

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

This form is your receipt
when stamped by cashier.

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

☐ Check box if partial sale of property

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

SELLER GRANTOR	Name <u>The Secretary of Veteran Affairs</u>	BUYER GRANTEE	Name <u>Edward Prevost</u>
	<u>an Officer of the United States of America</u>		Name <u>Hannah Prevost</u>
	Mailing Address <u>810 Vermont Ave NW</u>		Mailing Address <u>123 Vannatton Grade Rd</u>
	City/State/Zip <u>Washington, DC 20420-0002</u>		City/State/Zip <u>Pomeroy WA 99347</u>
Phone No. (including area code) _____		Phone No. (including area code) _____	
Send all property tax correspondence to: <input type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers - check box if personal property	
Name _____		20124103410200000 <input type="checkbox"/>	
Mailing Address _____		_____ <input type="checkbox"/>	
City/State/Zip _____		_____ <input type="checkbox"/>	
Phone No. (including area code) _____		_____ <input type="checkbox"/>	
		List assessed value(s) <u>164,200</u>	

Street address of property: 63 Vannatton Grade Road, Pomeroy, WA 9347

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)

That part of the South half of the Northeast quarter of Section 34, Township 12 North, Range 41 E.W.M., lying South and West of Vannatton Grade Road.

Select Land Use Code(s):

11 Household, single family units

enter any additional codes: _____

(See back of last page for instructions)

Is this property exempt from property tax per chapter 84.36 RCW (non-profit organization)?

YES NO
☐ ☒

Is this property designated as forest land per chapter 84.33 RCW?

YES NO
☐ ☒

Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34?

YES NO
☐ ☒

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

YES NO
☐ ☒

If any answers are yes, complete as instructed below.

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

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

This land ☐ does ☒ does not qualify for continuance.

Keshia Vanderbruggen 6/26/13
DEPUTY ASSESSOR DATE

(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)

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

(3) OWNER(S) SIGNATURE

PRINT NAME

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

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

WAC No. (Section/Subsection) 458-61A-205(4)

Reason for exemption Government Transfers. *from government no tax

Type of Document Special Warrant Deed (SpWD)

Date of Document 04/19/13

Gross Selling Price \$	135,000.00
*Personal Property (deduct) \$	0.00
Exemption Claimed (deduct) \$	0.00
Taxable Selling Price \$	135,000.00
Excise Tax : State \$	
Local \$	
*Delinquent Interest: State \$	
Local \$	
*Delinquent Penalty \$	
Subtotal \$	
*State Technology Fee \$	5.00 5.00
*Affidavit Processing Fee \$	0.00 5.00
Total Due \$	10.00

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

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

Signature of [Signature]
Grantor or Grantor's Agent
Name (print) The Secretary of Veteran Affairs
Date & city of signing: 6/13/13 Clarkston WA

Signature of [Signature]
Grantee or Grantee's Agent
Name (print) Edward Prevost
Date & city of signing: 6/17/13, 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)).

PLEASE TYPE OR PRINT

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(See back of last page for instructions)

☐ Check box if partial sale of property

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

1 SELLER GRANTOR	Name <u>Jay A. Roosevelt, Personal Representative of</u>	2 BUYER GRANTEE	Name <u>Jay A. Roosevelt - 33.33%; David A. Roosevelt - 33.33%</u>		
	<u>The Estate of James A. Roosevelt</u>		<u>James R. Roosevelt - 33.33%</u>		
	Mailing Address <u>280 N. 23rd Street</u>		Mailing Address <u>P.O. Box 775</u>		
	City/State/Zip <u>Pomeroy, WA 99348</u>		City/State/Zip <u>Pomeroy, WA 99348</u>		
	Phone No. (including area code) _____		Phone No. (including area code) <u>(509) 843-3024</u>		
3	Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers – check box if personal property		List assessed value(s)
	Name _____		1-054-69-002-2080 <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: 280 N. 23rd Street; Pomeroy, WA 99348

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 One and Two in Block 69 of Depot Addition to the City of Pomeroy.

5	Select Land Use Code(s): <u>11 - Household, single family units</u> enter any additional codes: _____ (See back of last page for instructions)	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-202(1)</u> Reason for exemption <u>Inheritance</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>Personal Representative's Deed</u> Date of Document <u>6-14-13</u> Gross Selling Price \$ _____ *Personal Property (deduct) \$ _____ Exemption Claimed (deduct) \$ _____ Taxable Selling Price \$ _____ 0.00 Excise Tax : State \$ _____ 0.00 <u>0.0025</u> Local \$ _____ 0.00 *Delinquent Interest: State \$ _____ Local \$ _____ *Delinquent Penalty \$ _____ Subtotal \$ _____ 0.00 *State Technology Fee \$ _____ 5.00 *Affidavit Processing Fee \$ _____ 5.00 Total Due \$ _____ 10.00 CK A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS

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

Signature of Grantor or Grantor's Agent <u>[Signature]</u>	Signature of Grantee or Grantee's Agent <u>[Signature]</u>
Name (print) <u>Jay A. Roosevelt, Personal Representative</u>	Name (print) <u>Jay A. Roosevelt</u>
Date & city of signing: <u>6-14-13 Pomeroy, WA</u>	Date & city of signing: <u>6-14-13 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)).

SUPERIOR COURT OF WASHINGTON FOR GARFIELD COUNTY

In the Matter of the Estate of) NO. 11-4-00017-1
JAMES A, ROOSEVELT,) LETTERS TESTAMENTARY
Deceased.)

STATE OF WASHINGTON)
County of Garfield) ss.

WHEREAS, the Last Will and Testament of JAMES A. ROOSEVELT, deceased, was on the 10th day of November, 2011 duly exhibited, proven and recorded in our said Superior Court, and WHEREAS, it appears in and by said Will that JAY A. ROOSEVELT is appointed Personal Representative therein, and

WHEREAS, said JAY A. ROOSEVELT is duly qualified;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that we do hereby authorize the said JAY A. ROOSEVELT, to execute said Will according to law.

WITNESS my hand and the seal of said Court, this 10th day of November, 2011.

Janilie Cox
Clerk of Superior Court

LETTERS TESTAMENTARY

-1-

RICHARD D. BURNS
ATTORNEY AT LAW
Depot Building
P.O. Box 820
Pomeroy, WA 99347
(509) 843-1396

1
2
3 STATE OF WASHINGTON)
4) ss. CERTIFICATE
5 County of Garfield)

6 I, TERRILIE COX, County Clerk of the County of Garfield,
7 State of Washington, and ex-officio Clerk of the Superior Court
8 of the State of Washington for Garfield County, do hereby
9 certify that the within and foregoing is a full, true and
10 correct copy of the original Letters Testamentary and of the
11 whole thereof, as the same is now on file and of record in the
12 above entitled cause in my office and custody, said Letters have
13 never been revoked and are still in Full Force and Effect.

14 IN TESTIMONY WHEREOF, I have hereunto set my hand and
15 affixed the seal of said Superior Court, this 10th day of
16 November, 2011.

17 Terrilie Cox
18 TERRILIE COX
19 County Clerk and ex-officio
20 Clerk of the Superior Court.
21
22
23
24
25
26
27
28

LETTERS TESTAMENTARY

-2-

RICHARD D. BURNS
ATTORNEY AT LAW
Depot Building
P.O. Box 820
Pomeroy, WA 99347
(509) 843-1396

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REAL ESTATE EXCISE TAX AFFIDAVIT

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(See back of last page for instructions)

☐ Check box if partial sale of property

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

1 SELLER GRANTOR	Name <u>Jay A. Roosevelt - 1/3; David A. Roosevelt - 1/3;</u>	2 BUYER GRANTEE	Name <u>Jay A. Roosevelt - 100%</u>
	<u>James R. Roosevelt - 1/3;</u>		
	Mailing Address <u>P.O. Box 775</u>		Mailing Address <u>P.O. Box 775</u>
	City/State/Zip <u>Pomeroy, WA 99348</u>		City/State/Zip <u>Pomeroy, WA 99348</u>
	Phone No. (including area code) <u>(509) 843-3024</u>		Phone No. (including area code) <u>(509) 843-3024</u>
3	Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee	List all real and personal property tax parcel account numbers – check box if personal property	
Name _____		<u>1-054-69-002-2080</u> <input type="checkbox"/>	
Mailing Address _____		<input type="checkbox"/>	
City/State/Zip _____		<input type="checkbox"/>	
Phone No. (including area code) _____		<input type="checkbox"/>	
		List assessed value(s)	

4 Street address of property: 280 N. 23rd Street, Pomeroy, WA 99348

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 One and Two in Block 69 of Depot 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
Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

If any answers are yes, complete as instructed below.

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

This land ☐ does ☐ does not qualify for continuance.

DEPUTY ASSESSOR

DATE

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

(3) OWNER(S) SIGNATURE

Jay A Roosevelt
James R Roosevelt PRINT NAME

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

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

WAC No. (Section/Subsection) 458-61A-201(b)(1)

Reason for exemption

Love & Affection - Gift

Type of Document Quit Claim Deed

Date of Document 6-14-13

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

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

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

Signature of
Grantor or Grantor's Agent Jay A Roosevelt
Name (print) Jay A. Roosevelt
Date & city of signing: 6-14-13, Pomeroy WA

Signature of
Grantee or Grantee's Agent Jay A Roosevelt
Name (print) Jay A. Roosevelt
Date & city of signing: 6-14-13, 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)).

JUN 27 2013

KAREN ROOSEVELT

2381

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

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

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

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

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

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

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

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

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

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

A: Gifts with consideration

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


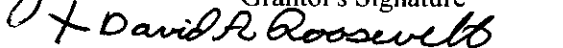
B: Gifts without consideration

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

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

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

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


Grantor's Signature



Grantee's Signature

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

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

NOTE: Exchange Facilitator must sign below.

Exchange Facilitator's Signature

PLEASE TYPE OR PRINT

REAL ESTATE EXCISE TAX AFFIDAVIT

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☐ Check box if partial sale of property

(See back of last page for instructions)

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

SELLER GRANTOR	Name	William David Shelton and Vickie S. Shelton		BUYER GRANTEE	Name	David L. Webb and Alia K. Webb	
		husband and wife				husband and wife	
	Mailing Address	53 Elm Street			Mailing Address	PO Box 855	
	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			
Name				1 050 03 002 1270 <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)			

Street address of property: 741 and 743 Main Street, Pomeroy, WA 99347

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

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

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

The East 27 feet of Lot 2 and the West 3 feet of Lot 3 and the West 17 feet of the East 57 feet of said Lot 3, in Block 3 of the original town, now City of Pomeroy.

Select Land Use Code(s):

enter any additional codes:

(See back of last page for instructions)

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

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

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

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

If any answers are yes, complete as instructed below.

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This land ☐ does ☒ does not qualify for continuance.

