



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.

2325

TOP 2360

☐ Check box if partial sale of property

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

1 SELLER GRANTOR	Name <u>Robert B. Chalfant</u>	2 BUYER GRANTEE	Name <u>Ashley N. Dixon</u>
	Mailing Address <u>260 15th St.</u>		Mailing Address <u>P.O. Box 523</u>
	City/State/Zip <u>Pomeroy WA 99347</u>		City/State/Zip <u>Pomeroy WA 99347</u>
	Phone No. (including area code) <u>(509) 843-1838</u>		Phone No. (including area code) _____
3 Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers - check box if personal property	
Name _____		<u>105107005 1720000</u> <input type="checkbox"/>	
Mailing Address _____		_____ <input type="checkbox"/>	
City/State/Zip _____		_____ <input type="checkbox"/>	
Phone No. (including area code) _____		_____ <input type="checkbox"/>	
		List assessed value(s) <u>7000.00</u>	

4 Street address of property: 292 PATAHA ST. Pomeroy, WA 99347
This property is located in ☐ unincorporated GARFIELD County OR within ☒ city of Pomeroy
☐ Check box if any of the listed parcels are being segregated from another parcel, are part of a boundary line adjustment or parcels being merged.
Legal description of property (if more space is needed, you may attach a separate sheet to each page of the affidavit)
LOT 5, BLK 7 - WILSON'S ADDITION.

5 Select Land Use Code(s): 18
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 YES NO
Is this property designated as forest land per chapter 84.33 RCW? ☐ ☒
Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34? ☐ ☒
Is this property receiving special valuation as historical property per chapter 84.26 RCW? ☐ ☒

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.

N/A

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

WAC No. (Section/Subsection) 458-61A-201

Reason for exemption GIFT TO DAUGHTER

Type of Document Quit Claim Deed

Date of Document 3-27-13

Gross Selling Price \$ _____

*Personal Property (deduct) \$ _____

Exemption Claimed (deduct) \$ _____

Taxable Selling Price \$ _____

Excise Tax : State \$ _____

Local \$ _____

*Delinquent Interest: State \$ _____

Local \$ _____

*Delinquent Penalty \$ _____

Subtotal \$ _____

*State Technology Fee \$ 5.00

*Affidavit Processing Fee \$ 5.00

Total Due \$ 10.00

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

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

Signature of Grantor or Grantor's Agent RB. Chalfant

Name (print) Robert B. Chalfant

Date & city of signing: 3-27-13 Lewiston, ID

Signature of Grantee or Grantee's Agent Ashley Dixon

Name (print) Ashley Dixon

Date & city of signing: 3/27/13 Lewiston, ID

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)).

MAR 28 2013

KAREN ROOSEVELT

COUNTY TREASURER

KR

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

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

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

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

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

1. ☒ **DATE OF SALE:** (WAC 458-61A-306(2)) Ashley Dixon
I, (print name) Robert B. Chalfant certify that the Quit Claim Deed
(type of instrument), dated 3-27-13, was delivered to me in escrow by Robert B. Chalfant
(seller's name). **NOTE:** Attorney, escrow agent, title company agent, or title insurance company agent named here must sign below and indicate name of firm. The payment of the tax is considered current if it is not more than 90 days beyond the date shown on the instrument. If it is past 90 days, interest and penalties apply to the date of the instrument.

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

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

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

A: Gifts with consideration

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

B: Gifts without consideration

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

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

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

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

Robert B. Chalfant
Grantor's Signature

Ashley Dixon
Grantee's Signature

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

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

NOTE: Exchange Facilitator must sign below.

Exchange Facilitator's Signature

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

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

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

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

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

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

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

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

A: Gifts with consideration

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

B: Gifts without consideration

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

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

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

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

Richard E. Slagter
Cynthia Thompson

Grantor's Signature

[Signature]

Grantee's Signature

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

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

NOTE: Exchange Facilitator must sign below.

Exchange Facilitator's Signature

Filed for and return to:

Gary W. Slaybaugh
233 Hutchins Hill Road
Pomeroy, WA 99347

REAL ESTATE EXCISE TAX

AMT. PAID \$ 0

RECEIPT NO. 2326

DATE March 29, 2013

GARFIELD COUNTY TREASURER

BY Teresa [Signature]

The information contained in this boxed section is for recording purposes only pursuant to RCW 36.18 and RCW 65.04, and is not to be relied upon for any other purpose, and shall not affect the intent of or any warranty contained in the document itself.

Grantor(s): Richard Slaybaugh, Steve Slaybaugh and Cynthia Thompson

Grantee(s): Gary W. and Christa T Slaybaugh, husband and wife

Reference Number(s) and Documents Assigned or Released:

Abbreviated Legal Description: That part of the NW ¼ NE ¼ of Section 10 of Township 11 North, Range 42 East, W.M., Garfield County, Washington. Full legal description described below.

Assessor's Parcel Number(s): 2-011-42-010-1011, 2-011-42-010-1012, 2-011-42-010-1013

QUIT CLAIM DEED

The GRANTOR(S), Richard Slaybaugh, Steve Slaybaugh and Cynthia Thompson, for and in consideration of a gift conveys and Quit Claims to the GRANTEE(S), Gary W. and Christa T. Slaybaugh, husband and wife, the following-described real estate, situated in the County of Garfield, State of Washington, together with all after acquired title of the GRANTOR(S) therein:

That part of the NW ¼ NE ¼ of Section 10 of Township 11 North, Range 42 East, W.M., Garfield County, Washington, more particularly described as follows:

Commencing at the Northwest corner of said NW ¼ NE ¼; thence N. 89°44'50"E. (record bears East) along the North line of said NW ¼ NE ¼ a distance of 300.00 feet to the true place of beginning; thence continue N. 89°44'50"E., 218.75 feet; thence S. 0°15'10"E., 144.75 feet; thence S. 89°44'50"W., 218.75 feet; thence N. 0°15'10" W. (record bears North) 144.75 feet to the true place of beginning.

Tax Parcel Numbers: 2-011-42-010-1011
2-011-42-010-1012
2-011-42-010-1013

GRANTORS

Richard Slaybaugh

RICHARD SLAYBAUGH

Date: 3-13-13

REAL ESTATE EXCISE TAX AFFIDAVIT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

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when stamped by cashier.

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

(See back of last page for instructions)

☐ Check box if partial sale of property

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

1 SELLER GRANTOR	Name <u>Gary Slaybaugh & Christa Slaybaugh</u>	2 BUYER GRANTEE	Name <u>City of Pomeroy</u>
	Mailing Address _____		Mailing Address <u>PO Box 370</u>
	City/State/Zip <u>Pomeroy</u>		City/State/Zip <u>Pomeroy, WA 99347</u>
	Phone No. (including area code) _____		Phone No. (including area code) _____
3 Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers – check box if personal property	
Name _____		2-011-42-010-1000 <input type="checkbox"/>	
Mailing Address _____		_____ <input type="checkbox"/>	
City/State/Zip _____		_____ <input type="checkbox"/>	
Phone No. (including area code) _____		_____ <input type="checkbox"/>	
		List assessed value(s) <u>138</u>	

4 Street address of property: _____

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

☐ Check box if any of the listed parcels are being segregated from another parcel, are part of 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</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-217</u> Reason for exemption <u>Correction</u> <u>Ref to Affidavit # 2292</u>
6 Is this property designated as forest land per chapter 84.33 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Is this property receiving special valuation as historical property per chapter 84.26 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If any answers are yes, complete as instructed below. (1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information. This land does <input checked="" type="checkbox"/> does not qualify for continuance. <u>Keshia Vanderborg</u> <u>3/29/13</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>G. Paul Miller</u> PRINT NAME <u>G. Paul Miller</u> <u>Mayer</u>	Type of Document <u>Statutory Warranty Deed</u> Date of Document <u>3-29-13</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</u> A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS

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

Signature of Grantor or Grantor's Agent <u>[Signature]</u>	Signature of Grantee or Grantee's Agent <u>G. Paul Miller</u>
Name (print) <u>Gary Slaybaugh, Christa Slaybaugh</u>	Name (print) <u>G. Paul Miller, Mayer</u>
Date & city of signing: <u>3-29-13</u>	Date & city of signing: <u>March 29, 2013. Pomeroy, WA</u>

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

EXHIBIT A
Legal Description

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

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

That part of the Northwest quarter of the Northeast quarter of Section 10 more particularly described as follows:

Commencing at the Northwest corner of said Northwest quarter of the Northeast quarter; thence North $89^{\circ}44'50''$ East along the North line of said Northwest quarter of the Northeast quarter 111.14 feet to a point on the East right of way line of Hutchens Hill Road, said point being the True Point of Beginning; thence continue North $89^{\circ}44'50''$ East along said North line 407.61 feet; thence South $00^{\circ}15'10''$ East 144.71 feet; thence South $89^{\circ}44'50''$ West 424.73 feet to a point on the East right of way line of Hutchens Hill Road, said point being a point of curve; thence deflect right along said right of way line around a curve to the right with a radius of 1670.00 feet for a distance of 71.25 feet (chord bears North $05^{\circ}57'38''$ East 71.24 feet); thence North $07^{\circ}11'00''$ East along said right of way line 53.61 feet to a point of curve; thence along said right of way around a curve to the left with a radius of 930.00 feet for a distance of 20.88 feet (chord bears North $06^{\circ}32'10''$ East 20.87 feet) to the place of beginning.



PLEASE TYPE OR PRINT

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

REAL ESTATE EXCISE TAX AFFIDAVIT

CHAPTER 82.45 RCW - CHAPTER 458-61A WAC

This form is your receipt
when stamped by cashier.

