



PLEASE TYPE OR PRINT

REAL ESTATE EXCISE TAX AFFIDAVIT

CHAPTER 82.45 RCW - CHAPTER 458-61A WAC

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

(See back of last page for instructions)

This form is your receipt
when stamped by cashier.☐ Check box if partial sale of property

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

SELLER GRANTOR	Name <u>Todd Johnston</u>	BUYER GRANTEE	Name <u>Jeremy Fromm</u>
	<u>Angie Johnston</u>		
	Mailing Address <u>2780 Scenic Hills Dr.</u>		Mailing Address <u>1915 16th Ave.</u>
	City/State/Zip <u>Clarkston WA 99403</u>		City/State/Zip <u>Lewiston ID 83501</u>
	Phone No. (including area code) _____		Phone No. (including area code) _____
Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers - check box if personal property	
Name <u>Jeremy Fromm</u>		20104203410650000 <input type="checkbox"/>	
Mailing Address <u>1915 16th Ave.</u>		<input type="checkbox"/>	
City/State/Zip <u>Lewiston ID 83501</u>		<input type="checkbox"/>	
Phone No. (including area code) _____		<input type="checkbox"/>	
		List assessed value(s)	

Street address of property: Bare Land - Pomeroy, WA 99347This property is located in ☒ unincorporated Austin Garfield County OR within ☐ city of Unicorp☐ Check box if any of the listed parcels are being segregated from a larger parcel.

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

The 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 Northeast quarter of the Northeast quarter of the Northeast quarter of Section 34. TOGETHER WITH AND SUBJECT TO a non-exclusive easement for ingress, egress and utilities 30 feet in width over all dirt roads reasonably necessary for access to this and other tracts.

Select Land Use Code(s):
91 Undeveloped land (land only)

enter any additional codes: _____

(See back of last page for instructions)

YES NO

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

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.Kelcia Vassilopoulos 7-29-13
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

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 07/18/13

Gross Selling Price \$	<u>21,500.00</u>
*Personal Property (deduct) \$	<u>0.00</u>
Exemption Claimed (deduct) \$	<u>0.00</u>
Taxable Selling Price \$	
Excise Tax : State \$	<u>352.00</u>
Local \$	<u>68.75</u>
*Delinquent Interest: State \$	<u>0.00</u>
Local \$	<u>0.00</u>
*Delinquent Penalty \$	<u>0.00</u>
Subtotal \$	<u>420.75</u>
*State Technology Fee \$	<u>5.00</u>
*Affidavit Processing Fee \$	<u>0.00</u>
Total Due \$	<u>425.75</u>

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

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

Signature of
Grantor or Grantor's Agent Todd JohnstonName (print) Todd JohnstonDate & city of signing: 7-18-13 CLARKSTON, WASignature of
Grantee or Grantee's Agent Jeremy FrommName (print) Jeremy FrommDate & city of signing: 7-26-13, 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
JUL 29 2013

COUNTY TREASURER

KAREN ROOSEVELT
GARFIELD COUNTY TREASURER

2401

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>Lee M. Flerchinger and Carol Rae Shrum</u>	2 BUYER GRANTEE	Name <u>Marcus E. Flerchinger</u>
	Mailing Address _____		Mailing Address <u>161 Darland Road</u>
	City/State/Zip _____		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 _____	2-010-43-005-2000 <input type="checkbox"/>	
	Mailing Address _____	2-010-43-006-1010 <input type="checkbox"/>	
	City/State/Zip _____	2-011-43-019-4000 <input type="checkbox"/>	
	Phone No. (including area code) _____	see attached additional numbers <input type="checkbox"/>	
		List assessed value(s)	

4 Street address of property: _____

This property is located in Garfield County ☒

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

Legal description of property (if more space is needed, you may attach a separate sheet to each page of the affidavit)
See legal descriptions on Exhibit "A" attached hereto and incorporated herein by this reference

5 Select Land Use Code(s): 83

Select Land Use Codes ☒

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.

Laura Smith 7/29/13
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

Marcus E. Flerchinger
PRINT NAME
MARCUS E. Flerchinger

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 Quit Claim Deed

Date of Document 7/19/13

Gross Selling Price \$	300,000.00
*Personal Property (deduct) \$	
Exemption Claimed (deduct) \$	
Taxable Selling Price \$	300,000.00
Excise Tax : State \$	3,840.00
<u>0.0025</u> Local \$	750.00
*Delinquent Interest: State \$	
Local \$	
*Delinquent Penalty \$	
Subtotal \$	4,590.00
*State Technology Fee \$	5.00
*Affidavit Processing Fee \$	
Total Due \$	4,595.00

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>Lee M. Flerchinger</u>	Signature of Grantee or Grantee's Agent <u>Marcus E. Flerchinger</u>
Name (print) <u>Lee M. Flerchinger</u>	Name (print) <u>Marcus E. Flerchinger</u>
Date & city of signing: <u>7/9/2013, Clarkston, WA</u>	Date & city of signing: <u>7/1/2013, 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)).

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

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

The Southeast quarter of Section 19.

The East half of the Southwest quarter, the Northwest quarter of the Southwest quarter, and the North half of the Southwest quarter of the Southwest quarter at Section 29.

The East half of the East half, the West half of the Northeast quarter, the Northwest quarter of the Southeast quarter, and the Southwest quarter of the Southeast quarter of Section 31.

EXCEPT that part of the Southwest quarter of the Southeast quarter of said Section 31 lying West and South of the County Road (as it existed in 1939).

ALSO EXCEPT the Northeast quarter of the Northeast quarter of the Northeast quarter of said Section 31.

The South half of the Northwest quarter of the Northwest quarter, the Northeast quarter of the Northwest quarter, the South half of the Northwest quarter, the Northeast quarter, and the South half of Section 32.

The Northwest quarter of the Southwest quarter, and the Southwest quarter of the Northwest quarter of Section 33.

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

That part of Government Lots 1, 2, 3 and 4 in Section 5, more particularly described as follows: Beginning at a point on the North line of said Section 5 that is 140.0 feet West of the Northeast corner of said Section; thence South 56°45' West 400.0 feet; thence South 36°08' West 502.0 feet; thence South 75°23' West 3398.0 feet; thence North 16°12' West 435.0 feet; thence North 88°42'' West 612.0 feet; thence South 75°03' West 640.0 feet; thence North 03°25' West 540.0 feet to a point on the westerly line of said Section 5; thence North along said westerly line 724.0 feet to the Northwest corner thereof; thence easterly along the North line of said Section 5 a distance of 5243.1 feet to the point of beginning.

-continued-

All that part of Government Lots 1 and 2 of Section 6 lying North and East of the County Road (as it existed in 1939).

EXCEPT public road rights of way.

APNs: 2-010-43-005-2000, 2-010-43-006-1010, 2-011-43-019-4000
 2-011-43-029-3000, 2-011-43-031-1000, 2-011-43-032-1000
 2-011-43-033-2000

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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>Marcus E. Flerchinger, personal representative of the estate of</u> <u>Orville E. Flerchinger</u>	2 BUYER GRANTEE	Name <u>Marcus E. Flerchinger</u>
	Mailing Address <u>161 Darland Road</u>		Mailing Address <u>161 Darland Road</u>
	City/State/Zip <u>Pomeroy, WA 99347</u>		City/State/Zip <u>Pomeroy, WA 99347</u>
	Phone No. (including area code) _____		Phone No. (including area code) _____
3 Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee Name _____ Mailing Address _____ City/State/Zip _____ Phone No. (including area code) _____		List all real and personal property tax parcel account numbers – check box if personal property 2-010-43-005-2000 <input type="checkbox"/> 2-010-43-006-1010 <input type="checkbox"/> 2-011-43-019-4000 <input type="checkbox"/> see attached additional numbers <input type="checkbox"/>	
List assessed value(s) <u>801.475</u>			

4 Street address of property: _____

This property is located in Garfield County ☒

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

Legal description of property (if more space is needed, you may attach a separate sheet to each page of the affidavit)
See legal descriptions on Exhibit "A" attached hereto and incorporated herein by this reference

5 Select Land Use Code(s): 83
 Select Land Use Codes ☐
 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.

Laura Smith 7/29/13
 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 -
Marcus E. Flerchinger
 PRINT NAME
MARCOS E. Flerchinger

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 pursuant to Probate Cause No: 13-400039-6, Superior Court of Garfield County, Washington

Type of Document Personal Representative's Deed

Date of Document 7/1/13

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>7/1/2013, Clarkston, WA</u>	Date & city of signing: <u>7/1/2013, 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)).

PAID
 JUL 31 2013

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The Southeast quarter of Section 19.

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EXCEPT that part of the Southwest quarter of the Southeast quarter of said Section 31 lying West and South of the County Road (as it existed in 1939).

ALSO EXCEPT the Northeast quarter of the Northeast quarter of the Northeast quarter of said Section 31.

The South half of the Northwest quarter of the Northwest quarter, the Northeast quarter of the Northwest quarter, the South half of the Northwest quarter, the Northeast quarter, and the South half of Section 32.

The Northwest quarter of the Southwest quarter, and the Southwest quarter of the Northwest quarter of Section 33.

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

That part of Government Lots 1, 2, 3 and 4 in Section 5, more particularly described as follows: Beginning at a point on the North line of said Section 5 that is 140.0 feet West of the Northeast corner of said Section; thence South $56^{\circ}45'$ West 400.0 feet; thence South $36^{\circ}08'$ West 502.0 feet; thence South $75^{\circ}23'$ West 3398.0 feet; thence North $16^{\circ}12'$ West 435.0 feet; thence North $88^{\circ}42''$ West 612.0 feet; thence South $75^{\circ}03'$ West 640.0 feet; thence North $03^{\circ}25'$ West 540.0 feet to a point on the westerly line of said Section 5; thence North along said westerly line 724.0 feet to the Northwest corner thereof; thence easterly along the North line of said Section 5 a distance of 5243.1 feet to the point of beginning.

-continued-

All that part of Government Lots 1 and 2 of Section 6 lying North and East of the County Road (as it existed in 1939).

EXCEPT public road rights of way.

APNs: 2-010-43-005-2000, 2-010-43-006-1010, 2-011-43-019-4000
2-011-43-029-3000, 2-011-43-031-1000, 2-011-43-032-1000
2-011-43-033-2000

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(See back of last page for instructions)

☐ Check box if partial sale of property

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

SELLER GRANTOR	Name <u>Phil G. Keener, surviving spouse of</u> <u>Josie C. Keener</u>	BUYER GRANTEE	Name <u>Phil G. Keener</u> <u>a single person</u>
	Mailing Address <u>1327 Grelle Avenue</u> <u>Lewiston, ID 83501</u>		Mailing Address <u>1327 Grelle Avenue</u> <u>Lewiston ID 83501</u>
	City/State/Zip <u>Lewiston, ID 83501</u>		City/State/Zip <u>Lewiston ID 83501</u>
	Phone No. (including area code) _____		Phone No. (including area code) _____
Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers - check box if personal property	
Name <u>Phil G. Keener a single person</u>		<u>2 010 42 034 4045</u> <input type="checkbox"/>	
Mailing Address <u>1327 Grelle Avenue</u>		_____ <input type="checkbox"/>	
City/State/Zip <u>Lewiston ID 83501</u>		_____ <input type="checkbox"/>	
Phone No. (including area code) _____		_____ <input type="checkbox"/>	
		List assessed value(s) <u>56,493</u>	

4 Street address of property: none assigned

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

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

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

The Northwest quarter of the Southwest quarter of the Southeast quarter of Section 34, Township 10 North, Range 42 E.W.M. SUBJECT TO easement for roads granted to Boise Cascade Corp. as in instrument recorded as Garfield County Auditor's No. 81351. SUBJECT TO AND TOGETHER WITH easements for ingress, egress and utilities over existing roads, on this and other properties, as described in instrument recorded as Garfield County Auditor's No. 81479.

