

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>Estate of Donna M. Byrd (owner of 20.83%)</u>	2 BUYER GRANTEE	Name <u>David Byrd, Personal Representative of the Estate of Everett A. Byrd</u>
	Mailing Address <u>50 Bowman Road</u>		Mailing Address <u>3503 27th St. SE</u>
	City/State/Zip <u>Pomeroy, WA 99347</u>		City/State/Zip <u>Puyallup, WA 98374</u>
	Phone No. (including area code) <u>(509) 843-9917</u>		Phone No. (including area code) <u>(253) 576-2713</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 _____		2-012-44-028-2000 <input checked="" type="checkbox"/> \$254,706.00	
Mailing Address _____		2-012-44-029-1000 <input checked="" type="checkbox"/> \$102,276.00	
City/State/Zip _____		<input type="checkbox"/>	
Phone No. (including area code) _____		<input type="checkbox"/>	
		List assessed value(s)	

4 Street address of property: 50 Bowman Road, Pomeroy, WA 99347

This property is located in Garfield County

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

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

See Exhibit A attached hereto

5 Select Land Use Code(s): <u>83 - Agriculture classified under current use chapter 84.34 RCW</u> enter any additional codes: _____ (See back of last page for instructions)	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) <u>458-61A-202</u> Reason for exemption <u>inheritance</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. (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 Cordubong</u> <u>4/29/14</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>Frank Judkins PREP Estate of Donna</u> <u>Frank Judkins PREP</u> PRINT NAME Frank Judkins, PR Estate of Donna	Type of Document <u>Personal Representative Deed</u> Date of Document <u>3/15/14</u> Gross Selling Price \$ _____ *Personal Property (deduct) \$ _____ Exemption Claimed (deduct) \$ _____ Taxable Selling Price \$ _____ 0.00 Excise Tax : State \$ _____ 0.00 <u>0.0025</u> Local \$ _____ 0.00 *Delinquent Interest: State \$ _____ Local \$ _____ *Delinquent Penalty \$ _____ Subtotal \$ _____ 0.00 *State Technology Fee \$ _____ 5.00 *Affidavit Processing Fee \$ _____ 5.00 Total Due \$ _____ 10.00 A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS

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

Signature of Grantor or Grantor's Agent <u>Frank Judkins PR</u>	Signature of Grantee or Grantee's Agent <u>David A Byrd</u>
Name (print) <u>Frank Judkins, PR of the Estate of Donna M. Byrd</u>	Name (print) <u>David Byrd, PR of the Estate of Everett A. Byrd</u>
Date & city of signing: <u>4-29-14 Pomeroy</u>	Date & city of signing: <u>4-23-14 Puyallup, 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)).

Filed for Record at Request of Grantor & Grantee
When Recorded Return To
Christian M. Oelke
5 Centerpointe Drive, Ste 240
Lake Oswego, Oregon 97035

REAL ESTATE EXCISE TAX
AMT. PAID \$ 0
RECEIPT NO. 2504
DATE April 29, 2014
GARFIELD COUNTY TREASURER
BY Teresa M. Spivey

PERSONAL REPRESENTATIVE'S DEED

(Upon Distribution of Separate Real Property from Intestate Estate)

Grantor: Frank K. Judkins, the Personal Representative of the Estate of Donna M. Byrd
Grantee: The Estate of Everett A. Byrd
APNs: 2-012-44-028-2000, 2-012-44-029-1000

1. Grantor. I, FRANK K. JUDKINS, am the duly appointed, qualified, and acting Personal Representative of the Estate of Donna M. Byrd, Deceased, Garfield County, Washington, Superior Court Case No. 13-4-00005-3.

2. Grantee. The Grantee is The Estate of Everett A. Byrd, deceased.

3. Decedent's Estate. Decedent DONNA M. BYRD died intestate on December 29, 2012. On July 11, 2013, Grantor was appointed Personal Representative of Decedent's estate and granted Nonintervention Powers for the administration of Decedent's estate.

4. Intestate Succession. On the date of Decedent's death, Decedent died intestate, with no surviving spouse, no surviving issue and no surviving parents and only one surviving sibling, Everett A. Byrd. Everett A. Byrd died on June 23, 2013. A probate of Everett A. Byrd's estate was filed and opened on August 15, 2013, in Pierce County, Washington as Cause No. 13-4-01275-1.

5. Real Property. Among the assets of the residue of Decedent's estate is Decedent's 20.83% interest in the following described real property located in Garfield County, Washington:

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

The Northwest quarter of Section 28.

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

Acres: 234.18

6. Consideration. This conveyance is made in accordance with the intestate laws of the State of Washington.

7. Conveyance of Decedent's 20.83% Interest. Grantor conveys, grants, and quitclaims to the Estate of Everett A. Byrd all of Grantor's interest in the real property described in this Deed (together with all after-acquired title of the Grantor to the real property), which interest represents Decedent's 20.83% interest in the real property at Decedent's death.

DATED: March 15, 2014

Estate of DONNA M. BYRD, Deceased

By:

Frank K. Idjkins, Personal Representative

STATE OF WASHINGTON)
) ss.
COUNTY OF ASOTEN)

On this day personally appeared before me Frank K. Judkins, Personal Representative of the Estate of Donna M. Byrd, known or proved to me to be the individual described herein and who executed the foregoing Personal Representative's Deed, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes herein mentioned.

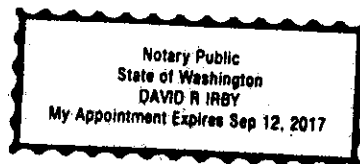
GIVEN under my hand and official seal on: MARCH 15, 2014

Signature David R. Irby
Printed Name DAVID R. IRBY

NOTARY PUBLIC for Washington

Residing at: 601 3rd ST. CLARKSON, WA

My appointment expires on: 9/12/2017



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

In the Matter of the Estate of

DONNA M. BYRD,

Deceased

)
) Case No. 13-4-0005-3
)
)

) LETTERS OF ADMINISTRATION
) (RCW 11.28.100)
)
)
)
)

The above named Decedent died intestate leaving property in this state subject to administration.

FRANK JUDKINS is appointed by the Court as Administrator and authorized to administer the estate according to law.

Witness my hand and the seal of this Court on July 15, 2013

Jerilee Cox

Clerk of the Superior Court

By: _____
~~Deputy Clerk~~



2505

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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	Jeffreys Living Trust and Hinman Trust	2 BUYER GRANTEE	Name	Dustin L. Browitt and Destiny T. Browitt, H&W
	Mailing Address	Po Box 933		Mailing Address	Po Box 635
	City/State/Zip	Pomeroy, WA 99347		City/State/Zip	Pomeroy, WA 99347
	Phone No. (including area code)			Phone No. (including area code)	
3	Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers – check box if personal property		List assessed value(s)
	Name		2-066-01-005-1011		
	Mailing Address		2-066-01-005-1012		
	City/State/Zip				
	Phone No. (including area code)				

4 Street address of property: 461 Highway 12 E, Pomeroy, WA 99347

This property is located in Garfield

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

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

See attached legal.

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

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

6 Is this property designated as forest land per chapter 84.33 RCW? YES NO ☐ ☒
Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34? YES NO ☐ ☒
Is this property receiving special valuation as historical property per chapter 84.26 RCW? YES NO ☐ ☒

If any answers are yes, complete as instructed below.

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

This land ☐ does ☐ does not qualify for continuance.

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 4/30/14

Gross Selling Price	\$	88,000.00
*Personal Property (deduct)	\$	
Exemption Claimed (deduct)	\$	
Taxable Selling Price	\$	88,000.00
Excise Tax : State	\$	1,126.40
0.0025 Local	\$	220.00
*Delinquent Interest: State	\$	
Local	\$	
*Delinquent Penalty	\$	
Subtotal	\$	1,346.40
*State Technology Fee	\$	5.00
*Affidavit Processing Fee	\$	
Total Due	\$	1,351.40

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 Orlin D. Jeffreys
Name (print) Orlin D. Jeffreys
Date & city of signing: 4/30/14

Signature of Grantee or Grantee's Agent Destiny T. Browitt
Name (print) Dustin L. Browitt or Destiny T. Browitt
Date & city of signing: 4/30/2014- Clarkston, WA

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

REV 84 0001e (4/18/08)

PAID
MAY 01 2014

KAREN ROOSEVELT
GARFIELD COUNTY TREASURER

COUNTY TREASURER

2505

KR

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

That part of Lots 3, 4, and 5, and of the vacated streets and alleys in Block 1 of the Original Town of Pataha City, more particularly described as follows:

Beginning at the Southeast corner of said Lot 5, said point being on the North right of way line of U.S. Highway 12; thence North $80^{\circ}47'37''$ West along said right of way line 96.69 feet; thence North $12^{\circ}57'00''$ East 94.21 feet; thence North $45^{\circ}38'00''$ East 46.66 feet; thence North $80^{\circ}40'00''$ East 88.68 feet; thence South $09^{\circ}12'23''$ West 29.75 feet; thence North $80^{\circ}47'37''$ West 21.25 feet; thence South $09^{\circ}12'23''$ West 130.00 feet to the place of beginning.

TOGETHER WITH BUT SUBJECT TO the rights of others, an easement for ingress and egress, lying 10 feet on each side of the following described centerline:

Commencing at the Southeast corner of said Lot 5, said point being on the North right of way line of U.S. Highway 12; thence North $80^{\circ}47'37''$ West along said right of way line 96.69 feet to the True Point of Beginning; thence North $12^{\circ}57'00''$ East 94.21 feet; thence North $45^{\circ}38'00''$ East 64.08 feet; thence North $80^{\circ}40'00''$ East 77.77 feet to the point of terminus of the above described centerline.



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2506

☐ Check box if partial sale of property

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

1 SELLER GRANTOR	Name <u>Mike and Melinda Hastings</u>	2 BUYER GRANTEE	Name <u>Bonneville Power Administration</u>		
	Mailing Address <u>P.O. Box 40</u>		Mailing Address <u>P.O. Box 3621</u>		
	City/State/Zip <u>Pomeroy WA 99347</u>		City/State/Zip <u>Portland OR 97232</u>		
	Phone No. (including area code) <u>(509) 780-1865</u>		Phone No. (including area code) <u>(503) 230-5503</u>		
3	Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers – check box if personal property	List assessed value(s) <u>248597</u>	
	Name _____				<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: _____

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)

Legal description: A portion of Government Lot 4 of Section 30, and part of Government Lots 1 & 2 of Section 31. Township 13 North, Range 40 East, Willamette Meridian, Garfield County, Washington,

5 Select Land Use Code(s): <u>83 - Agriculture classified under current use chapter 84.34 RCW</u> enter any additional codes: _____ (See back of last page for instructions)	YES	NO	
	Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Is this property designated as forest land per chapter 84.33 RCW?	<input type="checkbox"/>	<input type="checkbox"/>
	Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6	YES	NO	
	Is this property receiving special valuation as historical property per chapter 84.26 RCW?	<input type="checkbox"/>	<input 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 Vondermeersch</u> <u>5/5/14</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>Sandra L Billings</u> <u>Agent</u> 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) <u>WAC-458-61A-206</u>		
	Reason for exemption <u>Taken under threat of excise of eminent domain</u>		
Type of Document <u>Exclusive Transmission Non-Exclusive Access Road an</u>			
Date of Document <u>12/11/13</u>			
Gross Selling Price \$ <u>3,520.00</u>			
*Personal Property (deduct) \$ _____			
Exemption Claimed (deduct) \$ <u>3,520.00</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 \$ _____			
Local \$ _____			
*Delinquent Penalty \$ _____			
Subtotal \$ <u>0.00</u>			
*State Technology Fee \$ <u>5.00</u>			
*Affidavit Processing Fee \$ <u>5.00</u>			
Total Due \$ <u>10.00</u>			
A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS			

8 I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.	
Signature of Grantor or Grantor's Agent <u>Sandra L Billings</u>	Signature of Grantee or Grantee's Agent <u>Sandra L Billings</u>
Name (print) <u>Sandra L. Billings</u>	Name (print) <u>Sandra L. Billings</u>
Date & city of signing: <u>5/2/2014 Portland OR</u>	Date & city of signing: <u>Portland OR 5/2/2014</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)).