(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 Rozanne H. VanAusdle, Trustee of the John V. Gilbert Testamentary Trust, Rozanne H. VanAusdle, James V. Gilbert, Lawrence A. Gilbert, Gregory C. Gilbert, Kevin A. Gilbert,	2 BUYER GRANTEE	Name Steven L. VanAusdle and Rozanne H. VanAusdle, husband and wife
	subject to life estate in V. Jane Gilbert		
	Mailing Address 1620 Gray Lynn Drive		Mailing Address 1620 Gray Lynn Drive
	City/State/Zip Walla Walla, WA 99362		City/State/Zip Walla Walla, WA 99362
	Phone No. (including area code)		Phone No. (including area code)
3 Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers - check box if personal property	
Name		2-010-42-001-1000; 2-010-43-006-3000 <input type="checkbox"/>	
Mailing Address		2-010-42-002-2000; 2-011-42-035-4000 <input type="checkbox"/>	
City/State/Zip		2-011-42-036-3000 <input type="checkbox"/>	
Phone No. (including area code)			
List assessed value(s)			

4 Street address of property: **NKA Farm land in Garfield County, WA**
This property is located in **Garfield County**
☐ 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 EXHIBIT "A"

5 Select Land Use Code(s):
83
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.

Aura Smith 3/29/13
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

Steven L. VanAusdle *Rozanne H. VanAusdle*
PRINT NAME

Steven L. VanAusdle

Rozanne H. VanAusdle

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 **March 28, 2013**Gross Selling Price \$ **300,209.00**

*Personal Property (deduct) \$ _____

Exemption Claimed (deduct) \$ _____

Taxable Selling Price \$ **300,209.00**Excise Tax : State \$ **3,842.68**☐ Local \$ **750.52**

*Delinquent Interest: State \$ _____

Local \$ _____

*Delinquent Penalty \$ _____

Subtotal \$ **4,593.20***State Technology Fee \$ **5.00**

*Affidavit Processing Fee \$ _____

Total Due \$ **4,598.20**

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

*SEE INSTRUCTIONS

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

Signature of Grantor or Grantor's Agent *Rozanne H. VanAusdle* Signature of Grantee's Agent *Steven L. VanAusdle*

Name (print) **Rozanne H. VanAusdle, Trustee** Name (print) **Steven L. VanAusdle or Rozanne H. VanAusdle**

Date & city of signing: **March 28, 2013 Walla Walla** Date & city of signing: **March 28, 2013 Walla Walla**

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

REV 84 0001ae (a) (03/13/07)

THIS SPACE FOR TREASURER'S USE ONLY

COUNTY TREASURER

PAID
MAR 29 2013

KAREN ROOSEVELT
GARFIELD COUNTY TREASURER

2328 THE

EXHIBIT "A"

LEGAL DESCRIPTION

The following real property, situated in the County of Garfield, State of Washington, and legally described as follows, to wit:

PARCEL A "Alpowa Place"

In Township 10 North, Range 42 East of the Willamette Meridian.

Government Lots 1 and 2, the South half of the Northeast Quarter, the Southeast Quarter, and the East half of the Southwest Quarter of Section 1.

In Township 10 North, Range 43 East of the Willamette Meridian.

Government Lots 5, 6 and 7, the Southeast Quarter of the Northwest Quarter, the Southwest Quarter of the Northeast Quarter, the West half of the Southeast Quarter, and the East half of the Southwest Quarter of Section 6.

EXCEPT from all public road rights of way.

PARCEL B "Carter Place"

In Township 10 North, Range 42 East of the Willamette Meridian.

Government Lot 3 in Section 2.

ALSO that part of the Northeast Quarter of the Northeast Quarter of said Section 2, more particularly described as follows:

Beginning at the Northeast corner of the Northeast Quarter of said Section 2; thence South 412.5 feet; thence West 660.0 feet; thence North 412.5 feet; thence East 660.0 feet to PLACE OF BEGINNING.

In Township 11 North, Range 42 East of the Willamette Meridian.

The Northeast Quarter, the Southeast Quarter, and the East half of the Southwest Quarter of Section 35.

EXCEPT that part of said Northeast Quarter more particularly described as follows:

Beginning at a point 650 feet North of the Southwest corner of the Northwest Quarter of the Northeast Quarter of Section 35;

thence East 60 feet; thence North 60°40' East 650 feet;
thence North 54°10' East 500 feet; thence East 70 feet;
thence South 16°40' East 280 feet; thence South 24°30' East 660 feet;
thence South 44°50' East 620 feet; thence South 44°15' East 875 feet;
thence South 65°50' East 170 feet to the East line of said Section 35;
thence North to the Northeast corner of said Section 35;
thence West to the Northwest corner of the Northeast Quarter of Section 35;
thence South to THE PLACE OF BEGINNING.

The Southwest Quarter of Section 36.

ALSO that part of the Southwest Quarter of the Northwest Quarter of said Section 36, more particularly described as follows:

Beginning at the Southwest corner of the Northwest Quarter of said Section 36; thence North 680 feet; thence South 65°50' East 170 feet; thence South 49°00' East 980 feet; thence West 890 feet to THE PLACE OF BEGINNING.

EXCEPT public road rights of way.



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>Jeffrey Kralman, Jr., as his separate property as to a 1/3 remainderman interest</u>	2 BUYER GRANTEE	Name <u>June Kralman Waldher, as her separate property</u>
	Mailing Address <u>14722 134th Ct. NE</u>		Mailing Address <u>PO Box 684</u>
	City/State/Zip <u>Woodinville, WA 98072</u>		City/State/Zip <u>Pomeroy, WA 99347</u>
	Phone No. (including area code)		Phone No. (including area code)
3 Send all property tax correspondence to: <input type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers – check box if personal property	
Name <u>Helen V. Kralman</u>		1-064-00-015-1070 <input type="checkbox"/>	
Mailing Address <u>PO Box 263</u>		<input type="checkbox"/>	
City/State/Zip <u>Pomeroy, WA 99301</u>		<input type="checkbox"/>	
Phone No. (including area code)		<input type="checkbox"/>	
		List assessed value(s)	

4 Street address of property: 1004 Crescent Drive

This property is located in Pomeroy

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

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

The East 29 feet of Lot 14 and all of Lot 15 in Cardwell's Addition to the City of Pomeroy, 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)	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"/>	
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.	If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) <u>458-61A-201(b)(1)</u> Reason for exemption <u>Gift</u>
(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information. This land <input type="checkbox"/> does <input type="checkbox"/> does not qualify for continuance.	Type of Document <u>Quit Claim Deed</u> Date of Document <u>2/14/2013</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.	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 \$ _____ Total Due \$ _____ 10.00
(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>Jeffrey Kralman, Jr.</u>	Signature of Grantee or Grantee's Agent <u>G. Scott Marinelle</u>
Name (print) <u>Jeffrey Kralman, Jr.</u>	Name (print) <u>G. Scott Marinelle</u>
Date & city of signing: <u>2-14-2013 ; Woodinville, WASH.</u>	Date & city of signing: <u>3-5-13 Dayton</u>

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

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

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

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

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

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

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

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

Reasons held in escrow: _____

Signature

Firm Name

2. ☒ **GIFTS:** (WAC 458-61A-201) The gift of equity is non-taxable; however, any consideration received is not a gift and is taxable. 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 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 acknowledges this transaction may be subject to audit and have read the above information regarding record-keeping requirements and evasion penalties.

Grantor's Signature

Grantee's Signature

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

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

NOTE: Exchange Facilitator must sign below.

Exchange Facilitator's Signature

For tax assistance, contact your local County Treasurer/Recorder or visit <http://dor.wa.gov> or call (360) 570-3265. To inquire about the availability of this document in an alternate format, visit <http://dor.wa.gov>. Teletype (TTY) users may call (360) 705-6718.



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

MOBILE HOME
REAL ESTATE EXCISE TAX AFFIDAVIT

Chapter 82.45 RCW
Chapter 458-61A WAC

This form is your receipt when stamped by cashier.

2330

FOR USE WHEN TRANSFERRING TITLE TO MOBILE HOME ONLY

PLEASE TYPE OR PRINT
INCOMPLETE AFFIDAVITS WILL NOT BE ACCEPTED

REGISTERED
OWNER

Name	Sand S Ledgerwood IV		
Street	141 Howell Grade Rd.		
City	State	Zip Code	
Clarkston	WA	99403	

LOCATION OF
MOBILE HOME

Name			
Street	317 Alpowa Creek Rd.		
City	State	Zip Code	
Clarkston	WA	99403	

NEW REGISTERED
OWNER

Name	Dick Ledgerwood And Son, Inc		
Street	141 Howell Grade Rd.		
City	State	Zip Code	
Clarkston	WA	99403	

LEGAL OWNER

Name			
Street			
City	State	Zip Code	

PERSONAL PROPERTY
PARCEL or ACCOUNT NO. 5 000 00 000 0134 0000
LIST ASSESSED VALUE(S): \$

REAL PROPERTY
PARCEL or ACCOUNT NO. 2011440193000
LIST ASSESSED VALUE(S): \$

MAKE	YEAR	MODEL	SIZE	SERIAL NO. or I.D.	REVENUE TAX CODE NO.
CHAM	1991		14x64	1613438712	

Date of Sale	April 4, 2013
Taxable Sale Price	\$
Excise Tax: State	\$
Local	\$
Delinquent Interest: State	\$
Local	\$
Delinquent Penalty	\$
Subtotal	\$
State Technology Fee	\$ 5.00
Affidavit Processing Fee	\$ 5.00
Total Due	\$ 10.00
If exemption claimed, WAC number & title:	
WAC No. (Sec/Sub)	458-61A-215
WAC Title	Clearing title
A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX.	

AFFIDAVIT

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

Signature of Grantor/Agent Sherree Ledgerwood

Name (print) Sherree Ledgerwood

Date and Place of Signing: 4-4-13 Pomeroy Wash.

Signature of Grantee/Agent Sherree Ledgerwood

Name (print) Sherree Ledgerwood

Date & Place of Signing: 4-4-13 Pomeroy Wash.

TREASURER'S CERTIFICATE

I hereby certify that property taxes due Garfield County
County on the mobile home described hereon have been paid to and
including the year 2012

4-4-13 Date
Treasurer/Deputy
County Treasurer or Deputy

If, in selling (or otherwise transferring ownership of) a mobile home which possesses a tax lien, the seller does not inform the buyer (new owner) of such a lien, the seller is guilty of deliberate deception as it applies to Fraud and/or Theft as defined in Title 9 and 9A RCW (RCW 9A.060, RCW 9A.56.010 (4d), and RCW 9A.56.020).