<p>Select Land Use Code(s): <u>19 Vacation and Cabin</u></p> <p>enter any additional codes: _____ (See back of last page for instructions)</p> <p>Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p> <p>Is this property designated as forest land per chapter 84.33 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p> <p>Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p> <p>Is this property receiving special valuation as historical property per chapter 84.26 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p> <p>If any answers are yes, complete as instructed below.</p> <p>(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information.</p> <p>This land <input type="checkbox"/> does <input checked="" type="checkbox"/> does not qualify for continuance.</p> <p>DEPUTY ASSESSOR _____ DATE _____</p> <p>(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale.</p> <p>(3) OWNER(S) SIGNATURE _____ PRINT NAME _____</p>	<p>List all personal property (tangible and intangible) included in selling price.</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>If claiming an exemption, list WAC number and reason for exemption:</p> <p>WAC No. (Section/Subsection) <u>458-61A-202(1)</u></p> <p>Reason for exemption <u>Inheritance -surviving spouse</u></p> <p>Type of Document <u>Affidavit of Surviving Spouse, Death Certificate</u></p> <p>Date of Document <u>07/30/13</u></p> <table> <tr> <td>Gross Selling Price \$</td> <td>0.00</td> </tr> <tr> <td>*Personal Property (deduct) \$</td> <td>0.00</td> </tr> <tr> <td>Exemption Claimed (deduct) \$</td> <td>0.00</td> </tr> <tr> <td>Taxable Selling Price \$</td> <td>0.00</td> </tr> <tr> <td>Excise Tax : State \$</td> <td>0.00</td> </tr> <tr> <td>Local \$</td> <td>0.00</td> </tr> <tr> <td>*Delinquent Interest: State \$</td> <td>0.00</td> </tr> <tr> <td>Local \$</td> <td>0.00</td> </tr> <tr> <td>*Delinquent Penalty \$</td> <td>0.00</td> </tr> <tr> <td>Subtotal \$</td> <td>0.00</td> </tr> <tr> <td>*State Technology Fee \$</td> <td>5.00</td> </tr> <tr> <td>*Affidavit Processing Fee \$</td> <td>5.00</td> </tr> <tr> <td>Total Due \$</td> <td>10.00</td> </tr> </table> <p>A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS</p>	Gross Selling Price \$	0.00	*Personal Property (deduct) \$	0.00	Exemption Claimed (deduct) \$	0.00	Taxable Selling Price \$	0.00	Excise Tax : State \$	0.00	Local \$	0.00	*Delinquent Interest: State \$	0.00	Local \$	0.00	*Delinquent Penalty \$	0.00	Subtotal \$	0.00	*State Technology Fee \$	5.00	*Affidavit Processing Fee \$	5.00	Total Due \$	10.00
Gross Selling Price \$	0.00																										
*Personal Property (deduct) \$	0.00																										
Exemption Claimed (deduct) \$	0.00																										
Taxable Selling Price \$	0.00																										
Excise Tax : State \$	0.00																										
Local \$	0.00																										
*Delinquent Interest: State \$	0.00																										
Local \$	0.00																										
*Delinquent Penalty \$	0.00																										
Subtotal \$	0.00																										
*State Technology Fee \$	5.00																										
*Affidavit Processing Fee \$	5.00																										
Total Due \$	10.00																										

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

Signature of Grantor or Grantor's Agent Phil G Keener
Name (print) Phil G. Keener, surviving spouse of
Date & city of signing: 7-31-13 Clarkston

Signature of Grantee or Grantee's Agent Phil G Keener
Name (print) Phil G. Keener
Date & city of signing: 7-31-13 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)).



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

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

State of Washington

County of Asotin

Name of deceased Josie C. Keener

REAL ESTATE EXCISE TAX
AMT. PAID \$ 0
RECEIPT NO. 2404
DATE July 31, 2013
GARFIELD COUNTY TREASURER
BY Treasurer S. P. A.

I, (survivor's name) Phil G. Keener affirm that I am the
sole and rightful heir to the property described as:

Parcel number(s) 2-010-42-034-4045

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

Signed this 31st day of July, 2013 at Clarkston, WA
(month) (year) (city) (state)

x Phil G Keener
(Signature of surviving spouse or registered domestic partner)

Phil G Keener
(Printed name of surviving spouse or registered domestic partner)

1327 Grelle Avenue Clarkston ID 83501
(Address of surviving spouse or domestic partner) (City) (State) (Zip)

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



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.

2405

☐ Check box if partial sale of property

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

SELLER GRANTOR	BUYER GRANTEE
Name <u>Phil G. Keener, a single person</u>	Name <u>Troy Thompson and Christine Thompson</u>
Mailing Address <u>1327 Grelle Avenue</u>	Mailing Address <u>PO Box 1964</u>
City/State/Zip <u>Lewiston ID 83501</u>	City/State/Zip <u>Lewiston ID 83501</u>
Phone No. (including area code) _____	Phone No. (including area code) _____
Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee	List all real and personal property tax parcel account numbers - check box if personal property
Name <u>Troy Thompson and Christine Thompson</u>	<u>2 010 42 034 4045</u> <input type="checkbox"/>
Mailing Address <u>PO Box 1964</u>	_____ <input type="checkbox"/>
City/State/Zip <u>Lewiston ID 83501</u>	_____ <input type="checkbox"/>
Phone No. (including area code) _____	_____ <input type="checkbox"/>
List assessed value(s)	_____

Street address of property: none assigned

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

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

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

The Northwest quarter of the Southwest quarter of the Southeast quarter of Section 34, Township 10 North, Range 42 E.W.M. SUBJECT TO easement for roads granted to Boise Cascade Corp. as in instrument recorded as Garfield County Auditor's No. 81351. SUBJECT TO AND TOGETHER WITH easements for ingress, egress and utilities over existing roads, on this and other properties, as described in instrument recorded as Garfield County Auditor's No. 81479.

Select Land Use Code(s):
19 Vacation and Cabin

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.

James Smith 7/30/13
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

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 07/29/13

Gross Selling Price \$	40,000.00
*Personal Property (deduct) \$	0.00
Exemption Claimed (deduct) \$	0.00
Taxable Selling Price \$	40,000.00
Excise Tax : State \$	512.00
Local \$	100.00
*Delinquent Interest: State \$	0.00
Local \$	0.00
*Delinquent Penalty \$	0.00
Subtotal \$	612.00
*State Technology Fee \$	5.00
*Affidavit Processing Fee \$	0.00
Total Due \$	617.00

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 Phil G. Keener

Name (print) Phil G. Keener, a single person

Date & city of signing: 7-29-13 Clarkston

Signature of Grantee or Grantee's Agent Troy Thompson

Name (print) Troy Thompson and Christine Thompson

Date & city of signing: 7-29-13 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)).

REV 84 0001a (02/13/07)

THIS SPACE - TREASURER'S USE ONLY

PAID
JUL 31 2013

Treasurer

KAREN ROOSEVELT
GARFIELD COUNTY TREASURER

2405 THE

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>Puget Sound Energy, Inc.</u>	2 BUYER GRANTEE	Name <u>Portland General Electric Company</u>
	Mailing Address <u>10885 NE Fourth Street</u>		Mailing Address <u>121 SW Salmon Street, 1WTC1301</u>
	City/State/Zip <u>Bellevue, Washington 98009</u>		City/State/Zip <u>Portland, Oregon 97204</u>
	Phone No. (including area code) _____		Phone No. (including area code) _____
3 Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee Name _____ Mailing Address _____ City/State/Zip _____ Phone No. (including area code) _____		List all real and personal property tax parcel account numbers – check box if personal property <u>See attached Exhibit A</u> <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/>	
		List assessed value(s) <u>Easement Rights Only</u> _____ _____ _____	

4 Street address of property: _____
 This property is located in Garfield County
☐ Check box if any of the listed parcels are being segregated from another parcel, are part of a boundary line adjustment or parcels being merged.
 Legal description of property (if more space is needed, you may attach a separate sheet to each page of the affidavit)

A portion of Grantor's easement rights pursuant to those certain Transmission and Access Easement and Easement Agreements affecting the real properties described on Exhibit B attached hereto.

<p>5 Select Land Use Code(s): <u>48 - Utilities</u> enter any additional codes: _____ (See back of last page for instructions)</p> <p>Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/></p> <p>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? <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> Is this property receiving special valuation as historical property per chapter 84.26 RCW? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> If any answers are yes, complete as instructed below. (1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information. This land <input checked="" type="checkbox"/> does <input type="checkbox"/> does not qualify for continuance. <u>Laura Smith</u> <u>8/1/13</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. <u>Mike Livingston</u> <u>8/1/13</u> (3) OWNER(S) SIGNATURE PRINT NAME </p>	<p>7 List all personal property (tangible and intangible) included in selling price.</p> <p>If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) _____ Reason for exemption _____</p> <p>Type of Document <u>Partial Assignment of Transmission and Access Easements</u> Date of Document <u>8-1-2013</u></p> <table> <tr> <td>Gross Selling Price \$</td> <td>6,000.00</td> </tr> <tr> <td>*Personal Property (deduct) \$</td> <td></td> </tr> <tr> <td>Exemption Claimed (deduct) \$</td> <td></td> </tr> <tr> <td>Taxable Selling Price \$</td> <td>6,000.00</td> </tr> <tr> <td>Excise Tax : State \$</td> <td>76.80</td> </tr> <tr> <td><u>0.0025</u> Local \$</td> <td>15.00</td> </tr> <tr> <td>*Delinquent Interest: State \$</td> <td></td> </tr> <tr> <td>Local \$</td> <td></td> </tr> <tr> <td>*Delinquent Penalty \$</td> <td></td> </tr> <tr> <td>Subtotal \$</td> <td>91.80</td> </tr> <tr> <td>*State Technology Fee \$</td> <td>5.00</td> </tr> <tr> <td>*Affidavit Processing Fee \$</td> <td></td> </tr> <tr> <td>Total Due \$</td> <td>96.80</td> </tr> </table> <p>A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS</p>	Gross Selling Price \$	6,000.00	*Personal Property (deduct) \$		Exemption Claimed (deduct) \$		Taxable Selling Price \$	6,000.00	Excise Tax : State \$	76.80	<u>0.0025</u> Local \$	15.00	*Delinquent Interest: State \$		Local \$		*Delinquent Penalty \$		Subtotal \$	91.80	*State Technology Fee \$	5.00	*Affidavit Processing Fee \$		Total Due \$	96.80
Gross Selling Price \$	6,000.00																										
*Personal Property (deduct) \$																											
Exemption Claimed (deduct) \$																											
Taxable Selling Price \$	6,000.00																										
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<u>0.0025</u> Local \$	15.00																										
*Delinquent Interest: State \$																											
Local \$																											
*Delinquent Penalty \$																											
Subtotal \$	91.80																										
*State Technology Fee \$	5.00																										
*Affidavit Processing Fee \$																											
Total Due \$	96.80																										

