

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>ERICH KIMBLE</u> | 2 BUYER GRANTEE | Name <u>JEREMY KIMBLE</u> |
| | Mailing Address <u>7739 W. CALADAR RD</u> | | Mailing Address <u>C/O 7739 W. CALADAR RD</u> |
| | City/State/Zip <u>PEORIA, AZ 85381</u> | | City/State/Zip <u>PEORIA, AZ 85381</u> |
| | Phone No. (including area code) _____ | | Phone No. (including area code) _____ |
| 3 | Send all property tax correspondence to: <input type="checkbox"/> Same as Buyer/Grantee | List all real and personal property tax parcel account numbers – check box if personal property | |
| | Name <u>DOYLE KIMBLE</u> | 2-013-43-033-1000 <input type="checkbox"/> | |
| | Mailing Address <u>12818 VISTA AVE</u> | 2-013-43-004-1010 <input type="checkbox"/> | |
| | City/State/Zip <u>OROFINO, ID 83544</u> | 2-013-43-034-3000 <input type="checkbox"/> | |
| | Phone No. (including area code) _____ | _____ <input type="checkbox"/> | |
| List assessed value(s) <u>283,268</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 EXHIBIT A ATTACHED

| | | | |
|----------|--|----------|--|
| 5 | Select Land Use Code(s): <u>Select Land Use Codes</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) <u>458-61A-201 B1</u> Reason for exemption <u>GIFT</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 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>Keshia Vandermeeghe</u> <u>5/30/13</u> DEPUTY ASSESSOR DATE (2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale. (3) OWNER(S) SIGNATURE <u>Jeremy Kimble</u> PRINT NAME | | Type of Document <u>QUIT CLAIM DEED OF GIFT</u> Date of Document <u>7/17/12</u> Gross Selling Price \$ _____ 0.00 *Personal Property (deduct) \$ _____ Exemption Claimed (deduct) \$ _____ Taxable Selling Price \$ _____ 0.00 Excise Tax : State \$ _____ 0.00 <u>0.0025</u> Local \$ _____ 0.00 *Delinquent Interest: State \$ _____ Local \$ _____ *Delinquent Penalty \$ _____ Subtotal \$ _____ 0.00 *State Technology Fee \$ _____ 5.00 *Affidavit Processing Fee \$ _____ 5.00 Total Due \$ _____ 10.00 OK 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 <u>Grantor</u> or Grantor's Agent <u>Eric Kimble</u> | Signature of <u>Grantee</u> or Grantee's Agent <u>Jeremy Kimble</u> |
| Name (print) <u>ERICH KIMBLE</u> | Name (print) <u>JEREMY KIMBLE</u> |
| Date & city of signing: <u>JULY 17, 2012 PEORIA, AZ</u> | Date & city of signing: <u>JULY 17, 2012 PEORIA, AZ</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.

x Eric Kumbler
ERIC KUMBLER Grantor's Signature

x Jeremy Kimble
JEREMY KIMBLE 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

EXHIBIT "A"

Southwest quarter of Northwest quarter and Northwest quarter of Southwest quarter of Section 34, in Township 13, North of Range 43, E.W.M., and beginning at center of east boundary of Northeast quarter of Section 33, said township and range, thence West 155 feet; thence South $4^{\circ}30'$ West 390 feet; thence South $71^{\circ}10'$ West 630 feet; thence South 52° West 385 feet; thence South $38^{\circ}50'$ East 295 feet; thence South $59^{\circ}50'$ East 715 feet; thence South $14^{\circ}20'$ West 1280 feet; thence East 495 feet to center of East Boundary of Southeast quarter of said Section 33; thence North on Section line 2640 feet to place of beginning.

Also beginning at Southwest corner of Section 33, said township and range; thence North 3° West 1335 feet along the west boundary of said section; thence East 1850 feet to a point on line with center line of county road; thence South $2^{\circ}45'$ East 1330 feet to South boundary of said Section; thence West along section line 1985 feet to place of beginning.

Beginning at a point which is the center of the West boundary of the Southeast quarter of Section 33, Township 13, North, Range 43, E.W.M., thence North 3° East 2660 feet on the half section line to the center of the West boundary of the Northeast quarter of said Section 33, thence South $89^{\circ}30'$ East 2485 feet, thence South $4^{\circ}30'$ West 390 feet, thence South $71^{\circ}10'$ West 630 feet, thence South 52° West 385 feet, thence South $38^{\circ}50'$ East 295 feet, thence South $59^{\circ}50'$ East 715 feet, thence South $14^{\circ}20'$ West 1280 feet, thence North $89^{\circ}50'$ West 2155 feet to the point of beginning.

That portion of the North Half of the Northeast quarter of Section 4, in Township 12, N., R. 43 E.W.M., lying North of the County Road.

Beginning at a point where the North line of the Southeast Quarter of the Northeast quarter of Section 33, in Township 13, North, of Range 43, E.W.M., intersects the County road 1165 feet East of the Northwest corner of the Southeast Quarter of the Northeast Quarter of said Section 33, thence South 203 feet, thence West 215 feet, thence North 203 feet, thence East 215 feet to the place of beginning.

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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>ROBERT F. LIEUALLEN</u> | 2 BUYER GRANTEE | Name <u>THE ROBERT F. LIEUALLEN SPEARATE PROPERTY TRUST</u> |
| | Mailing Address <u>8144 SOUTH GATE AVE.</u> | | Mailing Address <u>8144 SOUTH GATE AVE.</u> |
| | City/State/Zip <u>SOUTHGATE, CA 90280</u> | | City/State/Zip <u>SOUTHGATE, CA 90280</u> |
| | Phone No. (including area code) <u>(323) 569-0971</u> | | Phone No. (including area code) <u>(323) 569-0971</u> |
| 3 Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee | | List all real and personal property tax parcel account numbers – check box if personal property | |
| Name _____ | | 2-012-44-020-4001 <input checked="" type="checkbox"/> | |
| Mailing Address _____ | | 2-012-44-021-3001 <input checked="" type="checkbox"/> | |
| City/State/Zip _____ | | <input type="checkbox"/> | |
| Phone No. (including area code) _____ | | <input type="checkbox"/> | |
| | | List assessed value(s) <u>155,678</u> | |

4 Street address of property: RAW LAND

This property is located in Garfield

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

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

NW 1/4 SE 1/4

See attached Exhibit A

| | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|---|------------------------|--|--------------------------------|--|-------------------------------|--|--------------------------|------|-----------------------|------|------------------------|------|--------------------------------|--|----------|--|------------------------|--|-------------|------|--------------------------|------|------------------------------|------|--------------|-------|
| <p>5 Select Land Use Code(s):</p> <p>Select Land Use Codes _____</p> <p>enter any additional codes: <u>94</u></p> <p>(See back of last page for instructions)</p> <p>Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/></p> <p>6</p> <p>Is this property designated as forest land per chapter 84.33 RCW? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/></p> <p>Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/></p> <p>Is this property receiving special valuation as historical property per chapter 84.26 RCW? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/></p> <p>If any answers are yes, complete as instructed below.</p> <p>(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE)</p> <p>NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information.</p> <p>This land <input checked="" type="checkbox"/> does <input type="checkbox"/> does not qualify for continuance.</p> <p><u>Keshia Vardunovich</u> <u>5/13/13</u> DEPUTY ASSESSOR DATE</p> <p>(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)</p> <p>NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale.</p> <p>(3) OWNER(S) SIGNATURE</p> <p><u>Robert F. Lieuallen</u> PRINT NAME <u>ROBERT F. LIEUALLEN</u></p> | <p>List all personal property (tangible and intangible) included in selling price.</p> <p>If claiming an exemption, list WAC number and reason for exemption:</p> <p>WAC No. (Section/Subsection) <u>458-61A-210</u></p> <p>Reason for exemption <u>TRANSFER TO REVOCABLE LIVING TRUST</u></p> <p>Type of Document <u>QUITCLAIM DEED</u></p> <p>Date of Document <u>5-1-13</u></p> <table border="0"> <tr> <td>Gross Selling Price \$</td> <td></td> </tr> <tr> <td>*Personal Property (deduct) \$</td> <td></td> </tr> <tr> <td>Exemption Claimed (deduct) \$</td> <td></td> </tr> <tr> <td>Taxable Selling Price \$</td> <td>0.00</td> </tr> <tr> <td>Excise Tax : State \$</td> <td>0.00</td> </tr> <tr> <td><u>0.0025</u> Local \$</td> <td>0.00</td> </tr> <tr> <td>*Delinquent Interest: State \$</td> <td></td> </tr> <tr> <td>Local \$</td> <td></td> </tr> <tr> <td>*Delinquent Penalty \$</td> <td></td> </tr> <tr> <td>Subtotal \$</td> <td>0.00</td> </tr> <tr> <td>*State Technology Fee \$</td> <td>5.00</td> </tr> <tr> <td>*Affidavit Processing Fee \$</td> <td>5.00</td> </tr> <tr> <td>Total Due \$</td> <td>10.00</td> </tr> </table> <p>A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS</p> | Gross Selling Price \$ | | *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 |
| 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 | | | | | | | | | | | | | | | | | | | | | | | | | | |

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

| | |
|--|--|
| Signature of Grantor or Grantor's Agent <u>Robert F. Lieuallen</u> | Signature of Grantee or Grantee's Agent <u>Robert F. Lieuallen</u> |
| Name (print) <u>ROBERT F. LIEUALLEN</u> | Name (print) <u>ROBERT F. LIEUALLEN</u> |
| Date & city of signing: <u>4/30/2013 SOUTHGATE, CA</u> | Date & city of signing: <u>5-1-13</u> |

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

REV 84 0001ae (2/28/13)

THIS SPACE - SURETY ONLY

COUNTY TREASURER

KAREN ROOSEVELT
GARFIELD COUNTY TREASURER

Exhibit A

North Half of the Southwest Quarter, South Half of the Southeast Quarter, Northwest Quarter of the Southeast Quarter, and the Northeast Quarter of the Southeast Quarter, EXCEPT the following: Beginning at the Northeast corner of the Southeast Quarter of Section 20, of Township 12 N., Range 44, E.W.M., thence South 61° West 3.25 chains, thence South 45° East 3.25 chains, thence South 10.50 chains, thence South 23° East $\frac{8}{10}$ chains to east line of said Section 20, thence North on line to place of beginning. All in said Section 20, Township 12 North, Range 44, E.W.M.

Tax No. 1 in Section 21, Township 12 North, Range 44, E.W.M., more particularly described as follows:

Beginning at Southwest corner of said Section 21, thence East 30 feet, thence North 4.25 chains, thence North 27° East 5.05 chains, thence North $27^{\circ}30'$ West 5.90 chains, to west line of said Section, thence South to place of beginning.