AZC-3-A-1

A right-of-way 150 feet wide over and across a part of Government Lot 4 in Section 30, and a part of Government Lot 1 in Section 31, all in Township 13 North, Range 40 East, Willamette Meridian, Garfield County, Washington, described in that certain Warranty Deed, recorded as Auditor's file No. 7087, and as shown on Record of Survey, Auditor's file No. 2009-0581, in the records of Garfield County, Washington. The limits of said right-of-way lie 75 feet on each side of, and parallel with, the survey line as monumented on the ground for the Bonneville Power Administration (BPA) Central Ferry Lower Monumental No. 1 Transmission Line. Said survey line is described with reference to the Washington Coordinate System NAD83 (2007) South Zone as follows:

Beginning at BPA survey station 129+90.0, evidenced by a BPA 3¼ inch aluminum cap monument, which bears N78°47'47"E, a distance of 1366.2 feet from a 2½ inch aluminum cap monument marking the southwest corner of Section 30, Township 13 North, Range 40 East, Willamette Meridian, Garfield County, Washington; thence S56°12'51"W, a distance 2090.0 feet to BPA survey station 150+80.0, evidenced by a BPA 3¼ inch aluminum cap monument, which bears S23°52'19"W, a distance of 980.7 feet from a 2½ inch aluminum cap monument marking the northeast corner of Section 36, Township 13 North, Range 39 East, Willamette Meridian, Columbia County, Washington.

Bonneville Power Administration 3¼ inch aluminum cap monuments are set at survey stations: 129+90.0, 139+05.0, 148+20.0 and 150+80.0.

Tract AZC-3-A-1 contains 4.1 acres, more or less

EXHIBIT A

Prepared By KEBSH
Checked By SF



Scott L. Toldnes

10/26/10

AZC-3-AR-1-Parcel 2

A right-of-way 20 feet wide, for a route to be traveled, over and across a portion of Government Lot 2, Section 31, Township 13 North, Range 40 East, Willamette Meridian, Garfield County, Washington, as shown on Bonneville Power Administration (BPA) Access Road Acquisition Exhibit for AZC-3-AR-1, Parcel 2, dated July 19, 2012, attached hereto and made a part hereof

EXHIBIT B

Prepared By

JHB

Checked By

BP

U. S. DEPARTMENT OF ENERGY - BONNEVILLE POWER ADMINISTRATION

SUMMARY STATEMENT OF ESTIMATED JUST COMPENSATION

Facility
Central Ferry-Lower Monumental No. 1

TER ID:09-0310

Owner
CHAD E. MCALARY, A SINGLE MAN, AS FEE OWNER, AND MICHAEL R. HASTINGS AND
MELINDA A. HASTINGS, HUSBAND AND WIFE, AS CONTRACT PURCHASERS

Interest in Real Estate to be Acquired:

Exclusive Transmission Line Easement:

AZC-3-A-1 - As described in Exhibit A, attached hereto and by this reference, made a part hereof.
\$2,600.00

Non-Exclusive Route of Travel Easement:

AZC-3-AR-1P2 - As described in Exhibit B and shown on Exhibit C, attached hereto and by this
reference, made a part hereof.
\$600.00

Estimated Just Compensation

\$3,520.00

The Estimated Just Compensation is based on an analysis of sales of comparable (similar) properties in the same area. This analysis was made by a competent appraiser following the rules and procedures covering Federal appraisal of land. Included were such factors as time of sale, location, size variation, improvements, physical condition and characteristics, soil, merchantable timber, forest reproduction, and any other features that contribute to value. In making this appraisal, the appraiser disregarded any increase or decrease directly attributable to the project.

Real estate transfers to government entities are not subject to Washington State excise tax, if sellers are notified in advance that the property would be acquired by condemnation if negotiations failed. The Bonneville Power Administration is providing the following notification to assure that this transaction will be exempt from the seller's excise tax:

- (1) Bonneville Power Administration is a Federal agency with authority to acquire property by condemnation.
- (2) If the Bonneville Power Administration is not able to negotiate a purchase on terms that are acceptable to both you and the government, the United States will exercise its authority of eminent domain to acquire the property interests described in this Summary Statement of Estimated Just Compensation.

By: 
Title: REALTY SPECIALIST

Date: 10/28/2013

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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>Garfield County</u>	BUYER GRANTEE	2 Name <u>Kenneth Stephens & Kama Stephens</u>
	Mailing Address <u>PO Box 278</u>		Mailing Address <u>719 Airway Ave.</u>
	City/State/Zip <u>Pomeroy, WA 99347</u>		City/State/Zip <u>Lewiston, ID 83501</u>
	Phone No. (including area code) <u>(509) 843-1391</u>		Phone No. (including area code) <u>(208) 816-0409</u>
3 Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee Name _____ Mailing Address _____ City/State/Zip _____ Phone No. (including area code) _____		List all real and personal property tax parcel account numbers – check box if personal property <u>8-010-42-035-2010</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)
that part of the South 330 feet of the North 660 feet of the West half of Section 35, Township 10 North, Range 42 E. W. M., lying east of Pataha Creek

5 Select Land Use Code(s):
91 - Undeveloped land (land only)
 enter any additional codes: _____
 (See back of last page for instructions)

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

	YES	NO
Is this property designated as forest land per chapter 84.33 RCW?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW?	<input 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) 458-61A-205(2)

Reason for exemption Government Seller

Type of Document Quit Claim Deed

Date of Document 5/6/14

Gross Selling Price \$	1,500.00
*Personal Property (deduct) \$	
Exemption Claimed (deduct) \$	1,500.00
Taxable Selling Price \$	0.00
Excise Tax : State \$	0.00
<div>0.0025</div> Local \$	0.00
*Delinquent Interest: State \$	
Local \$	
*Delinquent Penalty \$	
Subtotal \$	0.00
*State Technology Fee \$	5.00
*Affidavit Processing Fee \$	5.00
Total Due \$	10.00

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 Dean Burton
 Name (print) Dean Burton
 Date & city of signing: 5-6-14 Pomeroy

Signature of
Grantee or Grantee's Agent Kenneth Stephens
 Name (print) Ken Stephens
 Date & city of signing: 5-6-14 Pomeroy

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

PLEASE TYPE OR PRINT

REAL ESTATE EXCISE TAX AFFIDAVIT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

This form is your receipt
when stamped by cashier.

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

(See back of last page for instructions)

☐ Check box if partial sale of property

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

1 SELLER GRANTOR	Name <u>Quality Loan Service Corporation of Washington</u>	2 BUYER GRANTEE	Name <u>U.S. Bank, N.A., successor trustee to LaSalle Bank National Association, on behalf of the holders of Bear Stearns Asset (*)</u>	
	C/O <u>Quality Loan Service Corporation</u>		Association, on behalf of the holders of Bear Stearns Asset (*)	
	Mailing Address <u>2141 5th Ave</u>		Mailing Address <u>3815 S.W. Temple</u>	
	City/State/Zip <u>San Diego, CA 92101</u>		City/State/Zip <u>Salt Lake City, UT 84115-4412</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 _____			
	Mailing Address _____			
	City/State/Zip _____			
Phone No. (including area code) _____		A.P.N.: <u>1-057-01-016-1120</u> <input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

4 Street address of property: 838 BALDWIN AVE POMEROY, WA 99347

This property is located in Garfield County

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

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

(*) Backed Securities I Trust 2007-HE7, Asset-Backed Certificates Series 2007-HE7

ALL THAT CERTAIN LAND SITUATED IN THE STATE OF WA, COUNTY OF GARFIELD, CITY OF POMEROY, DESCRIBED AS FOLLOWS: LOTS 13 AND 16 IN FRANK C. STEPHENS ADDITION TO THE CITY OF POMEROY. A.P.NO: 1-057-01-016-1120

5	Select Land Use Code(s): <u>11 - Household, single family units</u> enter any additional codes: _____ (See back of last page for instructions)	7	List all personal property (tangible and intangible) included in selling price.	
	Was the seller receiving a property tax exemption or deferral under chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	If claiming an exemption, list WAC number and reason for exemption:
	Is this property designated as forest land per chapter 84.33 RCW?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	WAC No. (Section/Subsection) <u>458-61A-208 (4)</u>
	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"/>	Reason for exemption _____ Foreclosure Sale Under Deed of Trust (20070437)
6	Is this property receiving special valuation as historical property per chapter 84.26 RCW?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Type of Document <u>Trustee's Deed Upon Sale</u>	
	If any answers are yes, complete as instructed below.		Date of Document <u>4/28/14</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.		Gross Selling Price \$ <u>40,854.57</u>	
	This land <input type="checkbox"/> does <input type="checkbox"/> does not qualify for continuance.		*Personal Property (deduct) \$ _____	
DEPUTY ASSESSOR _____ DATE _____		Exemption Claimed (deduct) \$ <u>40,854.57</u>	Taxable Selling Price \$ <u>0.00</u>	
(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale.		Excise Tax : State \$ <u>0.00</u>	Excise Tax : Local \$ <u>0.00</u>	
(3) OWNER(S) SIGNATURE		<u>0.0025</u> Local \$ <u>0.00</u>	*Delinquent Interest: State \$ _____	
PRINT NAME _____		*Delinquent Interest: Local \$ _____	*Delinquent Penalty \$ _____	
		Subtotal \$ <u>0.00</u>	*State Technology Fee \$ <u>5.00</u>	
		*Affidavit Processing Fee \$ <u>5.00</u>	Total Due \$ <u>10.00</u> CL	
		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>Christina Contreras</u>	Signature of Grantee or Grantee's Agent <u>Timothy Donlon</u>
Name (print) <u>Christina Contreras</u>	Name (print) <u>Timothy Donlon</u>
Date & city of signing: <u>04/28/2014 San Diego</u>	Date & city of signing: <u>04/28/2014 San Diego</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

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>Fannie Mae A/K/A Federal National Mortgage Association</u>	2 BUYER GRANTEE	Name <u>Jason Morgan, a married man</u>
	organized and existing under the laws of the United States of America		
	Mailing Address <u>PO Box 650043</u>		Mailing Address <u>2739 California Ave</u>
	City/State/Zip <u>Dallas, TX 75265-0043</u>		City/State/Zip <u>Port Orchard WA 98366</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 _____			1-050-15-006-2380 <input type="checkbox"/>	68022.00
	Mailing Address _____			<input type="checkbox"/>	
	City/State/Zip _____			<input type="checkbox"/>	
	Phone No. (including area code) _____	<input type="checkbox"/>			

4 Street address of property: 164 10th Street, Pomreoy 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)

The North half of Lot 6 and the North half of the East half of Lot 7 in Block 15 of the Original Town of 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)

Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)?

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? YES ☐ NO ☒

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

If any answers are yes, complete as instructed below.

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

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

This land ☐ does ☒ does not qualify for continuance.

DEPUTY ASSESSOR _____ DATE _____

(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)

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

(3) OWNER(S) SIGNATURE

PRINT NAME _____

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-205(2)

Reason for exemption
Government Transfer - Exemption statute 12 U.S.C. Section 1452(e)

Type of Document Special Warranty Deed

Date of Document 5/6/14

Gross Selling Price \$	43,200.00
*Personal Property (deduct) \$	
Exemption Claimed (deduct) \$	43,200.00
Taxable Selling Price \$	0.00
Excise Tax : State \$	0.00
<u>0.0025</u> Local \$	0.00
*Delinquent Interest: State \$	
Local \$	
*Delinquent Penalty \$	
Subtotal \$	0.00
*State Technology Fee \$	5.00
*Affidavit Processing Fee \$	5.00
Total Due \$	10.00

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

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

Signature of Grantor or Grantor's Agent [Signature]

Name (print) Julie Dixon, as agent

Date & city of signing: 5/6/14 - Everett

Signature of Grantee or Grantee's Agent [Signature]

Name (print) Julie Dixon, as agent

Date & city of signing: 5/6/14 - Everett

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

REV 84 0001ae (11/30/11) THIS SPACE FOR TREASURER'S USE ONLY COUNTY TREASURER

PAID
MAY 09 2014

KAREN ROOSEVELT
GARFIELD COUNTY TREASURER

REAL ESTATE EXCISE TAX AFFIDAVIT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

This form is your receipt
when stamped by cashier.