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

Signature of Grantor or Grantor's Agent <u>Kurt Krebs</u>	Signature of Grantee or Grantee's Agent <u>Mike Livingston</u>
Name (print) <u>Samuel S. Osborne</u>	Name (print) <u>Mike Livingston</u>
Date & city of signing: <u>July 31, 2013 Bellevue, WA</u>	Date & city of signing: <u>8/1/13 Dayton, WA</u>

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

**EXHIBIT A to REETA
(Parcel Nos. – Garfield County)**

PARCEL 10 – KLEGSETH

2-012-40-030-1000 and 2-012-40-031-1000

PARCEL 11 – COX

2-012-40-019-1000, 2-012-40-020-3000

PARCEL 12 – GIBSON

Portion of 2-012-40-017-1000 and 2-012-40-017-3000

PARCEL 13 – HARVEST ENTERPRISES

2-012-40-007-1000, 2-012-40-007-2010, 2-012-40-018-1000

PARCEL 14 – ARCHER

2-012-40-006-1000, 2-012-40-007-2020, 2-012-40-007-2000

PARCEL 15 – M. HASTINGS

2-013-40-030-4000, 2-013-40-031-1000

PARCEL 16 - H. C. BARR

2-013-40-028-4000, 2-013-40-029-3000, 2-013-40-032-1000, 2-013-40-033-1000,
2-013-40-034-1000

PARCEL 17 – KLAVEANO (West)

2-013-40-029-1000, 2-013-40-021-1010, 2-013-40-020-1010, 2-013-40-031-2000, 2-013-40-028-1000

**EXHIBIT B to REETA
(Legal Descriptions – Garfield County)**

PARCEL 10 – KLEGSETH

Situated in Garfield County, State of Washington:

Parcel # 2-012-40-030-1000, 2-012-40-031-1000

All of Section 30 and 31 in Township 12 North, Range 40 East, Willamette Meridian.

TOGETHER WITH a right of way over a strip of land approximately 16 feet wide, extending from a point on the west line of Section 31, Township 12 North, Range 40 East, Willamette Meridian, in Columbia County, Washington; thence northwesterly and southwesterly across Sections 36, 35 and 34 in Township 12 North, Range 39 East, Willamette Meridian, in Columbia County, Washington, to the line of the Northeast Quarter of the Southeast Quarter of said Section 34. The extent and nature of the easement is a private road through the gates, and is a confirmation of the right to travel over said strip of land which has existed for many years. This easement was granted by Ina Z. Broughton, et al, to Townsend Jackson, and is recorded in Book 30 of Deeds, at Page 581, records of Columbia County, Washington. Said easement thereafter being conveyed by the said Townsend Jackson and wife, to Jorgen Klegseth.

TOGETHER WITH a right of way over a strip of land approximately 16 feet wide, extending from a point on the West line of the Northeast Quarter of the Southeast Quarter of Section 34, in Township 12 North, Range 39 East, Willamette Meridian, in Columbia County, Washington; thence westerly of said Section to the county road. The extent and nature of the easement is a private road through gates, and is a confirmation of the right to travel over said strip of land which has existed for many years. This easement was granted by Remie DeRuwe and wife to Townsend Jackson, and is recorded in Book 30 of Deeds, at Page 582, records of Columbia County, Washington. The said easement was thereafter conveyed by the said Townsend Jackson and wife to Jorgen Klegseth.

SAVE AND EXCEPT: A tract of land located in Section 30 and the north half of Section 31, Township 12 North, Range 40 East, W.M., Garfield County, Washington, being described more particularly as follows.

Commencing at the northwest corner of said Section 30; thence south 00° 35' 47" West for a distance of 1529.25 feet along the west line of Section 30 to the True Point of Beginning; thence north 36° 44' 38" east for a distance 146.34 feet; thence north 25° 28' 29" east for a distance 380.06 feet; thence north 29° 44' 32" east for a distance 277.20 feet; thence south 77° 46' 50" east for a distance 99.36 feet; thence south 22° 06' 02" east for a distance 543.98 feet; thence south 51° 29' 03" east for a distance 413.28 feet; thence north 50° 01' 46" east for a distance 504.18 feet; thence north 41° 37' 58" east for a distance of 467.02 feet; thence south 13° 22' 40" east for a distance 216.62 feet; thence south 44° 27' 48" east for a distance 272.99 feet; thence south 16° 51' 07" west for a distance 590.18 feet; thence south 01° 58' 58" east for a distance 475.51 feet; thence south 22° 56' 30" east for a distance 588.63 feet; thence north 86° 41' 51" east for a distance 535.33 feet; thence north 67° 06' 15" east for a distance 311.02 feet; thence south 76° 46' 22" east for a distance of 443.63 feet, to a point of the north right of way line of the easement road. Also the following courses along the north right of way line of the easement road; thence south 77° 43' 19" west for a distance of 792.04 feet; thence along a curve to the left having a radius of 308.25 feet and an arc length of 53.78 feet, being subtended by a chord of south 72° 43'

27" west for a distance of 53.71 feet; thence south 67° 43' 35" west for a distance of 299.12 feet; thence along a curve to the right having a radius of 291.75 feet and an arc length of 61.49 feet, being subtended by a chord of south 73° 45' 53" west for a distance of 61.38 feet; thence south 79° 48' 11" west for a distance of 411.56 feet; thence along a curve to the left having a radius of 1008.25 feet and an arc length of 546.42 feet, being subtended by a chord of south 64° 16' 39" west for a distance of 539.75 feet; thence south 48° 45' 07" west for a distance of 149.78 feet; thence along a curve to the left having a radius of 308.25 feet and an arc length of 129.62 feet; being subtended by a chord of south 36° 42' 20" west for a distance of 128.66 feet; thence south 24° 39' 34" west for a distance of 225.39 feet; thence along a curve to the right having a radius of 191.75 feet and an arc length of 44.91 feet, being subtended by a chord of south 31° 22' 07" west for a distance of 44.81 feet; thence south 38° 46' 21" west for a distance of 129.86 feet, to a point on the north right of way line of the easement road; thence south 51° 13' 40" east for a distance of 22.06 feet, to a point south of Emerson Road 13.81 feet, as measured at right angles, from the centerline of the easement road; thence south 10° 07' 21" west for a distance of 166.13 feet; thence south 76° 50' 41" east for a distance of 505.14 feet; thence south 35° 32' 09" east for a distance of 233.61 feet; thence south 73° 57' 11" east for a distance of 264.17 feet; thence south 86° 35' 13" east for a distance of 1028.85 feet; thence south 55° 16' 44" east for a distance of 258.82 feet; thence south 68° 19' 13" east for a distance of 854.31 feet; thence south 78° 21' 12" east for a distance of 640.66 feet; thence south 33° 54' 12" east for a distance of 445.80 feet; thence south 61° 59' 34" east for a distance of 401.96 feet, to a point on the east line of said Section 31, thence south 00° 18' 29" west for a distance of 1151.93 feet, along the east line of Section 31; thence south 75° 33' 44" west for a distance of 460.08 feet; thence north 83° 27' 37" west for a distance of 458.16 feet; thence north 63° 19' 29" west for a distance of 254.14 feet; thence north 37° 39' 16" west for a distance of 263.11 feet; thence north 30° 34' 48" west for a distance of 297.94 feet; thence north 63° 42' 00" west for a distance of 257.04 feet; thence north 38° 46' 45" west for a distance of 361.07 feet; thence north 49° 24' 47" west for a distance of 619.53 feet; thence north 66° 38' 29" west for a distance of 265.93 feet; thence north 45° 14' 30" west for a distance of 660.68 feet; thence south 77° 18' 34" west for a distance of 426.87 feet; thence north 56° 15' 50" west for a distance of 391.63 feet; thence north 36° 56' 32" west for a distance of 416.88 feet; thence north 25° 48' 31" west for a distance of 207.70 feet; thence south 36° 51' 10" west for a distance of 192.82 feet; thence south 02° 51' 43" west for a distance of 177.11 feet; thence north 74° 20' 02" west for a distance of 123.60 feet; thence north 33° 56' 05" west for a distance of 116.97 feet; thence north 03° 01' 03" west for a distance of 122.63 feet; thence south 84° 29' 30" west for a distance of 202.91 feet; thence north 26° 28' 28" west for a distance of 162.50 feet; thence north 13° 10' 54" east for a distance of 157.15 feet; thence north 74° 49' 51" east for a distance of 74.68 feet, to a point on the south right of way margin of Emerson Road; thence north 66° 41' 03" east for a distance of 16.50 feet, as measured at right angles from the south right of way line of the easement road, to a point on the north right of way line of the easement road, also the following courses along the north right of way line of the easement road; thence north 23° 18' 57" west for a distance of 116.00 feet; thence north 16° 43' 24" west for a distance of 161.03; thence north 25° 12' 21" west for a distance of 95.71 feet; thence along a curve to the right having a radius of 291.75 feet and an arc length of 100.34 feet, being subtended by a chord of north 15° 21' 11" west for a distance of 99.85 feet; thence north 05° 30' 00" west for a distance of 59.04 feet; thence north 28° 04' 26" west for a distance of 55.20 feet; thence along a curve to the left having a radius of 233.25 feet and an arc length of 212.59 feet, being subtended by a chord of north 54° 11' 01" west for a distance of 205.30 feet, to the intersection of the north right of way line of the easement road and the west line of Section 30; thence north 00° 35' 47" east for a distance of 2006.56 feet, along the west line of Section 30 to the True Point of Beginning.

Together with and subject to covenants, easements, and restrictions of record.

Together with the right to use the water, well and cistern located in the SW corner of the SW corner of Section 30, Township 12 North, Range 40, EWM, said water source being approximately 600 feet due south of the house.

ALSO EXCEPTING a tract of land in the Southwest Quarter of the Southwest Quarter of Section 30, Township 12 North, Range 40 East, Willamette Meridian, described more particularly as follows:

Commencing at the Northwest corner of said Section 30; thence South 00° 35' 47" West a distance of 5392.48 feet to the Southwest corner of said Section 30; thence North 20° 45' 29" East a distance of 920.55 feet to a 5/8 inch rebar set on the South line of Parcel "A" as shown on that survey filed in Volume 1 at Page 132 in the office of the Auditor of said Garfield County and the True Point of Beginning for this legal description; thence South 26° 12' 11" East for a distance of 852.25 feet; thence North 89° 10' 05" East for a distance of 378.53 feet; thence North 17° 03' 56" East for a distance of 352.31 feet to a 5/8" rebar on the South line of said Parcel "A", and along the South line of said Parcel "A" by the following courses; thence North 36° 56' 32" West for a distance of 416.88 feet; thence North 25° 48' 31" West for a distance of 207.70 feet; thence South 36° 51' 10" West for a distance of 192.82 feet; thence South 02° 51' 43" West for a distance of 177.11 feet; thence North 74° 20' 02" West for a distance of 123.60 feet; thence North 33° 56' 05" West for a distance of 116.97 feet; thence North 03° 01' 03" West for a distance of 122.63 feet; thence South 84° 29' 30" West for a distance of 202.91 feet to the True Point of Beginning. Said property contains 9.108 acres more or less.

