge accounts and terminate the principal's credit cards when the agent considers such acts to be in the principal's best interest.

7. To invest and reinvest the principal's funds in every kind of property, real, personal, or mixed, and every kind of investment, specifically including, but not limited to, corporate obligations of every kind; preferred or common stocks; shares of investment trusts, investment companies, and mutual funds; and mortgage participations.

8. To manage and control all partnership interests owned by the principal and to make all decisions the principal could make as a general partner, limited partner, or both; and to execute all documents required of the principal as such partner, all to the extent that the agent's designation for such purposes is allowed by law and is not in contravention of any partnership or other agreement.

9. To demand, sue for, and collect all sums of money, debts, accounts, legacies, bequests, interest, dividends, annuities, and demands that are now, or may later become, due or payable to the principal, including any benefits payable by any governmental body or agency (such as Supplemental Social Security (SSI), Medi-Cal, Medicare, and Social Security Disability Insurance (SSDI); for purposes of receiving Social Security benefits, the agent is hereby appointed as the principal's Representative Payee), and to take all lawful means to recover such assets, and to compromise claims for such assets and grant discharges for such assets in the principal's name.

10. To prosecute or defend actions, claims, or proceedings for the protection of the principal's property, including the power to renew, extend, compromise, arbitrate, adjust, and settle or re-lease (with or without consideration), any claim, debt, or

obligation held by or asserted against the principal or the principal's property or which affects such property; to foreclose, extend the time of payment for, assign, partially release, or discharge mortgages, deeds of trust, security interests, and other liens; and with respect to deeds of trust, to execute subordinations, acreage or lot releases, and requests for partial or full reconveyance.

11. To borrow such sums as the agent determines to be necessary for the proper management of the principal's property, including but not limited to tax and estate planning matters; and to mortgage, convey by deed of trust, grant security interests in, or otherwise encumber, any real or personal property now or hereafter owned by the principal, whether acquired by the principal or the agent.

12. To apply for and make any elections required for payment of governmental benefits to which the principal may be entitled, to take possession of all such benefits, and to distribute such benefits to or for the principal's benefit.

13. To establish one or more Individual Retirement Accounts (IRAs) and employee benefits plans (including a plan for a self-employed individual) on the principal's behalf, to contribute to any IRA or plan held in the principal's name, to roll over or direct transfers of plan benefits into other retirement plans or IRA accounts at the same company or at another company, to manage the accounts, to withdraw from any account without limitation, to select or change payment options and to apply for and make any elections under any IRA or employee benefit plan in which the principal is a participant, including elections required for payment of any and all types of employee benefits to which the principal may be entitled, to take possession of all such benefits, and to distribute such benefits to or for the principal's benefit. The agent /shall not have the power to designate and change beneficiaries. The agent may designate himself as a beneficiary on any employee benefit plan. The agent, in exercising the power to designate and change beneficiaries, may designate as beneficiaries only a member or members of a class of persons consisting of my blood descendants and their spouses.

The employee benefits plans and Individual Retirement Accounts now held by the principal are as follows: Rollover for account of principal from Branick Medical Corporation Money Purchase Pension and Profit-Sharing Plans.

If an account or plan is rolled over or transferred to a new company, the principal requests that the new company also honor this power.

14. To prepare and file all income and other federal and state tax returns that the principal is required to file; to sign the principal's name on tax returns, including Forms IRS 1040, FTB 540, etc.; to hire preparers and advisers and pay for their services; and to do whatever is necessary to protect the principal's assets from assessments for income taxes and other taxes for the years 1995 to 2020. The agent is specifically authorized to receive confidential information; to receive checks in payment of any refund of taxes, penalties, or interest; to execute waivers (including offers of waivers) of restrictions on assessment or collection of tax deficiencies and of notice of disallowance of claims for

credit or refund; to execute consents extending the statutory period for assessment or collection of taxes; to execute closing agreements under Internal Revenue Code section 7121 or any successor statute; and to delegate authority or substitute another representative concerning all the above matters.

15. To make gifts on the principal's behalf to a class composed of the principal's children, any of their issue, or both to the full extent of the federal annual gift tax exclusion under Internal Revenue Code section 2503(b) or any successor statute and, for such purposes, to remove the principal's assets from any grantor revocable trust of which the principal is a grantor.

16. To transfer assets to and remove assets from any and all revocable living trusts of which the principal is or becomes a settlor.

17. To make direct payments to the provider for tuition and medical care for persons in the class composed of the principal's issue under Internal Revenue Code section 2503(e) or any successor statute that excludes such payments from gift tax liability.

18. To execute and deliver disclaimers under Internal Revenue Code section 2518 and California Probate Code sections 260 through 295 or any successor statute.

19. To execute documents of transfer or conveyance or marital property agreements that convert the character of property in which the principal has an interest from joint tenancy to community property with the principal's spouse (if the principal is married at such time) for the purpose of obtaining a step-up in basis on the entire value of such property under Internal Revenue Code section 1014, as amended from time to time, if the agent deems such transaction to be in the principal's interests or the best interests of the beneficiaries of the principal's estate.

20. To employ and discharge any accountants, attorneys, investment counsel, real estate brokers, property managers, bookkeepers, consultants, custodians, auditors, appraisers, or any other professionals that the agent deems reasonably necessary for the proper management and protection of the principal's affairs, for the maintenance of proper accounts and records, and for advice in carrying out the agent's duties and responsibilities under this instrument. Without limiting the foregoing, the agent is authorized to employ investment managers, investment agents, or other investment specialists as the agent deems necessary or desirable. Specifically, the agent is authorized to appoint an investment manager to manage all or any part of the principal's assets and to delegate to such manager investment discretion that is not inconsistent with the agent's duties under this instrument or applicable law. Such appointment may include the power to acquire and dispose of assets without first obtaining the agent's consent. The agent may pay reasonable compensation to any such professionals hired by the agent from the principal's assets. Any compensation paid to such professionals may be taken into consideration in determining the reasonableness of any compensation taken or requested by the agent. The foregoing provisions are not intended to relieve the agent of the duty to

exercise reasonable care and prudence in selecting, employing, and supervising any such professionals.