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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>Gary Bye, Kayleen Bye, Torance Bye, and Brycen Bye</u> | 2 BUYER GRANTEE | Name <u>Clarkston Development Corporation and Bar-4-Bar Inc.</u> |
| | Mailing Address <u>22 Sullivan Rd</u> | | Mailing Address <u>2181 Calusa Lakes Blvd.</u> |
| | City/State/Zip <u>Pomeroy WA 99347</u> | | City/State/Zip <u>Nokomis, FL 34275</u> |
| | Phone No. (including area code) <u>(509) 843-1488</u> | | Phone No. (including area code) _____ |
| 3 Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee | | List all real and personal property tax parcel account numbers – check box if personal property | |
| Name _____ | | <u>2-013-43-017-1010</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: _____

This property is located in Garfield County

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

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

See legal description attached hereto in Exhibit A

| | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|--|------------------------|----------|--------------------------------|-------|-------------------------------|-------|--------------------------|----------|-----------------------|-------|------------------------|-------|--------------------------------|-------|----------|-------|------------------------|-------|-------------|-------|--------------------------|------|------------------------------|-----------------|--------------|-------|
| 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. | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)?</p> <p>YES <input type="checkbox"/> NO <input checked="" type="checkbox"/></p> | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 6 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Is this property designated as forest land per chapter 84.33 RCW? | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34? | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Is this property receiving special valuation as historical property per chapter 84.26 RCW? | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| If any answers are yes, complete as instructed below. | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| (1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information. | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| This land <input type="checkbox"/> does <input checked="" type="checkbox"/> does not qualify for continuance. | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DEPUTY ASSESSOR _____ DATE _____ | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| (2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale. | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| (3) OWNER(S) SIGNATURE | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| PRINT NAME _____ | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | <p>If claiming an exemption, list WAC number and reason for exemption:</p> <p>WAC No. (Section/Subsection) _____</p> <p>Reason for exemption _____</p> <p>Type of Document <u>Quit Claim Deed</u></p> <p>Date of Document <u>5-31-13</u></p> <table border="0"> <tr> <td>Gross Selling Price \$</td> <td>5,000.00</td> </tr> <tr> <td>*Personal Property (deduct) \$</td> <td>_____</td> </tr> <tr> <td>Exemption Claimed (deduct) \$</td> <td>_____</td> </tr> <tr> <td>Taxable Selling Price \$</td> <td>5,000.00</td> </tr> <tr> <td>Excise Tax : State \$</td> <td>64.00</td> </tr> <tr> <td><u>0.0025</u> Local \$</td> <td>12.50</td> </tr> <tr> <td>*Delinquent Interest: State \$</td> <td>_____</td> </tr> <tr> <td>Local \$</td> <td>_____</td> </tr> <tr> <td>*Delinquent Penalty \$</td> <td>_____</td> </tr> <tr> <td>Subtotal \$</td> <td>76.50</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>81.50</td> </tr> </table> <p>A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS</p> | Gross Selling Price \$ | 5,000.00 | *Personal Property (deduct) \$ | _____ | Exemption Claimed (deduct) \$ | _____ | Taxable Selling Price \$ | 5,000.00 | Excise Tax : State \$ | 64.00 | <u>0.0025</u> Local \$ | 12.50 | *Delinquent Interest: State \$ | _____ | Local \$ | _____ | *Delinquent Penalty \$ | _____ | Subtotal \$ | 76.50 | *State Technology Fee \$ | 5.00 | *Affidavit Processing Fee \$ | 5.00 | Total Due \$ | 81.50 |
| Gross Selling Price \$ | 5,000.00 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| *Personal Property (deduct) \$ | _____ | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Exemption Claimed (deduct) \$ | _____ | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Taxable Selling Price \$ | 5,000.00 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Excise Tax : State \$ | 64.00 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <u>0.0025</u> Local \$ | 12.50 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| *Delinquent Interest: State \$ | _____ | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Local \$ | _____ | | | | | | | | | | | | | | | | | | | | | | | | | | |
| *Delinquent Penalty \$ | _____ | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Subtotal \$ | 76.50 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| *State Technology Fee \$ | 5.00 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| *Affidavit Processing Fee \$ | 5.00 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Due \$ | 81.50 | | | | | | | | | | | | | | | | | | | | | | | | | | |

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>Gary Bye</u> | Name (print) <u>Tina Warren</u> |
| Date & city of signing: <u>5-31-13 Pomeroy</u> | Date & city of signing: <u>5/31/13 Pomeroy</u> |

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

REV 84 0001ae (11/30/11)

THIS SPACE - TREASURER'S USE ONLY

COUNTY TREASURER

KAREN ROOSEVELT
GARFIELD COUNTY TREASURER

MAY 31 2013

2359

TUE

That part of the south half northeast quarter of Section 17, Township 13 North, Range 43 E.W.M., more particularly described as follows:

Commencing at the southeast corner of the southeast quarter northeast quarter of said Section 17; thence West along the South line of the northeast quarter of said Section 17 a distance of 928.75 feet to a point on the West right-of-way line of the County Road, said point being the true place of beginning; thence continue West 491.42 feet; thence North $2^{\circ}13'20''$ East, 559.35 feet; thence South $85^{\circ}23'09''$ East, 774.69 feet; thence North $22^{\circ}44'$ East, 264.00 feet; thence South $87^{\circ}30'$ East, 146.00 feet to a point on the West right-of-way line of the County Road; thence South $3^{\circ}08'$ West along said right-of-way line a distance of 67.27 feet to a point of curve; thence continue along said right-of-way line around a curve to the right with a radius of 390.00 feet for a distance of 294.73 feet; thence South $46^{\circ}26'$ West along said right-of-way line a distance of 588.04 feet to the true place of beginning, containing 10.01 acres.

Bearing of the South line of Section 17 is assumed to be West/East.

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>Clarkston Development Corporation and Bar-4-Bar Inc.</u> | 2 BUYER GRANTEE | Name <u>Gary, Kayleen, Tance, and Brycen Bye</u> |
| | Mailing Address <u>2181 Calusa Lakes Blvd.</u> | | Mailing Address <u>22 Sullivan Rd</u> |
| | City/State/Zip <u>Nokomis, FL 34275</u> | | City/State/Zip <u>Pomeroy WA 99347</u> |
| | Phone No. (including area code) | | Phone No. (including area code) <u>(509) 843-1488</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 _____ | | 2-013-43-017-1000 <input checked="" type="checkbox"/> | |
| Mailing Address _____ | | 2-013-43-017-1010 <input checked="" type="checkbox"/> | |
| City/State/Zip _____ | | _____ <input type="checkbox"/> | |
| Phone No. (including area code) _____ | | _____ <input type="checkbox"/> | |
| | | List assessed value(s) | |

4 Street address of property: _____

This property is located in 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 in Exhibit A

| | | | |
|---|---|---|---|
| 5 | Select Land Use Code(s): <u>11 - Household, single family units</u> | 7 | List all personal property (tangible and intangible) included in selling price. |
| | 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"/> YES <input checked="" type="checkbox"/> NO | |
| 6 | YES NO | If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) _____ Reason for exemption _____ | |
| | Is this property designated as forest land per chapter 84.33 RCW? | | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO |
| | Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34? | | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO |
| | Is this property receiving special valuation as historical property per chapter 84.26 RCW? | | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO |
| If any answers are yes, complete as instructed below. | | | |
| (1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information. | | | Type of Document <u>Quit Claim Deed</u> |
| This land <input checked="" type="checkbox"/> does <input type="checkbox"/> does not qualify for continuance. | | | Date of Document <u>4-16-13</u> |
| <u>Kasha Voschmeijer</u> <u>5/31/13</u> DEPUTY ASSESSOR DATE | | | Gross Selling Price \$ <u>5,000.00</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) \$ _____ |
| (3) OWNER(S) SIGNATURE <u>Kayleen Bye</u> PRINT NAME | | | Exemption Claimed (deduct) \$ _____ |
| <u>KAYLEEN BYE</u> | | | Taxable Selling Price \$ <u>5,000.00</u> |
| | | | Excise Tax : State \$ <u>64.00</u> |
| | | | <u>0.0025</u> Local \$ <u>12.50</u> |
| | | | *Delinquent Interest: State \$ <u>.82</u> |
| | | | Local \$ <u>.03</u> |
| | | | *Delinquent Penalty \$ <u>3.83</u> |
| | | | Subtotal \$ <u>78.50</u> <u>81.18</u> |
| | | | *State Technology Fee \$ <u>5.00</u> |
| | | | *Affidavit Processing Fee \$ <u>5.00</u> |
| | | | Total Due \$ <u>86.50</u> <u>86.18</u> |
| | | | A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS |

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

| | |
|--|---|
| Signature of Grantor or Grantor's Agent <u>Tina Warren</u> | Signature of Grantee or Grantee's Agent <u>Gary Bye</u> |
| Name (print) <u>Tina Warren</u> | Name (print) <u>Gary Bye</u> |
| Date & city of signing: <u>5/31/13 Pomeroy</u> | Date & city of signing: <u>5-18-13-13 Pomeroy</u> |

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

A PARCEL OF LAND SITUATE WITHIN THE NE 1/4 OF SECTION 17, T 13 N, R 43 E, W.M., GARFIELD COUNTY, STATE OF WASHINGTON AND IS FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SW CORNER OF SAID SECTION 17 (N 89°23'57" W 5357.00 FEET FROM THE SE CORNER OF SAID SECTION 17);
THENCE N 59°37'03" E 5704.92 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY (R.O.W.) BOUNDARY OF KIRBY-MAYVIEW ROAD AND THE POINT OF BEGINNING;

THENCE N 43°03'18" W 102.91 FEET, LEAVING SAID WESTERLY R.O.W. BOUNDARY;

THENCE N 12°04'50" W 815.44 FEET;

THENCE N 71°29'35" E 211.81 FEET;

THENCE S 08°26'18" E 471.15 FEET;

THENCE S 79°07'23" E 257.73 FEET, RETURNING TO SAID WESTERLY R.O.W. BOUNDARY;

THENCE THE FOLLOWING 3 COURSES ALONG SAID WESTERLY R.O.W. BOUNDARY:

- 01) S 04°49'56" W 33.72 FEET, TO A POINT OF CURVATURE (P.C.),
- 02) 282.34 FEET ALONG A CURVE CONCAVE TO THE NW (CENTRAL ANGLE = 42°44'05", RADIUS = 378.55 FEET) WITH ITS LONG CHORD BEARING S 26°11'59" W 275.85 FEET TO A POINT OF TANGENCY (P.T.);
- 03) S 47°34'01" W 213.46 FEET, TO THE POINT OF BEGINNING.

AREA OF SAID DESCRIBED PARCEL OF LAND IS 5.069 ACRES.

SUBJECT TO EASEMENTS OF RECORD.

SUBJECT TO CONDITIONS THAT A TITLE REPORT WOULD DISCLOSE.

