

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>Jimmie Nell Brown</u>	2 BUYER GRANTEE	Name <u>Gary N. Brown, Trustee of the Jimmie Nell Brown Living Trust</u>
	Mailing Address <u>PO Box 38</u>		Mailing Address <u>3971 Lake Washington Blvd S.</u>
	City/State/Zip <u>Pomeroy, WA 99347</u>		City/State/Zip <u>Seattle, WA 98118</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 _____	1-050-17-007-3060-0000 <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)	
		134,381	

4 Street address of property: 871 High Street, Pomeroy

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)

Lot 7, Block 17, Original Town, now City of Pomeroy. Situate in the County of Garfield, State of Washington.

5	Select Land Use Code(s): <u>11 - Household, single family units</u> enter any additional codes _____ (See back of last page for instructions)	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) <u>458-61A-211(2)(g)</u> Reason for exemption <u>More change in identity; transfer to revocable trust</u>
6	Is this property designated as forest land per chapter 84.33 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Is this property receiving special valuation as historical property per chapter 84.26 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If any answers are yes, complete as instructed below: (1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S). To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information. This land <input type="checkbox"/> does <input type="checkbox"/> does not qualify for continuance DEPUTY ASSESSOR _____ DATE _____ (2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S). To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale. (3) OWNER(S) SIGNATURE _____ PRINT NAME _____		Type of Document <u>Statutory Warranty Deed</u> Date of Document <u>9-16-13</u> 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 \$ _____ 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 Jimmie Nell Brown Signature of Grantee or Grantee's Agent Gary N. Brown

Name (print) Jimmie Nell Brown Name (print) Gary N. Brown, Trustee

Date & city of signing 16 Sept 13 Pomeroy, WA Date & city of signing 16 Sept 13 Pomeroy, WA

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

REV 84.0001ae (2/28/13)

THIS SPACE - TREASURER'S USE ONLY

COUNTY TREASURER

KAREN ROOSEVELT  
GARFIELD COUNTY TREASURER

2449

KL



PLEASE TYPE OR PRINT

REAL ESTATE EXCISE TAX AFFIDAVIT

CHAPTER 82.45 RCW - CHAPTER 458-61A WAC

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(See back of last page for instructions)

This form is your receipt when stamped by cashier.

2450

☐ Check box if partial sale of property

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

SELLER GRANTOR	Name	Kirby-Zumwalt, LLC, a Washington limited liability company	BUYER GRANTEE	Name	Slaybaugh Brothers, a Washington General Partnership
	Mailing Address	301 Connell Hill Rd		Mailing Address	22 Gun Club Rd
	City/State/Zip	Pomeroy WA 99347		City/State/Zip	Pomeroy WA 99347
	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		Slaybaugh Brothers, a Washington General Partnership		2 011 41 004 3050 <input type="checkbox"/>	
Mailing Address		22 Gun Club Rd		2 011 41 009 1000 00 <input type="checkbox"/>	
City/State/Zip		Pomeroy WA 99347		<input type="checkbox"/>	
Phone No. (including area code)				<input type="checkbox"/>	

4 Street address of property: NNA

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):  
83 Agriculture classified under current use

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.

Debra Cordtsmeegen 12/31/13  
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.

Richard R Slaybaugh (3) OWNER(S) SIGNATURE

Brian R Slaybaugh  
PRINT NAME

Richard R Slaybaugh Dan S Slaybaugh Brian R Slaybaugh

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 Warranty Deed (WD)

Date of Document 11/25/13

Gross Selling Price \$	114,903.75
*Personal Property (deduct) \$	0.00
Exemption Claimed (deduct) \$	0.00
Taxable Selling Price \$	114,903.75
Excise Tax : State \$	1,470.77
Local \$	287.26
*Delinquent Interest: State \$	0.00
Local \$	0.00
*Delinquent Penalty \$	0.00
Subtotal \$	1,758.03
*State Technology Fee \$	5.00
*Affidavit Processing Fee \$	0.00
Total Due \$	1,763.03

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) Kirby-Zumwalt, LLC, a Washington limited

Date & city of signing: Dec 3 2013 Clarkston

Signature of Grantee or Grantee's Agent [Signature]

Name (print) Slaybaugh Brothers, a Washington General

Date & city of signing: 12-3-13 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  
DEC 03 2013

Treasurer

KAREN ROOSEVELT  
GARFIELD COUNTY TREASURER

2450

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

In Township 11 North Range 41 E.W.M.

That part of Sections 4 and 9, more particularly described as follows: Commencing at the Northwest corner of said Section 4; thence South 16°01'57" East 4191.50 feet to the point on the centerline of Tatman Mountain Road said point being the True Point of Beginning; thence South 23°52'13" West along said centerline 36.55 feet to a point of curve; thence along said centerline around a curve to the left with a radius of 945.00 feet for a distance of 621.04 feet (chord bears South 05°02'35" West 609.92 feet); thence South 13°47'02" East along said centerline 2815.01 feet to a point of curve; thence along said centerline around a curve to the left with a radius of 985.00 feet for a distance of 539.48 feet (chord bears South 29°28'27" East 532.76 feet); thence South 45°09'53" East along said centerline 301.41 feet to a point of curve; thence along said centerline around a curve to the right with a radius of 725.00 feet for a distance of 269.01 feet (chord bears South 34°32'06" East 267.47 feet); thence South 23°54'19" East along said centerline 444.09 feet to a point of curve; thence along said centerline around a curve to the right with a radius of 625.00 feet for a distance of 122.25 feet (chord bears South 18°18'07" East 122.05 feet); thence South 56°35'55" East along said centerline 142.77 feet; thence South 60°24'40" East along said centerline 222.21 feet to a point of curve; thence along said centerline around a curve to the right with a radius of 558.00 feet for a distance of 242.59 feet (chord bears South 47°57'23" East 240.69 feet); thence South 35°30'05" East along said centerline 101.45 feet to a point of non-tangent curve; thence along said centerline around a curve to the left with a radius of 1447.50 feet for a distance of 269.13 feet (chord bears South 44°11'12" East 268.74 feet); thence South 45°36'51" East along said centerline 256.40 feet to a point of curve; thence along said centerline around a curve to the left with a radius of 915.00 feet for a distance of 274.17 feet (chord bears South 54°11'54" East 273.15 feet); thence South 62°46'57" East along said centerline 136.07 feet to a point of curve; thence along said centerline around a curve to the right with a radius of 850.00 feet for a distance of 279.72 feet (chord bears South 53°21'18" East 278.46 feet); thence South 43°55'39" East along said centerline 186.00 feet to a point of curve; thence along said centerline around a curve to the left with a radius of 785.00 feet for a distance of 454.65 feet (chord bears South 60°31'11" East 448.32 feet); thence South 77°06'43" East along said centerline 470.69 feet to a point of curve; thence along said centerline around a curve to the left with a radius of 1000.00 feet for a distance of 188.58 feet (chord bears South 82°30'52" East 188.30 feet); thence South 87°55'01" East along said centerline 35.74 feet to a point on the East line of said Section 9; thence North 00°11'50" East along said East line 3107.63 feet; thence North 16°13'46" West 327.33 feet; thence North 45°47'55" West 432.87 feet; thence North 51°10'04" West 337.22 feet; thence North 59°41'57" West 436.04 feet; thence North 38°15'34" West 2148.64 feet; thence North 28°05'49" West 227.19 feet; thence North 22°08'58" West 186.63 feet; thence North 10°19'25" West 542.23 feet; thence South 79°30'32" West 1525.45 feet to the place of beginning.

EXCEPT the East 60 feet Stock Lane in that part of the Southeast quarter of said Section 9 lying North of the Tatman Mountain Road.

ALSO EXCEPT public road rights of way.

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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.

<b>1</b> SELLER GRANTOR	Name <u>M. Chris Houser, Personal Representative of the Estate of</u> <u>Betty M. Weiland, Deceased</u>	<b>2</b> BUYER GRANTEE	Name <u>M. Chris Houser, a married person, as her sole and</u> <u>separate property</u>
	Mailing Address <u>56 Lewis Road</u>		Mailing Address <u>56 Lewis 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)
<b>3</b>	Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee	List all real and personal property tax parcel account numbers – check box if personal property	
	Name _____	1-070-31-046-1350 <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: Heaton Gulch Road, Pomeroy, Washington

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)

Legal description is attached as Exhibit "A".