THIS SPACE - TREASURER'S USE ONLY

PAYED
APR 04 2013

KAREN ROOSEVELT
GARFIELD COUNTY TREASURER

COUNTY TREASURER

2330

TUE

STATE OF WASHINGTON
VEHICLE CERTIFICATE OF OWNERSHIP

CERTIFICATE NUMBER
0211402512

LICENSE NUMBER DATE OF APPLICATION MODEL YEAR MAKE POWER/USE SERIES & BODY STYLE
8222190 04/24/2002 1991 CHAM MOB MFRD

VEHICLE IDENTIFICATION NUMBER (VIN) FLEET/EQUIP. NUMBER SCALE WT. MILEAGE ODOMETER CODE
1613438712 0000000 DISCLOSURE
EXEMPT ODOMETER

COMMENTS/ BRANDS PRIOR TITLE STATE PRIOR TITLE NUMBER
14000 2002

REGISTERED OWNER
LEGAL OWNER
SAME AS LEGAL OWNER BELOW

SIGNATURE(S) OF REGISTERED OWNER(S) BELOW, HEREBY RELEASES ALL INTEREST IN VEHICLE DESCRIBED ABOVE.

BY _____
REGISTERED OWNER SIGNATURE DATE OF SALE

BY _____
REGISTERED OWNER SIGNATURE DATE OF SALE

SALE PRICE _____
SIGNATURE(S) OF LEGAL OWNER(S) BELOW, HEREBY RELEASES ALL INTEREST IN VEHICLE DESCRIBED ABOVE.

BY _____
FIRST LEGAL OWNER-SIGNATURE & TITLE DATE RELEASED

BY _____
SECOND LEGAL OWNER-SIGNATURE & TITLE DATE RELEASED

LEGAL OWNER: When lien is satisfied, release interest by signing above and transmit this document to County Auditor or Agent with proper fee. Failure to properly release and transmit the document within 10 days after lien is satisfied may result in monetary penalty to the owner. (RCW 46.19.170)
TRANSFER OF TITLE TO NEW OWNER REQUIRED WITHIN 10 DAYS OF SALE TO AVOID PENALTY.
(SEE REVERSE FOR ADDITIONAL INFORMATION)



KEEP IN A SAFE PLACE

ANY ALTERATION OR ERASURE VOIDS THIS TITLE

Seller: Please DETACH HERE

STATE OF WASHINGTON - DEPARTMENT OF LICENSING

Seller: Please DETACH HERE

VEHICLE REPORT OF SALE

ONLY RETURN THIS PORTION

REQUIRED WHENEVER OWNERSHIP CHANGES - INCLUDING DEALER TRADES

WARNING: THIS FORM DOES NOT TRANSFER OWNERSHIP

PLEASE PRINT OR TYPE - SEE IMPORTANT INSTRUCTIONS BELOW.

LICENSE NUMBER	VEHICLE IDENTIFICATION NUMBER (VIN)	MODEL YEAR	MAKE	SERIES/BODY	CERTIFICATE NUMBER
8222190	1613438712	1991	CHAM	MFRD	0211402512

TRANSFEROR/SELLER: To be released from civil/criminal liability for the operation of the vehicle you must fill in this form **COMPLETELY**. The completed form **MUST** be delivered to your local Washington vehicle license office, within 5 days from the date of sale of the vehicle. A service fee will apply.

VISIT THE DOL
WEBSITE AT:
www.wa.gov/dol



SELLER	NAME OF SELLER/TRANSFEROR (CURRENT REGISTERED OWNER)			PURCHASER	NAME OF PURCHASER/TRANSFeree		
	COMPLETE ADDRESS OF SELLER/TRANSFEROR				COMPLETE ADDRESS OF PURCHASER/TRANSFeree		
	CITY	STATE	ZIP CODE		CITY	STATE	ZIP CODE
	DATE VEHICLE WAS SOLD	TODAY'S DATE	VEHICLE PURCHASE PRICE		SELLER'S/TRANSFEROR'S SIGNATURE X		



PLEASE TYPE OR PRINT

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

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(See back of last page for instructions)

This form is your receipt
when stamped by cashier.

2331

☐ Check box if partial sale of property

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

SELLER GRANTOR	Name <u>Gregory J. Watson and Catherine A. Watson</u> husband and wife	BUYER GRANTEE	Name <u>Richard P. Hamilton and Raychl A. Hamilton</u> husband and wife
	Mailing Address <u>327 Lewis Peak Road</u>		Mailing Address <u>2833 Kirby Mayview Road</u>
	City/State/Zip <u>Waitsburg WA 99361</u>		City/State/Zip <u>Pomeroy WA 99347</u>
	Phone No. (including area code) _____		Phone No. (including area code) _____
Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee Name <u>Richard P. Hamilton and Raychl A. Hamilton hu</u> Mailing Address <u>2833 Kirby Mayview Road</u> City/State/Zip <u>Pomeroy WA 99347</u> Phone No. (including area code) _____		List all real and personal property tax parcel account numbers - check box if personal property <u>20134301730100000</u> <input type="checkbox"/> _____ _____ _____ _____	
List assessed value(s) _____ _____ _____ _____			

Street address of property: 2833 Kirby Mayview Road Pomeroy, WA 99347

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

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

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

See attached Exhibit A

Select Land Use Code(s):

11 Household, single family units

enter any additional codes: _____

(See back of last page for instructions)

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

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

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

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

If any answers are yes, complete as instructed below.

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

This land ☐ does ☒ does not qualify for continuance.

DEPUTY ASSESSOR

DATE

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

(3) OWNER(S) SIGNATURE

PRINT NAME

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

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

WAC No. (Section/Subsection) _____

Reason for exemption _____

Type of Document Statutory Warranty Deed (SWD)

Date of Document 04/05/13

Gross Selling Price \$	98,000.00
*Personal Property (deduct) \$	0.00
Exemption Claimed (deduct) \$	0.00
Taxable Selling Price \$	98,000.00
Excise Tax : State \$	1,254.40
Local \$	245.00
*Delinquent Interest: State \$	0.00
Local \$	0.00
*Delinquent Penalty \$	0.00
Subtotal \$	1,499.40
*State Technology Fee \$	5.00
*Affidavit Processing Fee \$	0.00
Total Due \$	1,504.40

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

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

Signature of Grantor or Grantor's Agent [Signature]

Name (print) Gregory J. Watson and Catherine A. Watson

Date & city of signing: 5 APR 2013, Clarkston WA

Signature of Grantee or Grantee's Agent [Signature]

Name (print) Richard P. Hamilton and Raychl A. Hamilton

Date & city of signing: 4/8/13 Clarkston

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

PAID
APR 10 2013

KAREN ROOSEVELT
GARFIELD COUNTY TREASURER

Treasurer

2331

TWS

Date: April 05, 2013

File No.: 450231-CL (th)

EXHIBIT 'A'

LEGAL DESCRIPTION:

IN TOWNSHIP 13 NORTH, RANGE 43 E.W.M. THAT PART OF THE SOUTH HALF OF SECTION 17, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 17; THENCE NORTH 89 DEGREES 24 MINUTES 24 SECONDS WEST 5357.20 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 17; THENCE NORTH 88 DEGREES 36 MINUTES 02 SECONDS EAST 2298.14 TO A POINT ON THE CENTERLINE OF THE KIRBY-MAYVIEW ROAD, AND THE TRUE POINT OF BEGINNING; THENCE NORTH 50 DEGREES 11 MINUTES 22 SECONDS WEST 44.71 FEET, LEAVING SAID CENTERLINE; THENCE NORTH 09 DEGREES 30 MINUTES 11 SECONDS EAST 106.26 FEET THENCE NORTH 50 DEGREES 30 MINUTES 38 SECONDS EAST 75.53 FEET; THENCE NORTH 28 DEGREES 23 MINUTES 17 SECONDS EAST 101.43 FEET; THENCE NORTH 46 DEGREES 35 MINUTES 46 SECONDS EAST 354.52 FEET; THENCE NORTH 30 DEGREES 42 MINUTES 09 SECONDS EAST 273.79 FEET; THENCE NORTH 09 DEGREES 26 MINUTES 41 SECONDS WEST 74.63 FEET; THENCE NORTH 47 DEGREES 51 MINUTES 55 SECONDS EAST 48.42 FEET; THENCE NORTH 68 DEGREES 51 MINUTES 16 SECONDS EAST 141.90 FEET; THENCE NORTH 52 DEGREES 41 MINUTES 04 SECONDS EAST 80.18 FEET; THENCE NORTH 41 DEGREES 16 MINUTES 33 SECONDS EAST 453.01 FEET; THENCE NORTH 35 DEGREES 26 MINUTES 39 SECONDS EAST 320.69 FEET; THENCE NORTH 46 DEGREES 10 MINUTES 45 SECONDS EAST 186.46 FEET;; THENCE NORTH 54 DEGREES 02 MINUTES 34 SECONDS EAST 95.43 FEET; THENCE NORTH 23 DEGREES 10 MINUTES 48 SECONDS EAST 96.13 FEET; THENCE NORTH 32 DEGREES 57 MINUTES 43 SECONDS EAST 144.36 FEET; THENCE SOUTH 50 DEGREES 35 MINUTES 49 SECONDS EAST 180.34 FEET, RETURNING TO SAID CENTERLINE; THENCE SOUTH 43 DEGREES 04 MINUTES 46 SECONDS WEST 1225.69 FEET TO A POINT OF CURVE (PC); THENCE 444.45 FEET ALONG SAID CURVE CONCAVE TO THE SOUTHEAST (CENTRAL ANGLE = 02 DEGREES 05 MINUTES 08 SECONDS, RADIUS = 12,210.66 FEET) WITH ITS LONG CHORD BEARING SOUTH 42 DEGREES 02 MINUTES 12 SECONDS WEST 444.43 FEET TO A POINT OF TANGENCY (PT); THENCE SOUTH 40 DEGREES 59 MINUTES 38 SECONDS WEST 410.21 FEET TO A PC; THENCE 236.67 FEET ALONG SAID CURVE CONCAVE TO THE SOUTHEAST (CENTRAL ANGLE = 01 DEGREE 11 MINUTES 00 SECONDS, RADIUS = 11,459.72 FEET) WITH ITS LONG CHORD BEARING SOUTH 40 DEGREES 24 MINUTES 08 SECONDS WEST 236.67 FEET TO A PT; THENCE SOUTH 39 DEGREES 48 MINUTES 38 SECONDS WEST 159.20 FEET TO THE PLACE OF BEGINNING. EXCEPT PUBLIC ROAD RIGHT OF WAY. EXCEPT AN EASEMENT FOR ELECTRIC TRANSMISSION LINE SITUATED IN THE COUNTY OF GARFIELD AND STATE OF WASHINGTON. ABBRV LEGAL T13N R43E WM