PLEASE TYPE OR PRINT

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

(See back of last page for instructions)

☐ Check box if partial sale of property

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

1 SELLER GRANTOR	Name <u>May Irene Aaltonen (deceased)</u> <u>Steven R. Aaltonen (son)</u>	2 BUYER GRANTEE	Name <u>Steven R. Aaltonen</u> <u>Catherine M. Aaltonen - wife</u>
	Mailing Address _____		Mailing Address <u>P.O. Box 92</u>
	City/State/Zip _____		City/State/Zip <u>Pomeroy WA 99347</u>
	Phone No. (including area code) _____		Phone No. (including area code) <u>509-843-1767</u>
3 Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers – check box if personal property	
Name <u>Same as grantee</u>		<u>1-065-00-002-1030</u> <input checked="" type="checkbox"/>	
Mailing Address _____		_____ <input type="checkbox"/>	
City/State/Zip _____		_____ <input type="checkbox"/>	
Phone No. (including area code) _____		_____ <input type="checkbox"/>	
		List assessed value(s)	

4 Street address of property: 474 Belview Circle

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

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

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

See Attached

5 Select Land Use Code(s): <u>11</u> enter any additional codes: _____ (See back of last page for instructions)	7 List all personal property (tangible and intangible) included in selling price. _____ _____ _____ _____
Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) <u>458-61A-202(1)</u> Reason for exemption <u>Inheritance</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 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.	Type of Document <u>Quit Claim Warranty Deed</u> Date of Document <u>5/12/14</u> Gross Selling Price \$ _____ *Personal Property (deduct) \$ _____ Exemption Claimed (deduct) \$ _____ Taxable Selling Price \$ _____ Excise Tax : State \$ _____ Local \$ _____ *Delinquent Interest: State \$ _____ Local \$ _____ *Delinquent Penalty \$ _____ Subtotal \$ _____ *State Technology Fee \$ <u>5.00</u> *Affidavit Processing Fee \$ <u>5.00</u> Total Due \$ <u>10.00 Curr</u>
(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale. (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>Steven R. Aaltonen</u>	Signature of Grantee or Grantee's Agent <u>Steven R. Aaltonen</u>
Name (print) <u>Steven R. Aaltonen</u>	Name (print) <u>Steven R. Aaltonen</u>
Date & city of signing: <u>5/12/14 Pomeroy</u>	Date & city of signing: <u>5/12/14 Pomeroy</u>

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

LAST WILL AND TESTAMENT

OF

MAY IRENE AALTONEN

KNOW ALL BY THESE PRESENTS THAT I, MAY IRENE AALTONEN, of New Ipswich, in the County of Hillsborough and State of New Hampshire, declare this to be my Last

~~Will and Testament, hereby revoking all wills and testaments previously made.~~

FIRST: It is my will that all my just debts and funeral expenses shall be fully paid, except that my executor may refrain from repaying any mortgage on my real estate if to do so is in the interest of my estate or my heirs.

SECOND: I give and bequeath all my tangible personal property, including any automobiles I may own at the time of my death, to my son, STEVEN RAY AALTONEN, of Pomeroy, Washington..

THIRD: I give, devise and bequeath all the rest, residue and remainder of my property, real, personal and mixed, whatsoever and wheresoever located, and to which I may in any manner be entitled, including any property over which I may have any power of appointment, to my son, STEVEN RAY AALTONEN, to have and to hold as his property absolutely.

FOURTH: It is my will and I direct that all estate, inheritance, transfer, legacy and succession taxes and duties which may be assessed or imposed upon or with respect to property passing under this Will or property not passing under this Will shall be paid out of my residuary estate as an expense of administration and no part of said taxes shall be apportioned or prorated or charged to any legatee or devisee under this Will or to any person receiving property outside this Will as a result of my death.

May Irene Aaltonen

FIFTH: I hereby appoint my son, STEVEN RAY AALTONEN, to be Executor of this my Last Will and Testament. I direct that my Executor shall provide only such minimum bond as shall be required by law, and that no sureties on his official bond shall be required if such is permitted in the jurisdiction in which this Will is probated.

SIXTH: In addition to other powers, my Executor shall have the power from time to time at his discretion and without license of court, to retain, and to invest and reinvest in, any kind or amount of property; to vote and exercise other rights of security holders; to compromise or submit to arbitration any matters in dispute; to sell, mortgage, exchange, lease and contract with respect to any real or personal property in such manner, for such consideration and on such terms as to credit or otherwise as my Executor deems advisable, whether or not the effect thereof extends beyond the period of settling my estate; and in distributing my estate, to allot property at then-current values, whether real or personal, in lieu of cash, and my Executor's selection and valuation of property for this or any other purpose shall be conclusive on all concerned. Property distributable to a minor under this Will may be distributed by my Executor to such minor personally, or to such minor's legal guardian, or to some other person for such minor, and the receipt of such minor, or such minor's legal guardian, or such other person, shall be a complete discharge of my Executor in regard to such distribution.

SEVENTH: Whenever the context in this Will permits, any words in either number shall be construed to mean both singular or plural, and any word in one gender shall include the other gender.

May Irene Aaltonen

IN WITNESS WHEREOF, I have hereunto set my hand this 31st day of
MARCH, 1999.

May Irene Aaltonen
May Irene Aaltonen

This instrument consisting of four (4) typewritten pages was on this 31st day
of MARCH, 1999, subscribed on each page and at the end thereof by MAY IRENE
AALTONEN, the above-named Testatrix, and by her signed, published and declared to be her
Last Will and Testament, in the presence of us, who thereupon at her request, in her presence, and
in the presence of each other, have hereunto subscribed our names as witnesses thereto.

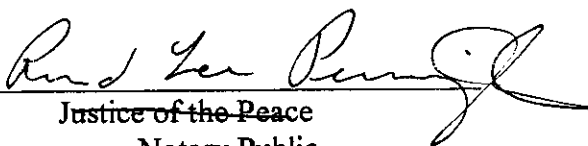
<u>Brenda L. Tabombala</u>	of	<u>Washington, NH</u>
<u>John M. Gorte</u>	of	<u>Pelotonsburg, NH</u>

STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 31st day of
March, 1999, by IRENE MAY AALTONEN, the Testatrix; and by
Joan M. Coote and Brenda L. Labombard

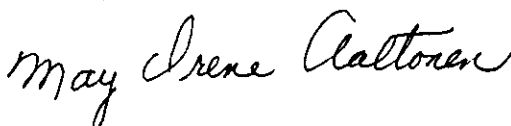
the witnesses, who under oath do swear as follows:

1. The Testatrix signed the instrument as her Will or expressly directed another to sign for her.
2. This was the Testatrix's free and voluntary act for the purposes expressed in the Will.
3. Each witness signed at the request of the Testatrix, in her presence, and in the presence of the other witness.
4. To the best of my knowledge, at the time of the signing, the Testatrix was at least 18 years of age, or if under 18 years of age, was a married person, and was of sane mind and under no constraint or undue influence.


Justice of the Peace
Notary Public

My commission expires: _____

RICHARD LEE PENNINGTON, Notary Public
My Commission Expires November 30, 1999



H:\Wills\Aaltonen.fm



AFFIDAVIT
Lack of Probate

State of Washington

County of Garfield

Steven Ray Aaltonen, being first duly sworn, deposes and says:

1. The undersigned affiant is the Son of May Irene
(relationship to decedent) (decedent)
Aaltonen, who died March 18, 2013, at Pomeroy,
(date of death) (year) (city)
State of Washington, then being a legal resident of Pomeroy,
Garfield, Washington.
(county) (state)

AFFIANT MUST PROVIDE A DEATH CERTIFICATE OF DECEDENT

2. Check the appropriate box below:

☐ Decedent and surviving spouse executed a Community Property Agreement dated _____, a copy of which is attached hereto.

☐ Decedent left no last Will.

☒ Decedent left a last Will which has neither been probated nor revoked; a copy of which is attached hereto.

☐ Decedent left a Will which was probated in _____ County, State of _____. A copy of an Order Admitting Will to Probate, Decree of Distribution or equivalent court documentation is attached hereto.

3. The heirs at law of the decedent, including spouse, natural or adopted children, children of any predeceased child, brothers and sisters, and any surviving parents are as follows:

Steven Ray Aaltonen 62 son Pomeroy
(full name) (age) (relationship) (residence)

HEIRS AT LAW (continued)

(full name)	(age)	(relationship)	(residence)
(full name)	(age)	(relationship)	(residence)
(full name)	(age)	(relationship)	(residence)
(full name)	(age)	(relationship)	(residence)

(attach additional page for additional names)

4. All debts of the decedent and/or the marital community, including, but not limited to all expenses due to decedent's last illness, funeral and burial, and all applicable federal and state succession or inheritance taxes have been fully paid, except as follows:
5. The decedent [] had [] had never received from the State of Washington assistance consisting of nursing facility services, home and community-based services, related hospital and prescription drug services, or any other type of medical assistance.
6. As of the date of death, the value of all community property of the decedent was approximately \$ 80,000.00. The value of all separate property of the decedent was approximately \$ _____.
7. Other facts regarding the decedent, decedent's estate, or matters which pertain to the current transaction:

THIS AFFIDAVIT IS MADE TO INDUCE **FIRST AMERICAN TITLE INSURANCE COMPANY** (THE COMPANY) TO ISSUE ITS POLICIES OF TITLE INSURANCE ON REAL PROPERTY PASSING TO THE AFFIANT(S) IN RELIANCE UPON THE REPRESENTATIONS SET FORTH ABOVE. AFFIANT AGREES TO INDEMNIFY AND HOLD THE COMPANY HARMLESS FROM LOSS OR DAMAGE WHICH IT MAY SUFFER AS A RESULT OF SAID RELIANCE.

Steven Ray Aaltonen
Affiant's Full Name

5/12/14
Date

Steven Ray Aaltonen
Affiant's Full Name

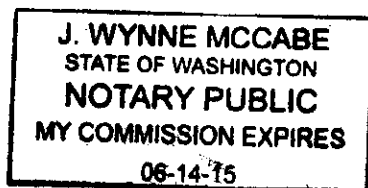
5/12/14
Date

STATE OF WASHINGTON, }
COUNTY OF Garfield } ss.
WA

On this day personally appeared before me Steven Ray Aaltonen to me known to be the individual ___ described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the use and purposes therein mentioned.