<b>5</b>	Select Land Use Code(s): <u>1 8</u> Select Land Use Codes _____ enter any additional codes: _____ (See back of last page for instructions)	<b>7</b>	List all personal property (tangible and intangible) included in selling price.												
	<table border="0"> <tr> <td></td> <td>YES</td> <td>NO</td> </tr> <tr> <td>Was the seller receiving a property tax exemption or deferral under chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)?</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> </tr> </table>		YES	NO	Was the seller receiving a property tax exemption or deferral under chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>		If claiming an exemption, list WAC number and reason for exemption:						
	YES	NO													
Was the seller receiving a property tax exemption or deferral under chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>													
<b>6</b>	<table border="0"> <tr> <td></td> <td>YES</td> <td>NO</td> </tr> <tr> <td>Is this property designated as forest land per chapter 84.33 RCW?</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW?</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Is this property receiving special valuation as historical property per chapter 84.26 RCW?</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> </tr> </table> <p>If any answers are yes, complete as instructed below.</p> <p><b>(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE)</b> NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, <b>you must sign on (3) below.</b> 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 type="checkbox"/> does not qualify for continuance.</p>		YES	NO	Is this property designated as forest land per chapter 84.33 RCW?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is this property receiving special valuation as historical property per chapter 84.26 RCW?	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<p>WAC No. (Section/Subsection) <u>458-61A-202</u></p> <p>Reason for exemption <u>Inheritance</u></p> <p>Type of Document <u>Deed of Personal Representative</u></p> <p>Date of Document <u>12-3-13</u></p>
	YES	NO													
Is this property designated as forest land per chapter 84.33 RCW?	<input type="checkbox"/>	<input checked="" type="checkbox"/>													
Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW?	<input type="checkbox"/>	<input checked="" type="checkbox"/>													
Is this property receiving special valuation as historical property per chapter 84.26 RCW?	<input type="checkbox"/>	<input checked="" type="checkbox"/>													
<p>DEPUTY ASSESSOR _____ DATE _____</p> <p><b>(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)</b> NEW OWNER(S): To continue special valuation as historic property, <b>sign (3) below.</b> 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><b>(3) OWNER(S) SIGNATURE</b></p> <p>PRINT NAME _____</p>		<p>Gross Selling Price \$ _____</p> <p>*Personal Property (deduct) \$ _____</p> <p>Exemption Claimed (deduct) \$ _____</p> <p>Taxable Selling Price \$ _____ 0.00</p> <p>Excise Tax : State \$ _____ 0.00</p> <p><u>0.0025</u> Local \$ _____ 0.00</p> <p>*Delinquent Interest: State \$ _____</p> <p>Local \$ _____</p> <p>*Delinquent Penalty \$ _____</p> <p>Subtotal \$ _____ 0.00</p> <p>*State Technology Fee \$ _____ 5.00</p> <p>*Affidavit Processing Fee \$ _____</p> <p>Total Due \$ _____ 10.00</p> <p><b>A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX</b> *SEE INSTRUCTIONS</p>													

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

Signature of Grantor or Grantor's Agent <u>M. Chris Houser</u>	Signature of Grantee or Grantee's Agent <u>M. Chris Houser</u>
Name (print) <u>M. Chris Houser, Personal Representative</u>	Name (print) <u>M. Chris Houser</u>
Date & city of signing: <u>12/3/13 Pomeroy, WA</u>	Date & city of signing: <u>12/3/13 Pomeroy, WA 99347</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"

Tax No. 46 in Section 31, Township 12 North, Range 42 EWM: Beginning at the northwest corner of the northeast quarter of the southwest quarter of Section 31 in said Township and Range, thence south to a point 30 feet east of the northeast corner of Block 2 in Highland Addition to the City of Pomeroy, Washington, thence east 30 feet, thence South to a point 60 feet East of the Northeast corner of Block One in said Highland Addition, thence East to the center of the Heaton Gulch County Road, thence northerly along the center of said county road to the North line of the southwest quarter of said Section 31, thence west to the starting point, except Tax No. 47. Said Tax Numbers are as shown on the records of the Assessor of said Garfield County, Washington, on the 11<sup>th</sup> day of June, 1955.

SUBJECT TO easements, encumbrances, roadways and servitudes of record and indebtedness of record

After recording return to:  
James K. Hayner  
Minnick-Hayner  
P. O. Box 1757  
Walla Walla, WA 99362

REAL ESTATE EXCISE TAX

AMT. PAID \$ None

RECEIPT NO. \_\_\_\_\_

DATE 12-3-2013

GARFIELD COUNTY TREASURER

BY Karen K. Kowalski, Treas

## DEED OF PERSONAL REPRESENTATIVE

GRANTOR: M. CHRIS HOUSER, PERSONAL REPRESENTATIVE OF THE  
ESTATE OF BETTY M. WEILAND, DECEASED

GRANTEE: M. CHRIS HOUSER, a married person, as her sole and  
separate property

LEGAL

DESCRIPTION: Pomeroy Tax No. 46, Sec. 31, Twp. 12 N, Rge. 42 EWM  
(Full legal description appears on Page 2)

TAX PARCEL

NUMBER(S): 1-070-31-046-1350

THE GRANTOR, M. CHRIS HOUSER, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF BETTY M. WEILAND, DECEASED, pursuant to Order Approving Final Report and Decree of Distribution entered in the Superior Court of the State of Washington for Walla Walla County under Cause No. 13-4-00120-7, which Order authorizes the transfer of the hereinafter-described property, does hereby bargain, sell, convey and quitclaim unto M. CHRIS HOUSER, a married person, as her sole and separate property, GRANTEE, all of decedent's interest, now

owned or hereafter acquired, to the following described real property situated in the County of Garfield, State of Washington, to-wit:

Tax No. 46 in Section 31, Township 12 North, Range 42 EWM: Beginning at the northwest corner of the northeast quarter of the southwest quarter of Section 31 in said Township and Range, thence south to a point 30 feet east of the northeast corner of Block 2 in Highland Addition to the City of Pomeroy, Washington, thence east 30 feet, thence South to a point 60 feet East of the Northeast corner of Block One in said Highland Addition, thence East to the center of the Heaton Gulch County Road, thence northerly along the center of said county road to the North line of the southwest quarter of said Section 31, thence west to the starting point, except Tax No. 47. Said Tax Numbers are as shown on the records of the Assessor of said Garfield County, Washington, on the 11<sup>th</sup> day of June, 1955.

SUBJECT TO easements, encumbrances, roadways and servitudes of record and indebtedness of record

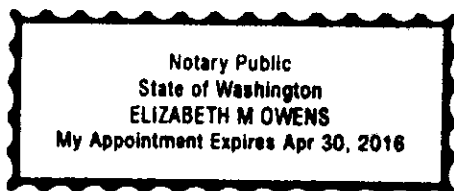
DATED this 3 day of December, 2013.

M. Chris Houser  
M. CHRIS HOUSER, PERSONAL  
REPRESENTATIVE OF THE ESTATE OF  
BETTY M. WEILAND, DECEASED

STATE OF WASHINGTON                    )  
County of GARFIELD                    ) ss:

On this day personally appeared before me M. Chris Houser, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged to me that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned, and that she has authority to act as personal representative of the Estate of Betty M. Weiland, deceased.

GIVEN under my hand and official seal this 3 day of December, 2013.



Elizabeth M. Owens  
Notary Public  
Appointment expires: 4/30/2016

James K. Hayner  
Minnick-Hayner, P.S.  
P.O. Box 1757  
Walla Walla, WA 99362  
(509) 527-3500

**FILED**

NOV 25 2013

KATHY MARTIN  
WALLA WALLA COUNTY CLERK

IN THE SUPERIOR COURT OF WASHINGTON  
IN AND FOR THE COUNTY OF WALLA WALLA

In Re the Estate of

BETTY M. WEILAND,

Deceased.

No. 13-4-00120-7

ORDER APPROVING FINAL  
REPORT AND DECREE OF  
DISTRIBUTION

**THIS MATTER** came before the above-entitled court on the Final Report for Decree of Distribution filed by the personal representative.

**THE COURT FINDS:**

1. The Final Report and Petition for Decree of Distribution was timely filed.
2. The Notice of the Hearing for Final Report was properly published as required by statute.
3. The Final Report discloses all assets of the estate and expenses associated therewith.
4. The Heirs of the estate are as follows:

M. Chris Houser  
56 Lewis Road  
Pomeroy, WA 99347

Richard J. Weiland  
3114 Clemans Road  
Clarkston, WA 99403

Jim Weiland  
201 NE Lynnwood Loop  
Belfair, WA 98528

Peggy Douglas  
86201 West OIE Hwy  
Prosser, WA 99350



1 Leslie Morris  
2 17812 N. Michael Road  
Colbert, WA 99005-9689

Joe Weiland  
2041 Cassia Way  
Rocklin, CA 95765

3 Patti Robohn  
4 201 NE Lynnwood Loop  
Belfair, WA 98528

Nicki Weiland  
2291 Elgin  
Moses Lake, WA 98837

5  
6  
7 5. A Creditor's Claim has been filed by the Washington State  
Department of Social and Health Services in the total amount of \$79,736.88.

8 6. The estate is insolvent and the value of the sole asset of the estate is  
9 low.

10  
11 Having entered the foregoing findings,

12 **IT IS ORDERED, ADJUDGED AND DECREED:**

13  
14 1. The acts of the personal representative in administering the estate, as set  
15 forth in the Final Report and Petition for Decree of Distribution, are approved.

16 2. The administrative costs of the estate take priority over all Creditor's  
Claims.

17 3. The estate is insolvent and there are no assets to pay Creditor's Claims.

18 4. It is determined that the value of the sole asset of the property is less than  
19 the administrative costs of the estate and that it is appropriate to distribute the real  
20 property to the personal representative in consideration of the personal representative  
paying all of the administrative costs of the estate.

21 5. The personal representative is authorized to deed the real property to  
22 herself as provided herein.

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James K. Hayner  
Minnick-Hayner  
P.O. Box 1757  
Walla Walla, WA 99362  
(509) 527-3500

FILED  
KATHY MARTIN  
COUNTY CLERK

2013 JUL 23 P 1:10

WALLA WALLA COUNTY  
WASHINGTON

IN THE SUPERIOR COURT OF WASHINGTON  
IN AND FOR THE COUNTY OF WALLA WALLA

In Re the Estate of  
  
BETTY M. WEILAND,  
  
Deceased.