REAL ESTATE EXCISE TAX AFFIDAVIT

PLEASE TYPE OR PRINT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

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(See back of last page for instructions)

☐ Check box if partial sale of property

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

1 SELLER GRANTOR	Name <u>Ilene O. Flerchinger, deceased</u>	2 BUYER GRANTEE	Name <u>Marcus O. Flerchinger</u>
	161 Darland Road		
	Mailing Address		<u>161 Darland Road</u>
	City/State/Zip <u>Pomeroy, WA 99347</u>		<u>Pomeroy, WA 99347</u>
	Phone No. (including area code)		Phone No. (including area code)

3	Send all property tax correspondence to: <input type="checkbox"/> Same as Buyer/Grantee	List all real and personal property tax parcel account numbers – check box if personal property	List assessed value(s) <u>1,523,813</u>	
	Name <u>Marcus O. Flerchinger</u>			<u>2-010-43-004-1000</u> <input type="checkbox"/>
	Mailing Address <u>161 Darland Road</u>			<u>2-011-43-027-2010</u> <input type="checkbox"/>
	City/State/Zip <u>Clarkston, WA 99403 Pomeroy, WA 99347</u>			<u>2-011-43-028-2000</u> <input type="checkbox"/>
	Phone No. (including area code)			<u>continued on attached</u> <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)

Parts of Section 4, in Twn 10 N Range 43, E.W.M
Parts of Sections, 27, 28, 29, 31, 32, 33 and 34 in Twn 11 Range N 43 E.W.M.
Parts of Sections 23, 24, 25, 34 and 35 in Twn 10 N Range 42 E.W.M
Parts of Sections 10 and 15 in Twn 12 N Range 42 E.W.M.

5 Select Land Use Code(s):
82 - Agriculture related activities

enter any additional codes: _____

(See back of last page for instructions)

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

6

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

If any answers are yes, complete as instructed below.

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

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

This land ☒ does ☐ does not qualify for continuance.

Keshia Vordermeegen 4/10/13
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

Onfile
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-202(7c)

Reason for exemption
Transfer of real property by inheritance per Asotin County Probate Cause No:12-4-00057-6

Type of Document Personal Representative's Deed

Date of Document 4/3/2013

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

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

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

Signature of Grantor or Grantor's Agent <u>Marcus E. Flerchinger</u>	Signature of Grantee or Grantee's Agent <u>Marcus E. Flerchinger</u>
Name (print) <u>Marcus E. Flerchinger</u>	Name (print) <u>Marcus E. Flerchinger</u>
Date & city of signing: <u>4/3/2013, Clarkston WA</u>	Date & city of signing: <u>4/3/2013, Clarkston WA</u>

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

Sweeney

Title is vested in MARCUS E. FLERCHINGER and ILENE O. FLERCHINGER, husband and wife.

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

In Township 10 North, Range 43 E.W.M.

Government Lots 1, 2, and 3 in Section 4.

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

The South half of the Northwest quarter, the North half of the Southwest quarter, and the Southwest quarter of the Southwest quarter of Section 27.

The Northeast quarter of the Northwest quarter, the South half of the Northwest quarter, the Southeast quarter of the Southeast quarter, the West half of the East half, and the Southwest quarter of Section 28.

The East half, and the South half of the Southwest quarter of the Southwest quarter of Section 29.

The Northeast quarter of the Northeast quarter of the Northeast quarter of Section 31.

The North half of the Northwest quarter of the Northwest quarter of Section 32.

The Northwest quarter of the Northwest quarter, the East half of the West half, the East half, and the Southwest quarter of the Southwest quarter of Section 33.

The Southwest quarter of the Southwest quarter of Section 34, and that part of the South half of the Northwest quarter and the North half of the Southwest quarter of said Section 34 described as follows: beginning at the Northwest corner of the Southwest quarter of the Northwest quarter of said Section 34; thence South on line one-half mile to the Southwest corner of the Northwest quarter of the Southwest quarter of said Section 34; thence East on line 405 feet; thence North 24°00' East 912 feet; thence North 26°33' East 1120 feet; thence North 01°30' West 168 feet; thence North 15°43' East 635 feet to the North line of the South half of the Northwest quarter of said Section 34; thence West on line 1440 feet to the place of beginning.

EXCEPT public road rights of way.

APNs: 2-010-43-004-1000, 2-011-43-027-2010, 2-011-43-028-2000
2-011-43-028-3000, 2-011-43-029-1000, 2-011-43-029-1010
2-011-43-029-4000, 2-011-43-031-1010, 2-011-43-032-2000
2-011-43-032-2010, 2-011-43-033-1000, 2-011-43-034-3000

Watson

Title is vested in MARCUS E. FLERCHINGER and ILENE O. FLERCHINGER,
husband and wife.

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 Southeast quarter of Section 23.

The West half of the Southwest quarter of Section 24.

The Northwest quarter of the Northwest quarter, the South half of the Northwest quarter,
and the Southwest quarter of Section 25.

EXCEPT public road rights of way.

APNs: 2-010-42-023-4000, 2-010-42-024-3000, 2-010-42-025-3000

Kelly

Title is vested in MARCUS E. FLERCHINGER and ILENE O. FLERCHINGER,
husband and wife.

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.

That part of the Southeast quarter of Section 10 lying South of the County Road.

The North half of Section 15.

That part of the Southwest quarter of Section 15 lying northeasterly of the County Road.

EXCEPT public road rights of way.

APNs: 2-012-42-010-4000, 2-012-42-015-1000

Allen

Title is vested in MARCUS E. FLERCHINGER and ILENE O. FLERCHINGER, husband and wife.

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 Northwest quarter of the Northwest quarter of the Southeast quarter, the Northeast quarter of the Southwest quarter of the Southeast quarter , and the Northeast quarter of the Southeast quarter of the Southeast quarter of Section 34.

The Southwest quarter of the Southeast quarter of the Southwest quarter of Section 35.

TOGETHER WITH BUT SUBJECT TO the rights of others, easements over and across existing roads on this and adjoining properties, for ingress, egress and utilities.

APNs: 2-010-42-034-1000, 2-010-42-034-4040
 2-010-42-034-4075, 2-010-42-035-3055

CERTIFIED

FILED

2012 AUG -6 P 3:49

NADIE J. EGGART
COUNTY CLERK
ASOTIN COUNTY, WA

SUPERIOR COURT OF WASHINGTON
COUNTY OF ASOTIN

In Re the Estate of)
ILENE O. FLERCHINGER) NO. 12-4-00057 6
Deceased.)
LETTERS TESTAMENTARY)

STATE OF WASHINGTON)
County of Asotin) ss.

WHEREAS, the Last Will and Testament of ILENE O. FLERCHINGER, deceased, was, on August 6th, 2012, duly exhibited, proven and recorded in our said Superior Court; and,

WHEREAS, it appears in and by said Will that MARCUS E. FLERCHINGER was appointed personal representative therein, and

WHEREAS, said MARCUS E. FLERCHINGER was duly qualified as such personal representative,

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that we hereby authorize the said MARCUS E. FLERCHINGER to execute said Will according to law.


LETTERS TESTAMENTARY 1

Thomas L. Ledgerwood
922 Sixth Street
Clarkston, WA 99403
(509) 758-1005

RAY D. LUTES

COURT COMMISSIONER

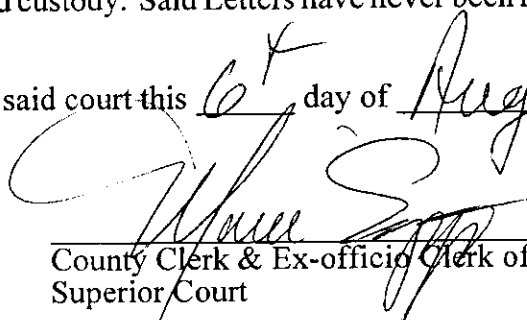
WITNESS, _____, Judge of our said Superior Court, and
the seal of said Court hereto affixed this 6th day of August, 2012.


Clerk of Superior Court

STATE OF WASHINGTON)
County of Asotin) ss.

I, MARIE EGGART, County Clerk of the County of Asotin, State of Washington, and ex-officio Clerk of the Superior Court of the State of Washington for Asotin County, do hereby certify that the within and foregoing is a full, true, and correct copy of the original Letters Testamentary and of the whole thereof, as the same is now on file and of record in the above-entitled cause in my office and custody. Said Letters have never been revoked and are still in full force and effect.

WITNESS my hand and seal of said court this 6th day of Aug, 2012


County Clerk & Ex-officio Clerk of the
Superior Court

By: _____
Deputy

LETTERS TESTAMENTARY 2

Thomas L. Ledgerwood
922 Sixth Street
Clarkston, WA 99403
(509) 758-1005



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>Linda Grant and Estate of Wilson Grant</u>	2 BUYER GRANTEE	Name <u>Linda Grant</u>	
	Mailing Address <u>1022 Rue Loop</u>		Mailing Address <u>1022 Rue Loop</u>	
	City/State/Zip <u>Deary, ID 83823</u>		City/State/Zip <u>Deary, ID 83823</u>	
	Phone No. (including area code) _____		Phone No. (including area code) <u>509 780 2281</u>	
3 Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers – check box if personal property		List assessed value(s)
Name _____		<u>1-054-68-015-2140</u> <input type="checkbox"/>		<u>83,405</u>
Mailing Address _____		<u>1-054-68-014-2150</u> <input type="checkbox"/>		
City/State/Zip _____		<input type="checkbox"/>		
Phone No. (including area code) _____		<input type="checkbox"/>		

4 Street address of property: 2281 State St. and 225 23rd St. (Tax record) 22nd & State

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 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)

S. 71' Lots 11, 12, 13, 14, and 15, & Part. Vac. St. BLK. 68 Depot Addition

N. 49' Lots 11, 12, 13, 14, 15, BLK 68 Depot Addition MH 1978 Liberty 70x14

5 Select Land Use Code(s): _____

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 ☐ YES ☒ NO

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

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

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

If any answers are yes, complete as instructed below.

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

This land ☐ does ☒ does not qualify for continuance.