TOGETHER WITH an easement for ingress and egress 16.5 feet wide, the centerline of which is described as follows; commencing at the northwest corner of Section 30, Township 12 North, Range 40 East of the Willamette Meridian, Garfield County, Washington; thence south 00° 35' 47" west for a distance of 3544.17 feet, along the west line of Section 30 to the centerline of easement road, being the true point of beginning of said easement; thence along a curve to the right having a radius of 225.00 feet and an arc length of 203.74 feet, being subtended by a chord of south 54° 00' 55" east for a distance of 196.85 feet; thence south 28° 04' 26" east for a distance of 53.55 feet; thence south 05° 30' 00" east for a distance of 57.40 feet; thence along a curve to the left having a radius of 300.00 feet and an arc length of 103.18 feet, being subtended by a chord of south 15° 21' 11" east for a distance of 102.67 feet; thence south 25° 12' 21" east for a distance of 95.10 feet; thence south 16° 43' 24" east for a distance of 160.89 feet; thence south 23° 18' 57" east for a distance of 116.47 feet to the point of beginning for this easement; thence south 23° 18' 57" east for a distance of 134.61 feet; thence along a curve to the left having a radius of 100.00 feet and an arc length of 180.83 feet, being subtended by a chord of south 75° 06' 25" east for a distance of 157.18 feet; thence north 53° 05' 22" east for a distance of 155.49 feet; thence north 38° 46' 20" east for a distance of 298.06 feet, to the terminus point of said easement centerline being south 11° 34' 38" east a distance of 4132.46 feet from the northwest corner of said Section 30.

SUBJECT TO an easement for ingress and egress 16.5 feet wide the centerline of which is described as follows. Commencing at the northwest corner of Section 30, Township 12 North, Range 40 East of the Willamette Meridian, Garfield County, Washington. Thence south 00° 35' 47" west for a distance of 3544.17 feet, along the west line of Section 30 to the centerline of easement road being the True Point of Beginning of Said easement, thence along a curve to the right having a radius of 225.00 feet and an arc length of 203.74 feet, being subtended by a chord of south 54° 00' 55" east for a distance of 196.85 feet; thence south 28° 04' 26" east for a distance of 53.55 feet; thence south 05° 30' 00" east for a distance of 57.40 feet; thence along a curve to the left having a radius of 300.00 feet and an arc length of 103.18 feet, being subtended by a chord of south 15° 21' 11" east for a distance of 102.67 feet; thence south 25° 12' 21" east for a distance of 95.10 feet; thence south 16° 43' 24" east for a distance of 160.89; thence south 23° 18' 57" east for a distance of 251.08 feet; thence along a curve to the left having a radius of 100.00 and an arc length of 180.83 feet, being subtended by a chord of south 75° 06' 25" east for a distance of 157.18 feet; thence north 53° 05' 22" east for a distance of 155.49 feet; thence north 38° 46' 20" east for a

distance of 428.02 feet; thence along a curve to the left having a radius of 200.00 feet and an arc length 46.84 feet, being subtended by a chord of north 31° 22' 07" east for a distance of 46.73 feet; thence north 24° 39' 34" east for a distance of 225.39 feet; thence along a curve to the right having a radius of 300.00 feet and an arc length of 126.15 feet being subtended by a chord of north 36° 42' 20" east for a distance of 125.22 feet; thence north 48° 45' 07" east for a distance of 149.78 feet; thence along a curve to the right having a radius of 1000.00 feet and an arc length of 541.95 feet being subtended by a chord of north 64° 16' 39" east for a distance of 535.34 feet; thence north 79° 48' 11" east for a distance of 411.56 feet; thence along a curve to the left having a radius of 300.00 feet and an arc length of 63.23 feet being subtended by a chord of north 73° 45' 53" east for a distance of 63.12 feet; thence north 67° 43' 35" east for a distance of 299.12 feet; thence along a curve to the right having a radius of 300.00 feet and an arc length of 52.34 feet being subtended by a chord of north 72° 43' 27" east for a distance of 52.27 feet; thence north 77° 43' 19" east for a distance of 1110.01 feet; thence along a curve to the right having a radius of 500.00 feet and an arc length of 115.07 feet being subtended by a chord of north 84° 18' 54" east for a distance of 114.82 feet; thence south 89° 05' 31" east for a distance of 406.31 feet; thence along a curve to the left having a radius of 500.00 feet and an arc length of 129.96 feet being subtended by a chord of north 83° 27' 42" east for a distance of 129.60 feet; thence north 76° 00' 56" east for a distance of 666.62 feet; thence north 81° 27' 36" east for a distance of 110.00 feet, to a point on the east line of Section 30 being the terminus of said easement centerline, being south 62° 16' 13" east a distance of 5626.99 feet, from the northwest corner of said Section 30.

PARCEL 11 – COX

Situated in Garfield County, State of Washington

Parcel # 2-012-40-019-1000, 2-012-40-020-3000

All of Section 19 and the Southwest quarter of Section 20, all in Township 12 North, Range 40 East, Willamette Meridian.

PARCEL 12 – GIBSON

Situated in Garfield County, State of Washington:

Parcel # Portion of 2-012-40-017-1000 and 2-012-40-017-3000

All that part of the following described property in Section 17, Township 12 North, Range 40 East, Willamette Meridian lying South and West of the Southwesterly right of way of State Highway No. 12:

North half and the Southwest quarter. Also that part of the Southeast quarter described as follows: Beginning at the Southwest corner of the Southwest quarter of the Southeast quarter of said Section 17, run thence along south line of said Southeast quarter a distance of 460 feet; thence running northeasterly in a straight line to a point on the north line of said Southeast quarter which is 460 feet west of the Northeast corner of said Southeast quarter; thence run West along said North line of said Southeast quarter to the Northwest corner of said Southeast quarter; thence run South along West line of said Southeast quarter to the point of beginning.

SAVE AND EXCEPT a portion of the Southeast quarter of the Northeast quarter of Section 17, Township 12 North, Range 40 East, Willamette Meridian, described as follows:

Beginning on the northerly line of the O.W.R. & N. right of way where it intersects the westerly line of the county road; thence northwesterly along said northerly right of way line a distance of 800 feet; thence southerly at right angles a distance of 100 feet; thence southeasterly along the southerly

line of the right of way to its intersection with the westerly line of the county road; thence northeasterly to the place of beginning.

ALSO, SAVE AND EXCEPT:

All that part of the South half of the Northeast quarter of Section 17, Township 12 North, Range 40 East, Willamette Meridian, Garfield County, Washington, lying South of U.S. Highway No. 12 and West of Owens Road and North of a line more particularly described as follows: Beginning at a point where the North right of way line of the O.W.R. & N. Railroad (now located) intersects the West line of Owens Road; thence North 62° 25' West 800.00 feet; thence South 27° 35' West, 42.95 feet; thence North 62° 28' 23" West, 1553.09 feet more or less to a point on the South right of way line of U.S. Highway No. 12, said point being the terminus of the above described line. Tract contains 18.92 acres more or less.

Bearings are based on a Record of Survey recorded as Instrument No. 1966.

PARCEL 13 – HARVEST ENTERPRISES

Situated in Garfield County, State of Washington:

Parcel # 2-012-40-007-1000, 2-012-40-007-2010, 2-012-40-018-1000

Section 18 and all that part of Section 7, Township 12 North, Range 40 East, Willamette Meridian, lying Southwesterly of Highway 12 running through said section. SAVE AND EXCEPT that portion of said Section 7 lying within Government Lot 2.

PARCEL 14 – ARCHER

Situated in Garfield County, State of Washington:

Parcel #: 2-012-40-006-1000, 2-012-40-007-2020, 2-012-40-007-2000

All of Section 6 and Lots 1 and 2 in Section 7, all in Township 12 North, Range 40 East, Willamette Meridian.

Also a strip of land lying 50 feet wide on each side of the centerline of the original railroad right-of-way in the Southeast quarter of the Northwest quarter of Section 7, Township 12 North, Range 40 East, Willamette Meridian.

SAVE AND EXCEPT a strip of land lying 50 feet wide on each side of the centerline of the original railroad right-of-way in the Southwest Quarter of the Northwest quarter in Section 7, Township 12 North, Range 40 East, Willamette Meridian.

PARCEL 15 – M. HASTINGS

Situated in Garfield County, State of Washington:

Parcel # 2-013-40-030-4000, 2-013-40-031-1000

That part of Section 30, Township 13 North, Range 40 East, Willamette Meridian, more particularly described as follows;

Beginning at the Southeast corner of said Section; thence North 365 feet to the draw; thence down the draw or gulch North 79°00' West 100 feet; thence South 85°00' West 127 feet; thence South

75°00' West 138 feet; thence South 45°50' West 128 feet; thence South 62°30' West 130 feet; thence North 78°35' West 75 feet; thence South 80°45' West 255 feet; thence South 71°30' West 236 feet; thence South 80°17' West 395 feet; thence North 69°00' West 500 feet; thence South 83°18' West 500 feet; thence North 65°53' West 300 feet; thence North 48°00' West 186.00 feet; thence South 77°45' West 1033 feet; thence South 50°04' West 193 feet; thence South 86°30' West 462 feet, more or less, to the intersection with the southerly line of said Section; thence due East 4495 feet to the point of beginning.

All of Section 31, Township 13 North, Range 40 East, Willamette Meridian;

EXCEPT beginning at a point on the northerly line of said Section 4495 feet West of the Northeast corner of said Section; thence South 75°30' West 765 feet to the westerly line of said Section; thence North 190 feet to the Northwest corner of said Section; thence East 740 feet to the point of beginning.

PARCEL 16 - H. C. BARR

Situated in Garfield County, State of Washington:

Parcel # 2-013-40-028-4000, 2-013-40-029-3000, 2-013-40-032-1000, 2-013-40-033-1000, 2-013-40-034-1000

That part of Section 28 in Township 13 North, Range 40 East, Willamette Meridian more particularly described as follows:

Beginning at a point on the south boundary line of said Section, 2590 feet East of the Southwest corner of said Section; thence North 11°45' East 560 feet; thence North 14°15' East 560 feet; thence North 18°15' East 277 feet; thence South 71°0' East 200 feet; thence South 41°15' East 46 feet; thence South 77°30' East 198 feet; thence South 71°30' East 322 feet; thence South 86°04' East 149 feet; thence North 81°10' East 130 feet; thence South 84°45' East 212 feet; thence South 64°30' East 188 feet; thence South 63°30' East 310 feet; thence North 66°45' East 195 feet; thence North 61°30' East 185 feet; thence North 78°00' East 300 feet, more or less, to the intersection with the east boundary line of said Section; thence South 1110 feet to the Southeast corner of said Section; thence due West 2673 feet to the point of beginning.

That part of Section 29, Township 13 North, Range 40 East, Willamette Meridian, more particularly described as follows:

Beginning at the Southwest corner of said Section, thence North 365 feet; thence South 84°10' East 364 feet; thence South 68°30' East 630 feet; thence South 45°40' East 130 feet, more or less, to intersect the South line of said Section; thence West along said line 1045 feet to the point of beginning.