21. To seek appropriate court orders mandating acts that the agent deems appropriate if a third party refuses to comply with actions taken by the agent that are authorized by this instrument or enjoining acts by third parties that the agent has not authorized. In addition, the agent may sue a third party who fails to comply with actions the principal has authorized the agent to take and may demand damages, including punitive damages, on the principal's behalf for such noncompliance.

22. To be entitled to fair and reasonable compensation for services rendered as agent under this instrument. In determining what constitutes "fair and reasonable" compensation, the following factors may be considered: (1) the time spent by the agent in administering the principal's affairs, (2) the principal's net worth, (3) the nature of the assets subject to the agent's control, and (4) the fees charged by professional fiduciaries acting in the same or similar capacities under similar circumstances. In addition to compensation for services, the agent shall be entitled to reimbursement for all out-of-pocket expenses incurred in administering the principal's affairs, including, without limitation, reasonable travel expenses, including land and air transportation, lodging, and meals.

23. To do, execute, and perform any other act, deed, matter, or thing, that in the opinion of the agent ought to be done, executed, or performed in conjunction with this power of attorney, of every kind and nature, as fully and effectively as the principal could do if personally present. The enumeration of specific items, acts, rights, or powers in this instrument does not limit or restrict, and is not to be construed or interpreted as limiting or restricting, the general powers granted to the agent except where powers are expressly restricted.

The agent is authorized to commence enforcement proceedings, at the principal's expense, against any bank, financial institution, or other person or entity that fails or refuses to honor this durable power of attorney.

24. Regardless of any other possible language to the contrary in this document, the agent is specifically NOT granted the following powers:

- (a) To use the principal's assets for the agent's own legal obligations, including but not limited to support of the agent's dependents;
- (b) To exercise any trustee powers under an irrevocable trust of which the agent is a settlor and the principal is a trustee; or
- (c) To exercise incidents of ownership over any life insurance policies that the principal owns on the agent's life.

25. The agent's signature under the authority granted in this power of attorney may be accepted by any third party or organization with the same force and effect as if the principal were personally present and acting on the principal's behalf. No person or

organization that relies on the agent's authority shall incur any liability to the principal, the principal's estate, heirs, successors, or assigns, because of reliance on this instrument. The principal's estate, heirs, successors, and assigns shall be bound by the agent's acts under this power of attorney.

26. No successor agent shall be liable for any act, omission, or default of a prior agent. Unless requested in writing within 60 days after appointment by the principal or an adult beneficiary of the principal, no successor agent shall have any duty to investigate or review any action of a prior agent. The successor agent may accept the accounting records of the prior agent showing assets on hand without further investigation and without incurring any liability to any person claiming or having an interest in the principal's assets.

27. Any third party from whom the agent under this power of attorney may request information, records, or other documents regarding the principal's personal affairs may release and deliver all such information, records, or documents to the agent without liability to the principal, the principal's estate, heirs, successors, or assigns for release or delivery of such information, records, or other documents to the agent. The principal hereby waives any privilege that may apply to release of such information, records, or other documents, but only to the extent necessary to authorize such release.

28. No person who relies on any representation the agent may make regarding (a) the fact that the powers of the agent are then in effect, (b) the scope of the agent's authority under this instrument, (c) the principal's competency at the time this instrument is executed, (d) the fact that this instrument has not been amended, terminated, or revoked, or (e) the fact that the agent continues to serve as the principal's agent, shall incur any liability to the principal, the principal's estate, or the principal's heirs, successors, or assigns for permitting the agent to exercise any power granted in this instrument, nor shall any person who deals with the agent be responsible to determine or ensure the proper application of funds or property.

29. This power of attorney shall not be affected by the principal's subsequent incapacity. The principal declares that the principal understands the importance of this durable power of attorney, recognizes that the agent is granted broad power to hold, administer, and control the principal's assets, and recognizes that this durable power of attorney will become effective immediately on execution and will continue indefinitely until specifically revoked or terminated by death, even if the principal later becomes incapacitated.

30. If a conservatorship of the principal's person or estate or both is deemed necessary, the principal hereby nominates Robert I. Branick, M.D. as conservator of the principal's person and estate. If Robert I. Branick, M.D. is unwilling or unable to serve for any reason, the principal hereby nominates Robert L. Branick as such conservator.

On the appointment of a conservator of the principal's estate, this power of attorney shall terminate and the agent shall deliver the assets of the principal under the agent's control as directed by the conservator of the principal's estate.

31. Only one original of this instrument has been executed. The agent is authorized to make photocopies of this instrument and any attached documents (such as certificates of incapacity) as frequently and in such quantities as the agent deems appropriate. Each photocopy shall have the same force and effect as the original, and all parties dealing with the agent are authorized to rely fully on any such photocopy showing the principal's signature thereon.

IN WITNESS WHEREOF, the principal has signed this durable power of attorney on May 7, 2001, at Tiburon, California.

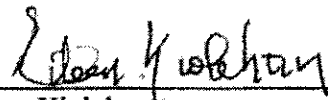

HARRIET B. BRANICK, M.D.

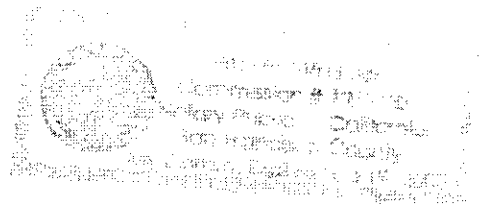
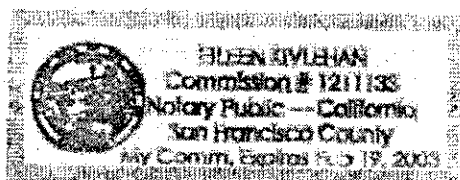
CERTIFICATE OF ACKNOWLEDGMENT OF NOTARY PUBLIC

State of California)
San Francisco)
County of Marin)

On May 7, 2001, before me, Eileen Kivlehan, notary public, personally appeared HARRIET B. BRANICK, M.D., personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.


Eileen Kivlehan



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 deeded transfers and Form REV 84 0001B for controlling interest transfers) for claims of tax exemption as provided below. Completion of this form is required for the types of real property transfers listed in numbers 1-3 below. Only the first page of this form needs original signatures.

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

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

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

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

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

Signature

Firm Name

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

Grantor (seller) gifts equity valued at \$ _____ to grantee (buyer).