DEPUTY ASSESSOR

DATE

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

(3) OWNER(S) SIGNATURE

PRINT NAME

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

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

WAC No. (Section/Subsection)

Reason for exemption

Type of Document Statutory Warranty Deed (SWD)

Date of Document 06/25/13

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

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

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

Signature of Grantor or Grantor's Agent William David Shelton

Name (print) William David Shelton and Vickie S. Shelton

Date & city of signing: 6-27-13 Pomeroy

Signature of Grantee or Grantee's Agent Alia K. Webb

Name (print) David L. Webb and Alia K. Webb

Date & city of signing: 6-27-13 Pomeroy

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

REV 84 0001a (02/13/07)

THIS SPACE - TREASURER'S USE ONLY

PAYED

JUN 27 2013

KAREN ROOSEVELT
GARFIELD COUNTY TREASURER

2382

The



REAL ESTATE EXCISE TAX AFFIDAVIT

This form is your receipt
when stamped by cashier.

PLEASE TYPE OR PRINT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

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

(See back of last page for instructions)

☐ Check box if partial sale of property

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

1 SELLER GRANTOR	Name <u>KATHY E. BERG and GLENDA M. CLOUD</u>	2 BUYER GRANTEE	Name <u>RANDALL R. KAUSCHE</u>
	Mailing Address <u>PO Box 626</u>		Mailing Address <u>PO Box 626</u>
	City/State/Zip <u>Pomeroy, WA 99347</u>		City/State/Zip <u>Pomeroy, WA 99347</u>
	Phone No. (including area code) <u>(509) 592-7707</u>		Phone No. (including area code) <u>(509) 592-7707</u>
3	Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee	List all real and personal property tax parcel account numbers – check box if personal property	
	Name _____	1-050-12-006-2610 <input type="checkbox"/>	
	Mailing Address _____	<input type="checkbox"/>	
	City/State/Zip _____	<input type="checkbox"/>	
	Phone No. (including area code) _____	<input type="checkbox"/>	
		List assessed value(s) <u>56,490</u>	

4 Street address of property: 136 Seventh 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)

All interest in and to South 50 feet of Lot 5, South 50 feet of East 10 feet of Lot 4, and that portion of Lot 6 North of Pataha Creek in Block 12, original Town of Pomeroy.

5	Select Land Use Code(s): <u>11 - Household, single family units</u> enter any additional codes: _____ (See back of last page for instructions)	6	List all personal property (tangible and intangible) included in selling price. None.
	Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) <u>458-61A-201 (8)(1)</u> Reason for exemption <u>Gift - love and affection</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? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> Is this property receiving special valuation as historical property per chapter 84.26 RCW? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> If any answers are yes, complete as instructed below. (1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information. This land <input type="checkbox"/> does <input type="checkbox"/> does not qualify for continuance. DEPUTY ASSESSOR _____ DATE _____ (2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale. (3) OWNER(S) SIGNATURE _____ PRINT NAME _____		Type of Document <u>Statutory Warranty Deed</u> Date of Document <u>June 26 13</u> Gross Selling Price \$ _____ 0.00 *Personal Property (deduct) \$ _____ 0.00 Exemption Claimed (deduct) \$ _____ 0.00 Taxable Selling Price \$ _____ 0.00 Excise Tax : State \$ _____ 0.00 <u>0.0025</u> Local \$ _____ 0.00 *Delinquent Interest: State \$ _____ Local \$ _____ *Delinquent Penalty \$ _____ Subtotal \$ _____ 0.00 *State Technology Fee \$ _____ 5.00 *Affidavit Processing Fee \$ _____ 5.00 Total Due \$ _____ 10.00 A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS

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

Signature of Grantor or Grantor's Agent <u>Kathy E Berg</u>	Signature of Grantee or Grantee's Agent <u>Randall R Kausche</u>
Name (print) <u>KATHY E. BERG</u>	Name (print) <u>RANDALL R. KAUSCHE</u>
Date & city of signing: <u>6/26/13 Pasco WA</u>	Date & city of signing: _____

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

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

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

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

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

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

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

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

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

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

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

A: Gifts with consideration

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

B: Gifts without consideration

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

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

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

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

Blenda M. Clared
Kathy Berg

Grantor's Signature

Randall R. Kause

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

PLEASE TYPE OR PRINT

REAL ESTATE EXCISE TAX AFFIDAVIT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

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

(See back of last page for instructions)

This form is your receipt
when stamped by cashier.

☐ Check box if partial sale of property

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

1 SELLER GRANTOR	Name <u>TETRICK FAMILY L.L.C.</u> Mailing Address <u>72 W OLIPHANT RIDGE ROAD</u> City/State/Zip <u>POMEROY WA 99347</u> Phone No. (including area code) _____	2 BUYER GRANTEE	Name <u>CINDY SUE L.L.C.</u> Mailing Address <u>72 W OLIPHANT RIDGE ROAD</u> City/State/Zip <u>POMEROY WA 99347</u> Phone No. (including area code) _____
3	Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee Name _____ Mailing Address _____ City/State/Zip _____ Phone No. (including area code) _____	List all real and personal property tax parcel account numbers – check box if personal property <u>2-012-41-031-3000</u> <input type="checkbox"/> <u>2-012-41-031-3020</u> <input type="checkbox"/> <u>2-012-14-031-3010</u> <input type="checkbox"/> <u>2-012-40-036-3000</u> <input type="checkbox"/> <u>2-012-40-036-1010</u> <input type="checkbox"/> <u>2-012-40-036-3010</u> <input type="checkbox"/>	List assessed value(s) <u>167,022</u>

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

5 Select Land Use Code(s):
83 - Agriculture classified under current use chapter 84.34 RCW
enter any additional codes: _____
(See back of last page for instructions)

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

6

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

If any answers are yes, complete as instructed below.
(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE)
NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, **you must sign on (3) below.** The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information.
This land ☒ does ☐ does not qualify for continuance.
Richard Vorobeychikov 7-1-13
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
Richard Tetrick
PRINT NAME Tetrick

7 List all personal property (tangible and intangible) included in selling price.
If claiming an exemption, list WAC number and reason for exemption:
WAC No. (Section/Subsection) 458-61A-211(1)
Reason for exemption
MERE CHANGE IN IDENTITY
Type of Document STATUTORY WARRANTY DEED
Date of Document 5-14-13
Gross Selling Price \$ _____
*Personal Property (deduct) \$ _____
Exemption Claimed (deduct) \$ _____
Taxable Selling Price \$ 0.00
Excise Tax : State \$ 0.00
0.0025 Local \$ 0.00
*Delinquent Interest: State \$ _____
Local \$ _____
*Delinquent Penalty \$ _____
Subtotal \$ 0.00
*State Technology Fee \$ 5.00
*Affidavit Processing Fee \$ 5.00
Total Due \$ 10.00
A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX
*SEE INSTRUCTIONS

8 I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.
Signature of Grantor or Grantor's Agent Richard Tetrick Signature of Grantee or Grantee's Agent Richard Tetrick
Name (print) Richard Tetrick Name (print) Richard Tetrick
Date & city of signing: 5-14-2013 Date & city of signing: 5-14-2013

Perjury: Perjury is a class C felony which is punishable by imprisonment in the state correctional institution for a maximum term of not more than five years, or by a fine in an amount fixed by the court of not more than five thousand dollars (\$5,000), or by both imprisonment and fine (RCW 9A.20.020 (1C)).

the following described real estate, situated in the County of Garfield, State of Washington.

Lots 2, 3 and 4, and the East half of the Southwest quarter of Section 31, Township 12 North, Range 41 East, Willamette Meridian, and the Northeast quarter of Section 36, Township 12 North, Range 40 East, Willamette Meridian, EXCEPTING all parts of all thereof lying and being North and East of the right of way of the Oregon Railroad and Navigation Company running through said Sections 31 and 36.

A strip of land lying 50 feet on each side of the centerline of the original railroad right-of-way on each side of the centerline of the original right-of-way in the Northeast quarter of the Northeast quarter, Northwest quarter of the Northeast quarter, and the Southeast quarter of the Northeast quarter of Section 36, Township 12 North, Range 40 East, Willamette Meridian.

A strip of land lying 50 feet on each side of the centerline of the original railroad right-of-way on each side of the centerline of the original railroad right-of-way in the Southwest quarter of the Northwest quarter, the North half of the Southwest quarter, and the Southeast quarter of the Southwest quarter of Section 31, Township 12 North, Range 41 East, Willamette Meridian.

REAL ESTATE EXCISE TAX AFFIDAVIT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

2385

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>Roger & Diane Baker Rev Liv Trust 1/2</u>	2 BUYER GRANTEE	Name <u>Wayne Tetrick</u>
	Mailing Address <u>1799 - 4th Ave</u>		Mailing Address <u>280 Vannaton Road</u>
	City/State/Zip <u>Clarkston, Wa. 99403</u>		City/State/Zip <u>Pomeroy, WA. 99347</u>
	Phone No. (including area code) <u>208 790 3881</u>		Phone No. (including area code) <u>509 751 6548</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>Clay Tetrick</u>		1-050-19-009-3252 <input type="checkbox"/>	
Mailing Address <u>285 6th Street</u>		1-050-19-010-3242 <input type="checkbox"/>	
City/State/Zip <u>Pomeroy, WA 99347</u>		<input type="checkbox"/>	
Phone No. (including area code) <u>509 751 6636</u>		<input type="checkbox"/>	
		List assessed value(s)	

4 Street address of property: 629 High St.

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

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

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

Lots 9 & 10 Block 19 Original Town

5 Select Land Use Code(s): 11

enter any additional codes: _____

(See back of last page for instructions)

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

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

If any answers are yes, complete as instructed below.

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

This land ☐ does ☐ does not qualify for continuance.

DEPUTY ASSESSOR _____ DATE _____

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

(3) OWNER(S) SIGNATURE

PRINT NAME

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

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

WAC No. (Section/Subsection) _____

Reason for exemption _____

Type of Document Quit Claim Deed

Date of Document 7-3-13

Gross Selling Price \$ 40,000.00

*Personal Property (deduct) \$ _____

Exemption Claimed (deduct) \$ _____

Taxable Selling Price \$ 40,000.00

Excise Tax : State \$ 612.00

Local \$ 100.00

*Delinquent Interest: State \$ _____

Local \$ _____

*Delinquent Penalty \$ _____

Subtotal \$ 612.00

*State Technology Fee \$ _____ 5.00

*Affidavit Processing Fee \$ _____

Total Due \$ 617.00

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>Diane K. Baker</u>	Signature of Grantee or Grantee's Agent <u>Wayne Tetrick</u>
Name (print) <u>Diane K. Baker - Roger Baker</u>	Name (print) <u>Wayne Tetrick</u>
Date & city of signing: <u>7/2/2013 Pomeroy</u>	Date & city of signing: <u>7-3-13 Garfield Co.</u>

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

PAID
JUL 03 2013

2385

COUNTY TREASURER

KR

KAREN ROOSEVELT



MOBILE HOME
REAL ESTATE EXCISE TAX AFFIDAVIT

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

Chapter 82.45 RCW
Chapter 458-61A WAC

This form is your receipt when stamped
by cashier.