And,

A PARCEL OF LAND SITUATE WITHIN THE NE 1/4 OF SECTION 17, T 13 N, R 43 E, W.M., GARFIELD COUNTY, STATE OF WASHINGTON AND IS FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SW CORNER OF SAID SECTION 17 (N 89°23'57" W 5357.00 FEET FROM THE SE CORNER OF SAID SECTION 17);
THENCE N 58°24'05" E 6170.39 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY (R.O.W.) BOUNDARY OF KIRBY-MAYVIEW ROAD, A POINT ON A CURVE AND THE POINT OF BEGINNING;

THENCE THE FOLLOWING 4 COURSES ALONG SAID EASTERLY R.O.W. BOUNDARY:

- 01) 39.10 FEET ALONG A CURVE CONCAVE TO THE NW (CENTRAL ANGLE = 05°06'29", RADIUS = 438.55 FEET) WITH ITS LONG CHORD BEARING N 07°23'11" E 39.08 FEET TO A POINT OF TANGENCY (P.T.);
- 02) N 04°49'56" E 105.00 FEET,
- 03) S 85°10'04" E 20.00 FEET,
- 04) N 04°49'56" E 46.51 FEET,

THENCE N 87°00'29" E 150.44 FEET, LEAVING SAID EASTERLY R.O.W. BOUNDARY;

THENCE S 05°50'22" W 165.83 FEET;

THENCE S 79°45'13" W 173.85 FEET, TO THE POINT OF BEGINNING.

AREA OF SAID DESCRIBED PARCEL OF LAND IS 0.658 ACRES.

SUBJECT TO EASEMENTS OF RECORD.

SUBJECT TO CONDITIONS THAT A TITLE REPORT WOULD DISCLOSE.

PLEASE TYPE OR PRINT

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

2361

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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>Allen Properties, a Partnership consisting of Brian K. Allen whose wife is Pamela J. Allen-Bowles and Thomas L. Allen whose wife is Pamela J. Allen</u> Mailing Address <u>P.O. Box 817</u> City/State/Zip <u>Anacortes, WA 98221</u> Phone No. (including area code) _____ | 2 | BUYER GRANTEE Name <u>Brian K. Allen and Pamela J. Allen-Bowles, husband and wife</u> Mailing Address <u>6218 N.W. 137th Street</u> City/State/Zip <u>Kirkland, WA 98034</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>1-070-32-018-1080</u> <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> | List assessed value(s) _____ _____ _____ _____ |

4 Street address of property: 1885 Main Street, Pomeroy, WA

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

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

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

See Attached exhibit "A" for detailed legal description

5 Select Land Use Code(s):

enter any additional codes: _____

(See back of last page for instructions)

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

YES NO

☐ ☒

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.

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) Allen Properties

Date & city of signing: 5/20/13

Signature of
Grantee or Grantee's Agent

Name (print) Brian K. Allen

Date & city of signing: 5/20/13

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

JUN 09 2013

In Section 32, Township 12 North, Range 42 E.W.M.:
Tax No. 18 more particularly described as follows:

Beginning at a point 20 feet South of the Southwest corner of Depot Addition to the City of Pomeroy, thence South to the North side of County Road (Main Street), as it existed in 1906; thence easterly along the county Road to the East line of Block 16 in Mulkey's Addition to the City of Pomeroy (vacated), thence North to a point 20 feet North from the Northeast corner of said Block 16, thence West to Place of beginning.

Also beginning at the Southwest corner of said Tax No. 18, thence South to the North line of U.S. Highway No. 12 right-of-way line, thence easterly along said right-of-way line to a point due South of the Southeast corner of said Tax No. 18; thence North to the Southeast corner of Tax No. 18, thence Westerly on the South line of Tax No. 18 to the place of beginning.



PLEASE TYPE OR PRINT

REAL ESTATE EXCISE TAX AFFIDAVIT

CHAPTER 82.45 RCW - CHAPTER 458-61A WAC

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

(See back of last page for instructions)

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

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

| SELLER GRANTOR | BUYER GRANTEE |
|--|---|
| Name <u>Margaret Killingsworth</u> | Name <u>Walter H. Krueger</u> <u>Delores K. Krueger</u> |
| Mailing Address <u>TBD 16215 Evergreen Ct. #317</u> | Mailing Address <u>TBD 475 Belview Circle</u> |
| City/State/Zip <u>Clarkston, WA 99403</u> | City/State/Zip <u>Pomeroy, WA 99347</u> |
| Phone No. (including area code) _____ | Phone No. (including area code) _____ |
| Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee | List all real and personal property tax parcel account numbers - check box if personal property |
| Name <u>Walter H. Krueger Delores K. Krueger</u> | 10650000110400000 <input type="checkbox"/> |
| Mailing Address <u>TBD</u> | 10650000210200000 <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: 475 Belview Circle - Pomeroy, WA 99347This property is located in ☒ unincorporated Garfield County OR within ☐ city of Unincorp☐ Check box if any of the listed parcels are being segregated from a larger parcel.

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

See attached legal description.

Select Land Use Code(s):

11 Household, single family units

enter any additional codes: _____

(See back of last page for instructions)

YES NO

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

YES NO

Is this property designated as forest land per chapter 84.33 RCW? ☐ ☒Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34? ☐ ☒Is this property receiving special valuation as historical property per chapter 84.26 RCW? ☐ ☒

If any answers are yes, complete as instructed below.

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

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

This land ☐ does ☒ does not qualify for continuance.

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 05/31/13

| | | |
|-----------------------------|----|------------|
| Gross Selling Price | \$ | 139,000.00 |
| *Personal Property (deduct) | \$ | 0.00 |
| Exemption Claimed (deduct) | \$ | 0.00 |
| Taxable Selling Price | \$ | 139,000.00 |
| Excise Tax : State | \$ | 1,779.20 |
| Local | \$ | 347.50 |
| *Delinquent Interest: State | \$ | 0.00 |
| Local | \$ | 0.00 |
| *Delinquent Penalty | \$ | 0.00 |
| Subtotal | \$ | 2,126.70 |
| *State Technology Fee | \$ | 5.00 |
| *Affidavit Processing Fee | \$ | 0.00 |
| Total Due | \$ | 2,131.70 |

5.00

CKS

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 Margaret KillingsworthName (print) Margaret KillingsworthDate & city of signing: 5/31/2013 - Clarkston, WA

Signature of

Grantee or Grantee's Agent Walter H. KruegerName (print) Walter H. KruegerDate & city of signing: 5/31/2013 - Clarkston, WA

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

REV 84 0001a (02/13/07)

THIS SPACE - TREASURER'S USE ONLY

PAID
JUN 03 2013

COUNTY TREASURER

KAREN ROOSEVELT
GARFIELD COUNTY TREASURER

2362 me

EXHIBIT "A"
LEGAL DESCRIPTION

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

Lot 1 of Belknap's Addition to the City of Pomeroy.

That part of Lot 2 of said Belknap's Addition lying North of the following described line: Beginning at the Northwest corner of said Lot 2; thence South 09°00' West 83.00 feet to the True Point of Beginning of said line; thence South 69°00' East 40.00 feet; thence South 82°00' East 27.00 feet; thence North 87°27' East 61.10 feet to the intersection of Belview Circle; thence following the curve of Belview Circle northeasterly 33.60 feet to the East line of said Lot 2 and the terminus of said line. TOGETHER WITH a right of way for ingress and egress to Lot 1, not to exceed 12 feet, adjacent to and South of said described line.

SUBJECT TO a right of way for ingress and egress benefitting the southerly part of said Lot 2, as currently used.

PLEASE TYPE OR PRINT

REAL ESTATE EXCISE TAX AFFIDAVIT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

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when stamped by cashier.

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

(See back of last page for instructions)

☐ Check box if partial sale of property

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

| | | | |
|-------------------------------|---|------------------------------|--|
| 1 SELLER GRANTOR | Name <u>Gordon J. Bach, David A. Bach, John H. Bach and Heidi E. Bach</u> | 2 BUYER GRANTEE | Name <u>Jeffrey L. Curtis</u> |
| | c/o <u>Heidi E. Bach</u> | | |
| | Mailing Address <u>1550 Foxglove Ave.</u> | | Mailing Address <u>203905 E Perkins Road</u> |
| | City/State/Zip <u>Richland, WA 99352</u> | | City/State/Zip <u>Kennewick, WA 99337</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>2-010-42-034-2000</u> <input type="checkbox"/> | |
| | Mailing Address _____ | <input type="checkbox"/> | |
| | City/State/Zip _____ | <input type="checkbox"/> | |
| | Phone No. (including area code) _____ | <input type="checkbox"/> | |

4 Street address of property: N/A

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 Northeast Quarter of the Northeast Quarter of the Northwest Quarter of Section 34, Township 10 North, Range 42 East, W.M.

5 Select Land Use Code(s):
19 - Vacation and cabin

enter any additional codes: _____

(See back of last page for instructions)

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

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

If any answers are yes, complete as instructed below.

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

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

This land ☐ does ☒ does not qualify for continuance.

Keshia Vasek 6-6-13
DEPUTY ASSESSOR DATE

(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)

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

(3) OWNER(S) SIGNATURE

PRINT NAME

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

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

WAC No. (Section/Subsection) _____

Reason for exemption _____

Type of Document Statutory Warranty Deed

Date of Document 5/21/2013

Gross Selling Price \$ 37,500.00

*Personal Property (deduct) \$ _____

Exemption Claimed (deduct) \$ _____

Taxable Selling Price \$ 37,500.00

Excise Tax : State \$ 480.00

0.0025 Local \$ 93.75

*Delinquent Interest: State \$ _____

Local \$ _____

*Delinquent Penalty \$ _____

Subtotal \$ 573.75

*State Technology Fee \$ 5.00

*Affidavit Processing Fee \$ _____

Total Due \$ 578.75 *CIL*

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 <u>Grantor's Agent</u> <u>Toker James</u> | Signature of Grantee or Grantee's Agent <u>Jeff Curtis</u> | |
| Name (print) <u>Toker James</u> | Name (print) <u>Jeffrey L. Curtis</u> | |
| Date & city of signing: <u>6-6-13 Dayton</u> | Date & city of signing: <u>5-25-13 Kennewick WA</u> | |

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

REAL ESTATE EXCISE TAX AFFIDAVIT

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>Wayne Hazard & Charles Anderson</u> | 2 BUYER GRANTEE | Name <u>Vicki A. Batterton</u> |
| | Mailing Address <u>84960 Newton Pl</u> | | Mailing Address <u>2315 S Cleveland St</u> |
| | Mailing Address <u>4025 NW 77th Ave</u> | | Mailing Address <u>Kennewick, WA 99338</u> |
| | City/State/Zip <u>Eugene OR 97465</u> <u>Camas WA 98607</u> | | City/State/Zip <u>Kennewick, WA 99338</u> |
| | Phone No. (including area code) <u>541-465-8846</u> <u>541-554-6833</u> | | Phone No. (including area code) <u>509-949-6552</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>2-010-42-029-4000</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>44779</u> |

4 Street address of property: 880 Mountain Rd

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

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

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

The Southeast quarter of the Southeast quarter of Section 29 Township 10 North Range 42 E.W.M. lying east of the right-of-way of the Mountain Road running generally North and South across said property.

| | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|---|------------------------|----------|--------------------------------|----------|-------------------------------|----------|--------------------------|----------|-----------------------|----------|----------|----------|--------------------------------|----------|----------|----------|------------------------|----------|-------------|----------|--------------------------|-------------|------------------------------|-------------|--------------|------------------|
| 5 Select Land Use Code(s): enter any additional codes: _____ (See back of last page for instructions) | 7 List all personal property (tangible and intangible) included in selling price. <u>none</u> | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>YES NO</p> <p>Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)? <input type="checkbox"/> <input checked="" type="checkbox"/></p> | <p>If claiming an exemption, list WAC number and reason for exemption:</p> <p>WAC No. (Section/Subsection) <u>458-61A-201 B1</u></p> <p>Reason for exemption <u>Gift</u></p> | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>6 YES NO</p> <p>Is this property designated as forest land per chapter 84.33 RCW? <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34? <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>Is this property receiving special valuation as historical property per chapter 84.26 RCW? <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>If any answers are yes, complete as instructed below.</p> <p>(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information.</p> <p>This land <input type="checkbox"/> does <input checked="" type="checkbox"/> does not qualify for continuance.</p> <p><u>Christopher K. Shuck</u> <u>6-10-2013</u> DEPUTY ASSESSOR DATE</p> <p>(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale.</p> <p>(3) OWNER(S) SIGNATURE</p> <p>PRINT NAME</p> | <p>Type of Document <u>Quit Claim Deed</u></p> <p>Date of Document <u>6-10-13</u></p> <table> <tr><td>Gross Selling Price \$</td><td><u>0</u></td></tr> <tr><td>*Personal Property (deduct) \$</td><td><u>0</u></td></tr> <tr><td>Exemption Claimed (deduct) \$</td><td><u>0</u></td></tr> <tr><td>Taxable Selling Price \$</td><td><u>0</u></td></tr> <tr><td>Excise Tax : State \$</td><td><u>0</u></td></tr> <tr><td>Local \$</td><td><u>0</u></td></tr> <tr><td>*Delinquent Interest: State \$</td><td><u>0</u></td></tr> <tr><td>Local \$</td><td><u>0</u></td></tr> <tr><td>*Delinquent Penalty \$</td><td><u>0</u></td></tr> <tr><td>Subtotal \$</td><td><u>0</u></td></tr> <tr><td>*State Technology Fee \$</td><td><u>5.00</u></td></tr> <tr><td>*Affidavit Processing Fee \$</td><td><u>5.00</u></td></tr> <tr><td>Total Due \$</td><td><u>10.00 cur</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>0</u> | *Personal Property (deduct) \$ | <u>0</u> | Exemption Claimed (deduct) \$ | <u>0</u> | Taxable Selling Price \$ | <u>0</u> | Excise Tax : State \$ | <u>0</u> | Local \$ | <u>0</u> | *Delinquent Interest: State \$ | <u>0</u> | Local \$ | <u>0</u> | *Delinquent Penalty \$ | <u>0</u> | Subtotal \$ | <u>0</u> | *State Technology Fee \$ | <u>5.00</u> | *Affidavit Processing Fee \$ | <u>5.00</u> | Total Due \$ | <u>10.00 cur</u> |
| Gross Selling Price \$ | <u>0</u> | | | | | | | | | | | | | | | | | | | | | | | | | | |
| *Personal Property (deduct) \$ | <u>0</u> | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Exemption Claimed (deduct) \$ | <u>0</u> | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Taxable Selling Price \$ | <u>0</u> | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Excise Tax : State \$ | <u>0</u> | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Local \$ | <u>0</u> | | | | | | | | | | | | | | | | | | | | | | | | | | |
| *Delinquent Interest: State \$ | <u>0</u> | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Local \$ | <u>0</u> | | | | | | | | | | | | | | | | | | | | | | | | | | |
| *Delinquent Penalty \$ | <u>0</u> | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Subtotal \$ | <u>0</u> | | | | | | | | | | | | | | | | | | | | | | | | | | |
| *State Technology Fee \$ | <u>5.00</u> | | | | | | | | | | | | | | | | | | | | | | | | | | |
| *Affidavit Processing Fee \$ | <u>5.00</u> | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Due \$ | <u>10.00 cur</u> | | | | | | | | | | | | | | | | | | | | | | | | | | |

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

| | |
|---|--|
| Signature of Grantor or Grantor's Agent <u>Wayne E Hazard</u> | Signature of Grantee or Grantee's Agent <u>Vicki A Batterton</u> |
| Name (print) <u>Wayne E. Hazard</u> | Name (print) <u>Vicki A Batterton</u> |
| Date & city of signing: <u>6/10/13 Pomeroy</u> | Date & city of signing: <u>7 June 2013</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.

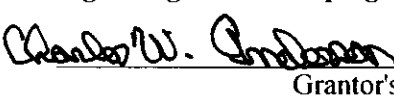
B: Gifts without consideration

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.


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

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.

2365

☐ Check box if partial sale of property

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

| | | | |
|---|---|---|---|
| SELLER GRANTOR | Name <u>Robert A. DesJardin and Dawn M. DesJardin,</u> <u>husband and wife and Rory A. DesJardin and *</u> | BUYER GRANTEE | Name <u>Byron E. Walters and Jill M. Walters</u> <u>husband and wife</u> |
| | Mailing Address <u>PO Box 665</u> | | Mailing Address <u>PO Box 247 2227 Post St</u> <i>Janet</i> |
| | 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 type="checkbox"/> Same as Buyer/Grantee | | List all real and personal property tax parcel account numbers - check box if personal property | |
| Name <u>Title Financial Specialty Services</u> | | 1 054 67 006 1370 <input type="checkbox"/> | |
| Mailing Address <u>PO Box 339</u> | | 1 054 67 007 1350 <input type="checkbox"/> | |
| City/State/Zip <u>Blackfoot ID 83221</u> | | 1 054 67 008 1360 <input type="checkbox"/> | |
| Phone No. (including area code) _____ | | _____ <input type="checkbox"/> | |
| | | List assessed value(s) | |

Street address of property: ~~614 Petah~~ Street, Pomeroy, WA 99347 2227 Post St

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

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

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

Lots 6 and 7 and the West 115 feet of Lots 8 and 9 in Block 67 of Depot Addition to the City of Pomeroy. TOGETHER WITH an underground easement for water and sewer lines serving said Lot 7, across Lots 12 and 13 in said Block 67, to 23rd Street as contained in Deed recorded as Garfield County Auditor's No. 2727. *Bonnie E. DesJardin, husband and wife and Ricky D. DesJardin and Tiffany DesJardin, husband and wife and Ryan A. DesJardin and Louise Mesher, husband and wife

| | |
|--|---|
| Select Land Use Code(s): <u>11 Household, single family units</u> enter any additional codes: _____ (See back of last page for instructions) | List all personal property (tangible and intangible) included in selling price. _____ _____ _____ _____ _____ |
| 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) _____ Reason for exemption _____ _____ |
| 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. | Type of Document <u>Statutory Warranty Deed (SWD)</u> Date of Document <u>05/13/13</u> |
| (1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information. This land <input type="checkbox"/> does <input checked="" type="checkbox"/> does not qualify for continuance. | Gross Selling Price \$ <u>75,000.00</u> *Personal Property (deduct) \$ <u>0.00</u> Exemption Claimed (deduct) \$ <u>0.00</u> Taxable Selling Price \$ <u>75,000.00</u> Excise Tax : State \$ <u>960.00</u> Local \$ <u>187.50</u> *Delinquent Interest: State \$ <u>0.00</u> Local \$ <u>0.00</u> *Delinquent Penalty \$ <u>0.00</u> Subtotal \$ <u>1,147.50</u> *State Technology Fee \$ <u>5.00</u> <u>5.00</u> *Affidavit Processing Fee \$ <u>0.00</u> Total Due \$ <u>1,152.50</u> <u>CK</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. | A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS |
| (3) OWNER(S) SIGNATURE _____ PRINT NAME | |

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

Signature of Grantor or Grantor's Agent Robert A. DesJardin
Name (print) Robert A. DesJardin and Dawn M. DesJardin,
Date & city of signing: Clarkston 6-6-13

Signature of Grantee or Grantee's Agent Byron E. Walters
Name (print) Byron E. Walters and Jill M. Walters
Date & city of signing: Clarkston

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

PAID
JUN 10 2013

Treasurer

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 ARE FULLY COMPLETED

(See back of last page for instructions)

☐ Check box if partial sale of property

If multiple owners, list percentage of ownership next to name

| | | | |
|--|---|----------------------|--|
| SELLER GRANTOR | 1. Name Bye Farms Limited Partnership, a Washington Limited Partnership, as to an undivided one-half interest | BUYER GRANTEE | 2. Name Gary W. Bye, Diane M. Francis and Janet L. Daud, as their sole and separate property, each as to an undivided one-sixth interest |
| | Mailing Address 22 Sullivan Road | | Mailing Address 22 Sullivan Road |
| | City/State/Zip Pomeroy, WA 99347 | | City/State/Zip Pomeroy, WA 99347 |
| | Phone No. (including area code) | | Phone No. (including area code) |
| 3. Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee | List all real and personal tax parcel account numbers – check box if personal property | | |
| Name | Listed assessed value(s) | | |
| Mailing Address | 2-013-43-020-1002 <input type="checkbox"/> 37045 | | |
| City/State/Zip | <input type="checkbox"/> | | |
| Phone No. (including area code) | <input type="checkbox"/> | | |

4. Street address of property: _____

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

☐ Check box if any of the listed parcels are being segregated from another parcel, are part of 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)

Per Attached

| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|--|---------------------|----|-------|-----------------------------|----|-------|----------------------------|----|-------|-----------------------|----|-------|-------------------|----|-------|-------|----|-------|-----------------------------|----|-------|-------|----|-------|---------------------|----|-------|----------|----|-------|-----------------------|----|-------------|---------------------------|----|-------------|-----------|----|--------------|
| <p>5. Select Land Use Code(s): 11, 83</p> <p>Enter any additional codes: _____ (See back of last page for instructions)</p> <p>Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p> | <p>7. List all personal property (tangible and intangible) included in selling price.</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>If claiming an exemption, list WAC number reason for exemption:</p> <p>WAC No. (Section/Subsection) 458-61A-211-2-b</p> <p>Reason for exemption Transfer by a partnership to its partners</p> <p>Type of Document Quit Claim Deed</p> <p>Date of Document May 31, 2013</p> <table> <tr><td>Gross Selling Price</td><td>\$</td><td>_____</td></tr> <tr><td>*Personal Property (deduct)</td><td>\$</td><td>_____</td></tr> <tr><td>Exemption Claimed (deduct)</td><td>\$</td><td>_____</td></tr> <tr><td>Taxable Selling Price</td><td>\$</td><td>_____</td></tr> <tr><td>Excise Tax: State</td><td>\$</td><td>_____</td></tr> <tr><td>Local</td><td>\$</td><td>_____</td></tr> <tr><td>*Delinquent Interest: State</td><td>\$</td><td>_____</td></tr> <tr><td>Local</td><td>\$</td><td>_____</td></tr> <tr><td>*Delinquent Penalty</td><td>\$</td><td>_____</td></tr> <tr><td>Subtotal</td><td>\$</td><td>_____</td></tr> <tr><td>*State Technology Fee</td><td>\$</td><td>5.00</td></tr> <tr><td>*Affidavit Processing Fee</td><td>\$</td><td>5.00</td></tr> <tr><td>Total Due</td><td>\$</td><td>10.00</td></tr> </table> | 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 |
| 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 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>6.</p> <p>Is this property designated as forest land per chapter 84.33 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p> <p>Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO</p> <p>Is this property receiving special valuation as historical property per chapter 84.26 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p> <p>If any answers are yes, complete as instructed below.</p> <p>(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information.</p> <p>This land <input checked="" type="checkbox"/> does not qualify for continuance</p> <p><i>Christopher K. Lusk</i> 6-12-2013 DEPUTY ASSESSOR DATE</p> <p>(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) do not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale.</p> <p>(3) OWNER(S) SIGNATURE</p> <p><i>Gary W. Bye</i> PRINT NAME <i>Janet L. Daud</i> Diane M. Francis Janet L. Daud</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

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 <i>Gary W. Bye</i> | Signature of Grantee or Grantee's Agent <i>Gary W. Bye</i> |
| Name (print) Gary W. Bye, General Partner | Name (print) Gary W. Bye |
| Date & city of signing: May 31, 2013, Pomeroy | Date & city of signing: May 31, 2013, 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)).