DEPUTY ASSESSOR

DATE

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

(3) OWNER(S) SIGNATURE

PRINT NAME

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

Signature of Grantor or Grantor's Agent Linda Grant

Name (print) Linda Grant

Date & city of signing: 4/12/13 Deary, ID

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-202

Reason for exemption Inheritance

Type of Document Statutory Warranty Deed

Date of Document April 12, 2013

Gross Selling Price \$ _____

*Personal Property (deduct) \$ _____

Exemption Claimed (deduct) \$ _____

Taxable Selling Price \$ _____

Excise Tax : State \$ _____

Local \$ _____

*Delinquent Interest: State \$ _____

Local \$ _____

*Delinquent Penalty \$ _____

Subtotal \$ _____

*State Technology Fee \$ 5.00

*Affidavit Processing Fee \$ 5.00

Total Due \$ 10.00

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

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)).

STATURORY WARRANTY DEED

Linda Grant and estate of Wilson Grant

1022 Rue Loop

Deary, ID 8382

The Grantor

Linda Grant

For and in consideration of (\$10) ten dollars in hand paid, conveys and warrants to Linda Grant a single woman the following described real estate, situated in the County of GARFIELD, STATE OF WASHINGTON:

Assessor's Property Tax Parcel/Account Number(s): 1 054 68 015 2140 0000
1 054 68 014 2150 0000

North 49 feet of Lots 11, 12, 13, 14, and 15 in Block 68 of Depot Addition to the City of Pomeroy, County of Garfield, State of Washington, Including a 1978 Liberty mobile home, VIN 09L14019.

S. 71' Lots 11, 12, 13, 14 and 15, & Port. Vac. St. Block 68 Depot Addition City of Pomeroy, County of Garfield, State of Washington

This deed is given in fulfillment of that certain real estate contract between the parties hereto dated, April 12, 2013 and conditioned for the conveyance of the above in now applying for title to the above real estate. Dated this 12 day of April, 2013.

Signature of Linda Grant Linda Grant

STATE OF IDAHO, County of LATAH

On this day personally appeared before me Linda Grant

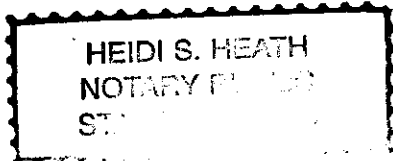
To be the individual described in and who executed the within and foregoing instrument, and acknowledged that Linda Grant signed the same as Linda Grant free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 12 day of April 2013

Heidi S. Heath

Notary Public in and for the State of Idaho, residing at 7107 W

My appointment expires 5-7-2016



STATE OF WASHINGTON DEPARTMENT OF HEALTH

Part 1 completed by Funeral Director

Part 2 completed by Certifier

Wilson Macgonagle GRANT				Nov. 4, 2006	
3. Sex (M/F) Male	4a. Age - Last Birthday 60	4b. Under 1 Year Months Days	4c. Under 1 Day Hours Minutes	5. Social Security Number 520-50-6231	6. County of Death Garfield
7. Birthdate Jan. 1, 1946	8a. Birthplace (City, Town, or County) Lovell	8b. (State or Foreign Country) Wyoming	9. Decedent's Education High school graduate		
10. Was Decedent of Hispanic Origin? (Yes or No) If yes, specify. No			11. Decedent's Race(s) Caucasian		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.) 2281 State Street				13b. City or Town Pomeroy	
13c. Residence: County Garfield	13d. Tribal Reservation Name (if applicable)		13e. State or Foreign Country Washington	13f. Zip Code + 4 99347	13g. Inside City Limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unk
14. Estimated length of time at residence. 13 years	15. Marital Status at Time of Death Married	16. Surviving Spouse's Name (Give name prior to first marriage) Linda Sue Shuck			
17. Usual Occupation (Indicate type of work done during most of working life. (DO NOT USE RETIRED). Mechanic			18. Kind of Business/Industry (Do not use Company Name) Construction		
19. Father's Name (First, Middle, Last, Suffix) Wilson May Grant			20. Mother's Name Before First Marriage (First, Middle, Last) Marie Mae Macgonagle		
21. Informant's Name Linda Grant	22. Relationship to Decedent Spouse	23. Mailing Address: Number and Street or RFD No. City or Town State Zip 2281 State Street; Pomeroy, WA 99347			
24. Place of Death, if Death Occurred in a Hospital: Decedent's home					
25. Facility Name (if not a facility, give number & street or location) 2281 State Street			26a. City, Town, or Location of Death Pomeroy	26b. State WA	27. Zip Code 99347
28. Method of Disposition Burial	29. Place of Final Disposition (Name of cemetery, crematory, other place) Lovell Cemetery			30. Location-City/Town, and State Lovell, Wyoming	
31. Name and Complete Address of Funeral Facility Richardson-Brown Funeral Home - 750 Columbia; Pomeroy, WA 99347					32. Date of Disposition November 11, 2006
33. Funeral Director Signature X <i>Larry R. Dwyer</i>					
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. Brain metastasis	Interval between Onset & Death 2 mos	
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.	Interval between Onset & Death	
			c.	Interval between Onset & Death	
			d. Lung cancer	Interval between Onset & Death 11 mos	
35. Other significant conditions contributing to death but not resulting in the underlying cause given above CLL				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 type="checkbox"/> No
38. Manner of Death <input checked="" type="checkbox"/> Natural <input type="checkbox"/> Homicide <input type="checkbox"/> Accident <input type="checkbox"/> Undetermined <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 (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: Apt. No. 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 - On the basis of my personal knowledge, the death occurred at the time, date, and place, and due to the cause(s) and manner stated. X <i>Joe Choi</i>				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 or Print) Joe Choi, M.D. - 4815 N. Assembly; Spokane, WA 99205				50. Hour of Death (24hrs) 1300	
51. Name and Title of Attending Physician if other than Certifier (Type or Print)				52. Date Signed (mm/dd/yyyy) 11/06/2006	
53. Title of Certifier Medical Doctor	54. License Number MD 00045026	55. ME/Coroner File Number		56. Was case referred to ME/Coroner? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
57. Registrar Signature X <i>Lita A. Davis</i>				58. Date Received (mm/dd/yyyy) 11-9-06 NOV - 7 2006	
59. Amendments					

LAST WILL AND TESTAMENT

OF

WILSON GRANT

KNOW ALL MEN BY THESE PRESENTS, that I, WILSON GRANT, of Pomeroy, Washington, being of legal age, and of sound and disposing mind and memory, and not acting under duress, menace, fraud, or undue influence of any person whatsoever, and being desirous of settling my worldly affairs, and directing how my estate shall be disposed of after my demise, do make, publish and declare this to be my Last Will and Testament. I hereby revoke any and all prior Wills or Codicils by me made.

I.

DESIGNATION OF FAMILY

I hereby declare that I am married to LINDA SUE GRANT, and that I have two children, namely CHRISTINA LYNN CLARK and MELANIE SUE ROBISON, both of whom are of legal age.

II.

DEBTS, EXPENSES AND TAXES

I direct my Personal Representative to pay those of my just debts and funeral expenses as are required to be paid by law and to pay the expenses of probate, and estate inheritance taxes before the same become delinquent, if any be due and owing.

LAST WILL AND TESTAMENT
OF WILSON GRANT

Wilson Grant

III.

BURIAL INSTRUCTIONS

I direct that my body be buried, and that a service be held commensurate with my station in life and in accordance with my religious beliefs and the desires of my loved ones.

IV.

INTERPRETATION OF WILL

Should any doubt or obscurity arise in connection with the interpretation of this my Last Will and Testament, the determination of my Personal Representative, with respect thereto, shall be binding.

V.

ADMINISTRATOR OR TRUSTEE/PERSONAL REPRESENTATIVE

I name, designate, nominate, constitute and appoint my wife, LINDA SUE GRANT, as my Trustee/Personal Representative of this, my Last Will and Testament, and of my estate. She shall act without bond, and in addition to the powers conferred upon her by law, she shall have and exercise as many of the following powers as I may lawfully delegate to her: (a) to compromise, settle, pay, or collect claims for or against my estate, and (b) to sell or otherwise dispose of any property, real or personal, to lease, mortgage, or otherwise encumber the whole or any part of my property upon such terms and for such consideration as my Trustee/Personal Representative may deem proper, and without notice, intervention or any order of the Court. If my Trustee/Personal Representative should fail, or for any reason be unable to act with regard to this, my Last Will and Testament, then I nominate and appoint my daughter, CHRISTINA LYNN CLARK, to act as alternate Trustee/Personal Representative without bond, and with the same powers and privileges, and upon the same terms as set forth above.

I direct that my Personal Representative act without the intervention of any Court, except as may be required under the laws of the State where probated. My Personal Representative shall have full power: to sell, convey and encumber, without notice or confirmation, any assets of my Estate, real or personal, at such prices and terms as may seem just to my Personal Representative; to mortgage or pledge any Estate property; to continue any or all of my business operations; to invest and reinvest any assets of my Estate; to advance funds and borrow

money, secured or unsecured, from any sources; and to select any part of the Estate in satisfaction of any partition or distribution thereunder, in kind, in money or both. Such powers may be exercised whether or not necessary for the administration of my Estate.

VI.

BEQUEST

I give, devise and bequeath to my wife, LINDA SUE GRANT, all of my property estate, of whatsoever nature and wheresoever situate, specifically to include but not limited to any interest in the land on 23rd and State Street; the home on State Street; the contract and payments received for the property on 1st and Hill; and the duplex at 280/282 3rd Street, all located in Pomeroy, Washington, as well as all money, checking and savings accounts, I.R.A.s bank accounts of any kind, certificate of deposits, bonds, stocks, shares, annuities, pension and retirement benefits, insurance benefits and proceeds, commercial papers, and any and all personal and real property, tangible or intangible, in shares of substantially equal value.

In the event that my wife should predecease me, my estate shall be divided in equal shares to my children, CHRISTINA LYNN CLARK and MELANIE SUE ROBISON, per stirpes, with right of representation.

VII.

WILL CONTEST

In the event any of my surviving children, named herein, contests this my Last Will and Testament, then the share of said child, shall be divided equally in the manner hereinabove described among those of my children not contesting this Will, to share and share alike, per stirpes, with right of representation.