All of Section 32, Township 13 North, Range 40 East, Willamette Meridian.

All of Section 33, Township 13 North, Range 40 East, Willamette Meridian.

All that part of Section 34, Township 13 North, Range 40 East, Willamette Meridian, lying West of Highway 127.

EXCEPT the South 550 feet of the part of the Southeast quarter of the Northwest quarter of said Section, lying easterly of Primary State Highway No. 3 as traveled in 1958.

ALSO EXCEPT those portions of said Section conveyed to the State of Washington by Deeds recorded in Auditor's Book of Deeds 47, at page 373, 580, 637 and 639.

PARCEL 17 – KLAVEANO (West)

Situated in Garfield County, State of Washington:

Parcel #: 2-013-40-029-1000, 2-013-40-021-1010, 2-013-40-020-1010, 2-013-40-031-2000, 2-013-40-028-1000

All of Sections 20 and 21 in Township 13 North, Range 40 East, Willamette Meridian, EXCEPT the following:

A parcel of land located in the Southwest quarter of the Northwest quarter and the Northwest quarter of the Southwest quarter of Section 21, and in the Northeast quarter of the Southeast quarter of Section 20, all in Township 13 North, Range 40 East, Willamette Meridian, Garfield County, Washington, and described more particularly as follows:

Commencing at the Northeast corner of the Northeast quarter of said Section 21; thence South 89° 12' 40" West along the North lines of the Northeast quarter and the Northwest quarter of said Section 21 a distance of 5316.63 feet to the Northwest corner of said Northwest quarter of Section 21; thence South 02° 03' 15" East a distance of 1893.36 feet to a 1 ½ inch iron pipe with washer stamped "XLG-190-1960"; thence South 14° 55' 45" East a distance of 652.02 feet to a point on the North right of way line of the Bonneville Power Administration right of way and the true point of beginning for this legal description; thence North 56° 11' 51" East along said right of way line a distance of 1112.23 feet; thence departing from said right of way and running South 33° 48' 09" East a distance of 1500.00 feet; thence South 56° 11' 51" West a distance of 1600.00 feet; thence North 33° 48' 09" West a distance of 1500.00 feet to a point on the aforementioned right of way line; thence North 56° 11' 51" East along said right of way line a distance of 487.77 feet to the true point of beginning. SUBJECT to the reservation of a 14 foot wide non-exclusive easement for ingress and egress along the full length of the Southwesterly line of the this tract.

All of Section 28, Township 13 North, Range 40 East, Willamette Meridian, EXCEPT following:

Beginning at a point on the South boundary line of Section 28 in Township 13 North, Range 40 East, Willamette Meridian, said point being 2590 feet East of the Southwest corner of said Section 28; thence run North 11°45' East 560 feet; thence North 14°15' East 560 feet; thence North 18°15' East 277 feet; thence South 71°00' East 200 feet; thence South 41°15' East 46 feet; thence South 77°30' East 198 feet; thence South 71°30' East 322 feet; thence South 86°04' East 149 feet; thence North 81°10' East 130 feet; thence South 84°45' East 212 feet; thence South 64°30' East 188 feet; thence South 63°30' East 310 feet; thence North 66°45' East 195 feet; thence North 61°30' East 185.00 feet; thence North 78°00' East 300 feet, more or less, to the intersection with the East boundary line of said Section 28; thence South 1110 feet to the Southeast corner of said Section; thence due West 2673 feet to the point of beginning.

All of Section 29, Township 13 North, Range 40 East, Willamette Meridian, EXCEPT the following:

Beginning at the Southwest corner of said Section 29, Township 13 North, Range 40 East, Willamette Meridian; thence run North a distance of 365 feet; thence South 84°10' East a distance of 364 feet; thence South 68°30' East a distance of 630 feet; thence South 45°40' East a distance of 130 feet, more or less, to intersect the South Section line of said Section 29, said Section, Township and Range; thence West along said Section line 1045 feet to the point of beginning.

All that part of Section 31, Township 13 North, Range 40 E.W.M., more particularly described as follows:

Beginning at a point on the Northerly Section line of Section 31, in Township 13 North, Range 40 E.W.M. 4495 feet west of the Northeast corner of said Section 31, in said Township and Range; thence South 75°30' West 765 feet to the westerly line of Section 31; thence North 190 feet to the Northwest corner of said Section 31; thence East 740 feet to the point of beginning.

EXCEPT right of way for State Highway

REAL ESTATE EXCISE TAX AFFIDAVIT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

This form is your receipt
when stamped by cashier.

PLEASE TYPE OR PRINT

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

(See back of last page for instructions)

2407

<input type="checkbox"/> Check box if partial sale of property If multiple owners, list percentage of ownership next to name.													
1 SELLER GRANTOR Name <u>Robert C. Koller, Personal Representative</u> <u>of the Estate of Betty L. Koller</u> Mailing Address <u>P.O. Box 845</u> City/State/Zip <u>Pomeroy, Washington, 99347</u> Phone No. (including area code) _____	2 BUYER GRANTEE Name <u>Robert C. Koller</u> Mailing Address <u>P.O. Box 845</u> City/State/Zip <u>Pomeroy, Washington, 99347</u> Phone No. (including area code) _____												
3 Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee Name _____ Mailing Address _____ City/State/Zip _____ Phone No. (including area code) _____	List all real and personal property tax parcel account numbers – check box if personal property <table border="1"> <tr> <td>1-062-05-005-1310</td> <td><input type="checkbox"/></td> <td>\$113,335.00</td> </tr> <tr> <td>1-070-31-080-1660</td> <td><input type="checkbox"/></td> <td>\$1,706.00</td> </tr> <tr> <td></td> <td><input type="checkbox"/></td> <td></td> </tr> <tr> <td></td> <td><input type="checkbox"/></td> <td></td> </tr> </table>	1-062-05-005-1310	<input type="checkbox"/>	\$113,335.00	1-070-31-080-1660	<input type="checkbox"/>	\$1,706.00		<input type="checkbox"/>			<input type="checkbox"/>	
1-062-05-005-1310	<input type="checkbox"/>	\$113,335.00											
1-070-31-080-1660	<input type="checkbox"/>	\$1,706.00											
	<input type="checkbox"/>												
	<input type="checkbox"/>												

4 Street address of property: 102 Almota Road, Pomeroy, Washington 99347; Almota Road, Pomeroy Washington 99347

This property is located in Pomeroy

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

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

Commencing at the intersection of the centerline of Main and 10th Streets at STA 0+00; thence North 08° 09' East 176.0 feet (STA 1+76) to the True Point of Beginning on the center line of Almota Road (also known as Pomeroy Hill Road); thence South 81° 51' East 153.0 feet; thence North 08° 09' East 142.0 feet to STA 4+20 on centerline of said Almota Road; thence southwesterly on said centerline to the True Point of Beginning.

5 Select Land Use Code(s): <u>11 - Household, single family units</u> enter any additional codes: _____ (See back of last page for instructions)	6 List all personal property (tangible and intangible) included in selling price. If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) <u>WAC 458-61A-202</u> Reason for exemption <u>Inheritance</u>
Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)? YES <input type="checkbox"/> NO <input type="checkbox"/>	Type of Document <u>Deed of Personal Representative</u> Date of Document <u>8-2-13</u>
Is this property designated as forest land per chapter 84.33 RCW? YES <input type="checkbox"/> NO <input type="checkbox"/> Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34? YES <input type="checkbox"/> NO <input type="checkbox"/> Is this property receiving special valuation as historical property per chapter 84.26 RCW? YES <input type="checkbox"/> NO <input type="checkbox"/> 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.	Gross Selling Price \$ _____ *Personal Property (deduct) \$ _____ Exemption Claimed (deduct) \$ _____ Taxable Selling Price \$ _____ 0.00 Excise Tax : State \$ _____ 0.00 <u>0.0025</u> Local \$ _____ 0.00 *Delinquent Interest: State \$ _____ Local \$ _____ *Delinquent Penalty \$ _____ Subtotal \$ _____ 0.00 *State Technology Fee \$ _____ 5.00 *Affidavit Processing Fee \$ _____ 5.00 Total Due \$ _____ 10.00 CK
DEPUTY ASSESSOR _____ DATE _____ (2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale. (3) OWNER(S) SIGNATURE _____ PRINT NAME	A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS

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

Signature of Grantor or Grantor's Agent <u>Robert C. Koller</u> Name (print) <u>Robert C. Koller, Personal Representative</u> Date & city of signing: <u>Walla Walla, WA 8/2/13</u>	Signature of Grantee or Grantee's Agent <u>Robert C. Koller</u> Name (print) <u>Robert C. Koller</u> Date & city of signing: <u>Walla Walla, WA 8/2/13</u>
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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 (2/28/13)

THIS SPACE - TREASURER'S USE ONLY

COUNTY TREASURER

PAID
AUG 07 2013

KAREN ROOSEVELT
GARFIELD COUNTY TREASURER

2407 *me*

1 James K. Hayner
2 Minnick-Hayner
3 P.O. Box 1757
4 Walla Walla, WA 99362
5 (509) 527-3500

6 IN THE SUPERIOR COURT OF WASHINGTON
7 IN AND FOR THE COUNTY OF GARFIELD

8 In re the Estate of:

No. 13-4-00002-9

9 BETTY L. KOLLER,

LETTERS TESTAMENTARY

10 Deceased.

11 STATE OF WASHINGTON)

12) ss.
13 County of Garfield)

14 WHEREAS, the Last Will and Testament of Betty L. Koller, deceased, was on
15 the 14 day of March, 2013, duly exhibited, proven, and
16 recorded in our said Superior Court, copies of which are hereunto annexed, and

17 WHEREAS, it appears in and by said Will that Robert C. Koller is appointed
18 personal representative thereon, and

19 WHEREAS said Robert C. Koller is duly qualified;

20 NOW, THEREFORE, know all men by these presents, that we do hereby
21 authorize Robert C. Koller to execute said Will according to law.

22 Witness my hand and the seal of the said court this 6th day of
23 August, 2013.

24 *James K. Hayner*
25 Clerk of the Superior Court

By: _____
Deputy

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)

2408

☐ Check box if partial sale of property

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

SELLER GRANTOR	Name <u>Robert C. Koller, Personal Representative</u> of the Estate of Betty L. Koller	BUYER GRANTEE	Name <u>Robert C. Koller</u>
	Mailing Address <u>P.O. Box 845</u>		Mailing Address <u>P.O. Box 845</u>
	City/State/Zip <u>Pomeroy, Washington 99347</u>		City/State/Zip <u>Pomeroy, Washington 99347</u>
	Phone No. (including area code) _____		Phone No. (including area code) _____
Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers – check box if personal property	
Name _____		See Attached List <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) See Attached List <u>2,160,021</u>	

Street address of property: _____

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)

See Attached List

Select Land Use Code(s):
Select Land Use Codes 83
enter any additional codes: _____
(See back of last page for instructions)

YES	NO
<input type="checkbox"/>	<input type="checkbox"/>
Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)?	
YES	NO
<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is this property designated as forest land per chapter 84.33 RCW?	
<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34?	
<input type="checkbox"/>	<input checked="" type="checkbox"/>
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.