FOR USE WHEN TRANSFERRING TITLE TO MOBILE HOME ONLY

PLEASE TYPE OR PRINT
INCOMPLETE AFFIDAVITS WILL NOT BE ACCEPTED

REGISTERED
OWNER

Name	Barbara J. Grimmick		
Street	426 Hwy 12 E		
City	WA	99347	Zip Code

LOCATION OF
MOBILE HOME

Name	Barbara J. Grimmick		
Street	426 Hwy 12 E		
City	WA	99347	Zip Code

NEW REGISTERED
OWNER

Name	Frank D. Byrd		
Street	426 Hiway 12 E		
City	WA	99347	Zip Code

LEGAL OWNER

Name	Frank D. Byrd		
Street	426 Hiway 12 E		
City	WA	99347	Zip Code

PERSONAL PROPERTY
PARCEL or ACCOUNT NO. 2-012-42-034-3075
LIST ASSESSED VALUE(S): \$ 67,553

REAL PROPERTY
PARCEL or ACCOUNT NO. 2-012-42-034-3065
LIST ASSESSED VALUE(S): \$

MAKE	YEAR	MODEL	SIZE	SERIAL NO. or I.D.	REVENUE TAX CODE NO.
MARLE	2011		48'x44	HER027808	

Date of Sale	7-11-13	
Taxable Sale Price.....	\$	
Excise Tax: State.....	\$	
Local.....	\$	
Delinquent Interest: State.....	\$	
Local.....	\$	
Delinquent Penalty.....	\$	
Subtotal.....	\$	
State Technology Fee.....	\$	5.00
Affidavit Processing Fee.....	\$	5.00
Total Due.....	\$	10.00
If exemption claimed, WAC number & title:		
WAC No. (Sec/Sub)	WAC 458-61A-201	
WAC Title	Gift	
A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX.		

AFFIDAVIT

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

Signature of
Grantor/Agent Barbara J. Grimmick
Name (print) Barbara J. Grimmick
Date and Place of Signing: 7-11-2013 Pomeroy, Wa.

Signature of
Grantee/Agent Frank D. Byrd
Name (print) Frank D. Byrd
Date & Place of Signing: 7-11-2013 Pomeroy, Wa.

TREASURER'S CERTIFICATE

I hereby certify that property taxes due Garfield
County on the mobile home described hereon have been paid to and
including the year 1st half 2013
7-11-13
Date
County Treasurer or Deputy

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

THIS SPACE FOR TREASURER'S USE ONLY

PAYED
JUL 11 2013

COUNTY TREASURER

2386

KAREN ROOSEVELT
GARFIELD COUNTY TREASURER



STATE OF WASHINGTON

Vehicle Certificate of Ownership (Title)

Certificate Number

1125148401

License number +680876	Vehicle identification number (VIN) HER027808	Year 2011	Make MARLE	Model	Style	Series/Body 48' X 44
Date issued 09/08/2011	Odometer miles 000000	Odometer status E	Fleet number	Equipment number	Fuel type	
Use class MOB	Scale weight 00000	Gross weight	Vehicle color	Prior title state	Prior title number	
Comments 55609-2011						

Brands

Sale price \$ _____

Date of sale _____

Legal owner: To release your interest, sign below, then give this title to the registered owner/transferee or send it to a vehicle licensing office with the proper fee. You may be liable to the registered owner/transferee for penalties if you do not release interest within 10 days after proper demand.

Legal owner
GRIMMICK, BARBARA J
BYRD, FRANK D
CLARK, BONNIE J
426 HWY 12 E
POMEROY, WA 99347

Registered owner
SAME AS LEGAL OWNER

X
Signature of legal owner releases
all interest in the vehicle described above

Date _____

X
Signature of registered owner releases
all interest in the vehicle described above

Date _____

X
Signature of legal owner releases
all interest in the vehicle described above

Date _____

X
Signature of registered owner releases
all interest in the vehicle described above

Date _____

I certify that the records of the Department of Licensing
show the persons named hereon as registered owners and
legal owners of the vehicle described.

Director, Department of Licensing

Federal regulation and state law requires you to state the mileage in connection with the transfer of ownership.
Failure to complete this odometer statement or providing a false statement may result in fines and/or imprisonment.

I certify, to the best of my knowledge, the odometer reading is: _____ (no tenths) Transfer date ____/____/____
Odometer reading in miles.

This reading is (check one): ☐ the actual mileage of the vehicle ☐ in excess of its mechanic limits ☐ not the actual mileage.

Signature of transferee/buyer

X

Signature of transferor/seller

X

PRINTED name of transferee/buyer

PRINTED name of transferor/seller

Address of transferee/buyer

Address of transferor/seller

Assignment by registered owner

Keep in a safe place. Any alteration or erasure voids this title.

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

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

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

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

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

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

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

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

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

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

A: Gifts with consideration

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

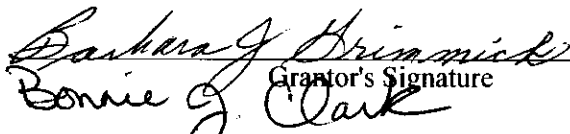
B: Gifts without consideration

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

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

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

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


Grantor's Signature


Grantee's Signature

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

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

NOTE: Exchange Facilitator must sign below.

Exchange Facilitator's Signature



MOBILE HOME
REAL ESTATE EXCISE TAX AFFIDAVIT

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

Chapter 82.45 RCW
Chapter 458-61A WAC

This form is your receipt when stamped
by cashier.

FOR USE WHEN TRANSFERRING TITLE TO MOBILE HOME ONLY

PLEASE TYPE OR PRINT
INCOMPLETE AFFIDAVITS WILL NOT BE ACCEPTED

REGISTERED
OWNER

LOCATION OF
MOBILE HOME

Name	Jay Roosevelt, Personal Rep of the Estate of James A. Roosevelt		
Street	280 N 23rd Street		
City	State	Zip Code	
Pomeroy	WA.	99347	
Name			
Street			
City	State	Zip Code	

NEW REGISTERED
OWNER

LEGAL OWNER

Name	Jay A. Roosevelt - 33.33%; David A. Roosevelt - 33.33%; James R. Roosevelt - 33.33%		
Street	PO Box 475		
City	State	Zip Code	
Pomeroy	WA.	99347	
Name			
Street			
City	State	Zip Code	

PERSONAL PROPERTY
PARCEL or ACCOUNT NO. _____
LIST ASSESSED VALUE(S): \$ _____

REAL PROPERTY
PARCEL or ACCOUNT NO. 1-054-69-002-2080-0000
LIST ASSESSED VALUE(S): \$ _____

MAKE	YEAR	MODEL	SIZE	SERIAL NO. or I.D.	REVENUE TAX CODE NO.
D+ROI	1962		55X10	K6248	28

Date of Sale	6-28-2013	
Taxable Sale Price	\$	<u>0</u>
Excise Tax: State	\$	
Local	\$	
Delinquent Interest: State	\$	
Local	\$	
Delinquent Penalty	\$	
Subtotal	\$	
State Technology Fee	\$	5.00
Affidavit Processing Fee	\$	5.00
Total Due	\$	10.00
If exemption claimed, WAC number & title:		
WAC No. (Sec/Sub)	458-61A-202(1)	
WAC Title	Inheritance	
A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX.		

AFFIDAVIT

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

Signature of Grantor/Agent Jay A Roosevelt
Name (print) JAY A Roosevelt
Date and Place of Signing: 6-28-13 Garfield County

Signature of Grantee/Agent James R Roosevelt
Name (print) James R Roosevelt
Date & Place of Signing: 6/28/2013 Garfield Co

TREASURER'S CERTIFICATE

I hereby certify that property taxes due Garfield
County on the mobile home described hereon have been paid to and
including the year 2013

7-11-13 Teresa W. Sp...
Date County Treasurer or Deputy

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

THIS SPACE - TREASURER'S USE ONLY

PAID
JUL 11 2013

KAREN ROOSEVELT
GARFIELD COUNTY TREASURER

COUNTY TREASURER

2387
THE

SUPERIOR COURT OF WASHINGTON FOR GARFIELD COUNTY

In the Matter of the Estate of) NO. 11-4-00017-1
JAMES A, ROOSEVELT,) LETTERS TESTAMENTARY
Deceased.)

STATE OF WASHINGTON)
County of Garfield) ss.

WHEREAS, the Last Will and Testament of JAMES A. ROOSEVELT, deceased, was on the 10th day of November, 2011 duly exhibited, proven and recorded in our said Superior Court, and WHEREAS, it appears in and by said Will that JAY A. ROOSEVELT is appointed Personal Representative therein, and

WHEREAS, said JAY A. ROOSEVELT is duly qualified;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that we do hereby authorize the said JAY A. ROOSEVELT, to execute said Will according to law.

WITNESS my hand and the seal of said Court, this 10th day of November, 2011.

Janilia Cox
Clerk of Superior Court

LETTERS TESTAMENTARY

-1-

RICHARD D. BURNS
ATTORNEY AT LAW
Depot Building
P.O. Box 820
Pomeroy, WA 99347
(509) 843-1396

1
2
3 STATE OF WASHINGTON)
4) ss. CERTIFICATE
5 County of Garfield)

6 I, TERRILIE COX, County Clerk of the County of Garfield,
7 State of Washington, and ex-officio Clerk of the Superior Court
8 of the State of Washington for Garfield County, do hereby
9 certify that the within and foregoing is a full, true and
10 correct copy of the original Letters Testamentary and of the
11 whole thereof, as the same is now on file and of record in the
12 above entitled cause in my office and custody, said Letters have
13 never been revoked and are still in Full Force and Effect.

14 IN TESTIMONY WHEREOF, I have hereunto set my hand and
15 affixed the seal of said Superior Court, this 10th day of
16 November, 2011.