I direct that should any person, other than those mentioned and provided for in this, my Last Will and Testament, establish a right to inherit from me or against my estate of any character whatsoever, or in any manner whatsoever, then, in that event, I hereby give, and bequeath unto such person or persons the sum of One Dollar (\$1.00) each, which shall constitute the only share of any such person or persons.

IN WITNESS WHEREOF, I WILSON GRANT, the Testator, sign my name to this instrument this 25th day of Oct, 2006, and being first duly sworn, do hereby declare to the undersigned authority that I sign and execute this instrument as my Last Will and Testament, and that I sign it willingly, and that I execute it as my free and voluntary act for the purposes therein expressed, and that I am at least eighteen (18) years of age or older, of sound mind, and under no constraint or undue influence.

Wilson Grant
Wilson Grant

The foregoing instrument, consisting of _____ typewritten pages, of which this is the _____, was on the date thereof, signed and published by WILSON GRANT, who, at said time, appeared to be of sound and disposing mind and memory, and was by him declared to be his Last Will and Testament, in the presence of us, who, at his request and in his presence, and in the presence of each other, have hereunto set our hands as witnesses, thereto, this _____ day of _____, 2006.

Michelle Engh
Witness
158 McKee Rd
Address
Pomeroy WA 99347
City and State

Crystal Thornton
Witness
2723 Grangermont Rd.
Address
Orofino, ID 83544
City and State

STATE OF ~~IDAHO~~ Wash.
County of ~~Nez Perce~~ Gayfield ss.

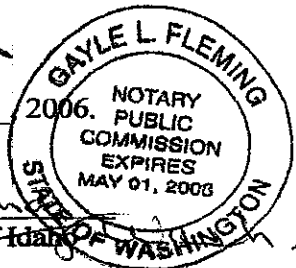
Before me, the undersigned authority, on this day personally appeared the undersigned witnesses, whose names are subscribed to the foregoing instrument, which purports to be the Last Will and Testament of WILSON GRANT, in their respective capacities, and said persons being by me duly sworn, that said WILSON GRANT, Testator declared to me and to the said witnesses in my presence that said instrument is his Last Will and Testament, and that he had willingly made and executed it as his free act and deed for the purposes therein expressed, and that said witnesses, each on her oath, stated to me, in the presence and hearing of the said Testator, that the said Testator had declared to them that said instrument is his Last Will and Testament, and that he executed the same as such and wanted each of them to sign it as a witness; and upon their oaths, each witness stated further that she did sign the same as a witness in the presence of the said Testator at his request and in his presence; that said Testator was, at that time, of full legal age and was of sound and disposing mind and memory, and not acting under duress, menace, fraud, or the undue influence of any person whatsoever.

Crystal Thornton
Witness

Michelle Epler
Witness

SUBSCRIBED AND SWORN to before me this 25th day of Oct

Gayle L Fleming
NOTARY PUBLIC in and for the State of ~~Idaho~~ WASHINGTON
Residing at
My Commission Expires: May 1, 2008



LAST WILL AND TESTAMENT
OF WILSON GRANT

Wilson Grant



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.

2334

☐ Check box if partial sale of property

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

SELLER GRANTOR	Name <u>Lewis Clark Credit Union</u>	BUYER GRANTEE	Name <u>Pomeroy Public House, LLC</u>
	Mailing Address <u>1626 17th St.</u>		Mailing Address <u>9741 NW Kaiser Rd.</u>
	City/State/Zip <u>Lewiston ID 83501</u>		City/State/Zip <u>Portland OR 97231</u>
	Phone No. (including area code) _____		Phone No. (including area code) <u>5033189057</u>
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>Pomeroy Public House, LLC</u>		105007/0042120000 <input type="checkbox"/>	
Mailing Address <u>9741 NW Kaiser Rd.</u>		_____ <input type="checkbox"/>	
City/State/Zip <u>Portland OR 97231</u>		_____ <input type="checkbox"/>	
Phone No. (including area code) <u>5033189057</u>		_____ <input type="checkbox"/>	
		List assessed value(s)	

Street address of property: 870 Main St. - Pomeroy, WA 99347

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

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

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

E 37' of Lot 4, Blk 7, Original Town

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

enter any additional codes: _____
(See back of last page for instructions)

YES NO

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

YES NO

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

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

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

If any answers are yes, complete as instructed below.

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

This land ☐ does ☒ does not qualify for continuance.

DEPUTY ASSESSOR

DATE

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

(3) OWNER(S) SIGNATURE

PRINT NAME

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

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

WAC No. (Section/Subsection) _____

Reason for exemption _____

Type of Document Statutory Warranty Deed (SWD)

Date of Document 04/11/13

Gross Selling Price	\$	50,000.00
*Personal Property (deduct)	\$	0.00
Exemption Claimed (deduct)	\$	0.00
Taxable Selling Price	\$	50,000.00
Excise Tax : State	\$	640.00
Local	\$	125.00
*Delinquent Interest: State	\$	0.00
Local	\$	0.00
*Delinquent Penalty	\$	0.00
Subtotal	\$	765.00
*State Technology Fee	\$	5.00
*Affidavit Processing Fee	\$	0.00
Total Due	\$	770.00

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

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

Signature of
Grantor or Grantor's Agent [Signature]
Name (print) Lewis Clark Credit Union
Date & city of signing: 4-11-2013 Clarkston, WA

Signature of
Grantee or Grantee's Agent [Signature]
Name (print) Pomeroy Public House, LLC
Date & city of signing: 4/12/2013 - 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 0001a (02/13/07)

THIS SPACE - TREASURER'S USE ONLY

PAID
APR 16 2013

COUNTY TREASURER

KAREN ROOSEVELT
GARFIELD COUNTY TREASURER

2334

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)

2335

This form is your receipt
when stamped by cashier.

☐ Check box if partial sale of property

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

1 SELLER GRANTOR	Name <u>Cetha J Martin</u>	2 BUYER GRANTEE	Name <u>Richard R Martin</u>
	Mailing Address <u>Richard R Martin Personal Rep</u>		Mailing Address <u>477 West Main</u>
	City/State/Zip <u>Pomeroy, Wa 99347</u>		City/State/Zip <u>Pomeroy, Wa 99347</u>
	Phone No. (including area code)		Phone No. (including area code) <u>509-843-1423</u>
3 Send all property tax correspondence to: <input type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers – check box if personal property	
Name _____		<u>1-070-36032-1220</u> <input type="checkbox"/>	
Mailing Address _____		<input type="checkbox"/>	
City/State/Zip _____		<input type="checkbox"/>	
Phone No. (including area code) _____		<input type="checkbox"/>	
		List assessed value(s)	
		<u>2,500</u>	

4 Street address of property: _____

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 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): 18

enter any additional codes: _____

(See back of last page for instructions)

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

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

If any answers are yes, complete as instructed below.

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

This land ☐ does ☒ does not qualify for continuance.

Jamie Smith 4/18/13
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-202 (1)

Reason for exemption INHERITANCE

Type of Document Quick Claim Deed

Date of Document 4-18-13

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

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

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

Signature of Grantor or Grantor's Agent <u>Richard R Martin</u>	Signature of Grantee or Grantee's Agent <u>Richard R Martin</u>
Name (print) <u>Personal Rep</u>	Name (print) <u>RICHARD R MARTIN</u>
Date & city of signing: <u>4-18-13</u>	Date & city of signing: <u>4-18-13</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 and return to:

Richard R MARTIN
P.O. Box *477 WEST MAIN*
Pomeroy, WA 99347

The information contained in this boxed section is for recording purposes only pursuant to RCW 36.18 and RCW 65.04, and is not to be relied upon for any other purpose, and shall not affect the intent of or any warranty contained in the document itself.

Grantor(s): *Letha MARTIN*

Grantee(s): *Richard R MARTIN*

Reference Number(s) and Documents Assigned or Released:

Abbreviated Legal Description: That part of the Southeast quarter of the Southeast quarter of Section 36, Township 12 North, Range 41 E.W.M. Full legal description described below.

Assessor's Parcel Number(s): 1-070-36-032-1220

QUIT CLAIM DEED

The GRANTOR, *Letha MARTIN*, for and in consideration of a *INHERITANCE* and Quit Claims to the GRANTEE(S), *Richard R MARTIN* the following-described real estate, situated in the County of Garfield, State of Washington, together with all after acquired title of the GRANTOR(S) therein:

That part of the Southeast quarter of the Southeast quarter of Section 36, Township 12 North, Range 41 E.W.M., more particularly described as follows:

Commencing at the Southeast corner of said Section 36, thence North 0°08'18" East along the East line of said Section 36 a distance of 1081.31 feet, thence West a distance of 20.0 feet to the true place of beginning; thence continue West a distance of 353.17 feet; thence South 78°42'42" East a distance of 359.96 feet; thence North 0°08'18" East a distance of 70.46 feet to the true place of beginning.

Tax Parcel Number: 1-070-36-032-1220

GRANTOR

Richard R Martin
RICHARD R. MARTIN

For Letha Martin

Date: *4-18-13*

Last Will and Testament
of

Letha J. Martin

FILED
OCT 04 2012
COUNTY CLERK
GARFIELD COUNTY, WASH.

I, LETHA J. MARTIN, of Garfield County, Washington, and a citizen of the United States, declare this to be my Last Will. I revoke all Wills and Codicils previously made by me.

ARTICLE I.

IDENTIFICATION OF FAMILY

I am a widow. My immediate family now consists of my children, RICHARD R. MARTIN, LINDA LEE SHARP and DONNA JEAN PARKER. References in this Last Will to "my child" or to "my children" are intended to include the above-named children and any child or children later born to or legally adopted by me. Except as provided below, I make no provision in this Will for any of my children who survive me, nor for the descendants of any child who does not survive me.

ARTICLE II.

DEBTS

I direct that all my just debts and expenses of my last illness and funeral, the costs and charges of the administration of my estate, and any and all estate or inheritance taxes due, be paid as soon as convenient after my death.

ARTICLE III.

PERSONAL REPRESENTATIVE

I appoint RICHARD R. MARTIN as Personal Representative of my Will. If for any reason RICHARD R. MARTIN is unable or unwilling to serve or to continue to serve, I appoint DONNA JEAN PARKER as Personal Representative. My Personal Representative shall serve without bond and with non-intervention powers and shall also have all of the powers and authorities granted to the Trustee under this Will.