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

In Township 13 North, Range 43 E.W.M.

That part of the Northeast quarter of Section 20, more particularly described as follows: Commencing at the Northeast corner of Section 21, said Township and Range, thence South 90°00' West 5367.17 feet along the North boundary of said Section 21 to the Northwest corner of said Section 21 and the Northeast corner of said Section 20; thence North 89°30'51" West 2678.60 feet along the North boundary of said Section 20 to the North quarter corner of said Section 20; thence South 03°56'49" West 336.01 feet along the North-South Subdivision line of said Section 20 to the True Point of beginning; thence South 47°31'55" East 903.64 feet; thence South 67°44'55" East 203.46 feet; thence South 78°10'45" East 132.69 feet; thence South 82°11'37" East 224.58 feet; thence South 70°42'27" East 142.56 feet; thence North 44°41'57" East 476.64 feet; thence South 12°22'30" East 400.09 feet; thence South 39°50'36" East 134.89 feet; thence South 24°53'48" West 156.63 feet; thence South 68°32'51" West 218.76 feet; thence North 72°58'34" West 168.73 feet; thence North 00°23'46" West 132.52 feet; thence North 81°13'07" West 300.12 feet; thence North 72°14'54" West 468.23 feet; thence North 48°21'48" West 267.65 feet; thence North 63°05'12" West 560.98 feet to said North-South subdivision line of said Section 20; thence North 03°56'49" East 368.22 feet along said subdivision line to the place of beginning.

APNs: 2-013-43-020-1002

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 ARE FULLY COMPLETED

(See back of last page for instructions)

☐ Check box if partial sale of property

If multiple owners, list percentage of ownership next to name

| | | | | | |
|---------------------------------|--|--|--|---------------------------------|---|
| SELLER GRANTOR | 1. Name | Janet L. Daud and Diane M. Francis, each as their sole and separate property, each as to an undivided one-sixth interest | BUYER GRANTEE | 2. Name | Gary W. Bye and Kaylene L. Bye <u>Kayleen</u> , husband and wife |
| | Mailing Address | 831 SR 27 | | Mailing Address | 22 Sullivan Road |
| | City/State/Zip | Pullman, WA 99163 | | City/State/Zip | Pomeroy, WA 99347 |
| | Phone No. (including area code) | | | Phone No. (including area code) | |
| 3. | Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee | | List all real and personal tax parcel account numbers – check box if personal property | | |
| Name | | | Listed assessed value(s) | | |
| Mailing Address | | | 2-013-43-020-1002 <input type="checkbox"/> 57045 | | |
| City/State/Zip | | | <input type="checkbox"/> | | |
| Phone No. (including area code) | | | <input type="checkbox"/> | | |

4. Street address of property:

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

☐ Check box if any of the listed parcels are being segregated from another parcel, are part of 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)

Per Attached

| | |
|---|--|
| 5. Select Land Use Code(s): <u>11, 83</u> Enter any additional codes: _____ (See back of last page for instructions) | 7. List all personal property (tangible and intangible) included in selling price. |
| Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> | |
| 6. YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> Is this property designated as forest land per chapter 84.33 RCW? | If claiming an exemption, list WAC number reason for exemption: WAC No. (Section/Subsection) <u>458-61A-201-b</u> Reason for exemption <u>Love and affection- no debt</u> Type of Document <u>Quit Claim Deed</u> Date of Document <u>May 30, 2013</u> |
| Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> | |
| Is this property receiving special valuation as historical property per chapter 84.26 RCW? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> | |
| If any answers are yes, complete as instructed below. (1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information. This land <input checked="" type="checkbox"/> does <input type="checkbox"/> does not qualify for continuance | |
| <p><u>Christen K. Luck</u> <u>6-12-2013</u> DEPUTY ASSESSOR DATE</p> <p>(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) do not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale.</p> <p>(3) OWNER(S) SIGNATURE</p> <p><u>Gary W. Bye</u> <u>Kayleen L. Bye</u> PRINT NAME</p> | |
| <p>Gross Selling Price \$ _____</p> <p>*Personal Property (deduct) \$ _____</p> <p>Exemption Claimed (deduct) \$ _____</p> <p>Taxable Selling Price \$ _____</p> <p>Excise Tax: State \$ _____</p> <p>Local \$ _____</p> <p>*Delinquent Interest: State \$ _____</p> <p>Local \$ _____</p> <p>*Delinquent Penalty \$ _____</p> <p>Subtotal \$ _____</p> <p>*State Technology Fee \$ <u>5.00</u></p> <p>*Affidavit Processing Fee \$ <u>5.00</u></p> <p>Total Due \$ <u>10.00</u></p> <p>A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS</p> | |

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

Signature of Grantor or Grantor's Agent Janet L. Daud
Name (print) Janet L. Daud
Date & city of signing: MAY 30, 2013 PULLMAN

Signature of Grantee or Grantee's Agent Gary W. Bye
Name (print) Gary W. Bye
Date & city of signing: MAY 31, 2013 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 (04/30/09)

THIS SPACE – TREASURER'S USE ONLY

COUNTY TREASURER

JUN 12 2013

KAREN ROOSEVELT
GARFIELD COUNTY TREASURER

2367
TWE

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

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

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

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

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

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

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

Signature

Firm Name

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

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

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

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

A: Gifts with consideration

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

B: Gifts without consideration

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

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

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

Janet L. Daud Grantor's Signature Diane M. Francis Gary W. Bye Grantee's Signature Kayleen L. Bye

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

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

NOTE: Exchange Facilitator must sign below.

Exchange Facilitator's Signature

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

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

In Township 13 North, Range 43 E.W.M.

That part of the Northeast quarter of Section 20, more particularly described as follows: Commencing at the Northeast corner of Section 21, said Township and Range, thence South 90°00' West 5367.17 feet along the North boundary of said Section 21 to the Northwest corner of said Section 21 and the Northeast corner of said Section 20; thence North 89°30'51" West 2678.60 feet along the North boundary of said Section 20 to the North quarter corner of said Section 20; thence South 03°56'49" West 336.01 feet along the North-South Subdivision line of said Section 20 to the True Point of beginning; thence South 47°31'55" East 903.64 feet; thence South 67°44'55" East 203.46 feet; thence South 78°10'45" East 132.69 feet; thence South 82°11'37" East 224.58 feet; thence South 70°42'27" East 142.56 feet; thence North 44°41'57" East 476.64 feet; thence South 12°22'30" East 400.09 feet; thence South 39°50'36" East 134.89 feet; thence South 24°53'48" West 156.63 feet; thence South 68°32'51" West 218.76 feet; thence North 72°58'34" West 168.73 feet; thence North 00°23'46" West 132.52 feet; thence North 81°13'07" West 300.12 feet; thence North 72°14'54" West 468.23 feet; thence North 48°21'48" West 267.65 feet; thence North 63°05'12" West 560.98 feet to said North-South subdivision line of said Section 20; thence North 03°56'49" East 368.22 feet along said subdivision line to the place of beginning.

APNs: 2-013-43-020-1002

2368

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

In Township 13 North, Range 43 E.W.M.

That part of the Northeast quarter of Section 20, more particularly described as follows: Commencing at the Northeast corner of Section 21, said Township and Range, thence South 90°00' West 5367.17 feet along the North boundary of said Section 21 to the Northwest corner of said Section 21 and the Northeast corner of said Section 20; thence North 89°30'51" West 2678.60 feet along the North boundary of said Section 20 to the North quarter corner of said Section 20; thence South 03°56'49" West 336.01 feet along the North-South Subdivision line of said Section 20 to the True Point of beginning; thence South 47°31'55" East 903.64 feet; thence South 67°44'55" East 203.46 feet; thence South 78°10'45" East 132.69 feet; thence South 82°11'37" East 224.58 feet; thence South 70°42'27" East 142.56 feet; thence North 44°41'57" East 476.64 feet; thence South 12°22'30" East 400.09 feet; thence South 39°50'36" East 134.89 feet; thence South 24°53'48" West 156.63 feet; thence South 68°32'51" West 218.76 feet; thence North 72°58'34" West 168.73 feet; thence North 00°23'46" West 132.52 feet; thence North 81°13'07" West 300.12 feet; thence North 72°14'54" West 468.23 feet; thence North 48°21'48" West 267.65 feet; thence North 63°05'12" West 560.98 feet to said North-South subdivision line of said Section 20; thence North 03°56'49" East 368.22 feet along said subdivision line to the place of beginning.

APNs: 2-013-43-020-1002



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.

2369

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>Edward Ledgerwood</u> <u>Patrick Ledgerwood</u> | 2 BUYER GRANTEE | Name <u>Joshua & Jamie Hames</u> |
| | Mailing Address _____ | | Mailing Address <u>52 Ledgerwood Rd</u> |
| | City/State/Zip _____ | | City/State/Zip <u>Pomeroy WA 99347</u> |
| | Phone No. (including area code) _____ | | Phone No. (including area code) <u>208-790-3667</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>2-011-43-009-4020</u> <input type="checkbox"/> | |
| Mailing Address _____ | | <input type="checkbox"/> | |
| City/State/Zip _____ | | <input type="checkbox"/> | |
| Phone No. (including area code) _____ | | <input type="checkbox"/> | |
| | | List assessed value(s) | |

4 Street address of property: _____

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

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

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

See attached exhibit A

5 Select Land Use Code(s): 80

enter any additional codes: _____

(See back of last page for instructions)

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

6

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

If any answers are yes, complete as instructed below.

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

This land ☐ does ☒ does not qualify for continuance.

Christina K. Leach 6-13-2013
DEPUTY ASSESSOR DATE

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

(3) OWNER(S) SIGNATURE

PRINT NAME

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 B1

Reason for exemption Gift - Water easement rights

Type of Document QCD

Date of Document 6-10-2013

Gross Selling Price \$ 0

*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

curr.