17 Terrilie Cox
18 TERRILIE COX
19 County Clerk and ex-officio
20 Clerk of the Superior Court.
21
22
23
24
25
26
27
28

LETTERS TESTAMENTARY

-2-

RICHARD D. BURNS
ATTORNEY AT LAW
Depot Building
P.O. Box 820
Pomeroy, WA 99347
(509) 843-1396

STATE OF WASHINGTON
MOTOR VEHICLE
CERTIFICATE OF TITLE
THIS TITLE IS EVIDENCE OF LEGAL OWNERSHIP

(DO NOT USE)

1. AGENT'S LISTING NO. LICENSE EXPIRES LAST DAY	2. VALUATION TAB NO. LICENSE PLATE NO.	3. FILING FEE EXCISE TAX
4. MO. / YR.	5. BASIC FEE	6. APPLICATION FEE
7. NEW REGISTERED OWNER (LAST NAME FIRST) AND CURRENT ADDRESS	8. INSP. FEE	9. OTHER FEE
10. NEW LEGAL OWNER	11. USE TAX	12. PENALTY FEE
13. ZIP CODE	14. TOTAL FEES AND TAX	15. AUDITOR'S STAMP
16. DEALER'S REPORT OF SALE (I HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREON IS CORRECT. THIS VEHICLE IS CLEAR OF ENCUMBRANCES EXCEPT AS SHOWN TAX REQUIRED SALES TAX HAS BEEN COLLECTED)	17. DEALER NAME	18. WASH. DEALER NO.
19. DEALER'S AUTHORIZED SIGNATURE	20. DATE OF SALE	21. DISPOSITION VEHICLE
22. I CERTIFY THAT THE INFORMATION CONTAINED HEREON IS ACCURATE AND COMPLETE.	23. SUB-AGENTS FEE NOT TO BE INCLUDED IN TOTAL FEES	24. DAY OF
25. (GIVE TITLE WHEN SIGNING FOR COMPANY)	26. NOTARY PUBLIC OR LICENSE AGENT NO.	27. 19

1. IN "CODE" BOX INDICATES VEHICLE WAS PREVIOUSLY EX-EMPT. SALVAGED OR FOR HIRE. SEE "SERIES & BODY TYPE" BOX.

2. SIGNATURE(S) RELEASE INTEREST IN VEHICLE

3. DATE

4. I CERTIFY THAT THE RECORDS OF THE DEPARTMENT OF LICENSING SHOW PERSONS NAMED HEREON AS REGISTERED AND LEGAL OWNERS OF THE VEHICLE DESCRIBED.

5. MILEAGE READING IS

6. DIRECTOR
DEPARTMENT OF LICENSING

7. SELLER MUST PRINT PURCHASER'S NAME AND SHOW ODOMETER READING



MOBILE HOME
REAL ESTATE EXCISE TAX AFFIDAVIT

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

Chapter 82.45 RCW
Chapter 458-61A WAC

This form is your receipt when stamped
by cashier.

FOR USE WHEN TRANSFERRING TITLE TO MOBILE HOME ONLY

PLEASE TYPE OR PRINT
INCOMPLETE AFFIDAVITS WILL NOT BE ACCEPTED

REGISTERED
OWNER

Name	Jay A. Roosevelt - 1/3; David A. Roosevelt - 1/3; James R. Roosevelt - 1/3		
Street	PO Box 775		
City	State	Zip Code	
Pomeroy, WA		99347	

LOCATION OF
MOBILE HOME

Name			
Street	280 N 23rd Street		
City	State	Zip Code	
Pomeroy	WA	99347	

PERSONAL PROPERTY
PARCEL or ACCOUNT NO. _____
LIST ASSESSED VALUE(S): \$ _____

NEW REGISTERED
OWNER

Name	Jay A. Roosevelt - 100%		
Street	PO Box 775		
City	State	Zip Code	
Pomeroy	WA	99347	

LEGAL OWNER

Name			
Street			
City	State	Zip Code	

REAL PROPERTY
PARCEL or ACCOUNT NO. 1-054-69-002-2080
LIST ASSESSED VALUE(S): \$ _____

MAKE	YEAR	MODEL	SIZE	SERIAL NO. or I.D.	REVENUE TAX CODE NO.
OTROI	1962		55X10	K6248	28

Date of Sale	6-28-2013	
Taxable Sale Price	\$	0
Excise Tax: State	\$	
Local	\$	
Delinquent Interest: State	\$	
Local	\$	
Delinquent Penalty	\$	
Subtotal	\$	
State Technology Fee	\$	5.00
Affidavit Processing Fee	\$	5.00
Total Due	\$	10.00
If exemption claimed, WAC number & title:		
WAC No. (Sec/Sub)	458-61A-201(b)(1)	
WAC Title	Love & Affection - Gift	
A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX.		

AFFIDAVIT

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

Signature of
Grantor/Agent James R. Roosevelt
Name (print) James R. Roosevelt
Date and Place of Signing: 6-28-2013
Garfield CO

Signature of
Grantee/Agent Jay A. Roosevelt
Name (print) Jay A. Roosevelt
Date & Place of Signing: 6-28-13 Garfield county

TREASURER'S CERTIFICATE

I hereby certify that property taxes due Garfield
County on the mobile home described hereon have been paid to and
including the year 2013

7-11-13 Teresa R. Spalding
Date County Treasurer or Deputy

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

THIS SPACE - TREASURER'S USE ONLY

PAID
JUL 11 2013

KAREN ROOSEVELT
GARFIELD COUNTY TREASURER

COUNTY TREASURER

2388

TUE

~~SECURED PARTY SIGNATURE AND TITLE~~

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

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

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

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

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

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

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

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

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

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

A: Gifts with consideration

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

B: Gifts without consideration

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

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

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

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

James R. Roosevelt
Grantor's Signature
X David A. Roosevelt

Jorge D. D. D.
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



PLEASE TYPE OR PRINT

REAL ESTATE EXCISE TAX AFFIDAVIT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

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

(See back of last page for instructions)

This form is your receipt
when stamped by cashier.

2389

☐ Check box if partial sale of property

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

1 SELLER GRANTOR	Name <u>REUBEN BREITHAUPT & PAUL BREITHAUPT</u>	2 BUYER GRANTEE	Name <u>DALE & EVANGELINE WORKMAN</u>	
	Mailing Address _____		Mailing Address <u>31 MONTGOMERY STREET</u>	
	City/State/Zip <u>POMEROY, WA 99347</u>		City/State/Zip <u>POMEROY, WA 99347</u>	
	Phone No. (including area code) _____		Phone No. (including area code) _____	
3	Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers – check box if personal property	List assessed value(s)
	Name _____		<u>2-012-42-034-3070</u> <input type="checkbox"/>	<u>2763</u>
	Mailing Address _____		<u>2-066-08-008-1430</u> <input type="checkbox"/>	
	City/State/Zip _____		<input type="checkbox"/>	
	Phone No. (including area code) _____		<input type="checkbox"/>	

4 Street address of property: 31 MONTGOMERY STREETThis 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)

LOT 8 IN BLOCK 8 AND THE EAST 25 FEET ADJOINING LOT 8 IN BLOCK 8 (TAX LOT 19) OF UNINCORPORATED PATAHA CITY,
INCLUDING THE 1073 BROADMOOR MOBLIE HOME SITUATED THEREON.
SUBJECT TO THE LIFE ESTATE OF ROBERTA BREITHAUPT

5 Select Land Use Code(s):

09 - Land with mobile home

enter any additional codes: _____

(See back of last page for instructions)

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

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

If any answers are yes, complete as instructed below.

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

This land ☐ does ☐ does not qualify for continuance.

DEPUTY ASSESSOR

DATE

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

(3) OWNER(S) SIGNATURE

PRINT NAME

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

Signature of

Grantor or Grantor's Agent Name (print) RICH BURNSDate & city of signing: 06/14/11 POMEROY

Signature of

Grantee or Grantee's Agent Name (print) RESA COXDate & city of signing: 06/14/11

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

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

WAC No. (Section/Subsection) 458-61A-217Reason for exemption
CORRECTION DEEDType of Document CORRECTION STATUTORY WARRANTY DEEDDate of Document 6/14/11

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

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

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

PAID
JUL 12 2013

KAREN ROOSEVELT
GARFIELD COUNTY TREASURER

2389

me

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>David Hinrichs</u> <u>Tolene Hinrichs</u>	2 BUYER GRANTEE	Name <u>David Hinrichs</u> <u>Bret Roberts</u>
	Mailing Address <u>P.O. Box 413</u>		Mailing Address <u>P.O. Box 215</u>
	City/State/Zip <u>Pomeroy, Wa. 99347</u>		City/State/Zip <u>Pomeroy, Wa. 99347</u>
	Phone No. (including area code) <u>(509) 843-2434</u>		Phone No. (including area code) <u>(509) 843-7298</u>
3 Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers – check box if personal property	
Name _____		<u>1-053-10-010-1080</u> <input checked="" type="checkbox"/>	
Mailing Address _____		<input type="checkbox"/>	
City/State/Zip _____		<input type="checkbox"/>	
Phone No. (including area code) _____		<input type="checkbox"/>	
		List assessed value(s)	

4 Street address of property: 1779 Columbia Street

This property is located in ☐ unincorporated

County OR within ☒ city of Pomeroy

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

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

Lots 9 & 10, except the west eighteen feet (18') of Lot 9, in Block 10 of Mulkey's Addition to the City of Pomeroy.

5 Select Land Use Code(s):

09

enter any additional codes: _____

(See back of last page for instructions)

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

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

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

If any answers are yes, complete as instructed below.

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

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

This land ☐ does ☐ does not qualify for continuance.

DEPUTY ASSESSOR

DATE

(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)

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

(3) OWNER(S) SIGNATURE

PRINT NAME

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

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

WAC No. (Section/Subsection) 458-61A-20

Reason for exemption Establish Community property Gift

Type of Document Quit Claim Deed

Date of Document July 15, 2013

Gross Selling Price \$ _____

*Personal Property (deduct) \$ _____

Exemption Claimed (deduct) \$ _____

Taxable Selling Price \$ _____

Excise Tax : State \$ _____

Local \$ _____

*Delinquent Interest: State \$ _____

Local \$ _____

*Delinquent Penalty \$ _____

Subtotal \$ _____

*State Technology Fee \$ 5.00

*Affidavit Processing Fee \$ 5.00

Total Due \$ 10.00 *Cur*

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

*SEE INSTRUCTIONS

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

Signature of Grantor or Grantor's Agent [Signature]

Name (print) David W Hinrichs

Date & city of signing: 7/15/13 Pomeroy

Signature of Grantee or Grantee's Agent [Signature]

Name (print) Bret Roberts

Date & city of signing: 7/15/13 Pomeroy

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

JUL 15 2013

KAREN ROOSEVELT
GARFIELD COUNTY TREASURER

COUNTY TREASURER

2390

me

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

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

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

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

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

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

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

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

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

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

A: Gifts with consideration

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

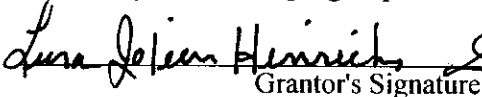
B: Gifts without consideration

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

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

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

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


Grantor's Signature


Grantee's Signature

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

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

NOTE: Exchange Facilitator must sign below.

Exchange Facilitator's Signature



PLEASE TYPE OR PRINT

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

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

(See back of last page for instructions)

2391
This form is your receipt
when stamped by cashier.

☐ Check box if partial sale of property

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

SELLER GRANTOR	Name Ardell Cathers	BUYER GRANTEE	Name Ryan J. Westacott
	Vonda Cathers		Elizabeth F. Westacott
	Mailing Address P.O. Box 284		P.O. Box 971
	City/State/Zip Pomeroy, WA 99347		Pomeroy, WA 99347
	Phone No. (including area code) 509-288-1032		Phone No. (including area code)
Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantor		List all real and personal property tax parcel account numbers – check box if personal property	
Name Ryan J. Westacott Elizabeth F. Westacott		10520500614400000 <input type="checkbox"/>	
Mailing Address		<input type="checkbox"/>	
City/State/Zip		<input type="checkbox"/>	
Phone No. (including area code)		<input type="checkbox"/>	

Street address of property: 89 10th Street, Pomeroy, WA 99347

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

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

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

Lot 6 in Block 5 of Pomeroy's Addition to the City of Pomeroy

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

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

YES NO

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

YES NO

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

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

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

If any answers are yes, complete as instructed below.