**13 4 00120 7**  
No.  
LETTERS OF ADMINISTRATION

WHEREAS, Betty M. Weiland, late of Walla Walla County, State of Washington, on or about the 22<sup>nd</sup> day of August, 2012, died intestate, leaving at the time of her death property in this State subject to administration;

NOW, THEREFORE, know all men by these presents, that we do hereby appoint M. Chris Houser, administrator upon said estate, and whereas said administrator has duly qualified, hereby authorize M. Chris Houser to administer the estate according to law.

Witness my hand and the seal of the said court this \_\_\_\_\_ day of  
**JUL 23 2013**, 20\_\_\_\_\_.

**Kathy Martin**

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)

☐ Check box if partial sale of property

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

<b>1</b> SELLER GRANTOR	Name <u>Eric E. McKeirnan and Linda K. McKeirnan, husband and wife</u>	<b>2</b> BUYER GRANTEE	Name <u>Stephen W. Wolf and Michelle L. Wolf, husband and wife</u>
	Mailing Address <u>301 Connell Hill Road</u>		Mailing Address <u>1567 Main Street</u>
	City/State/Zip <u>Pomeroy, WA 99347</u>		City/State/Zip <u>Pomeroy, WA 99347</u>
	Phone No. (including area code) _____		Phone No. (including area code) _____
<b>3</b> Send all property tax correspondence to: <input type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers – check box if personal property	
Name _____		Portion of 1-053-01-010-1000 <input type="checkbox"/>	
Mailing Address _____		<input type="checkbox"/>	
City/State/Zip _____		<input type="checkbox"/>	
Phone No. (including area code) _____		<input type="checkbox"/>	
		List assessed value(s)	

**4** 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)

Lot 1 and the North 20 feet of Lot 10 in Block 1 of Mulkey's Addition to the City of Pomeroy, Washington.

<b>5</b> Select Land Use Code(s): <u>11 - Household, single family units</u> enter any additional codes: _____ (See back of last page for instructions)	<b>7</b> List all personal property (tangible and intangible) included in selling price.
Was the seller receiving a property tax exemption or deferral under chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) _____ Reason for exemption _____
<b>6</b> Is this property designated as forest land per chapter 84.33 RCW? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW? YES <input type="checkbox"/> NO <input 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 no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information. This land <input type="checkbox"/> does <input type="checkbox"/> does not qualify for continuance. _____ DEPUTY ASSESSOR _____ DATE (2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale. (3) OWNER(S) SIGNATURE _____ PRINT NAME	Type of Document <u>Quit Claim Deed</u> Date of Document <u>Nov. 19, 2013</u> Gross Selling Price \$ <u>10,000.00</u> *Personal Property (deduct) \$ _____ Exemption Claimed (deduct) \$ _____ Taxable Selling Price \$ <u>10,000.00</u> Excise Tax : State \$ <u>128.00</u> <u>0.0025</u> Local \$ <u>25.00</u> *Delinquent Interest: State \$ _____ Local \$ _____ *Delinquent Penalty \$ _____ Subtotal \$ <u>153.00</u> *State Technology Fee \$ <u>5.00</u> *Affidavit Processing Fee \$ _____ Total Due \$ <u>158.00</u> A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS

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

Signature of Grantor or Grantor's Agent <u>[Signature]</u>	Signature of Grantee or Grantee's Agent <u>Stephen W. Wolf</u>
Name (print) <u>ERIC E. MCKEIRNAN</u>	Name (print) <u>Stephen W. Wolf</u>
Date & city of signing: <u>12-4-13 Pomeroy, WA. 99347</u>	Date & city of signing: <u>12/4/13 Pomeroy</u>

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

**REAL ESTATE EXCISE TAX AFFIDAVIT**

PLEASE TYPE OR PRINT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

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when stamped by cashier.

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

(See back of last page for instructions)

☐ Check box if partial sale of property

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

<b>1</b> SELLER GRANTOR	Name <u>Eric E. McKeirnan and Linda K. McKeirnan, husband and wife</u>	<b>2</b> BUYER GRANTEE	Name <u>George Thomas Bunch</u>
	Mailing Address _____		Mailing Address <u>1591 Main Street</u>
	City/State/Zip <u>301 Connell Hill Road, 99347</u>		City/State/Zip <u>Pomeroy, WA 99347</u>
	Phone No. (including area code) _____		Phone No. (including area code) _____
<b>3</b> 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 Portion of 1-053-01-010-4000 <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/>	
List assessed value(s) _____ _____ _____			

**4** Street address of property: 1591 Main Street  
 This property is located in Pomeroy  
☒ Check box if any of the listed parcels are being segregated from another parcel, are part of a boundary line adjustment or parcels being merged.  
 Legal description of property (if more space is needed, you may attach a separate sheet to each page of the affidavit)  
The South 85 feet of Lot 10 in Block 1 of Mulkey's Addition to the City of Pomeroy, Washington.

<b>5</b> Select Land Use Code(s): <u>11 - Household, single family units</u> enter any additional codes: _____ (See back of last page for instructions) YES NO Was the seller receiving a property tax exemption or deferral under chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)? <input type="checkbox"/> <input checked="" type="checkbox"/>	<b>7</b> List all personal property (tangible and intangible) included in selling price.  If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) _____ Reason for exemption _____  Type of Document <u>Notice of Real Estate Contract</u> Date of Document <u>11/19/13</u>  <table> <tr> <td>Gross Selling Price \$</td> <td>45,000.00</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>45,000.00</td> </tr> <tr> <td>Excise Tax : State \$</td> <td>576.00</td> </tr> <tr> <td><u>0.0025</u> Local \$</td> <td>112.50</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>688.50</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>693.50</td> </tr> </table> <p>A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS</p>	Gross Selling Price \$	45,000.00	*Personal Property (deduct) \$		Exemption Claimed (deduct) \$		Taxable Selling Price \$	45,000.00	Excise Tax : State \$	576.00	<u>0.0025</u> Local \$	112.50	*Delinquent Interest: State \$		Local \$		*Delinquent Penalty \$		Subtotal \$	688.50	*State Technology Fee \$	5.00	*Affidavit Processing Fee \$		Total Due \$	693.50
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Subtotal \$	688.50																										
*State Technology Fee \$	5.00																										
*Affidavit Processing Fee \$																											
Total Due \$	693.50																										
<b>6</b> YES NO Is this property designated as forest land per chapter 84.33 RCW? <input type="checkbox"/> <input checked="" type="checkbox"/> Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW? <input type="checkbox"/> <input checked="" type="checkbox"/> Is this property receiving special valuation as historical property per chapter 84.26 RCW? <input type="checkbox"/> <input checked="" type="checkbox"/> If any answers are yes, complete as instructed below. <b>(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE)</b> NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information. This land <input type="checkbox"/> does <input type="checkbox"/> does not qualify for continuance. _____ DEPUTY ASSESSOR DATE <b>(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)</b> 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. <b>(3) OWNER(S) SIGNATURE</b> _____ PRINT NAME																											

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

Signature of Grantor or Grantor's Agent <u>Linda K. McKeirnan</u>	Signature of Grantee or Grantee's Agent <u>George T. Bunch</u>
Name (print) <u>LINDA K. MCKEIRNAN</u>	Name (print) <u>GEORGE T. BUNCH</u>
Date & city of signing: <u>DEC 4th 2013</u>	Date & city of signing: <u>12-04-13 Pomeroy WA.</u>

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

**REAL ESTATE EXCISE TAX AFFIDAVIT**

PLEASE TYPE OR PRINT

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

(See back of last page for instructions)

☐ Check box if partial sale of property

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

<b>SELLER GRANTOR</b>	<b>1</b> Name <u>Penny Brown, Personal Representative of the Estate of</u> <u>Randall C. Brown</u> Mailing Address <u>50007 N. River Road</u> City/State/Zip <u>Benton City, WA 99320</u> Phone No. (including area code) _____	<b>BUYER GRANTEE</b>	<b>2</b> Name <u>Quinton Brown, Courtney Haggerty, and Chance Brown as</u> <u>tenants in common</u> Mailing Address <u>617 Blue Street</u> City/State/Zip <u>Richland, WA 99354</u> Phone No. (including area code) _____	
	<b>3</b> Send all property tax correspondence to: <input type="checkbox"/> Same as Buyer/Grantee Name <u>Courtney Haggerty</u> Mailing Address <u>2081 Wright</u> City/State/Zip <u>Richland, WA 99352</u> Phone No. (including area code) _____		List all real and personal property tax parcel account numbers – check box if personal property <u>2-009-42-004-2030-0000</u> <input type="checkbox"/> <u>2-010-42-033-3080-0000</u> <input type="checkbox"/> _____ _____ _____	List assessed value(s) <u>12,155</u> _____ _____ _____

**4** Street address of property: None  
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)  
One-half interest in property described on the attached Exhibit A.