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 Edward J Ledgerwood
Name (print) Edward J Ledgerwood
Date & city of signing: 6/10/2013 Pomeroy, WA

Signature of Grantee or Grantee's Agent Jamie Hames
Name (print) Jamie Hames
Date & city of signing: 6/10/2013 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)).

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

- ☐ 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.
- ☐ 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

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

EXHIBIT A

Also a tract of land one rod square on the Northwest quarter of the Northwest quarter of said Section 16, the East line of said tract being on the East line of said Governmental subdivision and in the center of which tract is a well which is at the point of intersection of a line running Northwesterly from and 102 feet 7 inches from the Northwest corner of the concrete foundation of the Philomathean School house as now constructed with a line running westerly from and 31 feet distant from a locust tree, said locust tree being the only locust tree in that vicinity and said tree and said schoolhouse being located in the Northeast quarter of the Northwest quarter of said Section 16, together with the water pipe line and the easements therefore running from the above described tract to the residence situated on the Southeast quarter of Section 9.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): 2-011-43-009-4020

REAL ESTATE EXCISE TAX AFFIDAVIT

CHAPTER 82.45 RCW -- CHAPTER 458-61A WAC

This form is your receipt
when stamped by cashier.

2370

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>MICHAEL WAI MUN TOM</u> | 2 BUYER GRANTEE | Name <u>MICHAEL WAI MUN TOM</u> |
| | Mailing Address <u>737 HIGH STREET</u> | | <u>GALINA P. TOM</u> |
| | City/State/Zip <u>POMEROY, WA, 99347</u> | | Mailing Address <u>737 HIGH STREET</u> |
| | Phone No. (including area code) <u>(509) 843-0333</u> | | City/State/Zip <u>POMEROY, WA, 99347</u> |
| | | Phone No. (including area code) <u>(509) 843-0333</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>1050180093160</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>\$143,971.00</u> | |

4 Street address of property: 737 HIGH STREET

This property is located in Pomeroy

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

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

THE WEST 35 FEET OF LOT 8, AND THE EAST HALF OF LOT 9 IN BLOCK 18 OF THE ORIGINAL TOWN, NOW 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)? 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-204 (1)</u> Reason for exemption <u>TRANSFER BETWEEN HUSBAND AND WIFE CREATING A JOINT TENANCY WITH RIGHT OF SURVIVORSHIP WHERE NO ACTUAL CONSIDERATION IS PAID.</u> |
| 6 Is this property designated as forest land per chapter 84.33 RCW? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> Is this property receiving special valuation as historical property per chapter 84.26 RCW? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> If any answers are yes, complete as instructed below. (1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information. This land <input type="checkbox"/> does <input checked="" type="checkbox"/> does not qualify for continuance. DEPUTY ASSESSOR _____ DATE _____ (2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale. (3) OWNER(S) SIGNATURE _____ PRINT NAME _____ | Type of Document <u>QUITCLAIM DEED</u> Date of Document <u>6/12/13</u> Gross Selling Price \$ <u>1.00</u> *Personal Property (deduct) \$ <u>0.00</u> Exemption Claimed (deduct) \$ _____ Taxable Selling Price \$ <u>1.00</u> Excise Tax : State \$ <u>0.01</u> <u>0.0025</u> Local \$ <u>0.00</u> *Delinquent Interest: State \$ _____ Local \$ _____ *Delinquent Penalty \$ _____ Subtotal \$ <u>0.01</u> *State Technology Fee \$ <u>5.00</u> *Affidavit Processing Fee \$ <u>5.00</u> Total Due \$ <u>10.00</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>Ashley Oliver</u> | Signature of Grantee or Grantee's Agent <u>Ashley Oliver</u> |
| Name (print) <u>ASHLEY OLIVER</u> | Name (print) <u>ASHLEY OLIVER</u> |
| Date & city of signing: <u>06/12/2013</u> | Date & city of signing: <u>06/12/2013</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
JUN 18 2013

KAREN ROOSEVELT
GARFIELD COUNTY TREASURER

2370

file



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.

2371

☐ Check box if partial sale of property

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

| | | | |
|--|--|---|--|
| 1 SELLER GRANTOR | Name Rozanne H. VanAusdle, as Trustee of the John V. Gilbert Testamentary Trust, Rozanne H. VanAusdle, James A. Gilbert, Lawrence A. Gilbert, Gregory C. Gilbert, Kevin A. Gilbert, | 2 BUYER GRANTEE | Name Steven L. VanAusdle and Rozanne H. VanAusdle, husband and wife |
| | subject to a life estate in V. Jane Gilbert | | |
| | Mailing Address 1620 Gray Lynn Dr | | Mailing Address 1620 Gray Lynn Drive |
| | City/State/Zip Walla Walla, WA 99362 | | City/State/Zip Walla Walla, WA 99362 |
| | Phone No. (including area code) (509) 525-7283 | | Phone No. (including area code) (509) 525-7283 |
| 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 _____ | | 2-011-43-014-1000 <input type="checkbox"/> | |
| Mailing Address _____ | | 2-011-43-015-4000 <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: **NKA, Pomeroy, WA 99347**
This property is located in _____ County
☐ Check box if any of the listed parcels are being segregated from a larger parcel.
Legal description of property (if more space is needed, you may attach a separate sheet to each page of the affidavit)
SEE ATTACHED EXHIBIT "A"

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

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

6

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

If any answers are yes, complete as instructed below.

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

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

This land ☒ does ☐ does not qualify for continuance.

Laura Smith **6/20/13**
DEPUTY ASSESSOR DATE

(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)

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

(3) OWNER(S) SIGNATURE

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

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

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

WAC No. (Section/Subsection) _____

Reason for exemption _____

Type of Document **Statutory Warranty Deed**Date of Document **June 7, 2013**Gross Selling Price \$ **402,795.00**

*Personal Property (deduct) \$ _____

Exemption Claimed (deduct) \$ _____

Taxable Selling Price \$ **402,795.00**Excise Tax : State \$ **5,155.78**☐ Local \$ **1006.99**

*Delinquent Interest: State \$ _____

Local \$ _____

*Delinquent Penalty \$ _____

Subtotal \$ **6,162.77***State Technology Fee \$ **5.00**

*Affidavit Processing Fee \$ _____

Total Due \$ **6,167.77** 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 <i>Rozanne H. VanAusdle</i> | Signature of Grantee or Grantee's Agent <i>Steven L. VanAusdle</i> |
| Name (print) Rozanne H. VanAusdle | Name (print) Steven L. VanAusdle |
| Date & city of signing: June 7, 2013 Walla Walla | Date & city of signing: June 7, 2013 Walla Walla |

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

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

THIS SPACE FOR TREASURER'S USE ONLY

COUNTY TREASURER

PAID
JUN 20 2013

KAREN ROOSEVELT
GARFIELD COUNTY TREASURER

2371

The

EXHIBIT "A"

File No. 35712A

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

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

The South half of the Northeast quarter, and the Southwest quarter of Section 14, also a strip of land 16 feet wide off the East side of the Southeast quarter of the Northwest quarter of said Section 14.

The South half of the South half of Section 15.

EXCEPT public road right of way.



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.

2372

☐ Check box if partial sale of property

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

| | | | |
|--|---|---|--|
| SELLER GRANTOR | 1 Name Rozanne H. VanAusdle, Trustee of the John V. Gilbert Testamentary Trust, Rozanne H. VanAusdle, James V. Gilbert, Lawrence A. Gilbert, Gregory C. Gilbert, | BUYER GRANTEE | 2 Name Gregory C. Gilbert and Sandra L. Gilbert, husband and wife |
| | Kevin A. Gilbert, subject to life estate in V. Jane Gilbert | | |
| | Mailing Address 1620 Gray Lynn Drive | | Mailing Address 234 Fairview Road |
| | City/State/Zip Walla Walla, WA 99362 | | City/State/Zip Pomeroy, WA 99347 |
| | Phone No. (including area code) | | Phone No. (including area code) |
| 3 Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee | | List all real and personal property tax parcel account numbers - check box if personal property | |
| Name | | 2-011-43-009-4010 <input type="checkbox"/> | |
| Mailing Address | | 2-011-43-022-1010 <input type="checkbox"/> | |
| City/State/Zip | | 2-011-43-022-1000, 1/2 interest <input type="checkbox"/> | |
| Phone No. (including area code) | | | |
| | | List assessed value(s) | |

4 Street address of property: **NKA, Pomeroy, WA 99347**
This property is located in **Garfield County**
☐ Check box if any of the listed parcels are being segregated from a larger parcel.
Legal description of property (if more space is needed, you may attach a separate sheet to each page of the affidavit)
SEE ATTACHED EXHIBIT "A"

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

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

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

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

If any answers are yes, complete as instructed below.

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

NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) and, 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 Vandenmeulen 6-20-13
DEPUTY ASSESSOR DATE

(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)

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

Gregory C. Gilbert *Sandra L. Gilbert*
OWNER(S) SIGNATURE
PRINT NAME
Gregory C. Gilbert Sandra L. Gilbert

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

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

WAC No. (Section/Subsection) _____

Reason for exemption _____

Type of Document **Statutory Warranty Deed**

Date of Document **June 7, 2013**

Gross Selling Price \$ **353,210.00**

*Personal Property (deduct) \$ _____

Exemption Claimed (deduct) \$ _____

Taxable Selling Price \$ **353,210.00**

Excise Tax : State \$ **4,521.09**

☐ Local \$ **883.03**

*Delinquent Interest: State \$ _____

Local \$ _____

*Delinquent Penalty \$ _____

Subtotal \$ **5,404.12**

*State Technology Fee \$ **5.00**

*Affidavit Processing Fee \$ _____

Total Due \$ **5,409.12** 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 <i>Rozanne H. VanAusdle</i> | Signature of Grantee or Grantee's Agent <i>Gregory C. Gilbert</i> |
| Name (print) Rozanne H. VanAusdle, Trustee | Name (print) Gregory C. Gilbert or Sandra L. Gilbert |
| Date & city of signing: 6/7/13 Walla Walla | Date & city of signing: 6/18/13 Walla Walla |

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

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

THIS SPACE FOR TREASURER USE ONLY

COUNTY TREASURER

KAREN ROOSEVELT
GARFIELD COUNTY TREASURER

JUN 20 2013

2372

THE

EXHIBIT "A"

File No. 35712

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

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

Tract A (McFaddin Elevator)

**That part of the Southwest quarter of the Southeast quarter of Section 9, more particularly described as follows:
Beginning at a point on the centerline of the County Road 435 feet North of the Southwest corner of the Southeast quarter of said Section 9; thence East 275 feet; thence North 135 feet; thence West 275 feet to the centerline of the County Road; thence South on said centerline to the PLACE OF BEGINNING.**

EXCEPT public road right of way.

Tract B (Home)

The North half of the Northwest quarter, the Northwest quarter, and the North half of the Southeast quarter of Section 22.

EXCEPT the East half of the Northwest quarter of the Southwest quarter of the Northeast quarter, and the West half of the Northeast quarter of the Southwest quarter of the Northeast quarter of said Section 22.