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

This land ☐ does ☒ does not qualify for continuance.

DEPUTY ASSESSOR

DATE

(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)

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

(3) OWNER(S) SIGNATURE

PRINT NAME

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

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

WAC No. (Section/Subsection)

Reason for exemption

Type of Document Statutory Warranty Deed (SWD)

Date of Document 07/12/13

Gross Selling Price	\$	92,500.00
*Personal Property (deduct)	\$	0.00
Exemption Claimed (deduct)	\$	0.00
Taxable Selling Price	\$	92,500.00
Excise Tax : State	\$	1,184.00
Local	\$	231.25
*Delinquent Interest: State	\$	0.00
Local	\$	0.00
*Delinquent Penalty	\$	0.00
Subtotal	\$	1,415.25
*State Technology Fee	\$	5.00
*Affidavit Processing Fee	\$	0.00
Total Due	\$	1,420.25

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 Nichole Wahan
Name (print) Ardell Cathers Nichole Wahan
Date & city of signing: Clarkston, WA

Signature of Grantee or Grantee's Agent Ryan J. Westacott
Name (print) Ryan J. Westacott
Date & city of signing: 7/15/13 Lewiston, ID

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

REV 84 0001a (02/13/07)

THIS SPACE TREASURER'S USE ONLY

PAID
JUL 15 2013

COUNTY TREASURER

KAREN ROOSEVELT
GARFIELD COUNTY TREASURER

2391
TUE



PLEASE TYPE OR PRINT

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

This form is your receipt
when stamped by cashier.

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

(See back of last page for instructions)

☐ Check box if partial sale of property

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

SELLER GRANTOR	Name <u>Kristi A. Riley, Successor Trustee of the</u> <u>Colson Family Revocable Living Trust</u>	BUYER GRANTEE	Name <u>Everett Leland Scoggin</u> <u>an unmarried man</u>
	Mailing Address <u>1123 Tatman Mtn Rd</u>		Mailing Address <u>433 Highway 12 E</u>
	City/State/Zip <u>Pomeroy WA 99347</u>		City/State/Zip <u>Pomeroy WA 99347</u>
	Phone No. (including area code)		Phone No. (including area code)
Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee Name <u>Everett Leland Scoggin an unmarried man</u>		List all real and personal property tax parcel account numbers - check box if personal property <u>2 066 04 010 1320</u> <input type="checkbox"/>	
Mailing Address <u>433 Highway 12 E</u>		<input type="checkbox"/>	
City/State/Zip <u>Pomeroy WA 99347</u>		<input type="checkbox"/>	
Phone No. (including area code)		<input type="checkbox"/>	

Street address of property: 437 Highway 12 E, Pomeroy, WA 99347

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

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

Legal description of property (if more space is needed, you may attach a separate sheet to each page of the affidavit)
Lots 9 and 10 in Block 4 of Pataha City, unincorporated

<p>Select Land Use Code(s): <u>11 Household, single family units</u></p> <p>enter any additional codes: _____</p> <p>(See back of last page for instructions)</p> <table border="1"><thead><tr><th></th><th>YES</th><th>NO</th></tr></thead><tbody><tr><td>Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)?</td><td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td></tr></tbody></table>		YES	NO	Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>List all personal property (tangible and intangible) included in selling price.</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>If claiming an exemption, list WAC number and reason for exemption:</p> <p>WAC No. (Section/Subsection) _____</p> <p>Reason for exemption _____</p> <p>_____</p> <p>Type of Document <u>Statutory Warranty Deed (SWD)</u></p> <p>Date of Document <u>07/10/13</u></p> <table border="1"><tr><td>Gross Selling Price \$</td><td><u>30,000.00</u></td></tr><tr><td>*Personal Property (deduct) \$</td><td><u>0.00</u></td></tr><tr><td>Exemption Claimed (deduct) \$</td><td><u>0.00</u></td></tr><tr><td>Taxable Selling Price \$</td><td><u>30,000.00</u></td></tr><tr><td>Excise Tax : State \$</td><td><u>384.00</u></td></tr><tr><td>Local \$</td><td><u>75.00</u></td></tr><tr><td>*Delinquent Interest: State \$</td><td><u>0.00</u></td></tr><tr><td>Local \$</td><td><u>0.00</u></td></tr><tr><td>*Delinquent Penalty \$</td><td><u>0.00</u></td></tr><tr><td>Subtotal \$</td><td><u>459.00</u></td></tr><tr><td>*State Technology Fee \$</td><td><u>5.00</u></td></tr><tr><td>*Affidavit Processing Fee \$</td><td><u>0.00</u></td></tr><tr><td>Total Due \$</td><td><u>464.00</u></td></tr></table> <p>A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS</p>	Gross Selling Price \$	<u>30,000.00</u>	*Personal Property (deduct) \$	<u>0.00</u>	Exemption Claimed (deduct) \$	<u>0.00</u>	Taxable Selling Price \$	<u>30,000.00</u>	Excise Tax : State \$	<u>384.00</u>	Local \$	<u>75.00</u>	*Delinquent Interest: State \$	<u>0.00</u>	Local \$	<u>0.00</u>	*Delinquent Penalty \$	<u>0.00</u>	Subtotal \$	<u>459.00</u>	*State Technology Fee \$	<u>5.00</u>	*Affidavit Processing Fee \$	<u>0.00</u>	Total Due \$	<u>464.00</u>
	YES	NO																															
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Total Due \$	<u>464.00</u>																																

I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.	
Signature of Grantor or Grantor's Agent <u>Kristi A. Riley</u>	Signature of Grantee or Grantee's Agent <u>Everett Leland Scoggin</u>
Name (print) <u>Kristi A. Riley, Successor Trustee of the</u>	Name (print) <u>Everett Leland Scoggin</u>
Date & city of signing: <u>7-11-13 Clarkston</u>	Date & city of signing: <u>7-12-13 Clarkston</u>

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

REV 84 0001a (02/13/07)

THIS SPACE - TREASURER'S USE ONLY

P A I D
JUL 15 2013

Treasurer

KAREN ROOSEVELT
GARFIELD COUNTY TREASURER

2392 me

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

Chapter 82.45 RCW
Chapter 458-61A WAC

This form is your receipt when stamped
by cashier.

FOR USE WHEN TRANSFERRING TITLE TO MOBILE HOME ONLY

PLEASE TYPE OR PRINT
INCOMPLETE AFFIDAVITS WILL NOT BE ACCEPTED

REGISTERED
OWNER

Name Kristi A. Riley, Successor Trustee of The Colson		
Family Revocable Living Trust		
Street 1123 Tatman Mtn Rd		
City Pomeroy	State WA	Zip Code 99347

LOCATION OF
MOBILE HOME

Name		
Street 437 Highway 12 East		
City Pomeroy	State WA	Zip Code 99347

NEW REGISTERED
OWNER

Name Everett Leland Scoggin, an unmarried man		
Street 433 Highway 12 E		
City Pomeroy	State WA	Zip Code 99347

LEGAL OWNER

Name Everett Leland Scoggin, an unmarried man		
Street 433 Highway 12 E		
City Pomeroy	State WA	Zip Code 99347

PERSONAL PROPERTY
PARCEL or ACCOUNT NO. **n/a**

LIST ASSESSED VALUE(S): \$ **2500.00**

REAL PROPERTY
PARCEL or ACCOUNT NO. **2 066 04 010 1320 0000**

LIST ASSESSED VALUE(S): \$

MAKE	YEAR	MODEL	SIZE	SERIAL NO. or I.D.	REVENUE TAX CODE NO.
VANDK	1967		50T/20	VIN #626 Plate#92264	

Date of Sale	07/12/2013
Taxable Sale Price.....	\$ 0.00
Excise Tax: State.....	\$ 0.00
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

If exemption claimed, WAC number & title:
WAC No. (Sec/Sub) **458-61A-201 1 B**
WAC Title **Gift**

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

TREASURER'S CERTIFICATE

I hereby certify that property taxes due **Garfield**
County on the mobile home described hereon have been paid to and
including the year **2013**.

7-15-13
Date

Treasurer
County Treasurer or Deputy

AFFIDAVIT

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

Signature of
Grantor/Agent **Kristi A. Riley**

Name (print) **Kristi A. Riley**

Date and Place of Signing: **7-11-13 Clarkston**

Signature of
Grantee/Agent **Everett Leland Scoggin**

Name (print) **Everett Leland Scoggin**

Date & Place of Signing: **7-12-13 Clarkston**

**Sec RE Affidavit 2392
included in the value**

If, in selling (or otherwise transferring ownership of) a mobile home
which possesses a tax lien, the seller does not inform the buyer (new
owner) of such a lien, the seller is guilty of deliberate deception as it
applies to Fraud and/or Theft as defined in Title 9 and 9A RCW (RCW
9A.56.060, RCW 9A.56.010 (4d), and RCW 9A.56.020).

THIS SPACE - TREASURER'S USE ONLY

PAID
JUL 15 2013

Treasurer

2393

THE

STATE OF WASHINGTON
DEPARTMENT OF LICENSING
PO Box 9038 • Olympia, Washington 98507-9038

AFFIDAVIT IN LIEU OF TITLE
Reason for use: Transfer of Ownership

License Number #92264	VIN 626	Model Year 1967	Make VANDK
Series/Body 50T/20	Model/Body Type /	Title Number 9916249810	Mileage E

REGISTERED OWNER:

COLSON, HOMER TRUSTEE
COLSON, IDA TRUSTEE
COLSON FAMILY REVOCABLE
LIVING TRUST
437 HIGHWAY 12 E
POMEROY WA 99347

LEGAL OWNER:

Printed as of 05/09/2013 Time 16:41

By my signature I release interest in the vehicle described above. The title is not in my possession because it was lost, stolen, destroyed or _____

Anyone who knowingly makes a false statement of a material fact shall be guilty of a felony and upon conviction shall be punished by a fine. (RCW 46.12.210)

X Kristi A. Kelly P.O.A
Signature

see POA & Death Cert.
Title

Subscribed and sworn to before me this 13 day of May, 2013

Jana Keen 1201-03

Notary Public or Washington License Agent and County/Office/VFS Operator Number

Residing in: Garfield County

Instructions to Financial Institutions:

To speed up the transfer process, give the title or Affidavit in Lieu of Title to the buyer with a release of interest from the seller (your customer). A vehicle odometer disclosure statement is required if the vehicle is less than 10 years old (unless exempt). The buyer can take the documents to any vehicle licensing office and transfer the title. The buyer must transfer title within (15) days of the date of sale. Failure to do so will result in penalty fees (RCW 46.12.101(5)). The seller must file a report of sale within 5 days of the date of sale; file it for free online at www.dol.wa.gov or at any vehicle licensing office for a fee.