Letha J. Martin

ARTICLE IV.

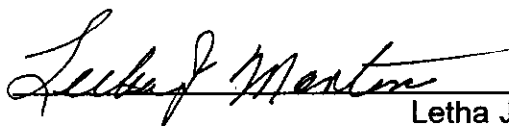
DISPOSITION OF ESTATE

A. Personal Property. Those items of my tangible personal property listed on the signed memorandum, which I intend to furnish to my Personal Representatives, shall be given to the person or persons whose name or names are set out opposite such item or items on the memorandum. Such property shall be deemed to pass under this Will pursuant to RCW 11.12.260. It is further my desire that the property distributed under this paragraph be considered by my personal representative in arriving at an equal distribution of the residue of my estate as provided in this article, paragraph C, of this, my Last Will. Toward that end, for each item of tangible personal property which I have specified by a separate memorandum, I have specified the value to be attributed to each item. It is my intention and desire that my personal representative charge each respective heir with the value of each item of tangible personal property as specified in my memorandum and apply that value to each respective heir's distributive share as provided in the residue of my Will to arrive at an equal distribution of the residue among my heirs.

B. Specific Bequest. I hereby give, devise and bequeath that real property located at 549 High Street, Pomeroy, Washington to my daughter, LINDA LEE SHARP.

C. Residue. I give the residue of my estate in equal shares to my children, RICHARD R. MARTIN, LINDA LEE SHARP and DONNA JEAN PARKER. If any of my children predecease me, the share otherwise receivable by such child shall instead be given to such child's surviving issue, by right of representation, but subject to the withholding provision in Article V, paragraph D, for young beneficiaries. If any child of mine shall predecease me leaving no issue, I direct that such child's share shall be distributed among my surviving children by representation.

D. Protection for Young Beneficiaries. If any assets become distributable to a beneficiary who is under age twenty-five (25), my Trustee may (a) at any time distribute the same to a custodian for such beneficiary under any Uniform Transfers or Gifts to Minors Act or (b) continue to hold the same in trust, and shall pay to such beneficiary so much of the net income and principal from time to time as my Trustee shall deem advisable for the


Letha J. Martin

maintenance, education, support, and health of such beneficiary (net income not so paid to be added to principal) until such beneficiary attains age twenty-five (25) or dies under that age. Thereupon my Trustee shall distribute such assets to such beneficiary, if then living, or if not then living, to such beneficiary's estate.

ARTICLE V.

MISCELLANEOUS

A. Validity. If a court of competent jurisdiction rules invalid or unenforceable any provision or provisions hereof, such provision or provisions shall be disregarded, but the remainder of this Will shall, nevertheless, be given full force and effect.

B. Definitions.

1. Unless some other meaning and intent are apparent from the context, the plural shall include the singular and vice versa, and masculine, feminine and neuter words shall be used interchangeably.

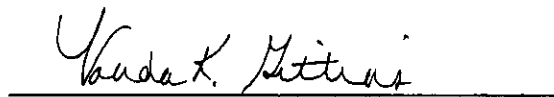
2. All references herein to "children" and "descendants" shall include adopted persons.

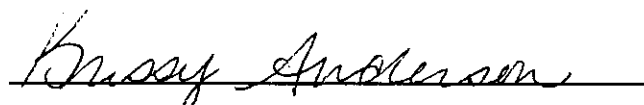
3. Appointment of any bank hereunder shall be deemed to include any successor organization to such bank.

I have signed this Will the 11 day of January, 2002, at Clarkston, Washington.


LETHA J. MARTIN, TESTATRIX

The foregoing instrument, consisting of four (4) typewritten pages, including this page containing the attestation clause, was on the 11th day of January, 2002, signed, sealed, and published by LETHA J. MARTIN as, and declared by her to be her Last Will and Testament, in the presence of each of us who, at her request and in her presence, and in the presence of each other have subscribed our names as witnesses thereto.

 residing at Clarkston, Washington

 residing at Lewiston, Idaho


Letha J. Martin

STATE OF WASHINGTON)
 : ss.
County of Asotin)

The undersigned, competent to testify, each for himself, testify on oath, at the request of the maker, as follows:

The above instrument purports to be and is the Last Will and Testament of the maker, and was signed and executed by said maker on the above date at Clarkston, Washington, in the presence of each of us as witnesses.

The maker thereupon published the instrument as, and declared it to be her Last Will and Testament and requested us to sign the same as witnesses. At the request and in the presence of the maker and in the presence of each other, we each subscribed our names as witnesses thereto.

At the time of executing said instrument, maker and each of us witnesses, were of legal age, and the maker appeared to be of sound and disposing mind, and not acting under duress, menace, fraud, undue influence, or misrepresentation.

Wanda K. Gittins
Bruce Anderson

SUBSCRIBED AND SWORN to before me this 11th day of January, 2002



David A. Gittins
Notary Public for Washington
Residing at Clarkston
My appointment expires: 3/28/2005

Letha J. Martin
Letha J. Martin

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>Letha</u> Middle: <u>Jane</u> LAST: <u>Martin</u> Suffix:					2. Death Date: <u>May 6, 2012</u>					
3. Sex (M/F): <u>Female</u>		4a. Age - Last Birthday: <u>90</u>		4b. Under 1 Year: Months: Days:		4c. Under 1 Day: Hours: Minutes: <u>5</u>		5. Social Security Number: <u>535-18-9508</u>		
7. Birthdate: <u>Oct. 21, 1921</u>		8a. Birthplace (City, Town, or County): <u>Prescott</u>		8b. (State or Foreign Country): <u>Washington</u>		9. Decedent's Education: <u>High School Graduate</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 5 th St.) (Include Apt. No.): <u>66 6th St.</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>5 yrs</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>None</u>						
17. Usual Occupation (Indicate type of work done during most of working life. (DO NOT USE RETIRED)): <u>Owner Operator</u>					18. Kind of Business/Industry (Do not use Company Name): <u>Grocery Store</u>					
19. Father's Name (First, Middle, Last, Suffix): <u>Howard G. Wolfe</u>					20. Mother's Name Before First Marriage (First, Middle, Last): <u>Hazel Agnes Patterson</u>					
21. Informant's Name: <u>Linda Sharp</u>		22. Relationship to Decedent: <u>Daughter</u>		23. Mailing Address: Number and Street or RFD No. City or Town State Zip		23. Mailing Address: <u>549 High - Pomeroy, Washington 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>Memory Manor</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>Burial</u>		29. Place of Final Disposition (Name of cemetery, crematory, other place): <u>Pomeroy City Cemetery</u>				30. Location-City/Town, and State: <u>Pomeroy, Washington</u>				
31. Name and Complete Address of Funeral Facility: <u>Richardson-Brown Funeral Home - 750 Columbia St. - Pomeroy, WA 99347</u>					32. Date of Disposition: <u>May 10, 2012</u>					
33. Funeral Director Signature X: <u>Jenny Bartlow</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>Congestive Heart Failure</u>								Interval between Onset & Death: <u>Hours</u>		
Due to (or as a consequence of):								Interval between Onset & Death:		
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. <u>Atrial fib</u>								Interval between Onset & Death: <u>Hours</u>		
Due to (or as a consequence of):								Interval between Onset & Death:		
c. <u>Rt hip fracture</u>								Interval between Onset & Death: <u>3 weeks</u>		
Due to (or as a consequence of):								Interval between Onset & Death:		
d.										
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 type="checkbox"/> No		
38. Manner of Death: <input checked="" type="checkbox"/> Natural <input type="checkbox"/> Homicide <input type="checkbox"/> Accident <input type="checkbox"/> Undetermined <input type="checkbox"/> Suicide <input type="checkbox"/> Pending		39. If female: <input checked="" type="checkbox"/> Not pregnant within past year <input type="checkbox"/> Pregnant at time of death <input type="checkbox"/> Not pregnant, but pregnant within 42 days before 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 type="checkbox"/> Yes <input type="checkbox"/> Probably <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown		41. Date of Injury (MM/DD/YYYY): <u>4-12-12</u>		42. Hour of Injury (24hrs): <u>1500</u>		
43. Place of Injury (e.g., Decedent's home, construction site, restaurant, wooded area): <u>LTC facility</u>		44. Injury at Work? <input type="checkbox"/> Yes <input checked="" 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: <u>Fall - 4 ft</u>				
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. <u>[Signature]</u>				
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. <u>[Signature]</u>						49. Name and Address of Certifier - Physician, Medical Examiner or Coroner (Type or Print): <u>66 N 6th St Pomeroy WA 99347</u>				
50. Hour of Death (24hrs): <u>1843</u>						51. Name and Title of Attending Physician if other than Certifier (Type or Print): <u>5-8-12</u>				
52. Date Signed (MM/DD/YYYY): <u>5-8-12</u>		53. Title of Certifier: <u>ANRP</u>		54. License Number: <u>AP 300078</u>		55. Coroner File Number:		56. Was case referred to ME/Coroner? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
57. Registrar Signature: <u>[Signature]</u>						58. Date Received (MM/DD/YYYY): <u>05/10/2012</u>				

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.

2336

☐ Check box if partial sale of property

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

1 SELLER GRANTOR	Name <u>Richard R Martin</u>	2 BUYER GRANTEE	Name <u>JAMES O. & Linda R. Storey</u>
	Mailing Address <u>477 West Main</u>		Mailing Address <u>P.O. Box 258</u>
	City/State/Zip <u>Pomeroy, Wa 99347</u>		City/State/Zip <u>Pomeroy, Wa 99347</u>
	Phone No. (including area code) <u>509-843-1423</u>		Phone No. (including area code) <u>509-843-1601</u>
3 Send all property tax correspondence to: <input type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers – check box if personal property	
Name _____		<u>1-0-70-36-32-1220</u> <input type="checkbox"/>	
Mailing Address _____		<input type="checkbox"/>	
City/State/Zip _____		<input type="checkbox"/>	
Phone No. (including area code) _____		<input type="checkbox"/>	
		List assessed value(s)	

4 Street address of property: _____

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 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): 18

enter any additional codes: _____

(See back of last page for instructions)

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

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

If any answers are yes, complete as instructed below.

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

This land ☐ does ☒ does not qualify for continuance.