Kedue Valley 8-6-13
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
Robert C. Koller
PRINT NAME
Robert C. Koller

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

If claiming an exemption, list WAC number and reason for exemption:
WAC No. (Section/Subsection) WAC 458-61A-202
Reason for exemption
Inheritance

Type of Document Deed of Personal Representative
Date of Document Aug 2, 2013

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

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

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

Signature of Grantor or Grantor's Agent <u>Robert C. Koller</u>	Signature of Grantee or Grantee's Agent <u>Robert C. Koller</u>
Name (print) <u>Robert C. Koller, Personal Representative</u>	Name (print) <u>Robert C. Koller</u>
Date & city of signing: <u>Walla Walla, WA</u> <u>8/2/13</u>	Date & city of signing: <u>Walla Walla, WA</u> <u>8/2/13</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 both imprisonment and fine (RCW 9A.20.020 (1C)).

REV 84 0001ae (2/28/13)

THIS SPACE - TREASURER'S USE ONLY

COUNTY TREASURER

PAID
AUG 07 2013

KAREN ROOSEVELT
GARFIELD COUNTY TREASURER

2408
TUE

ASSESSOR’S PARCEL NUMBERS

PARCEL NUMBERS:	ASSESSED VALUES
2-013-43-007-1000-0000	\$377,886.00
2-013-42-009-1000-0000	\$334,206.00
2-013-42-005-3000-0000	\$327,359.00
2-013-42-005-1000-0000	\$449,385.00
2-014-42-032-3000-0000	\$315,297.00
2-013-42-012-1000-0000	\$170,773.00
2-013-42-010-2010-0000	\$130,455.00

Parcel No: 2-013-42-012-1000 and 2-013-43-007-1000

The Northeast quarter of Section 12, Township 13 North, Range 42 East, Willamette Meridian.

The North half of Section 7, Township 13 North, Range 43 East, Willamette Meridian.
SAVE AND EXCEPT the following described tracts:

Beginning at a point on County Road 7.50 chains North and 15 chains East of quarter section corner on the West line of Section 7, Township 13 North, Range 43 East, Willamette Meridian; thence North 21° West 3.50 chains; thence South 69° West 4.25 chains; thence South 21° East 3.50 chains; thence North 69° East 4.25 chains to the place of beginning. (Also known as Tax No. 5)

Commencing at a stone placed on a cog wheel casting about 7 inches in diameter, the same having two cogs broken off, located in Lot 1 in Section 7, Township 13 North, Range 43 East, Willamette Meridian, at the easterly margin of county road touching same and being $154'4''$ southeasterly from a certain other stone placed on a No. 2 Hodge Header casting, said last named casting bearing No. $83 \frac{1}{4}$ H; thence following the margin of said road in a northwesterly direction 208.71 feet; thence at right angles to said road in an easterly direction 208.71 feet; thence at right angles southerly 208.71 feet; thence at right angles westerly to the place of beginning. (Also known as Tax No. 1)

Commencing on the east line of County Road at the Northwest corner of a tract of land heretofore sold to L.M. Wade which said deed is dated March 7, 1896, and recorded in Book M of Deeds, page 545, records of Garfield County, Washington, on April 21, 1896; thence easterly on north line of said tract of land to the east line of said Wade tract; thence at right angles in a northerly direction 137 feet; thence at right angles in a westerly direction to the east line of the county road; thence in a southerly direction, following the east line of the County Road, to the place of beginning, in Lot 1 of Section 7, Township 13 North, Range 43 East, Willamette Meridian. (Also known as Tax No. 2)

Beginning at a point on the south boundary of the Southwest quarter of the Northwest quarter of said Section 7, 831 feet east of the quarter corner on the West boundary of said Section; thence on a line bearing North 37° East 135 feet; thence North $31^{\circ} 38'$ East 99 feet; thence North $8^{\circ} 10'$ East 40 feet;

thence North 23° 23' West 84.3 feet; thence North 88° 32' West 22.4 feet; thence South 72° 55' West 105 feet; thence North 85° 55' West 105.3 feet; thence North 43° 14' West 55 feet; thence North 21° 35' West 85 feet; thence North 13° 55' East 180 feet to intersect with the western boundary of a parcel of land owned by School District No. 5 at a point 26 feet (measured radially) southeast of the Northwesterly corner of said School tract; thence South 19° 25' East 202 feet; thence North 70° 35' East 270 feet; thence South 34° 35' East 50 feet; thence South 10° 25' East 270 feet; thence South 38° 5' West 55 feet; thence South 59° 30' West 252 feet to the place of beginning.

Beginning at a point 17 feet distant (measured radially) from the northwesterly corner of said School tract; and on the northern boundary thereof, thence on a line bearing North 13° 55' East 288 feet; thence North 10° 10' East 114 feet; thence North 8° 40' West 450 feet; thence South 19° 25' East 275 feet; thence South 14° 25' East 502 feet; thence South 68° 15' West 247 feet to the place of beginning.

Beginning at a point on the westerly line of Casey Creek County Road 1200 feet more or less east on line from Southwest corner of Lot 2 in Section 7, Township 13 North, Range 43 East, Willamette Meridian; thence northwesterly on westerly line of such road about 900 feet to the intersection with road leading to Pomeroy; thence southerly on easterly line of such Pomeroy Road, following the curves thereof, to the south line of said Lot 2; thence easterly about 350 feet to the point of beginning.

EXCEPT also a strip of land lying over and across Government Lots 1 and 2 of Section 7, Township 13 North, Range 43 East, Willamette Meridian, Garfield County, Washington; said strip of land being 60 feet in width, being 30 feet wide on either side EXCEPT on the westerly side it is 40 feet wide between Survey Station 306+06.69 P.T., and 294+00 and 90 feet wide between Survey Station 294+00 and 287+00, when measured at right angles and/or radially to the following described Survey line (all stationing reversed);

Commencing at a point lying North 84° 59' 55" West, a distance of 5,692.73 feet from the Northeast corner of said Section 7; thence South 03° 53' 40" East, a distance of 447.00 feet to Survey Station 306+06.69 P.T.; thence Southeasterly along a 11° 30' curve to the left a distance of 249.32 feet to Survey Station 303+57.37 P.C.; thence South 32° 34' 00" East, a distance of 233.01 feet to Survey Station 301+24.36 P.T.; thence Southeasterly along a 5° 00' curve to the right, a distance of 185.44 feet to Survey Station 299+38.92 P.C.; thence South 23° 17' 40" East, a distance of 319.21 feet to Survey Station 296+19.71 P.T.; thence Southeasterly along a 6° 00' curve to the left, a distance of 116.25 feet to

Survey Station 295+03.46 P.C.; thence South 30° 16' 10" East, a distance of 180.73 feet to Survey Station 293+22.73 P.T.; thence Southeasterly along a 6° 00' curve to the right, a distance of 227.36 feet to Survey Station 290+95.37 P.C.; thence South 16° 37' 40" East, a distance of 571.80 feet to Survey Station 285+23.57 P.T.; thence Southeasterly along a 6° 00' curve to the left, a distance of 151.85 feet to Survey Station 283+72.18 P.C.; thence South 25° 42' 40" East, a distance of 678.35 feet to EQUATION Survey Station 276+93.83 P.O.T., ahead equals 277+28.89 back; thence Southeasterly along a 7° 30' curve to the left, a distance of 532.89 feet to Survey Station 271+96.00 P.C., and the point of terminus of above described Survey Line.

The tract of land above described contains 5.51 acres, more or less.

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

Parcel No: 2-013-42-009-1000 and 2-013-42-010-2010

The East half of Section 9, South half of the Southwest quarter of Section 10, and the following tracts in Section 10:

Tax No. 5, being all of the North half of the Southwest quarter of Section 10;

EXCEPT beginning at the center of said Section 10, thence West along the center line 1519 feet; thence South 16° 54' West 975 feet; thence North 86° 8' East 150 feet; thence South 82° 45' East 120 feet; thence North 86° 45' East 37 feet; thence North 60° 12' East 188 feet; thence North 44° 35' East 70 feet; thence North 30° 14' East 87 feet; thence North 36° 56' East 300 feet; thence North 71° 33' East 114 feet; thence South 84° 18' East 963 feet; thence North 0° 45' West 542 feet, to the place of beginning.

Tax No. 6 of Section 10 described as follows: Beginning at a point on the Section line 55 feet North of the quarter corner of the West boundary of Section 10; thence North 39° 45' East 173 feet; thence North 23° 0' East 264 feet; thence North 13° 18' East 300 feet; thence North 6° 30' East 200 feet; thence North 8° 13' West 50 feet; thence North 37° 0' West 63 feet; thence North 54° 24' West 55 feet; thence North 72° 55' West 100 feet; thence North 58° 15' West 100 feet; thence North 31° 26' West 66 feet; thence South 1137 feet to place of beginning.

All in Township 13 North, Range 42 East, Willamette Meridian.

Portion of Parcel No. 2-013-42-009-1000

(This legal description is included for informational purposes only. It is being included because it was conveyed to the Koller's during the term of the contract. It does not have it's own parcel number. It is located within the East half of Section 9, Township 13 North, Range 42 East, WM which was conveyed in Deed #388265)

A parcel of land situated in the Northeast quarter of Section 9, Township 13 North, Range 42 East, Willamette Meridian, described as follows:

Beginning at point where the East Lynn Gulch Road intersects the East line of said Northeast quarter; thence South 340 feet; thence West 425 feet; thence North 380 feet, to the center of the East Lynn Gulch Road; thence following aid road in a Southeasterly direction to the point of beginning.

Parcel No. 2-013-42-005-3000

South half of Section 5 in Township 13 North, Range 42 East, Willamette Meridian.

Parcel No. 2-013-42-005-1000 and 2-014-42-032- 3000

North half of Section 5 in Township 13 North, Range 42 East, Willamette Meridian; and the South half of Section 32, Township 14 North, Range 42 East, Willamette Meridian. EXCEPT county roads.

1 James K. Hayner
2 Minnick-Hayner
3 P.O. Box 1757
4 Walla Walla, WA 99362
5 (509) 527-3500

6 IN THE SUPERIOR COURT OF WASHINGTON
7 IN AND FOR THE COUNTY OF GARFIELD

8 In re the Estate of:

No. 13-4-00002-9

9 BETTY L. KOLLER,

LETTERS TESTAMENTARY

10 Deceased.

11 STATE OF WASHINGTON)

12) ss.
13 County of Garfield)

14 WHEREAS, the Last Will and Testament of Betty L. Koller, deceased, was on
15 the 14 day of March, 2013, duly exhibited, proven, and
16 recorded in our said Superior Court, copies of which are hereunto annexed, and

17 WHEREAS, it appears in and by said Will that Robert C. Koller is appointed
18 personal representative thereon, and

19 WHEREAS said Robert C. Koller is duly qualified;

20 NOW, THEREFORE, know all men by these presents, that we do hereby
21 authorize Robert C. Koller to execute said Will according to law.