REQUESTOR'S NAME COLSON, HOMER TRUSTEE

ADDRESS 437 HIGHWAY 12 E

CITY POMEROY

STATE WA ZIP 99347

CHECK \$

CASH \$

VALIDATION CODE 05120101131290509130018019879

STATE OF WASHINGTON AFFIDAVIT IN LIEU OF TITLE

FILE ID: AAFIPR-1

FILE AAFIPR: 2007, 28, 11, 00001(1)

Report Date:07/15/2013Garfield County TreasurerPrintParcelInfoReport Time:3:00 PMPage1

ID:2 066 04 010 1320 0000

Subd: PATA TCd: 1110 St: Typ: 11 SC: R: Z: 00MH D: ID NO: 20280 Stmt: 220280

Property Name:COLSON FAMILY REVOCABLEMailing Name:COLSON FAMILY REV LIV TR

Address: LINING TRUST, HOMER W. & IDA TRUSTEESAddress:

: 437 HIGHWAY 12 E.: 437 HIGHWAY 12 E.

: POMEROY, WA. 99347: POMEROY, WA. 99347

:

Legal: Sec/Blk:Twtn/Lot:Rg/Blk:L/I:Mortgage#:T/S:

Desc 1: LOTS 9 & 10Desc 2: BLK. 4

Desc 3: PATAHADesc 4:

Acres:0.00Fire:0.00Weed:0.00

Imp0.00Unimpr:0.00Impr:Unimpr:

Acre Values:Market - ->Impr:0Unimpr:0Open/Sp- >Impr:00

Curr Value:Market - ->Land:2,063Impr:25.37327,436Tax Information:

Open/Sp ->Land:0Impr:00Tax Levied:305.73

Sen/Cit ->Land:0Impr:00Exempt:0.00

Prev Value:Market - ->Land:2,063Impr:15.27917,342Fire:0.00

Open/Sp ->Land:0Impr:00Weed:0.00

Sen/Cit ->Land:0Impr:00

SUMMARY TOTAL								
YR	TAX AMT	PAID	BALANCE	HALF 1	HALF 2	PENALTY	INTEREST	TOTAL
00	352.38	352.38-	0.00	0.00	0.00	0.00	0.00	0.00
01	348.08	348.08-	0.00	0.00	0.00	0.00	0.00	0.00
02	194.35	194.35-	0.00	0.00	0.00	0.00	0.00	0.00
03	342.67	342.67-	0.00	0.00	0.00	0.00	0.00	0.00
04	361.37	361.37-	0.00	0.00	0.00	0.00	0.00	0.00
05	362.50	362.50-	0.00	0.00	0.00	0.00	0.00	0.00
06	333.39	333.39-	0.00	0.00	0.00	0.00	0.00	0.00
07	274.05	274.05-	0.00	0.00	0.00	0.00	0.00	0.00
08	296.26	296.26-	0.00	0.00	0.00	0.00	0.00	0.00
09	289.98	289.98-	0.00	0.00	0.00	0.00	0.00	0.00
10	253.82	253.82-	0.00	0.00	0.00	0.00	0.00	0.00
11	221.90	221.90-	0.00	0.00	0.00	0.00	0.00	0.00
12	175.75	175.75-	0.00	0.00	0.00	0.00	0.00	0.00
13	305.73	305.73-	0.00	0.00	0.00	0.00	0.00	0.00



REAL ESTATE EXCISE TAX AFFIDAVIT

This form is your receipt
when stamped by cashier.

PLEASE TYPE OR PRINT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

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

(See back of last page for instructions)

☐ Check box if partial sale of property

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

1 SELLER GRANTOR	Name <u>DROTHY KAUSCHE</u>	2 BUYER GRANTEE	Name <u>RANDY KAUSCHE</u>
	Mailing Address <u>136 Seventh Street</u>		Mailing Address <u>PO Box 626</u>
	City/State/Zip <u>Pomeroy, WA 99347</u>		City/State/Zip <u>Pomeroy, WA 99347</u>
	Phone No. (including area code) _____		Phone No. (including area code) <u>(509) 592-7707</u>
3	Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee	List all real and personal property tax parcel account numbers – check box if personal property	
	Name _____	2-012-41-001-2001-0000 <input type="checkbox"/>	
	Mailing Address _____	2-012-41-002-1001-0000 <input type="checkbox"/>	
	City/State/Zip _____	2-013-41-035-3001-0000 <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)

See attached Exhibit A

5 Select Land Use Code(s):
84 - Open space land classified under chapter 84.34 RCW
enter any additional codes: _____
(See back of last page for instructions)

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

6

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

If any answers are yes, complete as instructed below.

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

This land ☒ does ☐ does not qualify for continuance.

Kathia Vordermoege 7/16/13
DEPUTY ASSESSOR DATE

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

(3) OWNER(S) SIGNATURE
Randy Kausche Randy Kausche
PRINT NAME

7 List all personal property (tangible and intangible) included in selling price.
None.

If claiming an exemption, list WAC number and reason for exemption:
WAC No. (Section/Subsection) 458-61A-213
Reason for exemption
IRS Tax Deferred

Type of Document Statutory Warranty Deed
Date of Document June 28, 2013

Gross Selling Price \$	72,500.00
*Personal Property (deduct) \$	
Exemption Claimed (deduct) \$	
Taxable Selling Price \$	72,500.00
Excise Tax : State \$	928.00
<u>0.0025</u> Local \$	181.25
*Delinquent Interest: State \$	
Local \$	
*Delinquent Penalty \$	
Subtotal \$	1,109.25
*State Technology Fee \$	5.00
*Affidavit Processing Fee \$	
Total Due \$	1,114.25 CK

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

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

Signature of Grantor or Grantor's Agent <u>Dorothy Kausche</u>	Signature of Grantee or Grantee's Agent <u>Randy Kausche</u>
Name (print) <u>DOROTHY KAUSCHE</u>	Name (print) <u>Randy Kausche</u>
Date & city of signing: <u>07-15-13 CLARKSTON WA</u>	Date & city of signing: <u>7-15-13 Clarkston</u>

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

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

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

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

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

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

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

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

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

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

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

A: Gifts with consideration

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

B: Gifts without consideration

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

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

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

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

Ronald L. Hansch
Grantor's Signature

Randy Kanche
Grantee's Signature

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

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

NOTE: Exchange Facilitator must sign below.

Robert L. Biagi
Exchange Facilitator's Signature

EXHIBIT "A"

Beginning at the Southwest corner of the Northwest Quarter of Section 1, Twp. 12, N. R. 41, E.W.M., thence East to the center line of said Northwest Quarter, thence South 20 feet, to the center of the County Road, thence South 79° 21' East 60 feet, thence North 77° 11' East 224 feet, thence with a 20° left curve 213 feet, thence North 34° 48' East 230 feet, thence with a 20° left curve 152 feet, thence North 4° 54' East 88 feet, thence North 7° 52' West 295 feet, thence with a 20° right curve 125 feet, thence North 17° 03' East 73 feet, thence North 1° 25' East 339 feet, thence North 11° 59' West 164 feet, thence North 16° 33' West 109 feet, thence with a 52° right curve 150 feet, thence with a 40° left curve 150 feet, thence North 1° 27' East 240 feet, thence with a 20° left curve 200 feet, thence North 38° 33' West 110 feet, thence with a 10° left curve 300 feet, thence with a 10° right curve 300 feet, thence with a 30° left curve 100 feet, thence North 68° 33' West to the center line of the said Northwest Quarter, thence North 68° 33' West 45 feet, thence with a 20° left curve 100 feet, thence North 88° 33' West 25 feet, thence with a 20° right curve 225 feet, thence North 43° 33' West to the North line of said Section 1, thence West to Northwest corner of said Section 1, thence South to starting point.

Also, beginning at the Northwest corner of the Southwest Quarter of Section 1, Township 12, N. R. 41, E.W.M., thence East on line 500 feet to the center of the County Road, thence following the center of County Road South 4° 45' West 200 feet, thence South 18° 45' East 350 feet, thence South 21° 55' East 415 feet, thence South 17° 20' East 310 feet, thence South 29° 20' East 140 feet, thence West on line 910 feet to the West boundary of said Section 1, thence North on line 1350 feet to the place of beginning.

The Southeast Quarter, and the East Half of the Northeast Quarter of Section 2, in Township 12, N. R. 41, E.W.M.

The South Half of the Southwest Quarter of Section 35, in Township 13 N. R. 41, E.W.M., and the West Half of the Southeast Quarter of Section 35, in Township 13, N. R. 41, E.W.M., EXCEPT:

Beginning at the Southeast corner of the Southwest Quarter of the Southeast Quarter of Section 35, T. 13, N. R. 41, E.W.M., thence North to the North line of the Southeast Quarter of said Section 35, thence West 810 feet, thence South 12° 33' East 141 feet, thence with a 6° left curve 300 feet, thence South 30° 33' East 350 feet, thence with a 22° right curve 100 feet, thence South 8° 33' East 600 feet, thence with a 20° right curve 100 feet, thence South 11° 27' West 450 feet, thence with a 30° right curve 250 feet, thence with a 40° left curve 250 feet, thence South 13° 33' East 150 feet, thence with a 20° left curve 150 feet, thence South 43° 33' East to the South line of said Section 35, thence East to starting point.

EXCEPTING THEREFROM:

That part of the NW1/4 of Section 1 of Township 12 North, Range 41 East, W.M., Garfield County, Washington, more particularly described as follows:

Commencing at the center section corner of said Section 1; thence along the west center section line S 88°10'55" W, 914.93 feet to a point on the northerly right-of-way of Meadow Creek Road, said point lying 39.48 feet left of Station 17+57.65 of Meadow Creek Road on the Ben Day Gulch Road/Meadow Creek Road Realignment Project HSIP-0005(258); thence continuing along the west center section line S 88°10'55" W, 59.04 feet to a point lying 35.90 feet left of Station 16+96.62 of Meadow Creek Road, said point also being the TRUE POINT OF BEGINNING;

Thence 88°10'55" W, 130.08 feet to a point on a non-tangent curve to the right, said point lying 9.12 feet left of Station 15+21.61 and also being on the northerly right-of-way of Meadow Creek Road;

thence along said right-of-way along a curve to the right, having a central angle of 0°54'46", a radius of 543.00 feet, an arc length of 8.65 feet, a chord length of 8.65 feet and a chord bearing of N 66°51'06" W to a point lying 10.71 feet left of Station 15+13.03 of Meadow Creek Road; thence continuing along said right-of-way N 66°23'43" W, 12.50 feet to a point lying 12.98 feet left of Station 15+00.61 of Meadow Creek Road;

thence continuing along said right-of-way N 23°45'49" E, 15.85 to a point lying 28.57 feet left of Station 15+03.52 of Meadow Creek Road;

thence leaving said right-of-way S 83°57'48" E, 187.34 feet to the TRUE POINT OF BEGINNING.