Laura Smith 4/18/13
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-201 (8) (1)

Reason for exemption GIFT

Type of Document QCD

Date of Document 4-18-13

Gross Selling Price	\$ <u>0</u>
*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</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 Richard R Martin

Name (print) Richard R Martin

Date & city of signing: 4-18-13

Signature of Grantee or Grantee's Agent James O Storey

Name (print) James O. Storey

Date & city of signing: 4/18/13

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

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

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

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

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

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

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

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

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

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

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

A: Gifts with consideration

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

B: Gifts without consideration

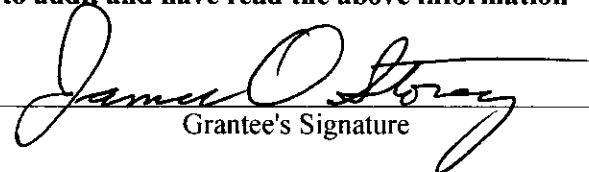
1. ☒ There is no debt on the property; Grantor (seller) has not received any consideration towards equity. No tax is due.
2. ☐ Grantor (seller) has made and will continue to make 100% of payments on total debt of _____ and has not received any consideration towards equity. No tax is due.
3. ☐ Grantee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

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

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

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


Grantor's Signature


Grantee's Signature

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

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

NOTE: Exchange Facilitator must sign below.

Exchange Facilitator's Signature

Filed for and return to:

James O. & Linda R. Storey
P.O. Box 258
Pomeroy, WA 99347

The information contained in this boxed section is for recording purposes only pursuant to RCW 36.18 and RCW 65.04, and is not to be relied upon for any other purpose, and shall not affect the intent of or any warranty contained in the document itself.

Grantor(s): Richard R. Martin

Grantee(s): James O. and Linda R. Storey, husband and wife

Reference Number(s) and Documents Assigned or Released:

Abbreviated Legal Description: That part of the Southeast quarter of the Southeast quarter of Section 36, Township 12 North, Range 41 E.W.M. Full legal description described below.

Assessor's Parcel Number(s): 1-070-36-032-1220

QUIT CLAIM DEED

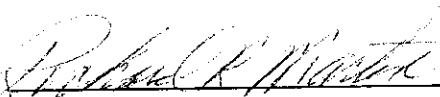
The GRANTOR, Richard R. Martin, for and in consideration of a gift conveys and Quit Claims to the GRANTEE(S), James O. and Linda R. Storey, husband and wife, the following-described real estate, situated in the County of Garfield, State of Washington, together with all after acquired title of the GRANTOR(S) therein:

That part of the Southeast quarter of the Southeast quarter of Section 36, Township 12 North, Range 41 E.W.M., more particularly described as follows:

Commencing at the Southeast corner of said Section 36, thence North 0°08'18" East along the East line of said Section 36 a distance of 1081.31 feet, thence West a distance of 20.0 feet to the true place of beginning; thence continue West a distance of 353.17 feet; thence South 78°42'42" East a distance of 359.96 feet; thence North 0°08'18" East a distance of 70.46 feet to the true place of beginning.

Tax Parcel Number: 1-070-36-032-1220

GRANTOR


RICHARD R. MARTIN

Date: 4-18-13

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.

2337

☐ Check box if partial sale of property

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

1 SELLER GRANTOR	Name <u>Linda Grant</u>	2 BUYER GRANTEE	Name <u>Crystal Thornton</u>
	Mailing Address <u>1022 Rue Loop</u>		Mailing Address <u>225 23rd St.</u>
	City/State/Zip <u>Deary, ID. 83823-9659</u>		City/State/Zip <u>Pomeroy, WA 99347</u>
	Phone No. (including area code) _____		Phone No. (including area code) <u>509-843-8929</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>1-054-68-015-2140</u> <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/>	
		List assessed value(s) <u>7,531</u>	

4 Street address of property: 225 23rd Street

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)

North 49 Feet of lots 11,12,13,14,15 in Block 68 of Depot Addition to the City of Pomeroy, Including Liberty mobile home, VIN 09L14019.

5 Select Land Use Code(s):
09
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 YES NO
Is this property designated as forest land per chapter 84.33 RCW? ☐ ☒
Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34? ☐ ☒
Is this property receiving special valuation as historical property per chapter 84.26 RCW? ☐ ☒

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 April 12, 2013

Gross Selling Price \$ 15,000⁰⁰

*Personal Property (deduct) \$ _____

Exemption Claimed (deduct) \$ _____

Taxable Selling Price \$ 15,000⁰⁰

Excise Tax : State \$ 192.00

Local \$ 37.50

*Delinquent Interest: State \$ _____

Local \$ _____

*Delinquent Penalty \$ _____

Subtotal \$ 229.50

*State Technology Fee \$ _____ 5.00

*Affidavit Processing Fee \$ _____

Total Due \$ 234.50

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

*SEE INSTRUCTIONS

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

Signature of Grantor or Grantor's Agent Linda Grant
Name (print) Linda Grant
Date & city of signing: 3/31/13 Clarkston, WA

Signature of Grantee or Grantee's Agent Crystal Thornton
Name (print) CRYSTAL THORNTON
Date & city of signing: 4/3/13 Pomeroy, WA 99347

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>STATE OF WASHINGTON</u>	2 BUYER GRANTEE	Name <u>KIRBY-ZUMWALT, LLC</u>
	<u>DEPARTMENT OF TRANSPORTATION</u>		ATTN: <u>ERIC MCKEIRON</u>
	Mailing Address <u>PO BOX 47338</u>		Mailing Address <u>301 CONNELL HILL ROAD</u>
	City/State/Zip <u>OLYMPIA, WA 98504-7338</u>		City/State/Zip <u>POMEROY, WA 99347-8600</u>
	Phone No. (including area code) <u>(360) 705-7332</u>		Phone No. (including area code) <u>(509) 843-1633</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>8-011-41-009-2000</u> <input type="checkbox"/>
	Mailing Address _____		<input type="checkbox"/>
	City/State/Zip _____		<input type="checkbox"/>
	Phone No. (including area code) _____		<input type="checkbox"/>
			List assessed value(s)

4 Street address of property: _____

This property is located in Big Harbor 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

5 Select Land Use Code(s): <u>45 - Highway and street right of way</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>N/A</u>
Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) <u>WAC 458-61A-205 (2)</u> Reason for exemption <u>GOVERNMENTAL TRANSFER</u>
6 Is this property designated as forest land per chapter 84.33 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Is this property receiving special valuation as historical property per chapter 84.26 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If any answers are yes, complete as instructed below. (1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information. This land <input type="checkbox"/> does <input type="checkbox"/> does not qualify for continuance. DEPUTY ASSESSOR _____ DATE _____ (2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale. (3) OWNER(S) SIGNATURE _____ PRINT NAME _____	Type of Document <u>QUITCLAIM DEED</u> Date of Document <u>4/9/13</u> Gross Selling Price \$ <u>815.00</u> *Personal Property (deduct) \$ _____ Exemption Claimed (deduct) \$ <u>815.00</u> Taxable Selling Price \$ <u>0.00</u> Excise Tax : State \$ <u>0.00</u> <u>0.0050</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 \$ _____ Total Due \$ <u>5.00</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>Michelle Newlean</u>	Signature of Grantee or Grantee's Agent <u>Debbie Ivers</u>
Name (print) <u>MICHELLE NEWLEAN</u>	Name (print) <u>DEBBIE IVERS</u>
Date & city of signing: <u>4/22/13 TUMWATER</u>	Date & city of signing: <u>4/22/13 TUMWATER</u>

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

PAID
APR 25 2013

KAREN ROOSEVELT
GARFIELD COUNTY TREASURER

2338
me

Parcel 1

That portion of the Northeast quarter of the Southwest quarter of Section 9, Township 11 North, Range 41 East W.M., Garfield County, Washington lying Northeasterly of the right of way line of the Patman-Linville County Road as it existed on March 27, 1947.

Parcel 2

That portion of the Northwest quarter of the Southeast quarter of Section 9, Township 11 North, Range 41 East W.M., Garfield County, Washington described as:

Commencing at a point on the East line of said Section 9, a distance of 130.1 feet Northerly from the Southeast corner of said Section 9; thence North 89° 56' West 2.8 feet; thence on the arc of a 10° curve to the right a distance of 138 feet; thence North 76° 08' West 551.6 feet; thence on the arc of an 8° 45' curve to the right a distance of 369.9 feet; thence North 43° 46' West 221.6 feet; thence on the arc of a curve 7° to the left a distance of 280.5 feet; thence North 63° 24' West 167 feet; thence of the arc of a 10° curve to the right 171.2 feet; thence North 46° 17' West 417.8 feet; thence on the arc of a 5° curve to the right 188.7 feet; thence North 36° 51' West 143.5 feet; thence on the arc of a 14° curve to the left 176.4 feet; thence North 61° 33' West 136.6 feet; thence on the arc of a 10° curve to the right 313.8 feet; thence North 59° 49' 48" East 30 feet to a point on the Northeasterly right of way line of Patman-Linville County Road as it existed on March 27, 1947, and the True Point of Beginning; thence North 59° 49' 48" East 200 feet; thence North 24° 29' West 460 feet; more or less, to the North and South center line of said Section 9; thence Southerly along said North and South center line 460 feet, more or less, to said Northeasterly right of way line of said County Road; thence on the arc of a 10° curve to the left along said right of way line 57 feet, more or less, to the True Point of Beginning.

Parcel 3

A strip of land being all that portion of the South 640 feet of the Southeast quarter of the Northwest quarter of Section 9, Township 11 North, Range 41 East W.M., Garfield County, Washington situated Southwesterly of Patman-Linville County Road as it existed on March 20, 1947 and being Northeasterly of a line drawn parallel with and distant 125 feet Southwesterly, when measured radially and at right angles, from the Southwesterly right of way line of said county Road.

EXCEPT, Grantor reserves to itself and its successors and/or assigns, all easement rights of access, light, view and air in the property herein conveyed to the extent that the property abuts the state highway right of way; therefore, the Grantee herein, including heirs, successors or assigns, shall have no right of ingress or egress to, from and between SR 12 and the lands herein described, nor shall Grantee herein, its heirs, successors or assigns, be entitled to compensation for any loss of access, light, view and/or air occasioned by the location, construction, reconstruction, maintenance or operation of said highway.