22 Witness my hand and the seal of the said court this 6th day of
23 August, 2013.

24 *James K. Hayner*
25 Clerk of the Superior Court

By: _____
Deputy



PLEASE TYPE OR PRINT

REAL ESTATE EXCISE TAX AFFIDAVIT

CHAPTER 82.45 RCW - CHAPTER 458-61A WAC

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

(See back of last page for instructions)

This form is your receipt
when stamped by cashier.☐ Check box if partial sale of property

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

SELLER GRANTOR	BUYER GRANTEE
Name <u>Jeffrey L. Kralman, Jr. and Wanda Kralman</u> husband and wife	Name <u>Stephen G. Finch, a single man and</u> <u>Christopher Barnes, a single man</u>
Mailing Address <u>14722 13th Court NE</u>	Mailing Address <u>16881 167th Avenue SE</u>
City/State/Zip <u>Woodinville WA 98072</u>	City/State/Zip <u>Monroe WA 98272</u>
Phone No. (including area code) _____	Phone No. (including area code) _____

Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee	List all real and personal property tax parcel account numbers - check box if personal property	List assessed value(s)
Name <u>Stephen G. Finch, a single man and Christophe</u>	<u>2 012 42 033 3050</u> <input type="checkbox"/>	
Mailing Address <u>16881 167th Avenue SE</u>	<u>Refer to parcel #1's continuation</u> <input type="checkbox"/>	
City/State/Zip <u>Monroe WA 98272</u>	<u>2-012-42-033-3040</u> <input type="checkbox"/>	
Phone No. (including area code) _____	<u>2-012-42-033-3030</u> <input type="checkbox"/>	

Street address of property: 256 Hwy 12 E, Pomeroy, WA 99347

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

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

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

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

enter any additional codes: _____

(See back of last page for instructions)

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

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

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

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

If any answers are yes, complete as instructed below.

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

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

This land ☐ does ☒ does not qualify for continuance.

Christopher Finch Aug 7 2013
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 07/22/13

Gross Selling Price \$	229,900.00
*Personal Property (deduct) \$	0.00
Exemption Claimed (deduct) \$	0.00
Taxable Selling Price \$	229,900.00
Excise Tax : State \$	2,942.72
Local \$	574.75
*Delinquent Interest: State \$	0.00
Local \$	0.00
*Delinquent Penalty \$	0.00
Subtotal \$	3,517.47
*State Technology Fee \$	5.00
*Affidavit Processing Fee \$	0.00
Total Due \$	3,522.47

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 Jeffrey L. Kralman, Jr.

Name (print) Jeffrey L. Kralman, Jr. and Wanda Kralman

Date & city of signing: 8/1/13 Everett, WASHINGTON

Signature of Grantee or Grantee's Agent Stephen G. Finch

Name (print) Stephen G. Finch, a single man and

Date & city of signing: 8/1/13 Everett

Perjury: Perjury is a class C felony which is punishable by imprisonment in the state correctional institution for a maximum term of not more than five years, or 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

AUG 07 2013

KAREN ROOSEVELT
GARFIELD COUNTY TREASURER

2409

Order No. GA-5361

SCHEDULE C

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 Southwest quarter of the Southwest quarter of Section 33, lying South of the following described line:

Beginning at a point opposite Highway Engineer's Station (hereafter referred to as HES) 747+00 on the survey line of SR 12, City of Pomeroy and 40 feet southerly therefrom; thence easterly parallel with said survey line to a point opposite HES equation 749+55.9 BK. = 0+00 AHD; thence continuing easterly parallel with said survey line to a point opposite HES 15+00 and the end of this line description.

EXCEPT the West 500 feet thereof.

REAL ESTATE EXCISE TAX AFFIDAVIT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

This form is your receipt
when stamped by cashier.

PLEASE TYPE OR PRINT

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

(See back of last page for instructions)

☐ Check box if partial sale of property

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

1 SELLER GRANTOR	Name <u>Estate of Frederick Scott Bartlow - 5%</u>	2 BUYER GRANTEE	Name <u>Debra L. Bartlow - 5%</u>
	<u>Debra L. Bartlow, Personal Representative</u>		
	Mailing Address <u>3514 Juanita Way</u>		Mailing Address <u>3514 Juanita Way</u>
	City/State/Zip <u>Nampa, ID 83686</u>		City/State/Zip <u>Nampa, ID 83686</u>
	Phone No. (including area code) <u>(208) 249-8401</u>		Phone No. (including area code) <u>(208) 249-8401</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	List assessed value(s)
	Name <u>Wayne Fitzsimmons, Trustee</u>	<u>Please see attached Exhibit "A"</u> <input type="checkbox"/>	<u>1,152,715</u>
	Mailing Address <u>1566 Hwy 12 E</u>	<input type="checkbox"/>	
	City/State/Zip <u>Pomeroy, WA 99347</u>	<input type="checkbox"/>	
	Phone No. (including area code)	<input type="checkbox"/>	

4 Street address of property: _____

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)

Please see the attached Exhibit "A".

5 Select Land Use Code(s):
83 - Agriculture classified under current use chapter 84.34 RCW

enter any additional codes: _____

(See back of last page for instructions)

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

	YES	NO
Is this property designated as forest land per chapter 84.33 RCW?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34?	<input checked="" type="checkbox"/>	<input 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 8/12/13
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

Debra L. Bartlow
PRINT NAME
Debra Bartlow

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 Personal Representative's Deed

Date of Document AUGUST 7, 2013

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

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

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

Signature of Grantor or Grantor's Agent <u>Debra L. Bartlow</u>	Signature of Grantee or Grantee's Agent <u>Debra L. Bartlow</u>
Name (print) <u>Debra L. Bartlow, Personal Representative</u>	Name (print) <u>Debra Bartlow</u>
Date & city of signing: <u>8-7-13 Nampa, ID</u>	Date & city of signing: <u>8-7-13 Nampa, ID</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)).

AUG 13 2013

EXHIBIT "A"

Parcel No: 2-011-43-013-3000; 2-011-43-014-4000; 2-011-43-015-2000;
2-011-43-016-4000; 2-011-43-021-1020; 2-011-43-022-3000;
2-011-43-027-2000; 2-011-43-028-1000;

An undivided 5% interest in the following property:

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

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

The Southeast Quarter of Section 14.

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

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

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

The Southeast Quarter of Section 16.

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

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

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

The Southwest Quarter of Section 22.

The North Half of the Northwest Quarter of Section 27.

The East Half of the Northeast Quarter of the Northeast Quarter of the Southeast Quarter of Section 28.

EXCEPT public road rights of way.

FILED

JUL 24 2013
Lynne Leseman
Columbia County Clerk
And Clerk of the Superior Court
By _____ Deputy

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

In the Matter of the Estate

of

FREDERICK SCOTT BARTLOW,
Deceased.

NO. 13 4 00015 2

LETTERS TESTAMENTARY

STATE OF WASHINGTON)

County of Columbia)

) ss

WHEREAS, the Last Will and Testament of deceased, was on the 24th day of July, 2013, duly exhibited, proven and recorded in our said Superior Court, a copy of which is hereto annexed, and whereas it appears in and by said Will that DEBRA L. BARTLOW is appointed executrix thereon and whereas said DEBRA L. BARTLOW has duly qualified.

NOW THEREFORE, know all men by these presents, that we do hereby authorize the said DEBRA L. BARTLOW to execute said Will according to law.

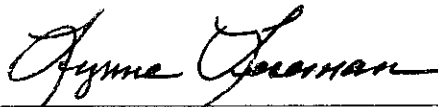
LETTERS TESTAMENTARY - Page 1 of 2

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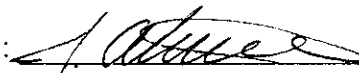
Nealey & Marinella.

Attorneys at Law
338 E. Main - P.O. Box 7
Dayton, Washington 99328
Telephone (509) 382-2541

Witness my hand and the seal of said Court this 24th day of July, A.D., 2013.

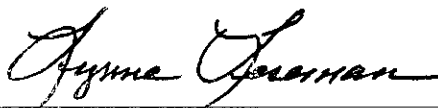


Clerk of the Superior Court

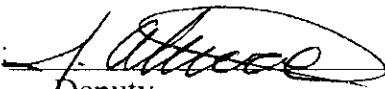
By: 
Deputy

STATE OF WASHINGTON)
) ss
County of Columbia)

I, Lynne Leseman, County Clerk of the County of Columbia, State of Washington, and ex-officio of the Superior Court of the State of Washington for Columbia County, do hereby certify that the within and foregoing is a full, true, and correct copy of the original Letters Testamentary and of the whole thereof, as the same is now on file and of record in the above entitled cause in my office and custody, said letters have never been revoked and are still in Full Force and Effect. IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of said Superior Court this 24th day of July, 2013.



County Clerk and ex-officio Clerk of
The Superior Court

By: 
Deputy

REAL ESTATE EXCISE TAX AFFIDAVIT
CHAPTER 82.45 RCW - CHAPTER 45B-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)

<input type="checkbox"/> Check box if partial sale of property If multiple owners, list percentage of ownership next to name.	
1 SELLER GRANTOR Name <u>Desmond J. Iverson</u> <u>Debbie R. Iverson</u> Mailing Address <u>9722 SE 82nd</u> <u>Olympia WA 98503</u> City/State/Zip Phone No. (including area code)	2 BUYER GRANTEE Name <u>Randy Scott</u> <u>Diane Scott</u> Mailing Address <u>352 Valleyview</u> <u>Lenore ID 83541</u> City/State/Zip Phone No. (including area code)
3 Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee Name <u>Randy Scott Diane Scott</u> Mailing Address <u>352 Valleyview</u> <u>Lenore ID 83541</u> City/State/Zip Phone No. (including area code)	List all real and personal property tax parcel account numbers - check box if personal property <u>20124103410000000</u> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
List assessed value(s) 	

4 Street address of property: Bare Land - Pomeroy, WA 99347
 This property is located in ☒ unincorporated Garfield County OR within ☐ city of: Unincorp
☐ Check box if any of the listed parcels are being segregated from a larger parcel.
 Legal description of property (if more space is needed, you may attach a separate sheet to each page of the affidavit)
 See attached legal description.

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

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

6

	YES	NO
Is this property designated as forest land per chapter 84.33 RCW?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34?	<input 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.
Kellia Daseburg 8-16-13
 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.

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 08/09/13

Gross Selling Price \$	65,000.00
*Personal Property (deduct) \$	0.00
Exemption Claimed (deduct) \$	0.00
Taxable Selling Price \$	65,000.00
Excise Tax : State \$	832.00
Local \$	162.50
*Delinquent Interest: State \$	0.00
Local \$	0.00
*Delinquent Penalty \$	0.00
Subtotal \$	994.50
*State Technology Fee \$	5.00 5.00
*Affidavit Processing Fee \$	0.00
Total Due \$	999.50

C.K.S

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

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

Signature of Grantor or Grantor's Agent <u>Desmond J. Iverson</u> Name (print) <u>Desmond J. Iverson</u> Date & city of signing: <u>8/16/13 Lenore WA</u>	Signature of Grantee or Grantee's Agent <u>Randy Scott</u> Name (print) <u>Randy Scott</u> Date & city of signing: <u>8/15/13 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)).

REV 84 0001a (02/13/07)

THIS SPACE - TREASURER'S USE ONLY

P A I D
 AUG 16 2013

COUNTY TREASURER

KAREN ROOSEVELT
 GARFIELD COUNTY TREASURER

2411

2411

THE

EXHIBIT "A"

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

In Township 12 North, Range 41 E.W.M.