<p><b>5</b> Select Land Use Code(s): <u>91 - Undeveloped land (land only)</u> enter any additional codes: _____ (See back of last page for instructions)</p> <p>Was the seller receiving a property tax exemption or deferral under chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/></p> <p><b>6</b></p> <p>Is this property designated as forest land per chapter 84.33 RCW? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> Is this property receiving special valuation as historical property per chapter 84.26 RCW? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> If any answers are yes, complete as instructed below. (1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information. This land <input type="checkbox"/> does <input type="checkbox"/> does not qualify for continuance. _____ DEPUTY ASSESSOR DATE (2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale. (3) OWNER(S) SIGNATURE _____ PRINT NAME</p>	<p><b>7</b> List all personal property (tangible and intangible) included in selling price. If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) <u>458-61A-202</u> Reason for exemption <u>Inheritance</u> Type of Document <u>Personal Representative's Deed</u> Date of Document <u>December 2, 2013</u></p> <table border="0"> <tr> <td>Gross Selling Price \$</td> <td>0.00</td> </tr> <tr> <td>*Personal Property (deduct) \$</td> <td></td> </tr> <tr> <td>Exemption Claimed (deduct) \$</td> <td></td> </tr> <tr> <td>Taxable Selling Price \$</td> <td>0.00</td> </tr> <tr> <td>Excise Tax: State \$</td> <td>0.00</td> </tr> <tr> <td><u>0.0025</u> Local \$</td> <td>0.00</td> </tr> <tr> <td>*Delinquent Interest: State \$</td> <td></td> </tr> <tr> <td>Local \$</td> <td></td> </tr> <tr> <td>*Delinquent Penalty \$</td> <td></td> </tr> <tr> <td>Subtotal \$</td> <td>0.00</td> </tr> <tr> <td>*State Technology Fee \$</td> <td>5.00</td> </tr> <tr> <td>*Affidavit Processing Fee \$</td> <td>5.00</td> </tr> <tr> <td>Total Due \$</td> <td>10.00</td> </tr> </table> <p>A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS</p>	Gross Selling Price \$	0.00	*Personal Property (deduct) \$		Exemption Claimed (deduct) \$		Taxable Selling Price \$	0.00	Excise Tax: State \$	0.00	<u>0.0025</u> Local \$	0.00	*Delinquent Interest: State \$		Local \$		*Delinquent Penalty \$		Subtotal \$	0.00	*State Technology Fee \$	5.00	*Affidavit Processing Fee \$	5.00	Total Due \$	10.00
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Total Due \$	10.00																										

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

Signature of Grantor or Grantor's Agent <u>Penny Brown</u>	Signature of Grantee or Grantee's Agent <u>Courtney Brown Haggerty</u>
Name (print) <u>Penny Brown, Personal Representative</u>	Name (print) <u>Courtney Brown Haggerty</u>
Date & city of signing: <u>12/2/13; Richland</u>	Date & city of signing: <u>12/5/13; Richland</u>

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

REV 84 0001a (6/5/13)

THIS SPACE FOR TREASURER'S USE ONLY

DEC 09 2013

COUNTY TREASURER

KAREN ROOSEVELT  
GARFIELD COUNTY TREASURER

Exhibit A

That part of Lot 2 of Section 4, Township 9 North, Range 42 E.W.M. and of Southeast quarter of Section 33, Township 10 North, Range 42 E.W.M., Garfield County, Washington, more particularly described as follows: Commencing at the Southeast corner of said Section 33; thence West along the South boundary line of said Section 33 for a distance of 1061.01 feet to the true place of beginning; thence South  $58^{\circ}36'30''$  East for a distance of 92.75 feet to a point of curve; thence around a curve to the right with a radius of 75.0 feet for a distance of 75.49 feet; thence South  $0^{\circ}56'30''$  East for a distance of 45.83 feet to a point of a curve; thence around a curve to the right with a radius of 75.0 feet for a distance of 74.98 feet; thence South  $56^{\circ}20'30''$  West for a distance of 133.36 feet to a point of curve; thence around a curve to the left with a radius of 50.0 feet for a distance of 82.35 feet; thence South  $38^{\circ}01'30''$  East for a distance of 160.26 feet; thence West for a distance of 472.89 feet to a point on the West boundary line of said Lot 2; thence Northerly along said West boundary line for a distance of 440.0 feet; thence deflect right and continue around a curve to the left with a radius of 606.60 feet for a distance of 80.46 feet; thence North  $80^{\circ}32'$  East for a distance of 117.15 feet to a point of curve; thence around a curve to the left with a radius of 365.80 feet for a distance of 99.38 feet; thence North  $64^{\circ}58'$  East for a distance of 93.60 feet; thence South  $27^{\circ}15'30''$  East for a distance of 0.25 feet to a point of curve; thence around a curve to the left with a radius of 108.23 feet for a distance of 59.22 feet to the true place of beginning; RESERVING therefrom the Northerly and Easterly 25.0 feet more or less for road purposes.

EXCEPT the following described tract: That part of Lot 2 of Section 4, Township 9 North, Range 42 E.W.M. Garfield County, Washington, described as follows: Commencing at the Southeast corner of Section 33, Township 10 North, Range 42 E.W.M.; thence West along the South boundary line of said Section 33 for a distance of 1061.01 feet; thence deflect right  $31^{\circ}23'30''$  and continue around a curve to the right with a radius of 108.23 feet for a distance of 59.22 feet; thence North  $27^{\circ}15'30''$  West for a distance of 0.25 feet; thence South  $64^{\circ}58'$  West for a distance of 93.60 feet to a point of a curve; thence around a curve to the right with a radius of 365.80 feet for a distance of 99.58 feet; thence South  $80^{\circ}32'$  West for a distance of 117.15 feet to a point of curve; thence around a curve to the right with a radius of 606.60 feet for a distance of 80.46 feet to a point on the West boundary line of said Lot 2; thence Southerly along said West boundary line for a distance of 50.0 feet to the true place of beginning; thence continue along said West boundary line for a distance of 170.88 feet; thence South  $75^{\circ}00'$  East for a distance of 175.57 feet; thence North  $15^{\circ}00'$  East for a distance of 165.0 feet; thence North  $75^{\circ}00'$  West for a distance of 220.0 feet to the true place of beginning.

NOV 12 2013

FILED

LAST WILL AND TESTAMENT

OF

RANDALL C. BROWN

I, RANDALL C. BROWN, domiciled in Benton County, Washington, being of lawful age and being of sound and disposing mind and memory, and not acting under duress or the undue influence of any person whomsoever, do make, publish and declare this to be my Last Will and Testament as follows:

ARTICLE 1

Revocation of Former Wills

I hereby revoke all former wills and codicils executed by me.

ARTICLE 2

Identification of Family

My immediate family now consists of my spouse, PENNY BROWN, and my children from a prior marriage QUINTON BROWN, COURTNEY HAGGERTY, and CHANCE BROWN. No other children have been born to or adopted by me.

ARTICLE 3

Personal Representative

I appoint my spouse, PENNY BROWN, as the personal representative of my estate. My personal representative shall serve without bond and without intervention of any court, except as may be required under the laws of the State of Washington in the case of nonintervention wills.

LAST WILL AND TESTAMENT - 1

COPY



ARTICLE 4  
Disposition of Estate

A.     Specific Bequests. I may, in the future, pursuant to RCW 11.12.260, prepare a schedule of tangible personal property and the names of the persons who are to receive that property. If such writing is in effect at the time of my death, I give such property to the persons named therein.

I give to QUINTON BROWN the sum of \$30,000.00.

I give to COURTNEY HAGGERTY the sum of \$30,000.00.

I give to my sister, JANICE HANEY, as Trustee for CHANCE BROWN the sum of \$30,000.00 to be held, managed, and distributed in accordance with the trust provisions set forth in paragraph B below.

I give all of the government bonds held in my name only to my children, share and share alike; provided, however, if the bonds are cashed by the estate, the proceeds paid to my children shall be net of the income taxes the estate pays on the interest income from the bonds.

I give my real property located in Garfield County above Pomeroy near Baker's Pond to my children, share and share alike.

I give all of my guns and tools to my children, share and share alike.

B.     Chance Brown Trust. The Trustee for CHANCE BROWN shall hold, administer, and distribute the trust estate as follows:

a.     The Trustee shall distribute to the beneficiary \$500.00 per month beginning in the month that the trust is funded.

b.     The Trustee may make discretionary distributions to or for the benefit of the beneficiary as the Trustee in her sole discretion shall determine is appropriate to serve the best

interests of the beneficiary or to meet a medical emergency and for educational purposes, provided the Trustee, in her sole discretion, is satisfied that the beneficiary is seriously pursuing an education.

c. Should the beneficiary fail to survive the administration of the trust estate, the remaining assets of the trust estate shall be divided equally between QUENTIN BROWN and COURTNEY HAGGERTY.

d. In the event that JANICE HANEY is unable or unwilling to serve as Trustee, then COURTNEY HAGGERTY shall serve as successor Trustee.

e. My Trustee shall serve without bond.

C. Residuary Estate. I give the rest residue and remainder of my estate to my spouse, PENNY BROWN.

#### ARTICLE 5 Payment of Debts and Taxes

A. All my just debts, the expenses of my last illness, funeral and burial, and the expenses of administering my estate shall be paid by my personal representative as soon after my death as is practicable. This direction shall not authorize any creditor to require payment of any debt or obligation prior to its maturity in due course.

B. My personal representative shall pay all estate, transfer, successor, inheritance or other death taxes, together with interest and penalties thereon, assessed by reason of my death, whether attributable to property passing under this will or outside it.