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). Any consideration received by grantor is taxable.
2. ☐ Grantee (buyer) will make payments on _____ % of total debt of \$ _____ for which grantor (seller) is liable and pay grantor (seller) \$ _____ (include in this figure the value of any items received in exchange for property). Any consideration received by grantor is 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 the payments on the 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 the payments on total debt of \$ _____ and has not paid grantor (seller) any consideration towards equity. No tax is due.
4. ☐ Grantor (seller) and grantee (buyer) have made and will continue to make payments from joint account on total debt before and after the transfer. Grantee (buyer) has not paid grantor (seller) any consideration towards equity. No tax is due.

Has there been or will there be a refinance of the debt? ☐ YES ☐ NO (If yes, please call (360) 570-3265 to see if this transfer is taxable). If grantor (seller) was on title as co-signor only, please see WAC 458-61A-215 for exemption requirements.

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

Grantor's Signature

Date

Grantee's Signature

Date

Harriett Branick by: Robert L. Branick
Grantor's Name (print) POA FOR Harriett Branick

Robert I. Branick
Grantee's Name (print)

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

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

<p>1 SELLER GRANTOR</p> <p>Name <u>Courtney Thompson, Personal Representative of the Estate of Joan Kay Herres</u></p> <p>Mailing Address <u>19863 Quaking Aspen Ave</u></p> <p>City/State/Zip <u>Oregon City, OR 97045</u></p> <p>Phone No. (including area code) <u>(360) 624-6643</u></p>		<p>2 BUYER GRANTEE</p> <p>Name <u>Courtney Thompson</u></p> <p>Mailing Address <u>19863 Quaking Aspen Ave</u></p> <p>City/State/Zip <u>Oregon City, OR 97045</u></p> <p>Phone No. (including area code) <u>(360) 624-6643</u></p>	
<p>3 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> <p><u>1-053-11-007-1040</u> <input type="checkbox"/></p> <p>_____ <input type="checkbox"/></p> <p>_____ <input type="checkbox"/></p> <p>_____ <input type="checkbox"/></p>	
		<p>List assessed value(s)</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>	

4 Street address of property: 1711 Pataha St., Pomeroy WA 99347

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)

Lots 6 and 7 and the East 35 feet of vacated 17th street abutting thereon, in Block 11 of Mulkey's Addition to the City of Pomeroy.

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

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

If any answers are yes, complete as instructed below.

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

This land ☐ does ☐ does not qualify for continuance.

DEPUTY ASSESSOR

DATE _____

(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)

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

(3) OWNER(S) SIGNATURE

PRINT NAME

8 I CERTIFY UNDER PENALTY OF PERJURY

Signature of _____
Grantor or Grantor's Agent [Signature]

Name (print) Timberly Duggan

Date & city of signing: Porterburg WA 3-12-14

Signature of Grantor or Grantor's Agent [Signature]
Name (print) Kimberly Barger
Date & city of signing: Pomona WA 3-12-14

Signature of Grantee or Grantee's Agent [Signature]
Name (print) Kimberly Barger
Date & city of signing: Pomona WA 3-12-14

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)).

FILED

DEC 19 2013

[Signature]
CLERK
COUNTY, WASH.

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON
IN AND FOR THE COUNTY OF GARFIELD

In the Matter of the Estate

of

JOAN K. HERRES, Deceased.

NO. 13-4-00009-6

LETTERS TESTAMENTARY

STATE OF WASHINGTON

County of Garfield

)
)
) ss
)

WHEREAS, the Last Will and Testament of deceased, was on the 19th day of December, 2013, duly exhibited, proven and recorded in our said Superior Court, a copy of which is hereto annexed, and whereas it appears in and by said Will that COURTNEY HERRES THOMPSON is appointed executrix thereon and whereas said COURTNEY HERRES THOMPSON has duly qualified.

NOW THEREFORE, know all men by these presents, that we do hereby authorize the said COURTNEY HERRES THOMPSON to execute said Will according to law.

1 Witness my hand and the seal of said Court this 19th day of December, A.D.,
2 2013.

3
4
5 Terrilie Cox
6 Clerk of the Superior Court

7 By: [Signature]
8 Deputy

9 STATE OF WASHINGTON)
10) ss
11 County of Columbia)

12 I, Terrilie Cox, County Clerk of the County of Columbia, State of Washington,
13 and ex-officio of the Superior Court of the State of Washington for Columbia County, do
14 hereby certify that the within and foregoing is a full, true, and correct copy of the original
15 Letters Testamentary and of the whole thereof, as the same is now on file and of record in
16 the above entitled cause in my office and custody, said letters have never been revoked
17 and are still in Full Force and Effect. IN TESTIMONY WHEREOF, I have hereunto set
18 my hand and affixed the seal of said Superior Court this 19th day of December,
19 2013.

20 Terrilie Cox
21 County Clerk and ex-officio Clerk of
22 The Superior Court

23 By: [Signature]
24 Deputy

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.

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>Robert C. Hawks and Lucy M. Hawks, husband and wife</u>	2 BUYER GRANTEE	Name <u>Ambrosio R. Siller and Rachel A. Siller, husband and wife</u>
	Mailing Address <u>7916 W Dradie St.</u>		Mailing Address <u>1634 Sturm Ave.</u>
	City/State/Zip <u>Pasco, WA 99301</u>		City/State/Zip <u>Walla Walla, WA 99362</u>
	Phone No. (including area code) _____		Phone No. (including area code) _____
3	Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee	List all real and personal property tax parcel account numbers – check box if personal property	List assessed value(s)
	Name _____	<u>2-010-42-034-1035</u> <input type="checkbox"/>	_____
	Mailing Address _____	_____ <input type="checkbox"/>	_____
	City/State/Zip _____	_____ <input type="checkbox"/>	_____
	Phone No. (including area code) _____	_____ <input type="checkbox"/>	_____

4 Street address of property: N/A

This property is located in Garfield County

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

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

The Northeast quarter of the Southwest quarter of the Northeast quarter of Section 34, Township 10 North, Range 42 East, Willamette Meridian.