That part of the South half of the Southeast quarter of said Section 27 and of the North half of the Northeast quarter of Section 34, more particularly described as follows:

Commencing at the Northeast corner of said Section 34; thence southerly along the West line of said Section 34 a distance of 231.25 feet to the True Point of Beginning; thence North 85°14' West 456.44 feet; thence South 88°16' West 509.81 feet; thence North 89°17' West 838.85 feet; thence North 53°54' West 129.20 feet; thence North 09°31' East 180.58 feet; thence North 13°25' East 186.97 feet; thence North 23°39' East 389.66 feet; thence North 21°02' East 46.10 feet; thence North 17°21' East 202.36 feet; thence North 26°21' West 52.20 feet; thence North 76°34' West 36.32 feet to a point on the centerline of Vanatton Grade Road; thence southerly along said centerline to a point on the South line of the North half of the Northeast quarter of said Section 34; thence easterly along said South line 1716.38 feet, more or less, to the Southeast corner of said North half of the Northeast quarter; thence northerly along the West line of said North half of the Northeast quarter 1100.26 feet to the place of beginning. EXCEPT the 40 feet by 50 feet tract of land referred to in the original unrecorded lease by and between Molly and William Black, lessor, and BMCT, L.P., a limited partnership, lessee, dated April 1, 1995, for a cell tower site, and SUBJECT TO an easement for access, 20 feet in width, for the benefit of said cell tower site.

SUBJECT TO an easement to use, repair and replace a well, cistern and pipeline as described in document recorded as Garfield County Auditor's No. 9280.

EXCEPT public road right of way.



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.

SELLER GRANTOR	Name <u>Jacqueline Kay Wahl</u>	BUYER GRANTEE	Name <u>David M. Davis</u>
	Mailing Address <u>2243 Reeves Court</u>		Name <u>Twila M. Davis</u>
	City/State/Zip <u>Clarkston WA 99403</u>		Mailing Address <u>485 15th St.</u>
	Phone No. (including area code) _____		City/State/Zip <u>Pomeroy, WA</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>David M. Davis Twila M. Davis</u>		10550400613500000 <input type="checkbox"/>	
Mailing Address _____		<input type="checkbox"/>	
City/State/Zip _____		<input type="checkbox"/>	
Phone No. (including area code) _____		<input type="checkbox"/>	

Street address of property: 485 15th Street, 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)

The South 38 feet of Lot 5, 6, and 7 in Block 4 of Crystal Springs Addition to the City of Pomeroy, together with the northerly 45 feet of vacated South Street abutting the southerly side of said Lots.

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)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

If any answers are yes, complete as instructed below.

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

This land ☐ does ☒ does not qualify for continuance.

DEPUTY ASSESSOR

DATE

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

(3) OWNER(S) SIGNATURE

PRINT NAME

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 08/19/13

Gross Selling Price \$	96,000.00
*Personal Property (deduct) \$	0.00
Exemption Claimed (deduct) \$	0.00
Taxable Selling Price \$	96,000.00
Excise Tax : State \$	1,228.80
Local \$	240.00
*Delinquent Interest: State \$	0.00
Local \$	0.00
*Delinquent Penalty \$	0.00
Subtotal \$	1,468.80
*State Technology Fee \$	5.00
*Affidavit Processing Fee \$	0.00
Total Due \$	1,473.80

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 Jacqueline Kay Wahl
Name (print) Jacqueline Kay Wahl
Date & city of signing: 8.19.13, Clarkston, WA

Signature of Grantee or Grantee's Agent David M. Davis
Name (print) David M. Davis
Date & city of signing: 8.19.2013 - 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)).

AUG 20 2013

COUNTY TREASURER

KAREN ROOSEVELT
GARFIELD COUNTY TREASURER

2412

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)

2413

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>Phil Crawford</u>	2 BUYER GRANTEE	Name <u>Simon Crawford</u> <u>Cristina Crawford</u>
	Mailing Address <u>P.O. Box 65</u>		Mailing Address <u>2827 25th St.</u>
	City/State/Zip <u>Pomeroys WA 99347</u>		City/State/Zip <u>Clarkston, WA 99403</u>
	Phone No. (including area code) <u>509 843 3504</u>		Phone No. (including area code) <u>509-629-0096</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>4-000-00-000-0067</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 _____

☐ 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)

Cabin on Lot 4 Stentz Springs Recreational Property
T9N R42E Sec 29

5 Select Land Use Code(s): <u>99</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)? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) _____ Reason for exemption _____
6 Is this property designated as forest land per chapter 84.33 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO 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 checked="" type="checkbox"/> does not qualify for continuance.	Type of Document <u>Sale of Cabin</u> Date of Document <u>8-20-13</u> Gross Selling Price \$ <u>58,000.00</u> *Personal Property (deduct) \$ _____ Exemption Claimed (deduct) \$ _____ Taxable Selling Price \$ _____ Excise Tax : State \$ <u>512.00</u> <u>742.40</u> Local \$ <u>100.00</u> <u>145.00</u> *Delinquent Interest: State \$ _____ Local \$ _____ *Delinquent Penalty \$ _____ Subtotal \$ <u>887.40</u> *State Technology Fee \$ _____ 5.00 *Affidavit Processing Fee \$ _____ Total Due \$ <u>617.00</u> <u>892.40</u>
DEPUTY ASSESSOR _____ DATE _____ (2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale. (3) OWNER(S) SIGNATURE _____ PRINT NAME _____	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>Phil Crawford</u>	Signature of Grantee or Grantee's Agent <u>Simon Crawford</u> <u>Cristina Crawford</u>
Name (print) <u>Phil Crawford</u>	Name (print) <u>Simon Crawford</u> <u>Cristina Crawford</u>
Date & city of signing: <u>8-20-13 Pomeroys WA</u>	Date & city of signing: <u>8/20/13 Pomeroys, 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)).

I Phillip Crawford am selling my Cabin on Lot#4 at Stentz Springs Recreational Residence to Simon and Cristina Crawford. The cabin is located at Township 9 North Range 42 East Section 29. The sale price is

\$58,000.00

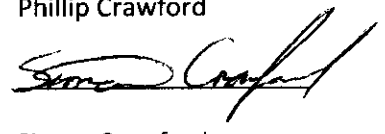
SC

PC



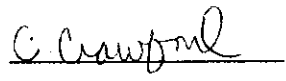
8-20-13

Phillip Crawford



8/20/13

Simon Crawford



8/20/13

Cristina Crawford

REAL ESTATE EXCISE TAX AFFIDAVIT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

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

(See back of last page for instructions)

This form is your receipt
when stamped by cashier.

☐ Check box if partial sale of property

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

SELLER GRANTOR	Name <u>Robert W. Sliter and Ronda L. Sliter</u> husband and wife	BUYER GRANTEE	Name <u>Kenneth Robert Ledgerwood and Debra Sue</u> Ledgerwood, husband and wife and Robert W. *
	Mailing Address <u>PO Box 321</u>		Mailing Address <u>PO Box 579</u>
	City/State/Zip <u>Pomeroy WA 99347</u>		City/State/Zip <u>Pomeroy WA 99347</u>
	Phone No. (including area code) _____		Phone No. (including area code) _____
Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers – check box if personal property	
Name <u>Kenneth Robert Ledgerwood and Debra Sue Ledge</u>		1 070 31 039 1270 <input type="checkbox"/>	
Mailing Address <u>PO Box 579</u>		<input type="checkbox"/>	
City/State/Zip <u>Pomeroy WA 99347</u>		<input type="checkbox"/>	
Phone No. (including area code) _____		<input type="checkbox"/>	
		List assessed value(s)	

4 Street address of property: 1201 Main Street, Pomeroy, WA 99347

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

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

Legal description of property (if more space is needed, you may attach a separate sheet to each page of the affidavit)
See attached legal description*Sliter and Ronda L. Sliter, husband and wife

5 Select Land Use Code(s):
16 Hotel/Motels

enter any additional codes: _____

(See back of last page for instructions)

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

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

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

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

If any answers are yes, complete as instructed below.

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

This land ☐ does ☒ does not qualify for continuance.

DEPUTY ASSESSOR

DATE

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

(3) OWNER(S) SIGNATURE

PRINT NAME

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-215(2)(e)

Reason for exemption Clearing Title - Co-Signors

Type of Document Quit Claim Deed (QCD)

Date of Document 08/22/13

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

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) Robert W. Sliter and Ronda L. Sliter
Date & city of signing: 8-23-13 Clarkston

Signature of Grantee or Grantee's Agent [Signature]
Name (print) Kenneth Robert Ledgerwood and Debra Sue
Date & city of signing: 8-23-13 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
AUG 26 2013

Treasurer

SCHEDULE C

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

A tract of land lying in the Southeast quarter of the Southeast quarter of Section 31, Township 12 North, Range 42 EWM, more particularly described as follows:

Beginning at the Southeast corner of Block 4 of Day's Addition to the City of Pomeroy; thence East on the North line of Main Street a distance of 180 feet; thence North on a line parallel with the East line of said Block 4, to the North line of the South half of the Southeast quarter of said Section 31; thence West on the North line of said South half of the Southeast quarter of Section 31, a distance of 180 feet; thence South to the place of beginning.



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 \$ — 0 — 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

- ☐ 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.
- ☐ 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.

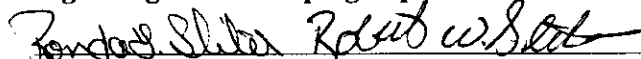
B: Gifts without consideration

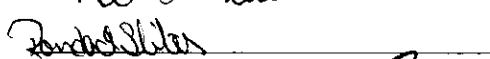
- ☐ There is no debt on the property; Grantor (seller) has not received any consideration towards equity. No tax is due.
- ☐ Grantor (seller) has made and will continue to make 100% of the payments on total debt of \$ _____ and has not received any consideration towards equity. No tax is due.
- ☐ Grantee (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.
- ☒ 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 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

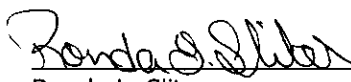
To whom it may concern:

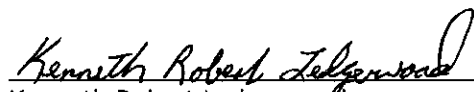
This letter is to clarify the reason for the Quit Claim Deed. Robert W. Sliter and Ronda L. Sliter, husband and wife are the current owners of the property commonly known as 1201 Main Street, Pomeroy, WA. It is the intent of the parties to refinance the property with Banner Bank. Banner Bank is requiring Kenneth Robert Ledgerwood and Debra Sue Ledgerwood, husband and wife to be co signers on the refinance transaction. There is no consideration being paid between the Sliters and the Ledgerwoods for the addition of the Ledgerwoods to the title of the property. The lender, Banner Bank, requires the Ledgerwoods to be in title to the property so they can in fact be co signers on the loan.

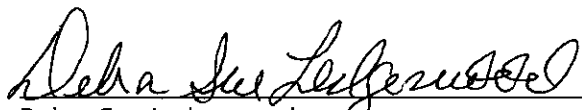
Acknowledged:

Dated 8-23-13


Robert W. Sliter


Ronda L. Sliter


Kenneth Robert Ledgerwood


Debra Sue Ledgerwood