C. The payment of debts and taxes as provided for in this Article shall be made first from the residue of my estate, and to the extent it is insufficient, then from the specific bequests. I waive for my estate all rights of reimbursement from the beneficiaries for any such payments.

## ARTICLE 6

### Definitions

- A. The term "issue" means all of my lawful lineal descendants.
- B. All references to "children", "issue" and "descendants" shall include adopted persons.
- C. Unless some other meaning and intent are apparent from the context, the plural shall include the singular and vice versa; and masculine, feminine and neuter words shall be used interchangeably.

## ARTICLE 7

### Severability

If a court of competent jurisdiction rules any provision of this will invalid or unenforceable, such provision shall be disregarded, but the remainder of this instrument shall be given full force and effect.

## ARTICLE 8

### Settlement Without Intervention

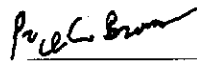
I direct that my estate be settled without the intervention of any court, except to the extent required by law or to the extent my personal representative shall deem it to be necessary or convenient for the settlement of my estate. I direct that my personal representative shall have full nonintervention powers to settle my estate in such manner as shall be most convenient to my personal representative. I hereby empower my personal representative to mortgage, sell, exchange, and convey the real and personal property of my estate without an order of the court for that purpose and without notice, approval or confirmation, and in all other respects to administer and settle my estate without intervention of court.

## ARTICLE 9

### Governing Law

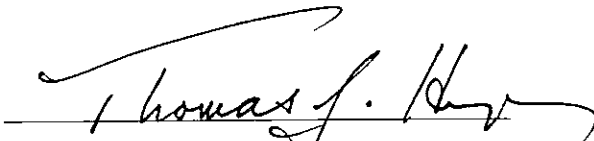

Any questions of law regarding the execution of this will or its effect shall be determined in accordance with the laws of the State of Washington.

IN WITNESS WHEREOF, I have hereunto set my hand this 30<sup>th</sup> day of September, 2013.



RANDALL C. BROWN

The foregoing instrument, consisting of four pages, of which this is the last, was on the date thereof signed and published by RANDALL C. BROWN, who appeared to be of sound and disposing mind and memory, and by him declared to be his Last Will and Testament, in the presence of us, who, at his request and in his presence and in the presence of each other, have hereunto set our hands as witnesses thereto this 30<sup>th</sup> day of September, 2013.


  
Residing at: Richland, WA  
Residing at: KENNEWICK, WA

STATE OF WASHINGTON )  
 ) ss.  
County of Benton )

Vico E. Weber-Laurence  
WITNESS

WITNESS

A circular notary seal for Holly R. Harris. The outer ring contains the text "HOLLY R. HARRIS" at the top and "STATE OF WASHINGTON" at the bottom. Inside this ring, the words "COMMISSION EXPIRES" are at the top and "NOTARY PUBLIC" is at the bottom. In the center of the seal, the date "6-29-16" is printed.

  
NOTARY PUBLIC in and for the State of  
Washington, residing at Richland  
My commission expires: 6-29-16

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>Penny Brown, a single person</u>	2 BUYER GRANTEE	Name <u>Quinton Brown, Courtney Haggerty, and Chance Brown as</u> <u>tenants in common</u>
	Mailing Address <u>50007 N. River Road</u>		Mailing Address <u>617 Blue Street</u>
	City/State/Zip <u>Benton City, WA 99320</u>		City/State/Zip <u>Richland, WA 99354</u>
	Phone No. (including area code)		Phone No. (including area code)
3	Send all property tax correspondence to: <input type="checkbox"/> Same as Buyer/Grantee	List all real and personal property tax parcel account numbers – check box if personal property	
Name <u>Courtney Haggerty</u>	2-009-42-004-2030-0000 <input type="checkbox"/>	List assessed value(s) <u>12,155</u>	
Mailing Address <u>208 Wright</u>	2-010-42-033-3080-0000 <input type="checkbox"/>		
City/State/Zip <u>Richland, WA 99352</u>	<input type="checkbox"/>		
Phone No. (including area code)	<input type="checkbox"/>		

4 Street address of property: None

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)

One-half interest in property described on the attached Exhibit A.

5	Select Land Use Code(s): <u>91 - Undeveloped land (land only)</u> enter any additional codes: _____ (See back of last page for instructions)	7	List all personal property (tangible and intangible) included in selling price.
6	Was the seller receiving a property tax exemption or deferral under chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) <u>458-61A-201</u> Reason for exemption <u>Gift</u>	
Is this property designated as forest land per chapter 84.33 RCW? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> Is this property receiving special valuation as historical property per chapter 84.26 RCW? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> If any answers are yes, complete as instructed below. (1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information. This land <input type="checkbox"/> does <input type="checkbox"/> does not qualify for continuance.		Type of Document <u>Quit Claim Deed</u> Date of Document <u>December 2, 2013</u> Gross Selling Price \$ <u>0.00</u> *Personal Property (deduct) \$ _____ Exemption Claimed (deduct) \$ _____ Taxable Selling Price \$ <u>0.00</u> Excise Tax : State \$ <u>0.00</u> <u>0.0025</u> Local \$ <u>0.00</u> *Delinquent Interest: State \$ _____ Local \$ _____ *Delinquent Penalty \$ _____ Subtotal \$ <u>0.00</u> *State Technology Fee \$ <u>5.00</u> *Affidavit Processing Fee \$ <u>5.00</u> Total Due \$ <u>10.00</u>	
(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S): To continue special valuation as historic property, sign (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>Penny Brown</u>	Signature of Grantee or Grantee's Agent <u>Courtney Haggerty</u>
Name (print) <u>Penny Brown</u>	Name (print) <u>Courtney Haggerty</u>
Date & city of signing: <u>12/2/13, Richland, WA</u>	Date & city of signing: <u>12/5/13, Richland, 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 (6/5/13)

THIS SPACE - TREASURER'S USE ONLY

COUNTY TREASURER

KAREN ROOSEVELT  
GARFIELD COUNTY TREASURER

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

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

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

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

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

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

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

Reasons held in escrow \_\_\_\_\_

Signature

Firm Name

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

Both Grantor (seller) and Grantee (buyer) must sign below.

Grantor (seller) gifts equity valued at \$ 39,000.00 to grantee (buyer).

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

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

A. **Gifts with consideration**

- ☐ 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 the 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 yes, please call (360) 570-3265 to see if this transfer is taxable). If grantor (seller) was on title as co-signor only, please see WAC 458-61A-215 for exemption requirements.

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

Penny Brown 12/2/13  
Grantor's Signature Date  
Penny Brown  
Grantor's Name (print)

Courtney Haggerty 12/5/13  
Grantee's Signature Date  
Courtney Haggerty  
Grantee's Name (print)

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

I, (print name) \_\_\_\_\_, certify that I am acting as an Exchange Facilitator in transferring real property to \_\_\_\_\_ pursuant to IRC Section 1031, and in accordance with WAC 458-61A-213. **NOTE:** Exchange Facilitator must sign below.

\_\_\_\_\_  
Exchange Facilitator's Signature

Exhibit A

That part of Lot 2 of Section 4, Township 9 North, Range 42 E.W.M. and of Southeast quarter of Section 33, Township 10 North, Range 42 E.W.M., Garfield County, Washington, more particularly described as follows: Commencing at the Southeast corner of said Section 33; thence West along the South boundary line of said Section 33 for a distance of 1061.01 feet to the true place of beginning; thence South  $58^{\circ}36'30''$  East for a distance of 92.75 feet to a point of curve; thence around a curve to the right with a radius of 75.0 feet for a distance of 75.49 feet; thence South  $0^{\circ}56'30''$  East for a distance of 45.83 feet to a point of a curve; thence around a curve to the right with a radius of 75.0 feet for a distance of 74.98 feet; thence South  $56^{\circ}20'30''$  West for a distance of 133.36 feet to a point of curve; thence around a curve to the left with a radius of 50.0 feet for a distance of 82.35 feet; thence South  $38^{\circ}01'30''$  East for a distance of 160.26 feet; thence West for a distance of 472.89 feet to a point on the West boundary line of said Lot 2; thence Northerly along said West boundary line for a distance of 440.0 feet; thence deflect right and continue around a curve to the left with a radius of 606.60 feet for a distance of 80.46 feet; thence North  $80^{\circ}32'$  East for a distance of 117.15 feet to a point of curve; thence around a curve to the left with a radius of 365.80 feet for a distance of 99.38 feet; thence North  $64^{\circ}58'$  East for a distance of 93.60 feet; thence South  $27^{\circ}15'30''$  East for a distance of 0.25 feet to a point of curve; thence around a curve to the left with a radius of 108.23 feet for a distance of 59.22 feet to the true place of beginning; RESERVING therefrom the Northerly and Easterly 25.0 feet more or less for road purposes.