5 Select Land Use Code(s): <u>19 - Vacation and cabin</u> enter any additional codes: _____ (See back of last page for instructions)	7 List all personal property (tangible and intangible) included in selling price.
Was the seller receiving a property tax exemption or deferral under chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) _____ Reason for exemption _____
6 Is this property designated as forest land per chapter 84.33 RCW? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> Is this property receiving special valuation as historical property per chapter 84.26 RCW? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> If any answers are yes, complete as instructed below. (1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information. This land <input type="checkbox"/> does <input type="checkbox"/> does not qualify for continuance. _____ DEPUTY ASSESSOR _____ DATE (2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale. (3) OWNER(S) SIGNATURE _____ PRINT NAME	Type of Document <u>Statutory Warranty Deed</u> Date of Document <u>MARCH 7, 2014</u> Gross Selling Price \$ <u>20,000.00</u> *Personal Property (deduct) \$ _____ Exemption Claimed (deduct) \$ _____ Taxable Selling Price \$ <u>20,000.00</u> Excise Tax : State \$ <u>256.00</u> <u>0.0025</u> Local \$ <u>50.00</u> *Delinquent Interest: State \$ _____ Local \$ _____ *Delinquent Penalty \$ _____ Subtotal \$ <u>306.00</u> *State Technology Fee \$ <u>5.00</u> *Affidavit Processing Fee \$ _____ Total Due \$ <u>311.00</u> CK A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS

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

Signature of Grantor or Grantor's Agent <u>[Signature]</u>	Signature of Grantee or Grantee's Agent _____
Name (print) <u>Kathel Hawks</u>	Name (print) _____
Date & city of signing: <u>3-7-14 Pasco</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 both imprisonment and fine (RCW 9A.20.020 (1C)).

MAR 17 2014

KAREN ROOSEVELT
GARFIELD COUNTY TREASURER

REAL ESTATE EXCISE TAX AFFIDAVIT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

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PLEASE TYPE OR PRINT

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

(See back of last page for instructions)

☐ Check box if partial sale of property

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

1 SELLER GRANTOR	Name <u>Robert C. Hawks and Lucy M. Hawks, husband and wife</u>	2 BUYER GRANTEE	Name <u>Ambrosio R. Siller and Rachel A. Siller, husband and wife</u>
	Mailing Address <u>7916 W. Dradie Street</u>		Mailing Address <u>1634 Sturm Avenue</u>
	City/State/Zip <u>Pasco, WA 99301</u>		City/State/Zip <u>Walla Walla, WA 99362</u>
	Phone No. (including area code) _____		Phone No. (including area code) _____
3	Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee Name _____ Mailing Address _____ City/State/Zip _____ Phone No. (including area code) _____	List all real and personal property tax parcel account numbers – check box if personal property <u>2-010-42-034-1035</u> <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____ <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)
Northeast quarter of the Southwest quarter of the Northeast quarter of Section 34, Township 10 North, Range 42 East, Willamette Meridian.

5 Select Land Use Code(s): <u>19 - Vacation and cabin</u> enter any additional codes: _____ (See back of last page for instructions) Was the seller receiving a property tax exemption or deferral under chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	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 <u>Statutory Warranty Deed</u> Date of Document <u>MARCH 7, 2014</u> Gross Selling Price \$ <u>20,000.00</u> *Personal Property (deduct) \$ _____ Exemption Claimed (deduct) \$ _____ Taxable Selling Price \$ <u>20,000.00</u> Excise Tax : State \$ <u>256.00</u> <u>0.0025</u> Local \$ <u>50.00</u> *Delinquent Interest: State \$ _____ Local \$ _____ *Delinquent Penalty \$ _____ Subtotal \$ <u>306.00</u> *State Technology Fee \$ <u>5.00</u> *Affidavit Processing Fee \$ _____ Total Due \$ <u>311.00</u> A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS
6 Is this property designated as forest land per chapter 84.33 RCW? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> Is this property receiving special valuation as historical property per chapter 84.26 RCW? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> If any answers are yes, complete as instructed below. (1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information. This land <input type="checkbox"/> does <input type="checkbox"/> does not qualify for continuance. DEPUTY ASSESSOR _____ DATE _____ (2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale. (3) OWNER(S) SIGNATURE _____ PRINT NAME _____	

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

Signature of Grantor or Grantor's Agent _____ Name (print) _____ Date & city of signing: _____	Signature of Grantee or Grantee's Agent <u>Ambrosio R. Siller</u> Name (print) <u>Ambrosio R. Siller</u> Date & city of signing: <u>10 March 14 Walla Walla</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) 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.

1 SELLER GRANTOR	Name <u>Ezekiel A. Maconnell, an unmarried person and Hollie R. Geiger,</u> <u>an unmarried person</u> Mailing Address <u>PO Box 544</u> City/State/Zip <u>Pomeroy, WA 99347</u> Phone No. (including area code) _____	2 BUYER GRANTEE	Name <u>Lance M. Frederick, a single man</u> Mailing Address <u>894 Baldwin Street</u> City/State/Zip <u>Dayton, WA 99328</u> Phone No. (including area code) _____
3	Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee Name _____ Mailing Address _____ City/State/Zip _____ Phone No. (including area code) _____	List all real and personal property tax parcel account numbers – check box if personal property 1-057-01-019-1090 <input type="checkbox"/> _____ _____ _____	List assessed value(s) _____ _____ _____

4 Street address of property: 894 Baldwin Street
This property is located in Pomeroy
☐ Check box if any of the listed parcels are being segregated from another parcel, are part of a boundary line adjustment or parcels being merged.
Legal description of property (if more space is needed, you may attach a separate sheet to each page of the affidavit)
Lots 10 and 19 in Frank C. Stephens' 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) 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"/>	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 <u>Statutory Warranty Deed</u> Date of Document <u>3/19/14</u> Gross Selling Price \$ <u>82,000.00</u> *Personal Property (deduct) \$ _____ Exemption Claimed (deduct) \$ _____ Taxable Selling Price \$ <u>82,000.00</u> Excise Tax : State \$ <u>1,049.60</u> <u>0.0025</u> Local \$ <u>205.00</u> *Delinquent Interest: State \$ _____ Local \$ _____ *Delinquent Penalty \$ _____ Subtotal \$ <u>1,254.60</u> *State Technology Fee \$ <u>5.00</u> *Affidavit Processing Fee \$ _____ Total Due \$ <u>1,259.60</u> CKs A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS
6 YES NO Is this property designated as forest land per chapter 84.33 RCW? <input type="checkbox"/> <input checked="" type="checkbox"/> Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW? <input type="checkbox"/> <input checked="" type="checkbox"/> Is this property receiving special valuation as historical property per chapter 84.26 RCW? <input type="checkbox"/> <input checked="" type="checkbox"/> If any answers are yes, complete as instructed below. (1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information. This land <input type="checkbox"/> does <input type="checkbox"/> does not qualify for continuance. _____ DEPUTY ASSESSOR _____ DATE (2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale. (3) OWNER(S) SIGNATURE _____ PRINT NAME	