Said parcel containing 0.05 acres more or less.



REAL ESTATE EXCISE TAX AFFIDAVIT

This form is your receipt
when stamped by cashier.

PLEASE TYPE OR PRINT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

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

(See back of last page for instructions)

☐ Check box if partial sale of property

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

1 SELLER GRANTOR	Name <u>RANDY KAUSCHE</u>	2 BUYER GRANTEE	Name <u>DOROTHY KAUSCHE</u>
	Mailing Address <u>PO Box 626</u>		Mailing Address <u>136 Seventh Street</u>
	City/State/Zip <u>Pomeroy, WA 99347</u>		City/State/Zip <u>Pomeroy, WA 99347</u>
	Phone No. (including area code) <u>(509) 592-7707</u>		Phone No. (including area code)
3 Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers – check box if personal property	
Name _____		1-050-12-006-2610 <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: 136 Seventh 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)

All interest in and to South 50 feet of Lot 5, South 50 feet of East 10 feet of Lot 4, and that portion of Lot 6 North of Pataha Creek in Block 12, original Town of Pomeroy.

5 Select Land Use Code(s): <u>11 - Household, single family units</u> enter any additional codes: _____ (See back of last page for instructions)	6 Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	7 List all personal property (tangible and intangible) included in selling price. None.
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	If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) <u>458-61A-213</u> Reason for exemption IRS Tax Deferred Exchange
Is this property receiving special valuation as historical property per chapter 84.26 RCW? <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.		Type of Document <u>Statutory Warranty Deed</u> Date of Document <u>June 28, 2013</u>
DEPUTY ASSESSOR _____ DATE _____		Gross Selling Price \$ <u>62,000.00</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.		*Personal Property (deduct) \$ <u>0.00</u>
(3) OWNER(S) SIGNATURE _____		Exemption Claimed (deduct) \$ <u>0.00</u>
PRINT NAME _____		Taxable Selling Price \$ <u>62,000.00</u>
		Excise Tax : State \$ <u>793.60</u>
		<u>0.0025</u> Local \$ <u>155.00</u>
		*Delinquent Interest: State \$ _____
		Local \$ _____
		*Delinquent Penalty \$ _____
		Subtotal \$ <u>948.60</u>
		*State Technology Fee \$ <u>5.00</u>
		*Affidavit Processing Fee \$ _____
		Total Due \$ <u>953.60</u> CK
		A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS

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

Signature of Grantor or Grantor's Agent <u>Randy Kausche</u>	Signature of Grantee or Grantee's Agent <u>Dorothy Kausche</u>
Name (print) <u>RANDY KAUSCHE</u>	Name (print) <u>DOROTHY KAUSCHE</u>
Date & city of signing: <u>6/28/13 - Clarkston</u>	Date & city of signing: <u>6/28/13 - Clarkston</u>

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

REV 84 0001ae (2/28/13)

THIS SPACE - TREASURER'S USE ONLY

COUNTY TREASURER

PAYED
JUL 16 2013

KAREN ROOSEVELT
GARFIELD COUNTY TREASURER

2395

The

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

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

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

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

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

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

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

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

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

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

A: Gifts with consideration

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

B: Gifts without consideration

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

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

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

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

Randy Kausche
Grantor's Signature

Dorothy Kausche
Grantee's Signature

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

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

NOTE: Exchange Facilitator must sign below.

Robert L. Biagi
Exchange Facilitator's Signature

REAL ESTATE EXCISE TAX AFFIDAVIT

PLEASE TYPE OR PRINT

CHAPTER 82.45 RCW - CHAPTER 458-61A WAC

This form is your receipt
when stamped by cashier.

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

(See back of last page for instructions)

☐ Check box if partial sale of property

If multiple owners, list percentage of ownership next to name

1 SELLER GRANTOR	Name <u>Richard A. Funk</u>	2 BUYER GRANTEE	Name <u>Jennifer L. Funk</u>
	Mailing Address <u>1533 G Street</u>		Mailing Address <u>1533 G Street</u>
	City/State/Zip <u>Lewiston, ID 83501</u>		City/State/Zip <u>Lewiston, ID 83501</u>
	Phone No. (including area code) <u>(509) 843-7170</u>		Phone No. (including area code) <u>(509) 843-7170</u>
3	Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee	List all real and personal property tax parcel account numbers - check box if personal property	
Name _____		1-050-15-006-2380 <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: 164 10TH STREET, POMEROY, WA 99347

This property is located in Pomeroy

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

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

The North half of Lot 6 and the North half of the East half of Lot 7 in Block 15 of the Original Town of the City of Pomeroy.

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

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

6

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

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

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

If any answers are yes, complete as instructed below.

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

This land ☐ does ☐ does not qualify for continuance.

DEPUTY ASSESSOR _____ DATE _____

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

(3) OWNER(S) SIGNATURE

PRINT NAME _____

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

If claiming an exemption, list WAC number and reason for exemption.
 WAC No. (Section/Subsection) 82-45-010 458-61A-20(1)

Reason for exemption
to clear title

Type of Document Quitclaim Deed
 Date of Document 5-16-13

Gross Selling Price \$	53,191.71
*Personal Property (deduct) \$	
Exemption Claimed (deduct) \$	53,191.71
Taxable Selling Price \$	0.00
Excise Tax : State \$	0.00
<u>0.0025</u> Local \$	0.00
*Delinquent Interest: State \$	
Local \$	
*Delinquent Penalty \$	
Subtotal \$	0.00
*State Technology Fee \$	5.00
*Affidavit Processing Fee \$	5.00
Total Due \$	10.00

CK

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

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

Signature of Grantor or Grantor's Agent <u>Richard A. Funk</u>	Signature of Grantee or Grantee's Agent <u>Jennifer L. Funk</u>
Name (print) <u>Jennifer L. Funk</u>	Name (print) <u>Jennifer L. Funk</u>
Date & city of signing: <u>5-16-2013</u> <u>Lewiston, ID</u>	Date & city of signing: <u>5-16-2013</u> <u>Lewiston, ID</u>

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

REV 84 0001ae (2/28/13)

THIS SPACE - TREASURER'S USE ONLY

COUNTY TREASURER

PAID
 JUL 17 2013
 KAREN ROOSEVELT
 GARFIELD COUNTY TREASURER

2396

THE

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

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

☐ Check box if partial sale of property

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

1 SELLER GRANTOR	Name <u>Jennifer L. Funk</u>	2 BUYER GRANTEE	Name <u>Green Tree Servicing, LLC</u>
	Mailing Address <u>1533 G Street</u>		Mailing Address <u>7360 S. Kyrene Rd</u>
	City/State/Zip <u>Lewiston, ID 83501</u>		City/State/Zip <u>Tempe, AZ 85283</u>
	Phone No. (including area code) <u>(509) 843-7170</u>		Phone No. (including area code) _____
3 Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee Name _____ Mailing Address _____ City/State/Zip _____ Phone No. (including area code) _____		List all real and personal property tax parcel account numbers – check box if personal property <u>1-050-15-006-2380</u> <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/>	
List assessed value(s) _____ _____ _____			

4 Street address of property: 164 10TH STREET, POMEROY, WA 99347
 This property is located in Grant County 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 North half of Lot 6 and the North half of the East half of Lot 7 in Block 15 of the Original Town of the City of Pomeroy.

5 Select Land Use Code(s): <u>11 - Household - single family units</u> enter any additional codes: _____ (See back of last page for instructions) Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	7 List all personal property (tangible and intangible) included in selling price. <u>N/A</u>																										
6 YES NO Is this property designated as forest land per chapter 84.33 RCW? <input type="checkbox"/> <input checked="" type="checkbox"/> Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34? <input type="checkbox"/> <input checked="" type="checkbox"/> Is this property receiving special valuation as historical property per chapter 84.26 RCW? <input type="checkbox"/> <input checked="" type="checkbox"/> If any answers are yes, complete as instructed below. (1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information. This land <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	If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) <u>458-61A-208(3)(a)</u> Reason for exemption <u>Deed in Lieu of Foreclosure</u> <u>Statutory</u> Type of Document <u>Special Warranty Deed</u> Date of Document <u>5-16-13</u> <table border="0"> <tr> <td>Gross Selling Price \$</td> <td>53,191.71</td> </tr> <tr> <td>*Personal Property (deduct) \$</td> <td></td> </tr> <tr> <td>Exemption Claimed (deduct) \$</td> <td>53,191.71</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 \$	53,191.71	*Personal Property (deduct) \$		Exemption Claimed (deduct) \$	53,191.71	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
Gross Selling Price \$	53,191.71																										
*Personal Property (deduct) \$																											
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*Affidavit Processing Fee \$	5.00																										
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>Jennifer L. Funk</u>	Signature of Grantee or Grantee's Agent <u>Julie Simpkins</u>
Name (print) <u>Jennifer L. Funk</u>	Name (print) <u>Julie Simpkins</u>
Date & city of signing: <u>5-17-2013</u> <u>Lewiston, ID</u>	Date & city of signing: <u>5-24-13</u> <u>Huntington Beach, CA</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 0001ae (2/28/13)

THIS SPACE - TREASURER'S USE ONLY

COUNTY TREASURER

PAID
JUL 17 2013

KAREN ROOSEVELT
GARFIELD COUNTY TREASURER

2397
The

REAL ESTATE EXCISE TAX AFFIDAVIT

PLEASE TYPE OR PRINT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

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

<input type="checkbox"/> Check box if partial sale of property If multiple owners, list percentage of ownership next to name.	
1 SELLER GRANTOR Name <u>Green Tree Servicing, LLC</u> Mailing Address <u>7360 S. Kyrene Rd</u> City/State/Zip <u>Tempe, AZ 85283</u> Phone No. (including area code) _____	2 BUYER GRANTEE Name <u>Federal National Mortgage Association</u> Mailing Address <u>PO Box 650043</u> City/State/Zip <u>Dallas, TX 75265-0043</u> Phone No. (including area code) _____
3 Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee Name _____ Mailing Address _____ City/State/Zip _____ Phone No. (including area code) _____	List all real and personal property tax parcel account numbers – check box if personal property <u>1-050-15-006-2380</u> <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> List assessed value(s) _____ _____ _____ _____

4 Street address of property: 164 10TH STREET, POMEROY, WA 99347
 This property is located in Garfield County
☐ Check box if any of the listed parcels are being segregated from another parcel, are part of a boundary line adjustment or parcels being merged.
 Legal description of property (if more space is needed, you may attach a separate sheet to each page of the affidavit)
The North half of Lot 6 and the North half of the East half of Lot 7 in Block 15 of the Original Town of the City of Pomeroy.