EXCEPT the following described tract: That part of Lot 2 of Section 4, Township 9 North, Range 42 E.W.M. Garfield County, Washington, described as follows: Commencing at the Southeast corner of Section 33, Township 10 North, Range 42 E.W.M.; thence West along the South boundary line of said Section 33 for a distance of 1061.01 feet; thence deflect right  $31^{\circ}23'30''$  and continue around a curve to the right with a radius of 108.23 feet for a distance of 59.22 feet; thence North  $27^{\circ}15'30''$  West for a distance of 0.25 feet; thence South  $64^{\circ}58'$  West for a distance of 93.60 feet to a point of a curve; thence around a curve to the right with a radius of 365.80 feet for a distance of 99.58 feet; thence South  $80^{\circ}32'$  West for a distance of 117.15 feet to a point of curve; thence around a curve to the right with a radius of 606.60 feet for a distance of 80.46 feet to a point on the West boundary line of said Lot 2; thence Southerly along said West boundary line for a distance of 50.0 feet to the true place of beginning; thence continue along said West boundary line for a distance of 170.88 feet; thence South  $75^{\circ}00'$  East for a distance of 175.57 feet; thence North  $15^{\circ}00'$  East for a distance of 165.0 feet; thence North  $75^{\circ}00'$  West for a distance of 220.0 feet to the true place of beginning.



NOV 12 2013

FILED

LAST WILL AND TESTAMENT

OF

RANDALL C. BROWN

I, RANDALL C. BROWN, domiciled in Benton County, Washington, being of lawful age and being of sound and disposing mind and memory, and not acting under duress or the undue influence of any person whomsoever, do make, publish and declare this to be my Last Will and Testament as follows:

ARTICLE 1

Revocation of Former Wills

I hereby revoke all former wills and codicils executed by me.

ARTICLE 2

Identification of Family

My immediate family now consists of my spouse, PENNY BROWN, and my children from a prior marriage QUINTON BROWN, COURTNEY HAGGERTY, and CHANCE BROWN. No other children have been born to or adopted by me.

ARTICLE 3

Personal Representative

I appoint my spouse, PENNY BROWN, as the personal representative of my estate. My personal representative shall serve without bond and without intervention of any court, except as may be required under the laws of the State of Washington in the case of nonintervention wills.

LAST WILL AND TESTAMENT - 1

COPY

ARTICLE 4  
Disposition of Estate

A.     Specific Bequests. I may, in the future, pursuant to RCW 11.12.260, prepare a schedule of tangible personal property and the names of the persons who are to receive that property. If such writing is in effect at the time of my death, I give such property to the persons named therein.

I give to QUINTON BROWN the sum of \$30,000.00.

I give to COURTNEY HAGGERTY the sum of \$30,000.00.

I give to my sister, JANICE HANEY, as Trustee for CHANCE BROWN the sum of \$30,000.00 to be held, managed, and distributed in accordance with the trust provisions set forth in paragraph B below.

I give all of the government bonds held in my name only to my children, share and share alike; provided, however, if the bonds are cashed by the estate, the proceeds paid to my children shall be net of the income taxes the estate pays on the interest income from the bonds.

I give my real property located in Garfield County above Pomeroy near Baker's Pond to my children, share and share alike.

I give all of my guns and tools to my children, share and share alike.

B.     Chance Brown Trust. The Trustee for CHANCE BROWN shall hold, administer, and distribute the trust estate as follows:

a.     The Trustee shall distribute to the beneficiary \$500.00 per month beginning in the month that the trust is funded.

b.     The Trustee may make discretionary distributions to or for the benefit of the beneficiary as the Trustee in her sole discretion shall determine is appropriate to serve the best

interests of the beneficiary or to meet a medical emergency and for educational purposes, provided the Trustee, in her sole discretion, is satisfied that the beneficiary is seriously pursuing an education.

c. Should the beneficiary fail to survive the administration of the trust estate, the remaining assets of the trust estate shall be divided equally between QUENTIN BROWN and COURTNEY HAGGERTY.

d. In the event that JANICE HANEY is unable or unwilling to serve as Trustee, then COURTNEY HAGGERTY shall serve as successor Trustee.

e. My Trustee shall serve without bond.

C. Residuary Estate. I give the rest residue and remainder of my estate to my spouse, PENNY BROWN.

#### ARTICLE 5

##### Payment of Debts and Taxes

A. All my just debts, the expenses of my last illness, funeral and burial, and the expenses of administering my estate shall be paid by my personal representative as soon after my death as is practicable. This direction shall not authorize any creditor to require payment of any debt or obligation prior to its maturity in due course.

B. My personal representative shall pay all estate, transfer, successor, inheritance or other death taxes, together with interest and penalties thereon, assessed by reason of my death, whether attributable to property passing under this will or outside it.

C. The payment of debts and taxes as provided for in this Article shall be made first from the residue of my estate, and to the extent it is insufficient, then from the specific bequests. I waive for my estate all rights of reimbursement from the beneficiaries for any such payments.

ARTICLE 6  
Definitions

- A. The term "issue" means all of my lawful lineal descendants.
- B. All references to "children", "issue" and "descendants" shall include adopted persons.
- C. Unless some other meaning and intent are apparent from the context, the plural shall include the singular and vice versa; and masculine, feminine and neuter words shall be used interchangeably.

ARTICLE 7  
Severability

If a court of competent jurisdiction rules any provision of this will invalid or unenforceable, such provision shall be disregarded, but the remainder of this instrument shall be given full force and effect.

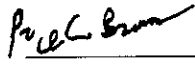
ARTICLE 8  
Settlement Without Intervention

I direct that my estate be settled without the intervention of any court, except to the extent required by law or to the extent my personal representative shall deem it to be necessary or convenient for the settlement of my estate. I direct that my personal representative shall have full nonintervention powers to settle my estate in such manner as shall be most convenient to my personal representative. I hereby empower my personal representative to mortgage, sell, exchange, and convey the real and personal property of my estate without an order of the court for that purpose and without notice, approval or confirmation, and in all other respects to administer and settle my estate without intervention of court.

ARTICLE 9  
Governing Law

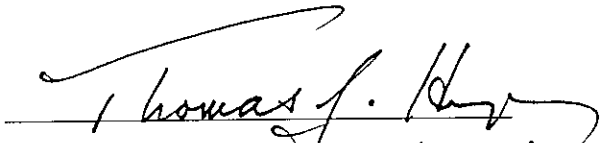
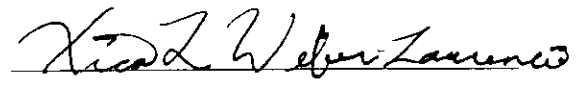
Any questions of law regarding the execution of this will or its effect shall be determined in accordance with the laws of the State of Washington.

IN WITNESS WHEREOF, I have hereunto set my hand this 30<sup>th</sup> day of September, 2013.



RANDALL C. BROWN

The foregoing instrument, consisting of four pages, of which this is the last, was on the date thereof signed and published by RANDALL C. BROWN, who appeared to be of sound and disposing mind and memory, and by him declared to be his Last Will and Testament, in the presence of us, who, at his request and in his presence and in the presence of each other, have hereunto set our hands as witnesses thereto this 30<sup>th</sup> day of September, 2013.

  
Residing at: Richland, WA  
Residing at: KENNEWICK, WA

## STATE OF WASHINGTON )

) SS.

County of Benton

Vico T. Weber-Laurencos  
WITNESS

WITNESS

A circular notary seal for Holly R. Harris, a Notary Public in the State of Washington. The seal features the text "HOLLY R. HARRIS" at the top, "COMMISSION EXPIRES" and "NOTARY" in the upper middle, "PUBLIC" and "6-29-16" in the lower middle, and "STATE OF WASHINGTON" at the bottom. The seal is surrounded by a decorative border of small vertical lines.

NOTARY PUBLIC in and for the State of  
Washington, residing at Richland  
My commission expires: 6-29-16

My commission expires:



# 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.

SELLER GRANTOR	1 Name <u>Mary Allbright</u>	BUYER GRANTEE	2 Name <u>George Bunch</u>
	Mailing Address <u>PO Box 131</u>		Mailing Address <u>PO Box 131</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	List all real and personal property tax parcel account numbers – check box if personal property <u>1-053-01-010-1000</u> <input checked="" type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/>	
	Name _____	List assessed value(s) <u>68,616</u>	
	Mailing Address _____		
	City/State/Zip _____		
	Phone No. (including area code) _____		

4 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)

THE SOUTH 85 FEET OF LOT 10 IN BLOCK 1 OF MULKEY'S ADDITION TO THE CITY OF POMEROY.