EXCEPT public road right of way.

Tract C (House)

The East half of the Northwest quarter of the Southwest quarter of the Northeast quarter, and the West half of the Northeast quarter of the Southwest quarter of the Northeast quarter of Section 22.

EXCEPT public road right of way.

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

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

(See back of last page for instructions)

This form is your receipt
when stamped by cashier.

☐ Check box if partial sale of property

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

| | | | |
|--|--|---|--|
| SELLER GRANTOR | Name <u>Stanley C Rogers and Juanita R. Rogers</u> husband and wife | BUYER GRANTEE | Name <u>Warren Land and Cattle, LLC</u> |
| | Mailing Address <u>23217 NE 37th Avenue</u> | | Mailing Address <u>294 Poole Road 755 Tatman Mt Rd.</u> |
| | City/State/Zip <u>Ridgefield WA 98642</u> | | City/State/Zip <u>Pomeroy WA 99347</u> |
| | Phone No. (including area code) | | Phone No. (including area code) |
| Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee | | List all real and personal property tax parcel account numbers – check box if personal property | |
| Name <u>Warren Land and Cattle, LLC</u> | | 2 011 41 024 4010 <input type="checkbox"/> | |
| Mailing Address <u>394 Poole Road 755 Tatman Mt Rd</u> | | 2 011 41 025 4000 <input type="checkbox"/> | |
| City/State/Zip <u>Pomeroy WA 99347</u> | | 2 011 42 030 3000 <input type="checkbox"/> | |
| Phone No. (including area code) | | | |
| | | List assessed value(s) | |

4 Street address of property: none assigned

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

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

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

| | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|---|------------------------|------------|--------------------------------|------|-------------------------------|------|--------------------------|------------|-----------------------|----------|----------|--------|--------------------------------|------|----------|------|------------------------|------|-------------|----------|--------------------------|-----------|------------------------------|------|--------------|-------------|
| <p>5 Select Land Use Code(s): <u>83 Agriculture classified under current use</u></p> <p>enter any additional codes: _____</p> <p>(See back of last page for instructions)</p> <p>Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/></p> <p>Is this property designated as forest land per chapter 84.33 RCW? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/></p> <p>Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/></p> <p>Is this property receiving special valuation as historical property per chapter 84.26 RCW? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/></p> <p>If any answers are yes, complete as instructed below.</p> <p>(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information.</p> <p>This land <input checked="" type="checkbox"/> does <input type="checkbox"/> does not qualify for continuance.</p> <p><u>Janae Smith</u> <u>6/21/13</u> DEPUTY ASSESSOR DATE</p> <p>(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale.</p> <p>(3) OWNER(S) SIGNATURE <u>Stanley S. Warren Justin I Warren</u> PRINT NAME</p> | <p>6 List all personal property (tangible and intangible) included in selling price.</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>Type of Document <u>Statutory Warranty Deed (SWD)</u></p> <p>Date of Document <u>06/07/13</u></p> <table> <tr> <td>Gross Selling Price \$</td> <td>215,500.00</td> </tr> <tr> <td>*Personal Property (deduct) \$</td> <td>0.00</td> </tr> <tr> <td>Exemption Claimed (deduct) \$</td> <td>0.00</td> </tr> <tr> <td>Taxable Selling Price \$</td> <td>215,500.00</td> </tr> <tr> <td>Excise Tax : State \$</td> <td>2,758.40</td> </tr> <tr> <td>Local \$</td> <td>538.75</td> </tr> <tr> <td>*Delinquent Interest: State \$</td> <td>0.00</td> </tr> <tr> <td>Local \$</td> <td>0.00</td> </tr> <tr> <td>*Delinquent Penalty \$</td> <td>0.00</td> </tr> <tr> <td>Subtotal \$</td> <td>3,297.15</td> </tr> <tr> <td>*State Technology Fee \$</td> <td>5.00 5.00</td> </tr> <tr> <td>*Affidavit Processing Fee \$</td> <td>0.00</td> </tr> <tr> <td>Total Due \$</td> <td>3,302.15 CK</td> </tr> </table> <p>A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS</p> | Gross Selling Price \$ | 215,500.00 | *Personal Property (deduct) \$ | 0.00 | Exemption Claimed (deduct) \$ | 0.00 | Taxable Selling Price \$ | 215,500.00 | Excise Tax : State \$ | 2,758.40 | Local \$ | 538.75 | *Delinquent Interest: State \$ | 0.00 | Local \$ | 0.00 | *Delinquent Penalty \$ | 0.00 | Subtotal \$ | 3,297.15 | *State Technology Fee \$ | 5.00 5.00 | *Affidavit Processing Fee \$ | 0.00 | Total Due \$ | 3,302.15 CK |
| Gross Selling Price \$ | 215,500.00 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| *Personal Property (deduct) \$ | 0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Exemption Claimed (deduct) \$ | 0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Taxable Selling Price \$ | 215,500.00 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Excise Tax : State \$ | 2,758.40 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Local \$ | 538.75 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| *Delinquent Interest: State \$ | 0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Local \$ | 0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| *Delinquent Penalty \$ | 0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Subtotal \$ | 3,297.15 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| *State Technology Fee \$ | 5.00 5.00 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| *Affidavit Processing Fee \$ | 0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Due \$ | 3,302.15 CK | | | | | | | | | | | | | | | | | | | | | | | | | | |

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

| | |
|--|--|
| Signature of Grantor or Grantor's Agent <u>Stanley C. Rogers</u> | Signature of Grantee or Grantee's Agent <u>Janae Smith</u> |
| Name (print) <u>Stanley C Rogers and Juanita R. Rogers</u> | Name (print) <u>Warren Land and Cattle, LLC</u> |
| Date & city of signing: <u>6-18-13 RIDGEFIELD</u> | Date & city of signing: <u>6-21-13 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)).

SCHEDULE C

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

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

That part of the Southeast quarter of the Southwest quarter, and the Southwest quarter of the Southeast quarter of Section 24, lying West of the County Road.

The Northeast quarter of the Northwest quarter of Section 25, EXCEPT beginning at the Southwest corner thereof;
thence North 89°07' East along the South line thereof, 403.30 feet;
thence North 11°15' West 146.97 feet; thence North 02°29' East 117.64 feet;
thence north 32°23' West 675.47 feet to a point on the West line of said Northeast quarter of the Northwest quarter;
thence southerly along said West line to the place of beginning.

That part of the Southeast quarter of the Northwest quarter of Section 25, more particularly described as follows:

Beginning at the Northeast corner thereof;
thence South 89°07' West along the North line thereof, 760.06 feet;
thence South 55°43 ½' East 913.26 feet to a point on the East line of said Southeast quarter of the Northwest quarter;
thence northerly along said East line to the place of beginning.

That part of the North half of the Northeast quarter of said Section 25, lying West of the County Road right of way, EXCEPT commencing at the Southwest corner of the Northeast quarter of the Northeast quarter of said Section 25; thence due East 450 feet to the True Point of Beginning; thence North 500.0 feet; thence West 450.0 feet; thence North 250.0 feet (later referred to as Line "A"); thence West 750.0 feet; thence South 750.0 feet; thence East 1200.0 feet to the place of beginning. ALSO a tract of land, adjacent to aforesaid Line "A" and extending easterly to the County Road right of way.

The South half of the Northeast quarter, and the Southeast quarter of said Section 25, EXCEPT the following two (2) tracts:

1. Beginning at the Northeast corner of the Southeast quarter of the Northeast quarter of said Section 25; thence West 365.0 feet; thence South 21°30' West 840.0 feet to the centerline of the County Road; thence following said centerline South 13°00' East 150.0 feet;
thence South 05°40' West 430.0 feet; thence South 06°00' East 385.0 feet;

-continued-

thence South 38°15' East 390.0 feet; thence South 55°00' East 330.0 feet;
thence South 68°20' East 175.0 feet to the East line of said Section 25;
thence North on said East line 2310.0 feet to the place of beginning.

2. That part of the Southeast quarter of the Northeast quarter and the Northeast quarter of the Southeast quarter of said Section 25, more particularly described as follows:
Commencing at the Northeast corner of said Southeast quarter of the Northeast quarter;
thence South 44°21' West 689.99 feet to the True Point of Beginning;
thence South 56°14' East 276.94 feet; thence South 43°19' West 372.23 feet;
thence South 02°08 East 195.55 feet; thence South 65°24' East 107.41 feet;
thence South 14°19' West 478.01 feet;
thence South 79°36' West 141.50 feet to a point on the centerline of the County Road;
thence North 06°37' West along said centerline 134.91 feet to a point of curve;
thence continue along said centerline around a curve to the right with a radius of 989.06 feet for a distance of 76.24 feet to a point of compound curve;
thence continue along said centerline around a curve to the right with a radius of 1000.00 feet for a distance of 230.97 feet;
thence North 11°02' East along said centerline 143.45 feet to a point of curve;
thence continue along said centerline around a curve to the left with a radius of 700.00 feet for a distance of 153.12 feet to a point of compound curve;
thence continue along said centerline around a curve to the left with a radius of 390.51 feet for a distance of 146.65 feet;
thence North 23°01' West along said centerline 55.24 feet to a point of curve;
thence continue along said centerline around a curve to the left with a radius of 280.00 feet for a distance of 47.30 feet;
thence North 49°17' East 284.59 feet to the place of beginning.

Note: There is a right of way on existing driveway, over the above described tract, to neighboring field for use as necessary for farming purposes

ALSO EXCEPT that part of the East half of Section 25, more particularly described as follows: Beginning at the Southeast corner of the Northwest quarter of the Northeast quarter of said Section 25; thence South 89°35'01" West along the South line of said Northwest quarter of the Northeast quarter 750.00 feet; thence North 00°13'52" East 869.36 feet; thence South 89°17'44" West 589.28 feet; thence South 38°05'00" East 72.65 feet; thence South 29°36'58" East 121.12 feet; thence South 28°33'43" East 287.02 feet; thence South 41°19'02" East 88.51 feet; thence South 21°45'57" East 300.90 feet; thence South 32°05'23" East 124.89 feet; thence South 31°59'23" East 224.40 feet; thence South 39°06'24" East 174.06 feet; thence South 46°43'16" East 111.50 feet; thence South 63°28'54" East 190.32 feet; thence South 00°14'08" West 231.44 feet; thence South 23°33'04" West 348.07 feet; thence South 18°36'33" West 171.95 feet; thence South 33°19'03" West 238.64 feet; thence South 07°05'43" West 340.89 feet; thence South 08°45'06" West 224.39 feet; thence South 82°36'22" East 28.12 feet; ; thence North 32°02'18" East 200.61 feet; thence North 31°10'24" East 720.77 feet; thence North

-continued-

22°51'26" East 302.40 feet; thence North 34°54'36" East 308.35 feet; thence North 30°45'08" East 124.34 feet; thence North 14°22'30" East 146.30 feet; thence North 05°16'44" East 114.72 feet; thence North 02°44'36" East 119.36 feet; thence North 10°52'53" East 131.22 feet; thence North 51°42'33" East 73.20 feet to a point on the West right of way line of Tatman Mountain Road, said point being on the South line of the Northeast quarter of the Northeast quarter of said Section 25; thence South 89°35'01" East 208.75 feet to the place of beginning;

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

That part of the Southwest quarter of Section 30, more particularly described as follows:
Beginning at the Southwest corner of said Section 30;

thence East 1140.0 feet to the centerline of the County Road;
thence along said centerline North 22°15' West 215.0 feet;
thence North 09°30' West 260.0 feet; thence North 05°00' West 250.0 feet;
thence North 32°00' West 295.0 feet; thence North 37°00' West 770.0 feet;
thence North 61°30' West 165.0 feet;
thence North 80°00' West 225.0 feet to the West line of said Section 30;
thence South on said line 1700.0 feet to the place of beginning.