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

Signature of Grantor or Grantor's Agent <u>Ezekiel A. Maconnell</u> Name (print) <u>Ezekiel A. Maconnell</u> Date & city of signing: <u>Dayton WA 3/18/14</u>	Signature of Grantee or Grantee's Agent <u>Lance M. Frederick</u> Name (print) <u>Lance M. Frederick</u> Date & city of signing: <u>3-19-14 Dayton WA</u>
--	--

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

REAL ESTATE EXCISE TAX AFFIDAVIT

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CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

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(See back of last page for instructions)

☐ Check box if partial sale of property

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

1 SELLER GRANTOR	Name <u>Keith A. Berglund and Shelley K. Berglund, husband and wife</u>	2 BUYER GRANTEE	Name <u>Adam Berglund and Jonelle Berglund, husband and wife</u>
	Mailing Address <u>641 Pomeroy Hill Road</u>		Mailing Address <u>64 W Columbia Street</u>
	City/State/Zip <u>Pomeroy, WA 99347</u>		City/State/Zip <u>Pomeroy, WA 99347</u>
	Phone No. (including area code) _____		Phone No. (including area code) _____
3 Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee Name _____ Mailing Address _____ City/State/Zip _____ Phone No. (including area code) _____		List all real and personal property tax parcel account numbers – check box if personal property <u>1-070-36-029-1190</u> <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/>	
List assessed value(s) _____ _____ _____			

4 Street address of property: 64 W Columbia Street
 This property is located in Pomeroy
☐ Check box if any of the listed parcels are being segregated from another parcel, are part of a boundary line adjustment or parcels being merged.
 Legal description of property (if more space is needed, you may attach a separate sheet to each page of the affidavit)
 Commencing at the Northeast corner of Tax Lot 18 (as it existed in 1965) in Section 36, Township 12 North, Range 41 E, W.M.; thence westerly along the North boundary line of said Tax Lot, 121.04 feet to the True Point of Beginning; thence South 00°00' 157.16 feet; thence Northwesterly 81°30' 151.66 feet; thence North 00°00' 157.51 feet; thence Easterly 81°22' 151.72 feet to the place of beginning. TOGETHER WITH an easement over a strip of land 22.0 feet wide and 120.0 feet long commencing at a point on the East boundary of said Tax Lot 18, 120.0 feet South of the Northeast corner thereof; thence running westerly at a right angle to said boundary line. SUBJECT TO an easement for road purposes over and across the South 15.0 feet of said tract.

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

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

6

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

If any answers are yes, complete as instructed below.

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

This land ☐ does ☐ does not qualify for continuance.

DEPUTY ASSESSOR DATE

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

(3) OWNER(S) SIGNATURE

PRINT NAME

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

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

WAC No. (Section/Subsection) _____

Reason for exemption _____

Type of Document Statutory Warranty Deed

Date of Document 3/18/2014

Gross Selling Price \$ 114,000.00

*Personal Property (deduct) \$ _____

Exemption Claimed (deduct) \$ _____

Taxable Selling Price \$ 114,000.00

Excise Tax : State \$ 1,459.20

0.0025 Local \$ 285.00

*Delinquent Interest: State \$ _____

Local \$ _____

*Delinquent Penalty \$ _____

Subtotal \$ 1,744.20

*State Technology Fee \$ 5.00

*Affidavit Processing Fee \$ _____

Total Due \$ 1,749.20

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 Keith A. Berglund
 Name (print) Keith A. Berglund

Date & city of signing: 3-18-2014 Pomeroy, WA

Signature of Grantee or Grantee's Agent Adam Berglund
 Name (print) Adam Berglund

Date & city of signing: 3-18-2014 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
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

SELLER GRANTOR	1 Name <u>Benjamin C. Roberts</u>	BUYER GRANTEE	2 Name <u>Nikki J. Jones</u>
	Mailing Address <u>PO Box 56</u>		Mailing Address <u>PO Box 0</u>
	City/State/Zip <u>Syracuse, MO 65354</u>		City/State/Zip <u>Pomeroy, WA 99347</u>
	Phone No. (including area code)		Phone No. (including area code)
3 Send all property tax correspondence to <input checked="" type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers – check box if personal property	
Name _____		List assessed value(s)	
Mailing Address _____		2-011-42-012-3010-0000 <input checked="" type="checkbox"/> \$ 4,200.00	
City/State/Zip _____		2-012-42-013-1010-0000 <input checked="" type="checkbox"/> 119,105.00	
Phone No. (including area code) _____		2-011-42-012-4000-0000 <input type="checkbox"/> 164,338.00	
		2-011-42-011-4000-0000 <input type="checkbox"/> 315,570.00	

4 Street address of property: 474 Rickman Gulch Road, Pomeroy, WA 99347, 262 Rickman Gulch Road, Pomeroy, WA 99347, 62 7th Street, Pomeroy, WA

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)

Continued list of real property parcel account numbers with assessed values:

2-011-42-013-1020-0000 \$ 5,497.00
1-050-03-016-1220-0000 \$73,479.00

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTIONS OF LISTED PROPERTY - identify by parcel number.