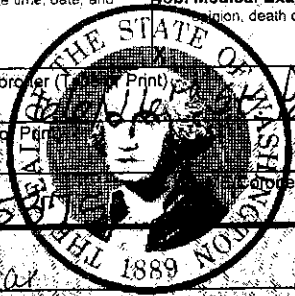
GIVEN under my hand and official seal this 12th day of May, 2014

J. Wynne McCabe
Notary Public in and for the State of
Washington, residing at Poulsbo
My appointment expires 6-14-15



STATE OF WASHINGTON DEPARTMENT OF HEALTH

Washington State Certificate of Death										
Local File Number					State File Number					
1. Legal Name (Include AKA's if any): First: <u>May</u> Middle: <u>Irene</u> LAST: <u>Aaltonen</u> Suffix:					2. Death Date: <u>March 18, 2013</u>					
3. Sex (M/F): <u>Female</u>		4a. Age - Last Birthday: <u>87</u>		4b. Under 1 Year: Months: Days:		4c. Under 1 Day: Hours: Minutes:		5. Social Security Number: <u>047-20-8998</u>		
6. Birthdate: <u>Sept. 13, 1925</u>		8a. Birthplace (City, Town, or County): <u>New Ipswich</u>		8b. (State or Foreign Country): <u>New Hampshire</u>		9. Decedent's Education: <u>High School Diploma</u>				
10. Was Decedent of Hispanic Origin? (Yes or No) If yes, specify: <u>No</u>					11. Decedent's Race(s): <u>White</u>			12. Was Decedent ever in U.S. Armed Forces? <u>No</u>		
13a. Residence: Number and Street (e.g., 624 SE 5th St.) (Include Apt. No.): <u>474 Belview Circle</u>					13b. City or Town: <u>Pomeroy</u>					
13c. Residence: County: <u>Garfield</u>		13d. Tribal Reservation Name (if applicable): <u>N/A</u>		13e. State or Foreign Country: <u>Washington</u>		13f. Zip Code + 4: <u>99347</u>		13g. Inside City Limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unk		
14. Estimated length of time at residence: <u>12 Years</u>		15. Marital Status at Time of Death: <u>Widowed</u>		16. Surviving Spouse's or Domestic Partner's Name (Give name prior to first marriage): <u>N/A</u>						
17. Usual Occupation (Indicate type of work done during most of working life. (DO NOT USE RETIRED): <u>Home Maker</u>					18. Kind of Business/Industry (Do not use Company Name): <u>Own Home</u>					
19. Father's Name (First, Middle, Last, Suffix): <u>John A. Parhiala</u>					20. Mother's Name Before First Marriage (First, Middle, Last): <u>Jenny Irene Hill</u>					
21. Informant's Name: <u>Steve Aaltonen</u>		22. Relationship to Decedent: <u>Son</u>		23. Mailing Address: Number and Street or RFD No. City or Town State Zip <u>1920 Tucannon Rd. Pomeroy, Wa. 99347</u>						
24. Place of Death, if Death Occurred in a Hospital: <u>Inpatient</u>					24. Place of Death, if Death Occurred Somewhere Other than a Hospital:					
25. Facility Name (If not a facility, give number & street or location): <u>Garfield County Hospital District Care Center</u>					26a. City, Town, or Location of Death: <u>Pomeroy</u>		26b. State: <u>WA</u>		27. Zip Code: <u>99347</u>	
28. Method of Disposition: <u>Removal/Cremation</u>		29. Place of Final Disposition (Name of cemetery, crematory, other place): <u>Mountain View Crematory</u>				30. Location-City/Town, and State: <u>Lewiston, Idaho</u>				
31. Name and Complete Address of Funeral Facility: <u>Richardson-Brown F.H. 750 Columbia St. Pomeroy, Wa. 99347</u>					32. Date of Disposition: <u>March 20, 2013</u>					
33. Funeral Director Signature: <u>Jenny Barton</u>										
Cause of Death (See instructions and examples)										
34. Enter the chain of events - diseases, injuries, or complications - that directly caused the death. DO NOT enter terminal events such as cardiac arrest, respiratory arrest, or ventricular fibrillation without showing the etiology. DO NOT ABBREVIATE. Add additional lines if necessary.										
IMMEDIATE CAUSE (Final disease or condition resulting in death):		a. <u>Uterine Cancer with Metastasis</u>						Interval between Onset & Death: <u>10 months</u>		
Sequentially list conditions, if any, leading to the cause listed on line a. Enter the UNDERLYING CAUSE (disease or injury that initiated the events resulting in death) LAST		b. Due to (or as a consequence of):						Interval between Onset & Death:		
		c. Due to (or as a consequence of):						Interval between Onset & Death:		
		d. Due to (or as a consequence of):						Interval between Onset & Death:		
35. Other significant conditions contributing to death but not resulting in the underlying cause given above:					36. Autopsy? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		37. Were autopsy findings available to complete the Cause of Death? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
38. Manner of Death:		39. If female:				40. Did tobacco use contribute to death?				
<input type="checkbox"/> Natural <input type="checkbox"/> Homicide		<input checked="" type="checkbox"/> Not pregnant within past year <input type="checkbox"/> Not pregnant, but pregnant within 42 days before death				<input type="checkbox"/> Yes <input type="checkbox"/> Probably				
<input type="checkbox"/> Accident <input type="checkbox"/> Undetermined		<input type="checkbox"/> Pregnant at time of death <input type="checkbox"/> Not pregnant, but pregnant 43 days to 1 year before death				<input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown				
<input type="checkbox"/> Suicide <input type="checkbox"/> Pending		<input type="checkbox"/> Unknown if pregnant within the past year								
41. Date of Injury (MM/DD/YYYY):		42. Hour of Injury (24hrs):		43. Place of injury (e.g., Decedent's home, construction site, restaurant, wooded area):				44. Injury at Work? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unk		
45. Location of Injury: Number & Street: City or Town: County: State: Zip Code + 4:					46. Describe how injury occurred:					
					47. If transportation injury, specify: <input type="checkbox"/> Driver/Operator <input type="checkbox"/> Pedestrian <input type="checkbox"/> Passenger <input type="checkbox"/> Other (Specify):					
48a. Certifying Physician - To the best of my knowledge, death occurred at the time, date, and place and due to the cause(s) and manner stated.					48b. Medical Examiner/Coroner - On the basis of examination, and/or investigation, in my opinion, death occurred at the time, date, and place, and due to the cause(s) and manner stated.					
49. Name and Address of Certifier: Physician, Medical Examiner or Coroner (Type & Print): <u>Josh Mayfield PA-C</u>					50. Hour of Death (24hrs): <u>0805</u>		52. Date Signed (MM/DD/YYYY): <u>03/18/2013</u>			
51. Name and Title of Attending Physician if other than Certifier (Type & Print):					53. Title of Certifier: <u>PA-C</u>		54. License Number: <u>PA 60055</u>		55. Was case referred to ME/Coroner? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
57. Registrar Signature: <u>Michelle Gaggioli Deputy Registrar</u>					58. Date Received (MM/DD/YYYY): <u>3/19/2013</u>					
59. Amendments:										



SCHEDULE C

The land referred to in this policy is situated in the State of Washington
County of Garfield

and is described as follows:

That part of Lot 2 in Belknap's Addition to the City of Pomeroy lying South of the following described tract:
Beginning at the Northwest corner of said Lot 2 thence South 09°00' West 83 feet to the True Point of Beginning, herein called Point "A"; thence South 69°00' East 40 feet to a point herein called "B"; thence South 82°00' East 27 feet to a point herein called "C"; thence North 87°27' East 61.1 feet to the intersection of Belview Circle; thence Southwesterly along the curve of Belview Circle 18 feet; thence Southwesterly 61.1 feet to a point which is 12.6 feet South of Point "C"; thence Southwesterly 27 feet to a point which is 13 feet South of Point "B"; thence Southwesterly 37 feet to a point which is 20 feet South of Point "A"; thence Southwesterly 31 feet to a point which is 37 feet Southwest of Point "A" along the West property line of said Lot 2; thence Northeasterly along said West property line to the True Point of Beginning.

Together with right-of-way for ingress and egress over said tract of land.

Parcel No. 1-065-00-002-1030

REAL ESTATE EXCISE TAX AFFIDAVIT

PLEASE TYPE OR PRINT

CHAPTER 82.45 RCW - CHAPTER 458-61A WAC

This form is your receipt
when stamped by cashier.

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

(See back of last page for instructions)

☐ Check box if partial sale of property

If multiple owners, list percentage of ownership next to name

1 SELLER GRANTOR	Name <u>George W. Dress and Mary L. Dress, husband and wife</u>	2 BUYER GRANTEE	Name <u>See Exhibit A</u>
	Mailing Address <u>1242 Full Way</u>		Mailing Address _____
	City/State/Zip <u>Richland WA 99352</u>		City/State/Zip _____
	Phone No. (including area code) _____		Phone No. (including area code) _____
3	Send all property tax correspondence to: <input type="checkbox"/> Same as Buyer/Grantee	List all real and personal property tax parcel account numbers - check box if personal property	
	Name <u>Bill and Jeff Dress</u>	<u>See Exhibit A</u> <input type="checkbox"/>	
	Mailing Address <u>845 N. Columbia Center Blvd.</u>	<input type="checkbox"/>	
	City/State/Zip <u>Kennelworth WA 99336</u>	<input type="checkbox"/>	
	Phone No. (including area code) _____	<input type="checkbox"/>	
		List assessed value(s) <u>188753</u>	

4 Street address of property: NA

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 Exhibit B

5	Select Land Use Code(s): <u>83 - Agriculture classified under current use chapter 84.34 RCW</u> enter any additional codes: _____ (See back of last page for instructions)	7	List all personal property (tangible and intangible) included in selling price. <u>NA</u>
	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-201</u> Reason for exemption <u>Gift</u>
6	Is this property designated as forest land per chapter 84.33 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW? <input 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		Type of Document <u>Quitclaim Deed</u> Date of Document <u>3/3/14</u>
	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>Laura Smith</u> <u>4/15/14</u> DEPUTY ASSESSOR DATE		Gross Selling Price \$ <u>0.00</u> *Personal Property (deduct) \$ _____ Exemption Claimed (deduct) \$ _____ Taxable Selling Price \$ <u>0.00</u> Excise Tax : State \$ <u>0.00</u> <u>0.0025</u> Local \$ <u>0.00</u> *Delinquent Interest: State \$ _____ Local \$ _____ *Delinquent Penalty \$ _____ Subtotal \$ <u>0.00</u> *State Technology Fee \$ <u>5.00</u> *Affidavit Processing Fee \$ <u>5.00</u> Total Due \$ <u>10.00</u>
	(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S): To continue special valuation as historic property, sign (4) 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>Jeffrey G. Dress</u> PRINT NAME <u>Bill Dress</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>George W. Dress</u>	Signature of Grantee or Grantee's Agent <u>Jeffrey G. Dress</u>
Name (print) <u>GEORGE W. DRESS</u>	Name (print) <u>Jeffrey G. Dress</u>
Date & city of signing: <u>3/18/2014 KENNELWORTH</u>	Date & city of signing: <u>3/18/2014 KENNELWORTH</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 (1/9/14)

THIS SPACE - TREASURER'S USE ONLY

COUNTY TREASURER

KAREN ROOSEVELT
GARFIELD COUNTY TREASURER

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

This form must be submitted with the Real Estate Excise Tax Affidavit (FORM REV 84 0001A for 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 \$ 300,000.00 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-signer 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.

George W. Dress 3/18/2014
Grantor's Signature Date
GEORGE W. DRESS
Grantor's Name (print)

Jeffrey G. Dress 3/18/14
Grantee's Signature Date
Jeffrey G. Dress
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

EXHIBIT A

**TO WASHINGTON STATE DEPARTMENT OF REVENUE REAL ESTATE EXCISE
TAX AFFIDAVIT**

2) BUYERS/GRANTEES

WILLIAM G. DRESS IRREVOCABLE TRUST (50%)
845 N. Columbia Center Blvd
Kennewick, WA 99336-7771

JEFFREY G. DRESS IRREVOCABLE TRUST (50%)
845 N. Columbia Center Blvd
Kennewick, WA 99336-7771

<u>List all real and personal property tax parcel account numbers:</u>	<u>Assessed Value:</u>
2-012-42-009-1030-0000	\$2,360.00
2-012-42-010-3000-0000	\$27,186.00
2-012-42-017-1010-0000	\$65,219.00
2-014-41-022-1000-0000	\$2,937.00
2-014-41-023-3010-0000	\$830.00
2-014-41-026-1010-0000	\$1,926.00
2-014-41-027-2010-0000	\$5,095.00
2-014-41-028-1000-0000	\$67,173.00

EXHIBIT B
LEGAL DESCRIPTION

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

In Township 14 North, Range 41, E.W.M.