<p>5 Select Land Use Code(s):  <u>11 - Household, single family units</u>          enter any additional codes: _____          (See back of last page for instructions)</p> <p>Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)?</p> <p>YES <input type="checkbox"/> NO <input checked="" type="checkbox"/></p>	<p>7 List all personal property (tangible and intangible) included in selling price.</p> <p>If claiming an exemption, list WAC number and reason for exemption:</p> <p>WAC No. (Section/Subsection) <u>458-61A-201</u></p> <p>Reason for exemption <u>Gift</u></p>
<p>6</p> <p>Is this property designated as forest land per chapter 84.33 RCW? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/></p> <p>Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/></p> <p>Is this property receiving special valuation as historical property per chapter 84.26 RCW? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/></p> <p>If any answers are yes, complete as instructed below.</p> <p>(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE)          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 type="checkbox"/> does not qualify for continuance.</p> <p>DEPUTY ASSESSOR _____ DATE _____</p> <p>(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)          NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale.</p> <p>(3) OWNER(S) SIGNATURE _____</p> <p>PRINT NAME _____</p>	<p>Type of Document <u>Quit Claim Deed</u></p> <p>Date of Document <u>12/12/13</u></p> <p>Gross Selling Price \$ _____</p> <p>*Personal Property (deduct) \$ _____</p> <p>Exemption Claimed (deduct) \$ _____</p> <p>Taxable Selling Price \$ _____ 0.00</p> <p>Excise Tax : State \$ _____ 0.00</p> <p><u>0.0025</u> Local \$ _____ 0.00</p> <p>*Delinquent Interest: State \$ _____</p> <p>Local \$ _____</p> <p>*Delinquent Penalty \$ _____</p> <p>Subtotal \$ _____ 0.00</p> <p>*State Technology Fee \$ _____ 5.00</p> <p>*Affidavit Processing Fee \$ _____ 5.00</p> <p>Total Due \$ _____ 10.00</p> <p>A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX          *SEE INSTRUCTIONS</p>

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

Signature of Grantor or Grantor's Agent <u>Mary Allbright</u>	Signature of Grantee or Grantee's Agent <u>Kimberly Bunch</u>
Name (print) <u>Mary Allbright</u>	Name (print) <u>Kimberly Bunch</u>
Date & city of signing: <u>12/12/13 Pomeroy</u>	Date & city of signing: <u>12-18-13 Pomeroy WA</u>

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



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

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

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

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

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

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

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

Reasons held in escrow: \_\_\_\_\_

Signature

Firm Name

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

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

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

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

**A: Gifts with consideration**

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

**B: Gifts without consideration**

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

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

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

Grantor's Signature

Grantee's Signature

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

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

**NOTE:** Exchange Facilitator must sign below.

Exchange Facilitator's Signature



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>MERLE M. BALDWIN</u>	2 BUYER GRANTEE	Name <u>ADRIAN A. STEBBINS</u>
	Mailing Address _____		<u>ANGEL J. STEBBINS</u>
	City/State/Zip _____		Mailing Address <u>P.O. BOX 804</u>
	Phone No. (including area code) _____		City/State/Zip <u>POMEROY WASHINGTON 99347</u>
3 Send all property tax correspondence to: <input type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers – check box if personal property	
Name <u>SUMMIT FUNDING, INC.</u>		<u>1-051-13-005-2320</u> <input type="checkbox"/>	
Mailing Address <u>2601 FAIR OAKS BLVD.</u>		<input type="checkbox"/>	
City/State/Zip <u>SACRAMENTO CALIFORNIA 95864</u>		<input type="checkbox"/>	
Phone No. (including area code) _____		<input type="checkbox"/>	
		List assessed value(s)	

4 Street address of property: 110 2ND STREET, POMEROY WASHINGTON 99347

This property is located in Garfield County

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

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

THE EAST HALF OF LOT 4 AND ALL OF LOT 5 IN BLOCK 13 OF WILSON'S ADDITION TO THE CITY OF POMEROY, GARFIELD COUNTY, STATE OF WASHINGTON

5 Select Land Use Code(s): 11

Select Land Use Codes \_\_\_\_\_

enter any additional codes: \_\_\_\_\_

(See back of last page for instructions)

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

6	YES	NO
Is this property designated as forest land per chapter 84.33 RCW?	<input checked="" 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 checked="" type="checkbox"/>
Is this property receiving special valuation as historical property per chapter 84.26 RCW?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

If any answers are yes, complete as instructed below.

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

This land ☐ does ☐ does not qualify for continuance.

DEPUTY ASSESSOR \_\_\_\_\_ DATE \_\_\_\_\_

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

(3) OWNER(S) SIGNATURE

PRINT NAME

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

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

WAC No. (Section/Subsection) \_\_\_\_\_

Reason for exemption \_\_\_\_\_

Type of Document WARRANTY DEED

Date of Document 12/19/13

Gross Selling Price \$ 115,000.00

\*Personal Property (deduct) \$ \_\_\_\_\_

Exemption Claimed (deduct) \$ \_\_\_\_\_

Taxable Selling Price \$ 115,000.00

Excise Tax : State \$ 1,472.00

0.0025 Local \$ 287.50

\*Delinquent Interest: State \$ \_\_\_\_\_

Local \$ \_\_\_\_\_

\*Delinquent Penalty \$ \_\_\_\_\_

Subtotal \$ 1,759.50

\*State Technology Fee \$ 5.00

\*Affidavit Processing Fee \$ \_\_\_\_\_

Total Due \$ 1,764.50

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

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

Signature of Grantor or Grantor's Agent Merle M Baldwin

Name (print) MERLE M. BALDWIN

Date & city of signing: 12-19-2013 LEWISTON IDAHO 83501

Signature of Grantee or Grantee's Agent Adrian A Stebbins

Name (print) ADRIAN A. STEBBINS

Date & city of signing: 12-19-2013 LEWISTON IDAHO 83501

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

**REAL ESTATE EXCISE TAX AFFIDAVIT**

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.

<b>1</b> SELLER GRANTOR	Name <u>Ivan E. Binman and Barbara Bingman</u>	<b>2</b> BUYER GRANTEE	Name <u>Brian D. Smith and Nikki O. Smith</u>
	Mailing Address <u>200 Almota Road</u>		Mailing Address <u>PO Box 274</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) _____
<b>3</b>	Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee	List all real and personal property tax parcel account numbers – check box if personal property	List assessed value(s)
	Name _____	<u>2-067-06-000-1000</u> <input type="checkbox"/>	_____
	Mailing Address _____	_____ <input type="checkbox"/>	_____
	City/State/Zip _____	_____ <input type="checkbox"/>	_____
	Phone No. (including area code) _____	_____ <input type="checkbox"/>	_____

**4** Street address of property: 489 Highway 12 E, Pomeroy, WA

This property is located in Garfield County

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

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

All of Block 6 in Rigby's Addition to the City of Pataha

**5** Select Land Use Code(s): 11

☒ 11 - Agriculture classified under current use chapter 84.34 RCW

enter any additional codes: \_\_\_\_\_

(See back of last page for instructions)

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

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

If any answers are yes, complete as instructed below.

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

This land ☒ does not qualify for continuance.

Laura Smith 12/20/13  
DEPUTY ASSESSOR DATE

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

**(3) OWNER(S) SIGNATURE**

PRINT NAME

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

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

WAC No. (Section/Subsection) \_\_\_\_\_

Reason for exemption \_\_\_\_\_

Type of Document Statutory Warranty Deed

Date of Document 12-11-13

Gross Selling Price \$	215,000.00
*Personal Property (deduct) \$	_____
Exemption Claimed (deduct) \$	_____
Taxable Selling Price \$	215,000.00
Excise Tax : State \$	2,752.00
<u>0.0025</u> Local \$	537.50
*Delinquent Interest: State \$	_____
Local \$	_____
*Delinquent Penalty \$	_____
Subtotal \$	3,289.50
*State Technology Fee \$	5.00
*Affidavit Processing Fee \$	_____
Total Due \$	3,294.50

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

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

Signature of Grantor or Grantor's Agent <u>Barbara Bingman</u>	Signature of Grantee or Grantee's Agent <u>Brian D Smith</u>
Name (print) <u>Barbara Bingman</u>	Name (print) <u>Brian D Smith</u>
Date & city of signing: <u>Pomeroy WA 12-11-13</u>	Date & city of signing: <u>12-20-13 Dayton</u>

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

**REAL ESTATE EXCISE TAX 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.

<b>1</b> SELLER GRANTOR	Name <u>Estate of James Richard Cox</u>	<b>2</b> BUYER GRANTEE	Name <u>Diana Faye Cox</u>
	by <u>Diana Faye Cox, Personal Representative</u>		
	Mailing Address <u>5508 Brookwood Dr. #3</u>		Mailing Address <u>5508 Brookwood Dr. #3</u>
	City/State/Zip <u>Missoula, MT 59808</u>		City/State/Zip <u>Missoula, MT 59808</u>
	Phone No. (including area code) <u>(406) 396-1059</u>		Phone No. (including area code) <u>(406) 396-1059</u>
<b>3</b>	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 _____		2011430042010	<input type="checkbox"/>
Mailing Address _____		2011430051000	<input type="checkbox"/>
City/State/Zip _____		2012430324010	<input type="checkbox"/>
Phone No. (including area code) _____			<input type="checkbox"/>
		List assessed value(s)	