5 Select Land Use Code(s): <u>83 - Agriculture classified under current use chapter 84.34 RCW</u> enter any additional codes: <u>27</u> (See back of last page for instructions)	List all personal property (tangible and intangible) included in selling price.
Was the seller receiving a property tax exemption or deferral under chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) <u>WAC 458-61A-203</u> Reason for exemption <u>Dissolution of Marriage</u> <u>Court # 10-3-00015-2</u>
6 Is this property designated as forest land per chapter 84.33 RCW? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> 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.	Type of Document <u>Quitclaim Deeds</u> Date of Document <u>Feb. 24, 2014</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. This land <input checked="" type="checkbox"/> does <input type="checkbox"/> does not qualify for continuance. <u>Keshia V. VandenBurg</u> <u>1/23/14</u> DEPUTY ASSESSOR DATE	Gross Selling Price \$ 0.00 *Personal Property (deduct) \$ 0.00 Exemption Claimed (deduct) \$ 0.00 Taxable Selling Price \$ 0.00 Excise Tax - State \$ 0.00 <u>0.0025</u> Local \$ 0.00 *Delinquent Interest: State \$ 0.00 Local \$ 0.00 *Delinquent Penalty \$ 0.00 Subtotal \$ 0.00 *State Technology Fee \$ 5.00 *Affidavit Processing Fee \$ 5.00 Total Due \$ 10.00
(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale.	<u>Cur</u>
(3) OWNER(S) SIGNATURE PRINT NAME _____	A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS

8 I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.	
Signature of Grantor or Grantor's Agent <u>Benjamin C. Roberts</u>	Signature of Grantee or Grantee's Agent <u>Nikki J. Jones</u>
Name (print) <u>Benjamin C. Roberts</u>	Name (print) <u>Nikki J. Jones</u>
Date & city of signing: <u>02/24/2014 Syracuse, MO</u>	Date & city of signing: <u>3/26/14</u>

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

REV 84 0001a (6/5/13)

THIS SPACE - TREASURER'S ONLY

DEPT. OF REVENUE
County Trs.

2487
Tue

KAREN ROOSEVELT
GARFIELD COUNTY TREASURER

EXHIBIT A
to Real Estate Excise Tax Affidavit

Full Legal Descriptions of Parcels of Property
referred to in Section 4 of Real Estate Excise Tax Affidavit

Parcel Nos. 2-011-42-012-3010-0000 and 2-012-42-013-1010-0000 are combined in one (1) property description per records of Garfield County, Washington. See below.

That portion of the South half of the Southwest Quarter of Section 12, of Township 11, North, Range 42, E.W.M., lying North and East of Rickman Gulch County Road;

(Parcel No. 2-011-42-012-3010-0000);

Beginning at the Southeast corner of the Northeast Quarter of Section 13, Township 11 North of Range 42 E.W.M., thence West along the South line of said quarter section a distance of 450 feet to the true point of beginning, thence North 700 feet, thence West 550 feet, thence South 700 feet to the South line of said quarter section, thence East 550 feet along South line of said quarter section to the true point of beginning, containing 8.85 acres more or less.

That part of the Northeast Quarter of Section 13, Township 11 north of Range 42 E.W.M., lying West and South of Rickman Gulch Road except that certain tract of land described as follows: Beginning at the center of said Section 13, thence North 0°04'00" East a distance of 1084.31 feet to the true point of beginning; proceeding along same bearing (N. 0°04'00" E.) a distance of 364.04 feet to Garfield County Road right of way; thence bearing South 32°40'40" East a distance of 545.80 feet; thence bearing South 67°40'20" West a distance of 51.01 feet; thence bearing North 63°19'30" West a distance of 108.29 feet; thence bearing North 66°21'50" West a distance of 164.99 feet to the true point of beginning, containing 18.8 acres more or less.

(Parcel No. 2-012-42-013-1010-0000).

Parcel Nos. 2-011-42-012-4000-0000 and 2-011-42-011-4000-0000 are combined in one (1) property description per records of Garfield County, Washington. See below.

The Southeast Quarter of Section 12, Township 11 North, Range 42 E.W.M;

(Parcel No. 2-011-42-012-4000-0000); and

An undivided one-half interest in that portion of the South Half of the Southwest Quarter of Section 12, Township 11 North, Range 42, E.W.M., lying North and East of Rickman Gulch County Road, and the East Half of Section 11, Township 11 North, Range 42, E.W.M., EXCEPT that part of the North Half of the Northeast Quarter of said Section 11 lying East of the West bank of the gulch or creek along which the county road was located in 1940;

(Parcel No. 2-011-42-011-4000-0000).

Parcel No. 2-011-42-013-1020-0000. See Below.

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 the North half of Section 13, more particularly described as follows:

Commencing at the Southeast corner of said North half; thence westerly along the South line of said North half, 1000.00 feet; thence northerly 50 feet to the True Place of Beginning; thence continuing northerly 803.66 feet; thence North 84°26' West 313.51 feet; thence North 26°24' West 1148.33 feet; thence North 13°59' West 480.08 feet; thence North 23°28' West 381.12 feet, more or less, to a point on the North line of said Section 13; thence westerly along said North line to a point on the centerline of Rickman Gulch Road; thence southeasterly along said centerline to a point that is 50.00 feet North of the South line of said North half; thence easterly to the place of beginning.

EXCEPT public road right of way.

Parcel No.: 2-011-42-013-1020-0000

Parcel No. 1-150-03-010-1220-0000. See below.

The South 50 feet of Lots 9 and 10 in Block 3 of the Original
Town, now City of Pomeroy, State of Washington.

Parcel No: 1-150-03-010-1220-0000

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

This form is your receipt
when stamped by cashier.

2488

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>Benjamin C. Roberts</u>	2 BUYER GRANTEE	Name <u>Nikki J. Jones</u>
	Mailing Address <u>PO Box 56</u>		Mailing Address <u>PO Box 0</u>
	City/State/Zip <u>Syracuse, MO 65354</u>		City/State/Zip <u>Pomeroy, WA 99347</u>
	Phone No. (including area code)		Phone No. (including area code)
3 Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers - check box if personal property	
Name _____		List assessed value(s)	
Mailing Address _____		<u>2-011-42-012-0010-0000</u> <input type="checkbox"/> \$ <u>4,200.00</u>	
City/State/Zip _____		<u>2-012-42-013-1010-0000</u> <input type="checkbox"/> <u>119,105.00</u>	
Phone No. (including area code) _____		<u>2-011-42-012-4000-0000</u> <input type="checkbox"/> <u>164,338.00</u>	
		<u>2-011-42-011-4000-0000</u> <input type="checkbox"/> <u>315,570.00</u>	

4 Street address of property: 474 Rickman Gulch Road, Pomeroy, WA 99347; 262 Rickman Gulch Road, Pomeroy, WA 99347; 62 7th Street, Pomeroy, WA

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)

Continued list of real property parcel account numbers with assessed values:

* 2-011-42-013-1020-0000 \$ 5,497.00
1-050-03-010-1220-0000 \$ 73,479.00

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTIONS OF LISTED PROPERTY - identify by parcel number.