That part of the Northwest quarter of Section 27, more particularly described as follows:

Beginning at the Northwest corner of the Northwest quarter of said Section 27;

thence South on line 1060 feet to the centerline of the County Road;

thence along said centerline North 38°15' East 465 feet;

thence North 41°45' East 840 feet;

thence leaving said centerline North 46°15' West 115 feet to the North line of said Northwest quarter;

thence West on line 780 feet to the place of beginning.

The Northeast quarter of Section 28, EXCEPT beginning at the Southeast corner of the Northeast quarter of said Section 28;

thence West on line 1145 feet to the centerline of the County Road;

thence along said centerline North 43°40' East 1320 feet;

thence North 13°50' East 815 feet;

thence North 31°00' East 160 feet to the East line of said Northeast quarter;

thence South on line 1660 feet to the place of beginning.

EXCEPT public road rights of way.

Tax Parcel Nos. 2-014-41-027-2010 and 2-014-41-028-1000.

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

In Township 14 North, Range 41, E.W.M.

That part of the Northwest quarter lying Northeasterly of the Rice Bar Hill Road, the Southwest of the Northeast quarter, and the North half of the Southeast quarter of Section 22, and that part of Government Lots 1 and 2 of said Section 22 lying Southwesterly of the following described line:

Beginning at a point lying North 85°05'09" East 2736.50 from the Northwest corner of said Section 22;

01) thence South 42°22'25" East 1157.34 feet; 02) thence South 52°54'37" East 1824.01 feet; 03) thence South 37°04'49" East to a point on the East line of said Section 22 and the point of terminus of said line.

EXCEPT the North 412.5 feet of the Northeast quarter of the Northwest quarter and of said Government Lot 1.

Note: Courses 01), 02) and 03) are describing a portion of the Government Take Line (G.T.L.) for the Lower Snake River G.T.L. as found on plans at the Army Corps of Engineers' office in Walla Walla, WA.

The above is according to Survey recorded May 23, 2006 as Auditor's No. 20060302.

That part of Government Lots 5 and 6 and the Southwest quarter of the Southwest quarter of Section 23, and that part of the Northeast quarter of the Northwest quarter of Section 26 lying Southwesterly of the following described line:

Beginning at a point lying North 08°32'15" West 3536.36 feet from the Southwest corner of said Section 23;

Thence South 37°04'49" East 3541.02 feet; thence South 41°49'13" East to a point on the West line of Government Lot 2 of said Section 26 and the point of terminus of said line.

The Southeast quarter of the Northwest quarter of Section 26, and that part of Government Lot 3 and the Southwest quarter of the Northeast quarter of said Section 26 lying Southerly of the following described line:

Beginning at a point lying North 56°31'59" West 2519.86 from the East quarter corner of said Section 26; thence South 73°30'11" East to a point on the East line of said Section 26 and the point of terminus of said line.

Note: All bearings and distances are referred to the Washington Coordinate System, South Zone, unless otherwise specified.

EXCEPT public road rights of way.

Tax Parcel Nos. 2-014-41-022-1000, 2-014-41-023-3010 and 2-014-41-026-1010.

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

In Township 12 North, Range 42, E.W.M.

The South half of the Northeast quarter, and the North half of the Southeast quarter of Section 17, and the West 138 feet of the North 356 feet of the Southwest quarter of the Southeast quarter of said Section 17.

ALSO beginning at a point in the center of the county road (as it existed in 1927) 135 feet North of the Southeast corner of the Northeast quarter of the Southwest quarter of said Section 17, thence North through the center of said Section 17 a distance of 2600 feet to the Northeast corner of the Southeast quarter of the Northwest quarter of said Section 17, thence West 528 feet; thence South 51°20' West 200 feet to the center of the county road; thence following center of said road South 04°40' West 370 feet;
thence South 09°20' East 540 feet; thence South 13°25' East 500 feet;
thence South 26°30' East 400 feet; thence 17°30' East 395 feet;
thence South 28°45' East 410 feet to the place of beginning;

EXCEPT public road rights of way.

Tax Parcel No. 2-014-42-017-1010.

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

In Township 12 North, of Range 42, E.W.M.

That part of the Southeast quarter of Section 9 lying South of North Meadow Creek Road and East of a line more particularly described as follows:

Beginning at the Southeast corner of said Section 9; thence North $63^{\circ}30'00''$ West 55.41 feet; thence North $46^{\circ}59'00''$ West 34.23 feet; thence North $35^{\circ}26'00''$ West 65.19 feet; thence North $35^{\circ}00'00''$ West 78.21 feet; thence North $41^{\circ}58'00''$ West 161.75 feet; thence North $38^{\circ}17'00''$ West 68.71 feet; thence North $33^{\circ}15'00''$ West 152.42 feet; thence North $19^{\circ}41'00''$ East 705.04 feet to a point on the centerline of North Meadow Gulch Road and the point of terminus of said line.

That part of the Southwest quarter of Section 10 lying South of North Meadow Gulch Road.

EXCEPT public road rights of way.

Tax Parcel Nos. 2-012-42-009-1030 and 2-012-42-010-3000.

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>Eleanor Bingman</u> <u>Eleanor</u></p> <p>Mailing Address _____</p> <p>City/State/Zip _____</p> <p>Phone No. (including area code) _____</p>	<p>2 BUYER GRANTEE</p> <p>Name <u>Tammy E Starin</u> <u>Bonnie L. Landkammer</u></p> <p>Mailing Address _____</p> <p>City/State/Zip _____</p> <p>Phone No. (including area code) _____</p>
<p>3 Send all property tax correspondence to: <input 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>2-011-42-015-4000</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><u>176,256</u></p> <p>_____</p> <p>_____</p> <p>_____</p>

4 Street address of property: N/A

This property is located in Garfield

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

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

See Attached Exhibit A

<p>5 Select Land Use Code(s):</p> <p><u>83 - Agriculture classified under current use chapter 84.34 RCW</u></p> <p>enter any additional codes: _____</p> <p>(See back of last page for instructions)</p> <p>YES NO</p> <p>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"/></p>	<p>7 List all personal property (tangible and intangible) included in selling price.</p> <p>If claiming an exemption, list WAC number and reason for exemption:</p> <p>WAC No. (Section/Subsection) <u>458-61A-201(b)(1)</u></p> <p>Reason for exemption _____</p> <p><u>Gift - Love & Affection</u></p>																										
<p>6 YES NO</p> <p>Is this property designated as forest land per chapter 84.33 RCW? <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW? <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>Is this property receiving special valuation as historical property per chapter 84.26 RCW? <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>If any answers are yes, complete as instructed below.</p> <p>(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE)</p> <p>NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information.</p> <p>This land <input checked="" type="checkbox"/> does <input type="checkbox"/> does not qualify for continuance.</p> <p><u>Keshua Vandenberg</u> <u>5/12/14</u> DEPUTY ASSESSOR DATE</p> <p>(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)</p> <p>NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale.</p> <p>(3) OWNER(S) SIGNATURE</p> <p><u>Tammy E Starin and Bonnie L Landkammer</u> <u>ELEANOR L BINGMAN</u></p> <p>PRINT NAME.</p>	<p>Type of Document <u>Quit Claim Deed</u></p> <p>Date of Document <u>4/30/14</u></p> <table style="width:100%;"> <tr> <td>Gross Selling Price \$</td> <td style="text-align: right;">0.00</td> </tr> <tr> <td>*Personal Property (deduct) \$</td> <td></td> </tr> <tr> <td>Exemption Claimed (deduct) \$</td> <td></td> </tr> <tr> <td>Taxable Selling Price \$</td> <td style="text-align: right;">0.00</td> </tr> <tr> <td>Excise Tax : State \$</td> <td style="text-align: right;">0.00</td> </tr> <tr> <td><u>0.0025</u> Local \$</td> <td style="text-align: right;">0.00</td> </tr> <tr> <td>*Delinquent Interest: State \$</td> <td></td> </tr> <tr> <td>Local \$</td> <td></td> </tr> <tr> <td>*Delinquent Penalty \$</td> <td></td> </tr> <tr> <td>Subtotal \$</td> <td style="text-align: right;">0.00</td> </tr> <tr> <td>*State Technology Fee \$</td> <td style="text-align: right;">5.00</td> </tr> <tr> <td>*Affidavit Processing Fee \$</td> <td style="text-align: right;">5.00</td> </tr> <tr> <td>Total Due \$</td> <td style="text-align: right;">10.00</td> </tr> </table> <p>A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS</p>	Gross Selling Price \$	0.00	*Personal Property (deduct) \$		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
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8 I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.

<p>Signature of Grantor or Grantor's Agent <u>Eleanor L Bingman</u></p> <p>Name (print) <u>ELEANOR L BINGMAN</u></p> <p>Date & city of signing: <u>30th April 2014 Pomeroy</u></p>	<p>Signature of Grantee or Grantee's Agent <u>Tammy E Starin</u></p> <p>Name (print) <u>Tammy E Starin, Bonnie L Landkammer</u></p> <p>Date & city of signing: <u>5-2-14 Pomeroy</u></p>
--	--

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

REAL ESTATE EXCISE TAX
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.

ELEANOR L BINGMAN 4/30/2014
Grantor's Signature Date

ELEANOR L BINGMAN
Grantor's Name (print)

Tammy E Starin 5-2-14
Bonnie L Landkammer 5-2-14
Grantee's Signature Date

Tammy E. Starin and Bonnie L. Landkammer
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

EXHIBIT A

The Southeast Quarter of the Northwest Quarter and all of the Southeast Quarter of Section 15, Township 11 North, Range 42 East, Willamette Meridian.

EXCEPT the following described tract in the Northeast Quarter of the Southeast Quarter:

Commencing at the quarter section corner between Sections 14 and 15, Township 11 North, Range 42 East, Willamette Meridian, thence South on Section line 874.5 feet, thence West 178.2 feet, thence North 20° West 933.9 feet to the line between the Northeast Quarter and the Southeast Quarter of Section 15, thence east on said line 485.1 feet to the place of beginning; with all appurtenances.

REAL ESTATE EXCISE TAX AFFIDAVIT

This form is your receipt
when stamped by cashier.

PLEASE TYPE OR PRINT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

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

(See back of last page for instructions)

☐ Check box if partial sale of property

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

1 SELLER GRANTOR	Name <u>Tammy L. Boston, Personal Representative of the Estate of Joe Joseph F. Fagan</u>	2 BUYER GRANTEE	Name <u>Terry A. Boston and Tammy L. Boston, husband and wife</u>
	Mailing Address <u>1050 SW Viento Drive</u>		Mailing Address <u>1050 SW Viento Drive</u>
	City/State/Zip <u>Pullman, WA 99163</u>		City/State/Zip <u>Pullman, WA 99163</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>2-006-42-012-4000</u> <input type="checkbox"/> <u>2-006-42-013-1000</u> <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/>	
		List assessed value(s) <u>324560</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)

SE 1/2 SE 1/4 of Section 12; Lot 1 of Section 13, all in Township 6 North, Range 42 E.W.M.