**4** Street address of property: \_\_\_\_\_

This property is located in Garfield County

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

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

See legal description attached

<b>5</b>	Select Land Use Code(s): <u>83 - Agriculture classified under current use chapter 84.34 RCW</u> enter any additional codes: _____ (See back of last page for instructions)	<b>6</b>	List all personal property (tangible and intangible) included in selling price.
Was the seller receiving a property tax exemption or deferral under chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	If claiming an exemption, list WAC number and reason for exemption:	
<b>6</b>	Is this property designated as forest land per chapter 84.33 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Is this property receiving special valuation as historical property per chapter 84.26 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	WAC No. (Section/Subsection) <u>458-61A-204</u>	
If any answers are yes, complete as instructed below:		Reason for exemption _____	
(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.		Property is vested in joint tendency with right of survivorship and surviving spouse is now sole owner.	
This land <input checked="" type="checkbox"/> does <input type="checkbox"/> does not qualify for continuance.		Type of Document <u>Personal Representative's Deed</u>	
<u>Keshia Undernberg</u> 12/23/13 DEPUTY ASSESSOR DATE		Date of Document <u>11/26/13</u>	
(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale.		Gross Selling Price \$ _____	
(3) OWNER(S) SIGNATURE		*Personal Property (deduct) \$ _____	
<u>Diana Cox</u>		Exemption Claimed (deduct) \$ _____	
PRINT NAME		Taxable Selling Price \$ _____	
		Excise Tax : State \$ _____	
		0.0025 Local \$ _____	
		*Delinquent Interest: State \$ _____	
		Local \$ _____	
		*Delinquent Penalty \$ _____	
		Subtotal \$ _____	
		*State Technology Fee \$ _____	
		*Affidavit Processing Fee \$ _____	
		Total Due \$ _____	
		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>Diana F. Cox</u>	Signature of Grantee or Grantee's Agent <u>Diana F. Cox</u>
Name (print) <u>Diana F. Cox</u>	Name (print) <u>Diana F. Cox</u>
Date & city of signing: <u>12/4/13 Missoula, MT</u>	Date & city of signing: <u>12/4/13 Missoula, MT</u>

Perjury: Perjury is a class C felony which is punishable by imprisonment in the state penitentiary 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 0001a (6/5/13)

THIS SPACE - TREASURER'S USE ONLY

COUNTY TREASURER

KAREN ROOSEVELT  
GARFIELD COUNTY TREASURER

DEC 23 2013

2458

KR

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

That part of the West Half of the Northwest Quarter of Section 4, more particularly described as follows: Beginning at the Northwest corner of said Section 4, thence South on line between Section 4 and 5, said Township and Range, 1610.40 feet; thence North 32°45' East 547.80 feet; thence North 03°00' West 288.42 feet; thence North 25°15' West 287.76 feet; thence North 01°15' East 84.48 feet; thence North 30°30' East 221.76 feet; thence North 15°00' West 338.58 feet to the North line of said Section 4; thence West on Section line 178.20 feet to the place of beginning.

The Northeast Quarter of Section 5

EXCEPT that part of the Southeast Quarter of the Northeast Quarter of said Section 5, more particularly described as follows: Beginning at the Southeast corner of the Northeast Quarter of said Section 5; thence West 482.46 feet; thence North 16°00' East 818.40 feet; thence North 32°45' East 476.52 feet to the line between Section 4 and 5, said Township and Range; thence South on the Section line 1192.62 feet to the place of beginning.

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

The Southeast Quarter, the East Half of the Southwest Quarter, and the Southwest Quarter of the Southwest Quarter of Section 32.

EXCEPT that part of the East Half of the Southeast Quarter of said Section 32, more particularly described as follows:

Commencing at the Southeast corner of said Southeast Quarter; thence North 1250.0 feet to the True Point of Beginning; thence North 475.0 feet; thence West 475.0 feet; thence South 475.0 feet; thence East 475.0 feet to the place of beginning.

STATE OF MONTANA  
CERTIFICATION OF VITAL RECORD



MISSOULA COUNTY

CERTIFICATION OF A DEATH CERTIFICATE

FILE #: 201232-007665

FULL NAME OF DECEASED: James Richard Cox

SEX: Male

DATE OF DEATH: November 14, 2012

PLACE OF DEATH: MISSOULA

RACE: White

DATE OF BIRTH: April 22, 1951

BIRTHPLACE: Pullman, Washington

MOTHER'S NAME: Bette Helen Schultz

FATHER'S NAME: William E. Cox

MARITAL STATUS: Married

SPOUSE: Diana Cox

SOCIAL SECURITY NUMBER: 539-56-4489

VETERAN OF ARMED FORCES: No

RESIDENCE: Superior, Montana

FUNERAL FACILITY: Garden City Funeral Home

PLACE OF DISPOSITION: Garden City Crematory  
Missoula

METHOD OF DISPOSITION: Cremation

MANNER OF DEATH: Natural

DATE FILED: November 15, 2012

CAUSE OF DEATH:

ONSET:

- a. Pulmonary Embolism
- b. Pancreatic Carcinoma

3 days  
4 months

OTHER SIGNIFICANT CONDITIONS:  
Not Recorded

NAME AND ADDRESS OF CERTIFIER:  
Richard Sellman, 601 Spruce St, Missoula, Montana 59802

DATE ISSUED: November 16, 2012

BY:

*Brenda M. Jackson*

469742

This certifies that this document is a true duplication  
of the original information on file with the Department  
of Public Health and Human Services.

VICKIE M. ZEIER

Clerk and Recorder

Not Valid Unless Raised Seal Is Present



FILED THIS 14th DAY  
OF December 2012  
KATHLEEN M BROWN CLERK  
BY [Signature]

MONTANA Fourth JUDICIAL DISTRICT COURT,  
(number of district in which your county is located)  
MINERAL COUNTY  
(name of your county)

In the Matter of the Estate of,  
James Richard Cox  
(name of the deceased)  
Deceased. )  
 ) **Probate Case No. DP2012-9**  
 )  
 ) **LETTERS**  
 )  
 )

The Will of the above-named decedent, having been admitted to probate, and  
Diana Faye Cox having been appointed as Personal Representative  
of said Will and estate by order in the above proceeding dated the 14th day of  
December, 2012, Letters of appointment as such Personal Representative are  
hereby issued as provided by law.

WITNESS the Clerk of Court above named and the seal of the Court affixed this day,  
December 14, 2012.

[Signature]  
CLERK OF COURT

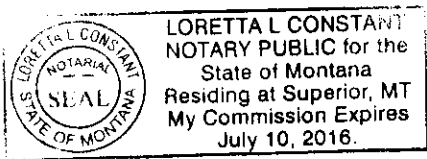
State of Montana )  
 ) :ss  
County of \_\_\_\_\_ )

I, Diana F. Cox, hereby accept the duties of  
Personal Representative of the Will and estate of James Richard Cox,  
deceased, and do solemnly swear or affirm that I will perform, according to law, the duties of  
Personal Representative for the Will and estate of James Richard Cox,  
deceased.

Diana F. Cox  
Signature of Personal Representative

State of Montana )  
 ) :ss  
County of Mineral )

SIGNED AND SWORN (OR AFFIRMED) to before me on December 14, 2012  
by Diana F. Cox.



Loretta L. Constant  
Notary Public for the State of Montana  
Printed name of notary Loretta L. Constant  
Title or rank: \_\_\_\_\_  
Residing at Superior, MT  
My Commission Expires: July 10, 2016

**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.

<b>1</b> SELLER GRANTOR	Name <u>Kenneth G. Callahan and Dolores Callahan</u>	<b>2</b> BUYER GRANTEE	Name <u>Edwin C. White</u>
	Mailing Address <u>PO Box 122</u>		Mailing Address <u>PO Box 225</u>
	City/State/Zip <u>Hornbrook, CA 96044</u>		City/State/Zip <u>Kendrick, ID 83537</u>
	Phone No. (including area code) _____		Phone No. (including area code) _____
<b>3</b> Send all property tax correspondence to: <input type="checkbox"/> Same as Buyer/Grantee Name _____ Mailing Address _____ City/State/Zip _____ Phone No. (including area code) _____		List all real and personal property tax parcel account numbers – check box if personal property <u>1-052-05-008-1460</u> <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/>	
		List assessed value(s)	

**4** Street address of property: 1047 Columbia Street

This property is located in Pomeroy

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

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

The West 41 feet of Lot 8, Block 5, Pomeroy's Addition to the City of Pomeroy.

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

YES NO  
 Was the seller receiving a property tax exemption or deferral under chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)? ☐ ☒

**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 RCW? ☐ ☒  
 Is this property receiving special valuation as historical property per chapter 84.26 RCW? ☐ ☒

If any answers are yes, complete as instructed below.

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

This land ☐ does ☐ does not qualify for continuance.

\_\_\_\_\_  
 DEPUTY ASSESSOR DATE

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

**(3) OWNER(S) SIGNATURE**

\_\_\_\_\_  
 PRINT NAME

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

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

WAC No. (Section/Subsection) \_\_\_\_\_

Reason for exemption \_\_\_\_\_

Type of Document Statutory Warranty Deed

Date of Document 12/20/13

Gross Selling Price \$ 20,000.00

\*Personal Property (deduct) \$ \_\_\_\_\_

Exemption Claimed (deduct) \$ \_\_\_\_\_

Taxable Selling Price \$ 20,000.00

Excise Tax : State \$ 256.00

0.0025 Local \$ 50.00

\*Delinquent Interest: State \$ \_\_\_\_\_

Local \$ \_\_\_\_\_

\*Delinquent Penalty \$ \_\_\_\_\_

Subtotal \$ 306.00

\*State Technology Fee \$ 5.00

\*Affidavit Processing Fee \$ \_\_\_\_\_

Total Due \$ 311.00

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>Kenneth G. Callahan</u>	Signature of Grantee or Grantee's Agent <u>G Scott Marinella</u>
Name (print) <u>Kenneth G. Callahan</u>	Name (print) <u>Edwin C. White G Scott Marinella</u>
Date & city of signing: <u>12/16/13</u>	Date & city of signing: <u>12/23/13</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), or both imprisonment and fine (RCW 9A.20.020 (1C)).

**PAID**  
**DEC 23 2013**

KAREN ROOSEVELT  
 GARFIELD COUNTY TREASURER