5 Select Land Use Code(s): <u>83 - Agriculture classified under current use chapter 84.34 RCW</u> enter any additional codes: <u>27</u> (See back of last page for instructions)	6 List all personal property (tangible and intangible) included in selling price.
Was the seller receiving a property tax exemption or deferral under chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) <u>WAC 458-61A-203</u> Reason for exemption <u>Dissolution of Marriage</u> <u>Court # 103-B0015-2</u>
Is this property designated as forest land per chapter 84.33 RCW? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW? YES <input checked="" type="checkbox"/> NO <input 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 checked="" type="checkbox"/> does <input type="checkbox"/> does not qualify for continuance. <u>Keshia Vandermeegen</u> <u>1/23/14</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	Type of Document <u>Quitclaim Deeds</u> Date of Document <u>Feb. 24, 2014</u> Gross Selling Price \$ <u>0.00</u> *Personal Property (deduct) \$ <u>0.00</u> Exemption Claimed (deduct) \$ <u>0.00</u> 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 \$ <u>0.00</u> Local \$ <u>0.00</u> *Delinquent Penalty \$ <u>0.00</u> 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>
PRINT NAME	A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS

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

Signature of Grantor or Grantor's Agent <u>Benjamin C. Roberts</u>	Signature of Grantee or Grantee's Agent <u>Nikki J. Jones</u>
Name (print) <u>Benjamin C. Roberts</u>	Name (print) <u>Nikki J. Jones</u>
Date & city of signing: <u>2/24/2014 Syracuse</u>	Date & city of signing: <u>2/26/14</u>

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

REV 84 0001a (6/5/13)

THIS SPACE - MAR 26 2014 ONLY

COUNTY TREASURER

KAREN ROOSEVELT
GARFIELD COUNTY TREASURER

2488

me

EXHIBIT A
to Real Estate Excise Tax Affidavit

Full Legal Descriptions of Parcels of Property
referred to in Section 4 of Real Estate Excise Tax Affidavit

Parcel Nos. 2-011-42-012-3010-0000 and 2-012-42-013-1010-0000 are combined in one (1) property description per records of Garfield County, Washington. See below.

That portion of the South half of the Southwest Quarter of Section 12, of Township 11, North, Range 42, E.W.M., lying North and East of Rickman Gulch County Road;

(Parcel No. 2-011-42-012-3010-0000);

Beginning at the Southeast corner of the Northeast Quarter of Section 13, Township 11 North of Range 42 E.W.M., thence West along the South line of said quarter section a distance of 450 feet to the true point of beginning, thence North 700 feet, thence West 550 feet, thence South 700 feet to the South line of said quarter section, thence East 550 feet along South line of said quarter section to the true point of beginning, containing 8.85 acres more or less.

That part of the Northeast Quarter of Section 13, Township 11 north of Range 42 E.W.M., lying West and South of Rickman Gulch Road except that certain tract of land described as follows: Beginning at the center of said Section 13, thence North 0°04'00" East a distance of 1084.31 feet to the true point of beginning; proceeding along same bearing (N. 0°04'00" E.) a distance of 364.04 feet to Garfield County Road right of way; thence bearing South 32°40'40" East a distance of 545.80 feet; thence bearing South 67°40'20" West a distance of 51.01 feet; thence bearing North 63°19'30" West a distance of 108.29 feet; thence bearing North 66°21'50" West a distance of 164.99 feet to the true point of beginning, containing 18.8 acres more or less.

(Parcel No. 2-012-42-013-1010-0000).

Parcel Nos. 2-011-42-012-4000-0000 and 2-011-42-011-4000-0000 are combined in one (1) property description per records of Garfield County, Washington. See below.

The Southeast Quarter of Section 12, Township 11 North, Range 42 E.W.M;

(Parcel No. 2-011-42-012-4000-0000); and

An undivided one-half interest in that portion of the South Half of the Southwest Quarter of Section 12, Township 11 North, Range 42, E.W.M., lying North and East of Rickman Gulch County Road, and the East Half of Section 11, Township 11 North, Range 42, E.W.M., EXCEPT that part of the North Half of the Northeast Quarter of said Section 11 lying East of the West bank of the gulch or creek along which the county road was located in 1940;

(Parcel No. 2-011-42-011-4000-0000).

Parcel No. 2-011-42-013-1020-0000. See Below.

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

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That part of the North half of Section 13, more particularly described as follows:

Commencing at the Southeast corner of said North half; thence westerly along the South line of said North half, 1000.00 feet; thence northerly 50 feet to the True Place of Beginning; thence continuing northerly 803.66 feet; thence North 84°26' West 313.51 feet; thence North 26°24' West 1148.33 feet; thence North 13°59' West 480.08 feet; thence North 23°28' West 381.12 feet, more or less, to a point on the North line of said Section 13; thence westerly along said North line to a point on the centerline of Rickman Gulch Road; thence southeasterly along said centerline to a point that is 50.00 feet North of the South line of said North half; thence easterly to the place of beginning.

EXCEPT public road right of way.

Parcel No.: 2-011-42-013-1020-0000

Parcel No. 1-150-03-010-1220-0000. See below.

The South 50 feet of Lots 9 and 10 in Block 3 of the Original
Town, now City of Pomeroy, State of Washington.

Parcel No: 1-150-03-010-1220-0000

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

PLEASE TYPE OR PRINT

This form is your receipt
when stamped by cashier.

THIS AFFIDAVIT WILL NOT BE ACCEPTED UNLESS ALL AREAS ON ALL PAGES ARE FULLY COMPLETED
(See back of last page for instructions)

☐ Check box if partial sale of property

If multiple owners, list percentage of ownership next to name

1 SELLER GRANTOR	Name <u>Benjamin C. Roberts</u>	2 BUYER GRANTEE	Name <u>Nikki J. Jones</u>
	Mailing Address <u>PO Box 56</u>		Mailing Address <u>PO Box 0</u>
	City/State/Zip <u>Syracuse, MO 65354</u>		City/State/Zip <u>Pomeroy, WA 99347</u>
	Phone No. (including area code) _____		Phone No. (including area code) _____
3	Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee	List all real and personal property tax parcel account numbers – check box if personal property	
Name _____		List assessed value(s)	
Mailing Address _____			
City/State/Zip _____			
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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)

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~~2-044-42-013-1020-0000~~ \$ 5,497.00
~~1-050-03-010-1220-0000~~ \$73,479.00

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTIONS OF LISTED PROPERTY - identify by parcel number.