<p>5 Select Land Use Code(s): <u>11 - Household, single family units</u> enter any additional codes: _____ (See back of last page for instructions)</p> <p>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 type="checkbox"/></p> <p>6 Is this property designated as forest land per chapter 84.33 RCW? YES <input type="checkbox"/> NO <input 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 type="checkbox"/></p> <p>If any answers are yes, complete as instructed below.</p> <p>(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information.</p> <p>This land <input checked="" type="checkbox"/> does <input type="checkbox"/> does not qualify for continuance. <u>Jacora Smith</u> <u>5/14/14</u> DEPUTY ASSESSOR DATE</p> <p>(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale.</p> <p>(3) OWNER(S) SIGNATURE _____ PRINT NAME</p>	<p>7 List all personal property (tangible and intangible) included in selling price.</p> <p>If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) <u>458-61A-202</u> Reason for exemption <u>Inheritance</u></p> <p>Type of Document <u>Bargain and Sale Deed</u> Date of Document <u>4/29/14</u></p> <table> <tr> <td>Gross Selling Price \$</td> <td>0.00</td> </tr> <tr> <td>*Personal Property (deduct) \$</td> <td></td> </tr> <tr> <td>Exemption Claimed (deduct) \$</td> <td></td> </tr> <tr> <td>Taxable Selling Price \$</td> <td>0.00</td> </tr> <tr> <td>Excise Tax : State \$</td> <td>0.00</td> </tr> <tr> <td><u>0.0025</u> Local \$</td> <td>0.00</td> </tr> <tr> <td>*Delinquent Interest: State \$</td> <td></td> </tr> <tr> <td>Local \$</td> <td></td> </tr> <tr> <td>*Delinquent Penalty \$</td> <td></td> </tr> <tr> <td>Subtotal \$</td> <td>0.00</td> </tr> <tr> <td>*State Technology Fee \$</td> <td>5.00</td> </tr> <tr> <td>*Affidavit Processing Fee \$</td> <td>5.00</td> </tr> <tr> <td>Total Due \$</td> <td>10.00</td> </tr> </table> <p>A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS</p>	Gross Selling Price \$	0.00	*Personal Property (deduct) \$		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
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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>Tammy L. Boston, P.R.</u>	Signature of Grantee or Grantee's Agent <u>Tammy L. Boston</u>
Name (print) <u>Tammy L. Boston, Personal Representative</u>	Name (print) <u>Tammy L. Boston</u>
Date & city of signing: <u>4/29/14 Pullman, WA</u>	Date & city of signing: <u>4/29/14 Pullman, 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)).



PLEASE TYPE OR PRINT

REAL ESTATE EXCISE TAX AFFIDAVIT

CHAPTER 82.45 RCW - CHAPTER 458-61A WAC

This form is your receipt
when stamped by cashier.THIS AFFIDAVIT WILL NOT BE ACCEPTED UNLESS ALL AREAS ON ALL PAGES ARE FULLY COMPLETED
(See back of last page for instructions)☐ Check box if partial sale of property

SENDER		BUYER	
GRANTOR		GRANTEE	
Name: <u>Tammy L. Boston, Personal Representative of the Estate of Joseph F. Fagan</u>		Name: <u>Terry A. Boston and Tammy L. Boston, husband and wife</u>	
Mailing Address: <u>1050 SW Viento Drive</u>		Mailing Address: <u>1050 SW Viento Drive</u>	
City/State/Zip: <u>Pullman, WA 99163</u>		City/State/Zip: <u>Pullman, WA 99163</u>	
Phone No. (including area code): _____		Phone No. (including area code): _____	
Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers - check box if personal property	
Name: _____		2-008-42-012-4000 <input type="checkbox"/>	
Mailing Address: _____		2-008-42-013-1000 <input type="checkbox"/>	
City/State/Zip: _____		List associated value(s): _____	
Phone No. (including area code): _____		_____	
Street address of property: _____			
This property is located in <u>Garfield County</u>			
<input type="checkbox"/> 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)			
<u>SE 1/4 SE 1/4 of Section 12; Lot 1 of Section 13, all in Township 6 North, Range 42 E.W.M.</u>			

Select Land Use Code(s): <u>11 - Household, single family units</u>		List all personal property (tangible and intangible) included in selling price.	
enter any additional codes: _____			
(See back of last page for instructions)			
Was the seller receiving a property tax exemption or deferral under chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)?		YES <input type="checkbox"/> NO <input type="checkbox"/>	
Is this property designated as forest land per chapter 84.33 RCW?		YES <input type="checkbox"/> NO <input 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"/>	
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If any answers are yes, complete as instructed below.			
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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.			
OWNER(S) SIGNATURE		DATE	
<u>Paul F. Willett Attorney</u>		<u>4/29/14</u>	
PRINT NAME		DATE	
<u>Paul F. Willett Attorney</u>		<u>4/29/14</u>	
City/State/Zip		City/State/Zip	
<u>Pullman, WA</u>		<u>Pullman, WA</u>	
Type of Document <u>Bargain and Sale Deed</u>			
Date of Document <u>4/29/14</u>			
Gross Selling Price \$ <u>0.00</u>			
*Personal Property (deduct) \$ _____			
Exemption Claimed (deduct) \$ _____			
Taxable Selling Price \$ <u>0.00</u>			
Excise Tax: State \$ <u>0.00</u>			
0.0025 Local \$ <u>0.00</u>			
*Delinquent Interest: State \$ _____			
Local \$ _____			
*Delinquent Penalty \$ _____			
Subtotal \$ <u>0.00</u>			
*State Technology Fee \$ <u>5.00</u>			
*Affidavit Processing Fee \$ _____			
Total Due \$ <u>10.00</u>			
A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS			

I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.	
Signature of Grantor or Grantor's Agent	Signature of Grantee or Grantee's Agent
<u>Tammy L. Boston, P.R.</u>	<u>Tammy L. Boston</u>
Name (print) <u>Tammy L. Boston, Personal Representative</u>	Name (print) <u>Tammy L. Boston</u>
Date & city of signing: <u>4/29/14 Pullman, WA</u>	Date & city of signing: <u>4/29/14 Pullman, WA</u>

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REV 84 0001a (2/24/14)

THIS SPACE - TREASURER'S USE ONLY

COUNTY TREASURER

STATE OF WASHINGTON DEPARTMENT OF HEALTH			
1. Legal Name (maiden's name) First Middle Last Suffix Joe Fred Fagan		2. Death Date April 4, 2008	
3. Sex (M/F) Male	4a. Age - last birthday 4b. Under 1 Year Months Days 72	5. Social Security Number	6. County of Death Asotin
7. Birthdate October 25, 1935	8a. Birthplace (City, Town, or County) Boulder City	8b. (State or Foreign Country) Nevada	9. Decedent's Education Completed Junior College
10. Was Decedent of Hispanic Origin? (Yes or No) If yes, specify. No		11. Decedent's Race(s) White	12. Was Decedent ever in U.S. Armed Forces? Yes
13a. Residence Number and Street (e.g., 624 SE 5 th St.) (Include Apt. No.) 3570 Quail Ridge Drive		13b. City or Town Clarkston	
13c. Residence County Asotin	13d. Tribal Reservation Name (if applicable)	13e. State or Foreign Country Washington	13f. Zip Code + 4 99403
14. Estimated length of time at residence. Six Years		15. Marital Status at Time of Death Divorced	16. Surviving Spouse's Name (Give name prior to first marriage)
17. Usual Occupation (Indicate type of work done during most of working life. (Do NOT use RETIRED).)		18. Kind of Business/Industry (Do not use Company Name) Hydro Electric Dam Projects	
19. Father's Name (First, Middle, Last, Suffix) Charles Joseph Fagan Sr.		20. Mother's Name Before First Marriage (First, Middle, Last) Elaine Kirby	
21. Informant's Name Tammy Boston		22. Relationship to Decedent Daughter	23. Mailing Address: Number and Street or P.O. Box City or Town State Zip 1050 SW Viento Drive Pullman WA 99163
24. Place of Death, if Death Occurred in a Hospital: Decedent's Residence			
25. Facility Name (If not a facility, give number & street or location) 3570 Quail Ridge Drive			
26. City, Town, or Location of Death Clarkston		26b. State WA	27. Zip Code 99403
28. Method of Disposition Cremation		29. Place of Final Disposition (Name of cemetery, crematory, other place) Mountain View Crematory	
30. Location City/Town and State Lewiston, Idaho		31. Name and Complete Address of Funeral Facility Merchant Funeral Home 1000 7th St., Clarkston WA 99403	
32. Date of Disposition April 11, 2008		33. Funeral Director Signature Don Brown	
34. Enter the chain of events - diseases, injuries, or complications - that directly caused the death. DO NOT enter terminal events, such as cardiac arrest, respiratory arrest, or ventricular fibrillation without showing the etiology. DO NOT ABBREVIATE. Add additional lines if necessary. Myocardial Infarction Coronary artery disease			
35. Other significant conditions contributing to death but not resulting in the underlying cause given above Hypertension, Hyperlipidemia, High Cholesterol, Intestinal septal aneurysm			
36. Autopsy? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
37. Were autopsy findings available to complete the Cause of Death? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
38. Manner of Death <input checked="" type="checkbox"/> Natural <input type="checkbox"/> Homicide <input type="checkbox"/> Accidental <input type="checkbox"/> Pending <input type="checkbox"/> Suicide <input type="checkbox"/> Pending			
39. If female: <input type="checkbox"/> Not pregnant within past year <input type="checkbox"/> Not pregnant, but pregnant within 42 days before death <input type="checkbox"/> Pregnant at time of death <input type="checkbox"/> Not pregnant, but pregnant 43 days to 1 year before death <input type="checkbox"/> Unknown if pregnant within the past year			
40. Did tobacco use contribute to death? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Probably <input type="checkbox"/> No <input type="checkbox"/> Unknown			
41. Date of Injury (YYYY-MM-DD) 4-1-08			
42. Hour of Injury (24hrs) 10:00			
43. Place of Injury (e.g., Decedent's home, construction site, restaurant, wooded area) Home			
44. Injury at Work? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown			
45. Location of Injury: Person's Street 3570 Quail Ridge Drive			
46. Describe how injury occurred Slipped on stairs			
47. If transportation injury, specify: <input type="checkbox"/> Driver/Operator <input type="checkbox"/> Pedestrian <input type="checkbox"/> Passenger <input type="checkbox"/> Other (Specify)			
48a. Certifying Physician: (Type or Print Name, Address, City, State, Zip, and License Number) Thomas R. Rasmussen, M.D., 1000 7th St., Clarkston WA 99403			
48b. Medical Examiner/Coroner: (Type or Print Name, Address, City, State, Zip, and License Number) Don Brown, 1000 7th St., Clarkston WA 99403			
49. Name and Address of Certifier - Physician, Medical Examiner or Coroner (Type or Print) Thomas R. Rasmussen, M.D., 1000 7th St., Clarkston WA 99403			
50. Hour of Death (24hrs) 10:00			
51. Name and Title of Attending Physician if other than Certifier (Type or Print) Don Brown, M.D., 1000 7th St., Clarkston WA 99403			
52. Date Signed (MM/DD/YYYY) 4-11-2008			
53. Title of Certifier Medical Examiner			
54. License Number 0000000000			
55. Was case referred to ME/Coroner? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
56. Date Received (MM/DD/YYYY) APR 14 2008			
57. Registrar Signature Don Brown			
58. Date Received (MM/DD/YYYY) APR 14 2008			
59. Amendments			

E-FILED
IN COUNTY CLERK'S OFFICE
PIERCE COUNTY, WASHINGTON

January 17 2013 3:31 PM

KEVIN STOCK
COUNTY CLERK

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON
FOR THE COUNTY OF PIERCE

IN THE MATTER OF THE ESTATE OF:

No. 08-4-00589-8

JOSEPH F. FAGAN

Deceased

LETTERS TESTAMENTARY

State of Washington)

County of Pierce) ss.

WHEREAS, the Last Will of JOSEPH F. FAGAN deceased, was on January 17, 2013 duly exhibited, proven and recorded in our Superior Court, and whereas, it appears in and by said Will that TAMMEY L. BOSTON is appointed executor in the said Will, and whereas, said TAMMEY L. BOSTON has duly qualified, now therefore, know all people by these presents that we do hereby authorize the said TAMMEY L. BOSTON to execute said Will according to law.

WITNESS my hand and seal of said Court on January 17, 2013.

KEVIN STOCK, Clerk of the Superior Court

State of Washington)

County of Pierce) ss.

CERTIFICATE

I, KEVIN STOCK, Clerk of the Superior Court of said County and State, do hereby certify that the above and foregoing is a true and correct copy of the Letters Testamentary in the above entitled case, and were on January 17, 2013, duly entered of record; and I further certify said Letters are still in full force and effect.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of said Superior Court, on APR 30 2014

KEVIN STOCK, Clerk of the Superior Court

PLEASE TYPE OR PRINT

REAL ESTATE EXCISE TAX AFFIDAVIT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

This form is your receipt
when stamped by cashier.