5 Select Land Use Code(s): <u>11 - Household, single family units</u> enter any additional codes: _____ (See back of last page for instructions) YES NO Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)? <input type="checkbox"/> <input checked="" type="checkbox"/>	7 List all personal property (tangible and intangible) included in selling price. <u>N/A</u> If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) <u>458-61A-216</u> Reason for exemption <u>Mortgage Insurer</u> Type of Document <u>Special Warranty Deed</u> Date of Document <u>5-31-13</u> <table border="0"> <tr> <td>Gross Selling Price \$</td> <td>55,191.71</td> </tr> <tr> <td>*Personal Property (deduct) \$</td> <td></td> </tr> <tr> <td>Exemption Claimed (deduct) \$</td> <td>55,191.71</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><u>5.00</u></td> </tr> <tr> <td>Total Due \$</td> <td>10.00</td> </tr> </table>	Gross Selling Price \$	55,191.71	*Personal Property (deduct) \$		Exemption Claimed (deduct) \$	55,191.71	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 \$	<u>5.00</u>	Total Due \$	10.00
Gross Selling Price \$	55,191.71																										
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6 YES NO Is this property designated as forest land per chapter 84.33 RCW? <input type="checkbox"/> <input checked="" type="checkbox"/> Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34? <input type="checkbox"/> <input checked="" type="checkbox"/> Is this property receiving special valuation as historical property per chapter 84.26 RCW? <input type="checkbox"/> <input checked="" type="checkbox"/> If any answers are yes, complete as instructed below. (1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information. This land <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	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>Julie Simpkins</u> Name (print) <u>Julie Simpkins</u> Date & city of signing: <u>6/17/2013</u> <u>Huntington Beach, CA</u>	Signature of Grantee or Grantee's Agent <u>Julie Simpkins</u> Name (print) <u>Julie Simpkins</u> Date & city of signing: <u>6/17/2013</u> <u>Huntington Beach, CA</u>
---	---

Perjury: Perjury is a class C felony which is punishable by imprisonment in the state correctional institution for a maximum term of not more than five years, or by a fine in an amount fixed by the court of not more than five thousand dollars (\$5,000) or both imprisonment and fine (RCW 9A.20.020 (1C)).

REV 84 0001ae (2/28/13)

THIS SPACE IS FOR THE COUNTY TREASURER'S USE ONLY

COUNTY TREASURER

PAID
JUL 17 2013

KAREN ROOSEVELT
GARFIELD COUNTY TREASURER

2398
The



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)

☐ Check box if partial sale of property

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

1 SELLER GRANTOR	Name	Rozanne H. VanAusdle, Trustee of the John V. Gilbert Testamentary Trust, 1/8 interest; Rozanne H. VanAusdle, James V. Gilbert, Lawrence A. Gilbert, Gregory C. Gilbert, Kevin A. Gilbert, subject to a life estate in V. Jane Gilbert, 1/8 interest	2 BUYER GRANTEE	Name	Gregory C. Gilbert and Sandra L. Gilbert, husband and wife
	Mailing Address	1620 Gray Lynn Dr		Mailing Address	234 Fairview Rd
	City/State/Zip	Walla Walla, WA 99362		City/State/Zip	Pomeroy, WA 99347
	Phone No. (including area code)	(509) 525-7283		Phone No. (including area code)	
3		Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers - check box if personal property	
Name				2-011-42-001-1000 <input type="checkbox"/>	
Mailing Address				2-011-43-006-2021 <input type="checkbox"/>	
City/State/Zip				2-012-43-031-3011 <input type="checkbox"/>	
Phone No. (including area code)					
				List assessed value(s)	

4 Street address of property: NKA Farm land in Garfield County, WA, WA
 This property is located in Walla Walla County Garfield
☐ Check box if any of the listed parcels are being segregated from a larger parcel.
 Legal description of property (if more space is needed, you may attach a separate sheet to each page of the affidavit)
SEE ATTACHED EXHIBIT "A"

5	Select Land Use Code(s): <u>83</u> enter any additional codes: _____ (See back of last page for instructions)	7	List all personal property (tangible and intangible) included in selling price.
YES NO Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)? <input type="checkbox"/> <input checked="" type="checkbox"/>		If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) _____ Reason for exemption _____	
6 YES NO Is this property designated as forest land per chapter 84.33 RCW? <input type="checkbox"/> <input checked="" type="checkbox"/> Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34? <input checked="" type="checkbox"/> <input type="checkbox"/> Is this property receiving special valuation as historical property per chapter 84.26 RCW? <input type="checkbox"/> <input checked="" type="checkbox"/> If any answers are yes, complete as instructed below. (1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information. This land <input checked="" type="checkbox"/> does <input type="checkbox"/> does not qualify for continuance. <u>Laura Smesh</u> 7/17/13 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 <u>Gregory C. Gilbert</u> <u>Sandra L. Gilbert</u> PRINT NAME Gregory C. Gilbert Sandra L. Gilbert		Type of Document <u>Statutory Warranty Deed</u> Date of Document <u>July 11, 2013</u> Gross Selling Price \$ <u>43,000.00</u> *Personal Property (deduct) \$ _____ Exemption Claimed (deduct) \$ _____ Taxable Selling Price \$ <u>43,000.00</u> Excise Tax : State \$ <u>550.40</u> <u> </u> Local \$ <u>107.50</u> *Delinquent Interest: State \$ _____ Local \$ _____ *Delinquent Penalty \$ _____ Subtotal \$ <u>657.90</u> *State Technology Fee \$ <u>5.00</u> *Affidavit Processing Fee \$ _____ Total Due \$ <u>662.90</u> CK A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS	

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

Signature of Grantor or Grantor's Agent	<u>Rozanne H. VanAusdle</u>	Signature of Grantee or Grantee's Agent	<u>Gregory C. Gilbert</u>
Name (print)	<u>Rozanne H. VanAusdle, Trustee</u>	Name (print)	<u>Gregory C. Gilbert or Sandra L. Gilbert</u>
Date & city of signing:	<u>July 11, 2013 Walla Walla</u>	Date & city of signing:	<u>July 3, 2013 Walla Walla</u>

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

EXHIBIT "A"

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

Owsley

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

The part of the Northeast quarter of Section 1, more particularly described as follows: Beginning at the Northeast corner of said Section 1; thence South along the Section line 180 feet; thence North 52°10' West 80 feet; thence North 01°26' East 131.3 feet to the North line of said Section 1; thence South 89°38' East along said North line 60 feet to the PLACE OF BEGINNING.

In Township 11 North, Range 43, East of the Willamette Meridian.

That part of the Northwest quarter of Section 6, more particularly described as follows: Beginning at the Northwest corner of said Section 6; thence South along the Section line 180 feet; thence North 88°25' East 500 feet; thence North 85°11' East 700 feet; thence North 67°36' East 255 feet; thence South 89°48' East 304 feet; thence South 89°38' East 114.2 feet; thence South 69°22' East 310.1 feet; thence South 05°41' East 515 feet; thence South 39°35' East 215.4 feet; thence South 72°18' East 241 feet; thence North 01°17' East 400 feet; thence North 04°47' East 458 feet to the Northeast corner of the Northwest quarter of said Section 6; thence West along the Section line TO THE PLACE OF BEGINNING.

In Township 12 North, Range 43, East of the Willamette Meridian.

The Southwest quarter, and the Southwest quarter of the Southeast quarter of Section 31.

Together with the road right of way from the above described lands to the Primary State Highway 3, along the line heretofore traveled.

REAL ESTATE EXCISE TAX AFFIDAVIT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

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

(See back of last page for instructions)

2400

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when stamped by cashier.

☐ Check box if partial sale of property

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

1 SELLER GRANTOR	Name <u>Ridgehood Farms Partnership</u>	2 BUYER GRANTEE	Name <u>Duane G. Bartels 50%</u> <u>Myrene R. Bartels 50%</u>
	Mailing Address <u>PO 597</u>		Mailing Address <u>510 Patawa St.</u>
	City/State/Zip <u>Pomeroy, WA 99347</u>		City/State/Zip <u>Pomeroy, WA 99347</u>
	Phone No. (including area code) <u>509-843-3503</u>		Phone No. (including area code) <u>509 843 1752</u>
3 Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers – check box if personal property	
Name _____		<u>2-011-41-034-3000</u> <input type="checkbox"/>	
Mailing Address _____		_____ <input type="checkbox"/>	
City/State/Zip _____		_____ <input type="checkbox"/>	
Phone No. (including area code) _____		_____ <input type="checkbox"/>	
		List assessed value(s) <u>72</u>	

4 Street address of property: _____

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

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

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

5 Select Land Use Code(s):

83

enter any additional codes: _____

(See back of last page for instructions)

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

YES NO

☐ ☒

Is this property designated as forest land per chapter 84.33 RCW?

YES NO

☐ ☒

Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34?

☒ ☐

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.

Kathia V. Ammergen 7/24/13
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

Duane G. Bartels Myrene R. Bartels
PRINT NAME

Duane G. Bartels Myrene R. Bartels

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

Signature of Grantor or Grantor's Agent Richard G. Bartels

Name (print) Richard G. Bartels

Date & city of signing: 7/24/2013 Pomeroy

Signature of Grantee or Grantee's Agent Duane G. Bartels

Name (print) Duane G. Bartels

Date & city of signing: 7-24-2013

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

PAID
JUL 24 2013

KAREN ROOSEVELT
GARFIELD COUNTY TREASURER

2400
COUNTY TREASURER *THE*

EXHIBIT A

LEGAL DESCRIPTION OF .72 ACRE PARCEL

A parcel of land lying in the South Half of Section 34, Township 11 North, Range 41 East, Willamette Meridian, Garfield County, Washington, being more particularly described as follows:

Commencing at the section corner common to Section 33 and 34, T. 11N, R. 41 E., W.M. and Sections 4 and 3 of T. 10N., R. 41E., W.M. being an existing Department of Wildlife aluminum monument (See LCR No. 2814 Garfield County Records);

Thence N. 36° 12' 51" E. a distance of 1365.44 feet to a point being a 5/8-inch rebar, which is on the easterly right-of-way of the 60 foot wide Linville Gulch road which point bears S. 10° 38' 20" E. a distance of 4334.60 feet from the section corner common to Sections 27, 28, 33 and 34 T. 11 N., R. 41 E. W.M. (See LCR No. 2797 records of Garfield County)

Thence N. 9° 59' 13" W. on the easterly right-of-way of said Linville Gulch Road a distance of 115.87 feet to a 5/8-inch rebar and the TRUE POINT OF BEGINNING:

Thence N. 83° 23' 35" E. a distance of 235.43 feet to a 5/8-inch rebar;

Thence S. 77° 23' 38" E. a distance of 119.66 feet to a 5/8-inch rebar;

Thence S. 88° 38' 40" E. a distance of 152.39 feet to a 5/8-inch rebar;

Thence S. 72° 53' 29" E. a distance of 150.65 feet to a 5/8-inch rebar;

Thence S. 89° 56' 14" W. a distance of 638.58 feet to the easterly right of way of the 60 foot wide Linville Gulch road.

Thence N. 9° 59' 13" W. a distance of 48.38 feet to the TRUE POINT OF BEGINNING.

Said described parcel of land contains .723494 acres.