5	Select Land Use Code(s): <u>83 - Agriculture classified under current use chapter 84.34 RCW</u>	6	List all personal property (tangible and intangible) included in selling price.
	enter any additional codes: <u>27</u>		
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	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		
6	Is this property designated as forest land per chapter 84.33 RCW? <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>WAC 458-61A-203</u> Reason for exemption <u>Dissolution of Marriage</u> <u>Court # 10-3-00015-2</u> Type of Document <u>Quitclaim Deeds</u> Date of Document <u>Feb 24, 2014</u>	
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			
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(3) OWNER(S) SIGNATURE			
PRINT NAME			

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

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>Benjamin C. Roberts</u>	Signature of Grantee or Grantee's Agent <u>Nikki J. Jones</u>
Name (print) <u>Benjamin C. Roberts</u>	Name (print) <u>Nikki J. Jones</u>
Date & city of signing <u>02/24/2014 Syracuse, MO</u>	Date & city of signing <u>3/26/14</u>

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REV 84 0001a (6/5/13)

THIS SPACE FOR TREASURER'S USE ONLY

KAREN ROOSEVELT
GARFIELD COUNTY TREASURER

TAXPAYER
assessor
Treasurer

2489
KR

EXHIBIT A
to Real Estate Excise Tax Affidavit

Full Legal Descriptions of Parcels of Property
referred to in Section 4 of Real Estate Excise Tax Affidavit

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Name _____		List assessed value(s)	
Mailing Address _____			
City/State/Zip _____			
Phone No. (including area code) _____			
		2-011-42-042-0010-0000 <input type="checkbox"/>	\$ 4,200.00
		2-042-42-043-1010-0000 <input type="checkbox"/>	119,105.00
		2-011-42-042-4000-0000 <input type="checkbox"/>	164,338.00
		2-011-42-041-4000-0000 <input type="checkbox"/>	315,570.00

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	(See back of last page for instructions)		
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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>Benjamin C. Roberts</u>	Signature of Grantee or Grantee's Agent <u>Nikki J. Jones</u>	
Name (print) <u>Benjamin C. Roberts</u>	Name (print) <u>Nikki J. Jones</u>	
Date & city of signing <u>02/24/2014 Syracuse, MO</u>	Date & city of signing <u>03/26/14</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), or both imprisonment and fine (RCW 9A.20.020 (1C)).

REV 84 0001a (6/5/13)

THIS SPACE - TREASURER'S USE ONLY

COUNTY ASSESSOR
Treasurer

KAREN ROOSEVELT
GARFIELD COUNTY TREASURER

2490

Tue

EXHIBIT A
to Real Estate Excise Tax Affidavit

Full Legal Descriptions of Parcels of Property
referred to in Section 4 of Real Estate Excise Tax Affidavit

Parcel Nos. 2-011-42-012-3010-0000 and 2-012-42-013-1010-0000 are combined in one (1) property description per records of Garfield County, Washington. See below.

That portion of the South half of the Southwest Quarter of Section 12, of Township 11, North, Range 42, E.W.M., lying North and East of Rickman Gulch County Road;

(Parcel No. 2-011-42-012-3010-0000);

Beginning at the Southeast corner of the Northeast Quarter of Section 13, Township 11 North of Range 42 E.W.M., thence West along the South line of said quarter section a distance of 450 feet to the true point of beginning, thence North 700 feet, thence West 550 feet, thence South 700 feet to the South line of said quarter section, thence East 550 feet along South line of said quarter section to the true point of beginning, containing 8.85 acres more or less.

That part of the Northeast Quarter of Section 13, Township 11 north of Range 42 E.W.M., lying West and South of Rickman Gulch Road except that certain tract of land described as follows: Beginning at the center of said Section 13, thence North 0°04'00" East a distance of 1084.31 feet to the true point of beginning; proceeding along same bearing (N. 0°04'00" E.) a distance of 364.04 feet to Garfield County Road right of way; thence bearing South 32°40'40" East a distance of 545.80 feet; thence bearing South 67°40'20" West a distance of 51.01 feet; thence bearing North 63°19'30" West a distance of 108.29 feet; thence bearing North 66°21'50" West a distance of 164.99 feet to the true point of beginning, containing 18.8 acres more or less.

(Parcel No. 2-012-42-013-1010-0000).

Parcel Nos. 2-011-42-012-4000-0000 and 2-011-42-011-4000-0000 are combined in one (1) property description per records of Garfield County, Washington. See below.

The Southeast Quarter of Section 12, Township 11 North, Range 42 E.W.M;

(Parcel No. 2-011-42-012-4000-0000); and

An undivided one-half interest in that portion of the South Half of the Southwest Quarter of Section 12, Township 11 North, Range 42, E.W.M., lying North and East of Rickman Gulch County Road, and the East Half of Section 11, Township 11 North, Range 42, E.W.M., EXCEPT that part of the North Half of the Northeast Quarter of said Section 11 lying East of the West bank of the gulch or creek along which the county road was located in 1940;

(Parcel No. 2-011-42-011-4000-0000).

Parcel No. 2-011-42-013-1020-0000. See Below.

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 the North half of Section 13, more particularly described as follows:

Commencing at the Southeast corner of said North half; thence westerly along the South line of said North half, 1000.00 feet; thence northerly 50 feet to the True Place of Beginning; thence continuing northerly 803.66 feet; thence North 84°26' West 313.51 feet; thence North 26°24' West 1148.33 feet; thence North 13°59' West 480.08 feet; thence North 23°28' West 381.12 feet, more or less, to a point on the North line of said Section 13; thence westerly along said North line to a point on the centerline of Rickman Gulch Road; thence southeasterly along said centerline to a point that is 50.00 feet North of the South line of said North half; thence easterly to the place of beginning.

EXCEPT public road right of way.

Parcel No.: 2-011-42-013-1020-0000

Parcel No. 1-150-03-010-1220-0000. See below.

The South 50 feet of Lots 9 and 10 in Block 3 of the Original
Town, now City of Pomeroy, State of Washington.

Parcel No: 1-150-03-010-1220-0000