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

☐ Check box if partial sale of property

If multiple owners, list percentage of ownership next to name

1. SELLER GRANTOR	Name <u>David Bunce Sr. and Sharon Bunce, Husband and Wife</u>	2. BUYER GRANTEE	Name <u>Dustin Wright and Davida Wright, Husband and Wife</u>
	Mailing Address <u>P.O. Box 2346</u>		Mailing Address <u>2013 Rd 67</u>
	City/State/Zip <u>Pasco WA 99302</u>		City/State/Zip <u>Pasco WA 99301</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 tax parcel account numbers – check box if personal property	
Name <u>Dustin Wright</u>		Listed assessed value(s)	
Mailing Address _____		2-010-42-034-3040 <input type="checkbox"/>	
City/State/Zip _____		2-010-42-034-3005 <input type="checkbox"/>	
Phone No. (including area code) _____		_____ <input type="checkbox"/>	

4. Street address of property: NKA, Pomeroy, WA 99347

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

☐ Check box if any of the listed parcels are being segregated from another parcel, are part of 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 land referred to herein is situated in the State of Washington, County of Garfield and described as follows:
In Township 10 North, Range 42 E.W.M.
The Southeast quarter of the Northwest quarter of the Southwest quarter, the Northwest quarter of the Northeast quarter of the Southwest quarter, the Southwest quarter of the Northeast quarter of the Southwest quarter of Section 34.
TOGETHER WITH BUT SUBJECT TO a non-exclusive easement for ingress, egress and utilities 30 feet in width over all dirt roads reasonably necessary for access to this and other tracts.

5. Select Land Use Code(s): <u>91</u> Enter any additional codes: _____ (See back of last page for instructions) Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	6. Is this property designated as forest land per chapter 84.33 RCW? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> Is this property receiving special valuation as historical property per chapter 84.26 RCW? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> If any answers are yes, complete as instructed below. (1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information. This land <input type="checkbox"/> does <input type="checkbox"/> does not qualify for continuance	7. List all personal property (tangible and intangible) included in selling price. If claiming an exemption, list WAC number reason for exemption: WAC No. (Section/Subsection) _____ Reason for exemption _____ Type of Document <u>Statutory Warranty Deed</u> Date of Document <u>May 16, 2014</u>																																					
			<table border="0"> <tr> <td>Gross Selling Price</td> <td>\$</td> <td><u>8,000.00</u></td> </tr> <tr> <td>*Personal Property (deduct)</td> <td>\$</td> <td>_____</td> </tr> <tr> <td>Exemption Claimed (deduct)</td> <td>\$</td> <td><u>No</u></td> </tr> <tr> <td>Taxable Selling Price</td> <td>\$</td> <td><u>8,000.00</u></td> </tr> <tr> <td>Excise Tax: State</td> <td>\$</td> <td><u>102.40</u></td> </tr> <tr> <td>Local</td> <td>\$</td> <td><u>20.00</u></td> </tr> <tr> <td>*Delinquent Interest: State</td> <td>\$</td> <td>_____</td> </tr> <tr> <td>Local</td> <td>\$</td> <td>_____</td> </tr> <tr> <td>*Delinquent Penalty</td> <td>\$</td> <td>_____</td> </tr> <tr> <td>Subtotal</td> <td>\$</td> <td><u>122.40</u></td> </tr> <tr> <td>*State Technology Fee</td> <td>\$</td> <td><u>5.00</u></td> </tr> <tr> <td>*Affidavit Processing Fee</td> <td>\$</td> <td>_____</td> </tr> <tr> <td>Total Due</td> <td>\$</td> <td><u>127.40</u></td> </tr> </table>	Gross Selling Price	\$	<u>8,000.00</u>	*Personal Property (deduct)	\$	_____	Exemption Claimed (deduct)	\$	<u>No</u>	Taxable Selling Price	\$	<u>8,000.00</u>	Excise Tax: State	\$	<u>102.40</u>	Local	\$	<u>20.00</u>	*Delinquent Interest: State	\$	_____	Local	\$	_____	*Delinquent Penalty	\$	_____	Subtotal	\$	<u>122.40</u>	*State Technology Fee	\$	<u>5.00</u>	*Affidavit Processing Fee	\$	_____
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<p>(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) do not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale.</p> <p>(3) OWNER(S) SIGNATURE</p> <p>_____ PRINT NAME</p>		<p>A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS</p>																																					

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

Signature of Grantor or Grantor's Agent <u>David Bunce Sr.</u> Name (print) <u>David Bunce Sr.</u> Date & city of signing: <u>5-16-14 Kennewick</u>	Signature of Grantee or Grantee's Agent <u>Dustin Wright</u> Name (print) <u>Dustin Wright</u> Date & city of signing: <u>5-16-14 Kennewick</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 maximum term and fine (RCW 9A.20.020 (1C)).

REV 84 0001a (9/2/11) THIS SPACE – TREASURER'S USE ONLY

KAREN ROOSEVELT
GARFIELD COUNTY TREASURER

2514

REAL ESTATE EXCISE TAX AFFIDAVIT

PLEASE TYPE OR PRINT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

This form is your receipt
when stamped by cashier.

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

(See back of last page for instructions)

☐ Check box if partial sale of property

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

1 SELLER GRANTOR	Name <u>Jean A Trump & Alan L Meissner Co-Personal Reps for</u> <u>the Estate of M. Lucille Meissner</u>	2 BUYER GRANTEE	Name <u>Jean A Trump (12.5%) & Ryan W. Meissner, TTE fbo</u> <u>Alan L Meissner Special Needs Trust (12.5%)</u>
	Mailing Address <u>608 E Hannan Street</u>		Mailing Address <u>608 E Hannan Street</u>
	City/State/Zip <u>Dayton WA 99328</u>		City/State/Zip <u>Dayton WA 99328</u>
	Phone No. (including area code) <u>(509) 382-8957</u>		Phone No. (including area code) <u>(509) 382-8957</u>
3 Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee Name _____ Mailing Address _____ City/State/Zip _____ Phone No. (including area code) _____		List all real and personal property tax parcel account numbers – check box if personal property <u>2-011-43-013-3000; 2-011-43-014-4000;</u> <input type="checkbox"/> <u>2-011-43-015-2000; 2-011-43-016-4000;</u> <input type="checkbox"/> <u>2-011-43-021-1020; 2-011-43-022-3000;</u> <input type="checkbox"/> <u>2-011-43-027-2000; 2-011-43-028-1000</u> <input type="checkbox"/>	
		List assessed value(s) <u>1,157,272</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 EXHIBIT "A"

5 Select Land Use Code(s): <u>81 - Agriculture (not classified under current use law)</u> enter any additional codes: _____ (See back of last page for instructions)	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) <u>458-61A-202(1)</u> Reason for exemption _____ Inheritance (distribution of estate) _____ Type of Document <u>Special Warranty Deed</u> Date of Document <u>May 17, 2014</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 CK Total Due \$ _____ 10.00 A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS															
6 <table border="0"> <tr> <td></td> <td>YES</td> <td>NO</td> </tr> <tr> <td>Was the seller receiving a property tax exemption or deferral under chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)?</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Is this property designated as forest land per chapter 84.33 RCW?</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW?</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Is this property receiving special valuation as historical property per chapter 84.26 RCW?</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> </tr> </table> <p>If any answers are yes, complete as instructed below.</p> <p>(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information.</p> <p>This land <input checked="" type="checkbox"/> does <input type="checkbox"/> does not qualify for continuance.</p> <p><u>Keshia V.</u> <u>5/22/14</u> DEPUTY ASSESSOR DATE</p> <p>(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale.</p> <p>(3) OWNER(S) SIGNATURE <u>Jean A Trump</u> <u>Ryan W Meissner</u> PRINT NAME Jean A Trump Ryan W Meissner, TTE </p>		YES	NO	Was the seller receiving a property tax exemption or deferral under chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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"/>	
	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"/>														
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"/>														

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

Signature of Grantor or Grantor's Agent <u>Jean A Trump</u> Name (print) <u>Jean A Trump & Alan L Meissner</u> Date & city of signing: <u>May 17, 2014 Walla Walla</u>	Signature of Grantee or Grantee's Agent <u>Jean A Trump</u> Name (print) <u>Jean A Trump</u> Date & city of signing: <u>May 17, 2014 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 (\$5,000.00), or by both imprisonment and fine (RCW 9A.20.020 (1C)).

EXHIBIT "A"

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

That part of the Southwest quarter of Section 13 more particularly described as follows:
Beginning at the quarter corner on West line of said Section 13;
thence East 115 feet; thence South 1503 feet; thence South $48^{\circ}50'$ West 152.8 feet;
thence North 1603 feet to the place of beginning.

The Southeast quarter of Section 14.

EXCEPT beginning at Southeast corner of said Section 14;
thence South $89^{\circ}43'$ West 1454.5 feet; thence North $88^{\circ}59'$ East 533.6 feet;
thence on the arc of a 05° curve to the left thru an angle of $06^{\circ}56'$ for 138.7 feet;
thence North $82^{\circ}03'$ East 234.1 feet;
thence on the arc of a 25° curve to the left thru an angle of $41^{\circ}32'$ for 166.1 feet;
thence North $40^{\circ}30'$ East 622.4 feet;
thence South along East line of said Section 14, 596.4 feet to the place of beginning.

ALSO EXCEPT beginning at the center line of the Fairview Road on the South line of said Section 14 at a point 1454.5 feet West of the Southeast corner of said Section;
thence North $88^{\circ}59'$ East 533.6 feet;
thence on the arc of a 05° curve to the left through an angle of $06^{\circ}56'$ for 138.7 feet;
thence North $82^{\circ}03'$ East 234.1 feet;
thence on the arc of a 25° curve to the left through an angle of $41^{\circ}32'$ for 166.1 feet;
thence North $40^{\circ}30'$ East 622.4 feet to a point on the East line of said section 14, 596.4 feet North of the Southeast corner of said section 14, being a strip of land 20 feet wide being on the left (North) of centerline of the Fairview Road. (Land described is a 20 feet wide strip of land adjacent to the centerline of the Fairview Road which is the North boundary of description).

The South half of the North half, and the North half of the South half of Section 15.

The Southeast quarter of Section 16.

The Northeast quarter and the Southeast quarter of the Southeast quarter of Section 21.

EXHIBIT "A"

EXCEPT that part of the North half of said Section 21, more particularly described as follows:

Commencing at the intersection of existing North-South Nebuhr Road and existing East-West Nebuhr Road near the obliterated North quarter corner of said Section 21, thence East along the centerline of said existing East-West Nebuhr Road +-1217 feet; thence South 30.00 feet to a 3/4" smooth bar, said bar being the True Point of Beginning; thence Continuing South 660.00 to a 3/4" smooth bar; thence East 330.00 feet to a 3/4" smooth bar; thence North 660.00 feet to 3/4" smooth bar being 30.00 feet South of the centerline of existing East-West Nebuhr Road; thence West 330.00 parallel with the centerline of existing Nebuhr Road to the place of beginning.

The Southwest quarter of Section 22.

The North half of the Northwest quarter of Section 27.

The East half of the Northeast quarter and the Northeast quarter of the Southeast quarter of Section 28.

EXCEPT public road rights of way.

FILED
KATHY MARTIN
COUNTY CLERK

2013 DEC 30 P 1:01

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

WALLA WALLA COUNTY
WASHINGTON

BY Kathy Martin
13 4 00194 1

IN THE MATTER OF THE ESTATE OF) Cause No. _____
M. LUCILLE MEISSNER, Deceased.) **LETTERS TESTAMENTARY**
STATE OF WASHINGTON)
County of Walla Walla) ss.
County of Walla Walla)

WHEREAS, the Last Will and Testament and First Codicil and Second Codicil of, deceased, was on the 30th day of December, A.D., 2013, duly exhibited, proven and recorded in our said Superior Court; and whereas, it appears in and by said Will that **JEAN A. TRUMP** and **ALAN L. MEISSNER** are appointed as Co-Personal Representatives thereon, and whereas, said **JEAN A. TRUMP** and **ALAN L. MEISSNER** have duly qualified,

NOW THEREFORE, know all people by these presents, that we do hereby authorize the said **JEAN A. TRUMP** and **ALAN L. MEISSNER** to execute said Will, First Codicil and Second Codicil according to law.

Witness my hand and seal of said court this 30th day of December, A.D., 2013.

KATHY MARTIN

By: Kathy Martin
Deputy

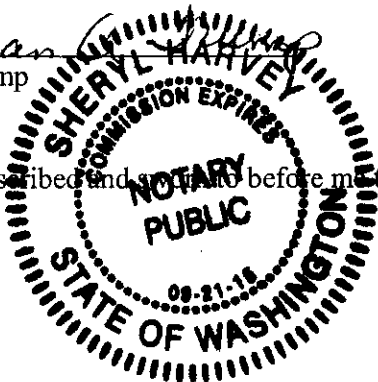
STATE OF WASHINGTON)
County of Walla Walla) ss. **OATH**
County of Walla Walla)

JEAN A. TRUMP and **ALAN L. MEISSNER**, being first duly sworn, say: We are the same persons mentioned in the above Letters Testamentary as Co-Personal Representatives; We do solemnly swear that we will support the Constitution and Law of the State of Washington, and that we will faithfully perform the duties of our said trust as Co-Personal Representatives according to law.

Jean A. Trump
Jean A. Trump

Alan L. Meissner
Alan L. Meissner

Subscribed and sworn to before me this 27 day of December, 2013.



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

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	WAYNE TETRICK and PAULA TETRICK, husband and wife	
	Mailing Address	280 Vannatton Rd	
	City/State/Zip	Pomeroy, WA 99347	
	Phone No.(including area code)	509-751-6548	
2 BUYER GRANTEE	Name	TNT LAND L.L.C., a Washington limited liability company	
	Mailing Address	280 Vannatton Rd	
	City/State/Zip	Pomeroy, WA 99347	
	Phone No.(including area code)	509-751-6548	
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		See Attached <input checked="" type="checkbox"/>
	Mailing Address		<input type="checkbox"/>
	City/State/Zip		<input type="checkbox"/>
	Phone No.(including area code)		<input type="checkbox"/>
			List Assessed value(s) <u>695,194</u>

4 Street address of property: _____

This property is located in Garfield

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

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

See Attached

5	Select Land Use Code(s): <u>83 - Agriculture classified under current use chapter 84.34 RCW</u>	List all personal property (tangible and intangible) included in selling price. _____ _____ _____ _____
	enter any additional codes: _____ (See back of last page for instructions)	
	Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	
	Is this property designated as forest land per chapter 84.33 RCW? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	
6	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"/>	If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) <u>458-61A-211(2)(a)</u> Reason for Exemption <u>Contribution to a limited liability company</u>
	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 OWNERS(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.	
(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.	Type of Document <u>Statutory Warranty Deed</u> Date of Document <u>MAY 15, 2014</u> Gross Selling Price \$ _____ *Personal Property (deduct) \$ _____ Exemption Claimed (deduct) \$ _____ Taxable Selling Price \$ <u>0.00</u> Excise Tax : State \$ <u>0.00</u> <u>0.0025</u> Local \$ <u>0.00</u> *Delinquent Interest Penalty \$ _____ Local \$ _____ *Delinquent Penalty \$ _____ Subtotal \$ <u>0.00</u> *State Technology Fee \$ <u>5.00</u> *Affidavit Processing Fee \$ <u>5.00</u> Total Due \$ <u>10.00</u> A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS	
		(3) OWNER(S) SIGNATURE <u>Laura Smith</u> DEPUTY ASSESSOR <u>5/23/14</u> DATE
		(3) OWNER(S) SIGNATURE <u>Wayne Tetrick</u> PRINT NAME Wayne Tetrick <u>Paula Tetrick</u> PRINT NAME Paula Tetrick
		8 I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT Signature of Grantor or Grantor's Agent: <u>Wayne Tetrick</u> Name (Print): <u>Wayne Tetrick</u> Date & city of signing: <u>5/15/14, Pomeroy</u>

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

REV 84 0001a inst. (2/28/13)

THIS SPACE - TREASURER'S USE ONLY

COUNTY TREASURER

PAID
MAY 23 2014

KAREN ROOSEVELT
GARFIELD COUNTY TREASURER

2516

me

EXHIBIT "A"

Parcel A:

The Northwest Quarter of Section 26, Township 12 North, Range 41, E.W.M.
(Parcel No. 20124102620100000)

Parcel B:

The North Half of Section 27, Township 12 North, Range 41, E.W.M.
(Parcel No. 20124102710000000)

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

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



2517

**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.

Street address of property: _____

This property is located in Garfield

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

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

See Attached

<p>Select Land Use Code(s): <u>11 - Household, single family units</u></p> <p>enter any additional codes: _____ (See back of last page for instructions)</p> <table style="width: 100%;"><tr><td style="width: 80%;">Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)?</td><td style="width: 10%; text-align: center;">YES</td><td style="width: 10%; text-align: center;">NO</td></tr><tr><td></td><td style="text-align: center;"><input type="checkbox"/></td><td style="text-align: center;"><input checked="" type="checkbox"/></td></tr></table> <table style="width: 100%;"><tr><td style="width: 80%;">Is this property designated as forest land per chapter 84.33 RCW?</td><td style="width: 10%; text-align: center;">YES</td><td style="width: 10%; text-align: center;">NO</td></tr><tr><td></td><td style="text-align: center;"><input type="checkbox"/></td><td style="text-align: center;"><input checked="" type="checkbox"/></td></tr></table> <p>Is this property classified as current use (open space, farm, and agricultural, or timber) land per chapter 84.34?</p> <table style="width: 100%;"><tr><td style="width: 80%;"></td><td style="width: 10%; text-align: center;"><input type="checkbox"/></td><td style="width: 10%; text-align: center;"><input checked="" type="checkbox"/></td></tr></table> <p>Is this property receiving special valuation as historical property per chapter 84.26 RCW?</p> <table style="width: 100%;"><tr><td style="width: 80%;"></td><td style="width: 10%; text-align: center;"><input type="checkbox"/></td><td style="width: 10%; text-align: center;"><input checked="" type="checkbox"/></td></tr></table> <p>If any answers are yes, complete as instructed below.</p> <p>(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE)</p> <p>NEW OWNERS(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information.</p> <p>This land <input type="checkbox"/> # does <input checked="" type="checkbox"/> does not qualify for continuance.</p> <table style="width: 100%;"><tr><td style="width: 50%; text-align: center;">_____ DEPUTY ASSESSOR</td><td style="width: 50%; text-align: center;">_____ DATE</td></tr></table> <p>(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)</p> <p>NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale.</p> <p>(3) OWNER(S) SIGNATURE</p> <p>_____ PRINT NAME</p>	Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)?	YES	NO		<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is this property designated as forest land per chapter 84.33 RCW?	YES	NO		<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____ DEPUTY ASSESSOR	_____ DATE	<p>List all personal property (tangible and intangible) included in selling price.</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>If claiming an exemption, list WAC number and reason for exemption:</p> <p>WAC No. (Section/Subsection) <u>458-61A-211(2)(a)</u></p> <p>Reason for Exemption <u>Contribution to a limited liability company</u></p> <p>_____</p> <p>Type of Document <u>Quit Claim Deed</u></p> <p>Date of Document <u>May 15, 2014</u></p> <p>Gross Selling Price \$ _____</p> <p>*Personal Property (deduct) \$ _____</p> <p>Exemption Claimed (deduct) \$ _____</p> <p>Taxable Selling Price \$ <u>0.00</u></p> <p>Excise Tax : State \$ <u>0.00</u></p> <p style="text-align: center;">0.0025 Local \$ <u>0.00</u></p> <p>*Delinquent Interest Penalty \$ _____</p> <p style="text-align: right;">Local \$ _____</p> <p>*Delinquent Penalty \$ _____</p> <p style="text-align: right;">Subtotal \$ <u>0.00</u></p> <p>*State Technology Fee \$ <u>5.00</u></p> <p>*Affidavit Processing Fee \$ <u>5.00</u></p> <p style="text-align: right;">Total Due \$ <u>10.00</u></p> <p style="text-align: center;">A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS</p>
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	<input type="checkbox"/>	<input checked="" type="checkbox"/>																			
_____ DEPUTY ASSESSOR	_____ DATE																				

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

Signature of
Grantor or Grantor's Agent:

Signature of
Grantee or Grantee's Agent:

Name (Print): Wayne Tetrick

Name (Print): Wayne Tetrick, Manager

Date & city of signing: 5/15/14, Pommeroy

Date & city of signing: 5/15/14, Pomero

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 84 000 | a inst. (2/28/13)

THIS OFFICE - TREASURER'S SECTION

COUNTY TREASURER

PAID
MAY 23 2014

KAREN ROOSEVELT
GARFIELD COUNTY TREASURER

2517

TUE

Exhibit "A"

LOTS 9 & 10 BLOCK 19 ORIGINAL TOWN OF GARFIELD
(Parcel No. 10501900932520000)

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

Tetrick.Wayne.3891/TNT Land L.L.C.
QUIT CLAIM DEED

PLEASE TYPE OR PRINT

REAL ESTATE EXCISE TAX AFFIDAVIT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

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

(See back of last page for instructions)

This form is your receipt
when stamped by cashier.

☐ Check box if partial sale of property

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

SELLER GRANTOR	Name <u>Michael N. Walker and Pamela L. Walker</u> husband and wife	BUYER GRANTEE	Name <u>Cody M. Bye and Brenda K.D. Bye</u> husband and wife
	Mailing Address <u>PO Box 508</u>		Mailing Address <u>3340 NW Valley View Drive</u>
	City/State/Zip <u>Morton WA 98356</u>		City/State/Zip <u>Albany OR 97321</u>
	Phone No. (including area code) _____		Phone No. (including area code) _____
Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee Name <u>Cody M. Bye and Brenda K.D. Bye husband and w</u> Mailing Address <u>3340 NW Valley View Drive</u> City/State/Zip <u>Albany OR 97321</u> Phone No. (including area code) _____		List all real and personal property tax parcel account numbers – check box if personal property <u>1 050 13 007 2540</u> <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/>	
		List assessed value(s) <u>128,785.00</u>	

4 Street address of property: 184 8th Street, Pomeroy, WA 99347

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

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

Legal description of property (if more space is needed, you may attach a separate sheet to each page of the affidavit)
Lots 6, 7 and the East 50 feet of Lot 8 in Block 13 of the Original Town of the City of Pomeroy, together with the vacated part of Pataha Street abutting thereon, more fully described in City of Pomeroy Ordinance No. 456. County of Garfield, State of Washington

5 Select Land Use Code(s): <u>11 Household, single family units</u> enter any additional codes: _____ (See back of last page for instructions)	List all personal property (tangible and intangible) included in selling price. _____ _____ _____ _____ _____																										
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Type of Document <u>Statutory Warranty Deed (SWD)</u> Date of Document <u>05/09/14</u>																											
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8 I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.

Signature of Grantor or Grantor's Agent <u>Michael N. Walker</u>	Signature of Grantee or Grantee's Agent <u>Cody M. Bye</u>
Name (print) <u>Michael N. Walker and Pamela L. Walker</u>	Name (print) <u>Cody M. Bye and Brenda K.D. Bye</u>
Date & city of signing: <u>5-23-14 Clarkston</u>	Date & city of signing: <u>5-27-14 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)).

PAYED
MAY 27 2014