EXCEPTING FROM ALL, public road rights of way.

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.

2374

☐ Check box if partial sale of property

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

| | | | |
|--|---|---|--|
| SELLER GRANTOR | Name <u>Stanley C. Rogers and Juanita R. Rogers</u> | BUYER GRANTEE | Name <u>Calvin Dansereau and Christine Dansereau</u> |
| | <u>husband and wife</u> | | <u>husband and wife</u> |
| | Mailing Address <u>23217 NE 37th Avenue</u> | | Mailing Address <u>946 Tatman Mtn Road</u> |
| | City/State/Zip <u>Ridgefield WA 98642</u> | | City/State/Zip <u>Pomeroy WA 99347</u> |
| | Phone No. (including area code) _____ | | Phone No. (including area code) _____ |
| Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee | | List all real and personal property tax parcel account numbers - check box if personal property | |
| Name <u>Calvin Dansereau and Christine Dansereau husb</u> | | <u>2 011 41 025 40000</u> <input type="checkbox"/> | |
| Mailing Address <u>946 Tatman Mtn Road</u> | | <input type="checkbox"/> | |
| City/State/Zip <u>Pomeroy WA 99347</u> | | <input type="checkbox"/> | |
| Phone No. (including area code) _____ | | <input type="checkbox"/> | |
| | | List assessed value(s) | |
| | | _____ | |
| | | _____ | |
| | | _____ | |
| | | _____ | |

4 Street address of property: none available

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

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

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

| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|-------------------------------------|-------------------------------------|----|---|--------------------------|-------------------------------------|--|-----|----|---|--------------------------|-------------------------------------|---|-------------------------------------|--------------------------|--|--------------------------|-------------------------------------|---|------------------------|------------------|--------------------------------|-------------|-------------------------------|-------------|--------------------------|------------------|-----------------------|---------------|----------|--------------|--------------------------------|-------------|----------|-------------|------------------------|-------------|-------------|---------------|--------------------------|-------------------------|------------------------------|-------------|--------------|-------------------------|
| <p>Select Land Use Code(s): <u>83 Agriculture classified under current use</u></p> <p>enter any additional codes: _____</p> <p>(See back of last page for instructions)</p> <table border="0"><tr><td></td><td>YES</td><td>NO</td></tr><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></table> <table border="0"><tr><td></td><td>YES</td><td>NO</td></tr><tr><td>Is this property designated as forest land per chapter 84.33 RCW?</td><td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td></tr><tr><td>Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34?</td><td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td></tr><tr><td>Is this property receiving special valuation as historical property per chapter 84.26 RCW?</td><td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td></tr></table> <p>If any answers are yes, complete as instructed below.</p> <p>(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information.</p> <p>This land <input checked="" type="checkbox"/> does <input type="checkbox"/> does not qualify for continuance.</p> <p><u><i>Paura Smith</i></u> <u>6/21/13</u> DEPUTY ASSESSOR DATE</p> <p>(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale.</p> <p>(3) OWNER(S) SIGNATURE <u><i>Calvin Dansereau</i></u> <u><i>Christine Dansereau</i></u> PRINT NAME</p> | | YES | NO | Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | YES | NO | Is this property designated as forest land per chapter 84.33 RCW? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is this property receiving special valuation as historical property per chapter 84.26 RCW? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <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>06/05/13</u></p> <table border="0"><tr><td>Gross Selling Price \$</td><td><u>34,500.00</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>34,500.00</u></td></tr><tr><td>Excise Tax : State \$</td><td><u>441.60</u></td></tr><tr><td>Local \$</td><td><u>86.25</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>527.85</u></td></tr><tr><td>*State Technology Fee \$</td><td><u>5.00</u> <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>532.85</u> <u>CK</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>34,500.00</u> | *Personal Property (deduct) \$ | <u>0.00</u> | Exemption Claimed (deduct) \$ | <u>0.00</u> | Taxable Selling Price \$ | <u>34,500.00</u> | Excise Tax : State \$ | <u>441.60</u> | Local \$ | <u>86.25</u> | *Delinquent Interest: State \$ | <u>0.00</u> | Local \$ | <u>0.00</u> | *Delinquent Penalty \$ | <u>0.00</u> | Subtotal \$ | <u>527.85</u> | *State Technology Fee \$ | <u>5.00</u> <u>5.00</u> | *Affidavit Processing Fee \$ | <u>0.00</u> | Total Due \$ | <u>532.85</u> <u>CK</u> |
| | YES | NO | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | YES | NO | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Is this property designated as forest land per chapter 84.33 RCW? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| Gross Selling Price \$ | <u>34,500.00</u> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| *Personal Property (deduct) \$ | <u>0.00</u> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Exemption Claimed (deduct) \$ | <u>0.00</u> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Taxable Selling Price \$ | <u>34,500.00</u> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Excise Tax : State \$ | <u>441.60</u> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Local \$ | <u>86.25</u> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| *Delinquent Interest: State \$ | <u>0.00</u> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Local \$ | <u>0.00</u> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| *Delinquent Penalty \$ | <u>0.00</u> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Subtotal \$ | <u>527.85</u> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| *State Technology Fee \$ | <u>5.00</u> <u>5.00</u> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| *Affidavit Processing Fee \$ | <u>0.00</u> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Due \$ | <u>532.85</u> <u>CK</u> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

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

| | |
|---|---|
| Signature of Grantor or Grantor's Agent <u><i>Stanley C. Rogers</i></u> | Signature of Grantee or Grantee's Agent <u><i>Christine Dansereau</i></u> |
| Name (print) <u>Stanley C. Rogers and Juanita R. Rogers</u> | Name (print) <u>Calvin Dansereau and Christine Dansereau</u> |
| Date & city of signing: <u>6-18-13 RIDGEFIELD</u> | Date & city of signing: <u>Christine 6-7-13 Clarkston</u> |

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PAID
JUN 21 2013

SCHEDULE C

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

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

That part of the East half of Section 25, more particularly described as follows:

Beginning at the Southeast corner of the Northwest quarter of the Northeast quarter of said Section 25; thence South 89°35'01" West along the South line of said Northwest quarter of the Northeast quarter 750.00 feet; thence North 00°13'52" East 869.36 feet; thence South 89°17'44" West 589.28 feet; thence South 38°05'00" East 72.65 feet; thence South 29°36'58" East 121.12 feet; thence South 28°33'43" East 287.02 feet; thence South 41°19'02" East 88.51 feet; thence South 21°45'57" East 300.90 feet; thence South 32°05'23" East 124.89 feet; thence South 31°59'23" East 224.40 feet; thence South 39°06'24" East 174.06 feet; thence South 46°43'16" East 111.50 feet; thence South 63°28'54" East 190.32 feet; thence South 00°14'08" West 231.44 feet; thence South 23°33'04" West 348.07 feet; thence South 18°36'33" West 171.95 feet; thence South 33°19'03" West 238.64 feet; thence South 07°05'43" West 340.89 feet; thence South 08°45'06" West 224.39 feet; thence South 82°36'22" East 28.12 feet; ; thence North 32°02'18" East 200.61 feet; thence North 31°10'24" East 720.77 feet; thence North 22°51'26" East 302.40 feet; thence North 34°54'36" East 308.35 feet; thence North 30°45'08" East 124.34 feet; thence North 14°22'30" East 146.30 feet; thence North 05°16'44" East 114.72 feet; thence North 02°44'36" East 119.36 feet; thence North 10°52'53" East 131.22 feet; thence North 51°42'33" East 73.20 feet to a point on the West right of way line of Tatman Mountain Road, said point being on the South line of the Northeast quarter of the Northeast quarter of said Section 25; thence South 89°35'01" East 208.75 feet to the place of beginning;

EXCEPT public road right of way.

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 | Thomas J. McCann and Patricia M. McCann, Trustees of the Thomas J. McCann and Patricia M. McCann Living Trust, and Successors |
| | Mailing Address | 20029 3rd Place SW |
| | City/State/Zip | Normandy Park, WA 98166 |
| | Phone No.(including area code) | (206) 878-2799 |
| 2 BUYER GRANTEE | Name | McCann Tree Farms, L.L.C. |
| | Mailing Address | 20029 3rd Place SW |
| | City/State/Zip | Normandy Park, WA 98166 |
| | Phone No.(including area code) | (206) 878-2799 |
| 3 | Send all property tax correspondence to: | <input checked="" type="checkbox"/> Same as Buyer/Grantee |
| | Name | |
| | Mailing Address | |
| | City/State/Zip | |
| 4 | Street address of property: | |
| | This property is located in | Garfield |
| | <input type="checkbox"/> Check box if any of the listed parcels are being segregated from another parcel, are part of a boundary line adjustment or parcels being merged. | |
| | Legal description of property (if more space is needed, you may attach a separate sheet to each page of the affidavit) | |

The West half of the Northeast quarter and the Northwest quarter of the Southeast quarter, all in Section 28; and the Northeast quarter of the Southwest quarter and West half of the Southeast quarter, all in Section 21, all in TWP 10 N., R. 42 E, W.M.

| | | |
|--|--|--|
| 5 | Select Land Use Code(s): | 88 - Forest land designated under chapter 84.33 RCW |
| | enter any additional codes: | 95-Timberland classified under chapter 84.34 RCW |
| | (See back of last page for instructions) | |
| | Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)? | YES NO <input type="checkbox"/> <input checked="" type="checkbox"/> |
| 6 | Is this property designated as forest land per chapter 84.33 RCW? | YES NO <input checked="" type="checkbox"/> <input type="checkbox"/> |
| | Is this property classified as current use (open space, farm, and agricultural, or timber) land per chapter 84.34? | YES NO <input checked="" type="checkbox"/> <input type="checkbox"/> |
| | Is this property receiving special valuation as historical property per chapter 84.26 RCW? | YES NO <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 OWNERS(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information. This land <input checked="" type="checkbox"/> does <input type="checkbox"/> does not qualify for continuance. | | |
| Keshid Vasselbueggen 6/24/13 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 | | |
| Thomas J. McCann Patricia M. McCann PRINT NAME | | |
| Thomas J. McCann Patricia M. McCann | | |
| 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-217(1) | | |
| Reason for Exemption Correction due to scrivener's error, incorrect abbreviated legal description. No consideration. | | |
| Type of Document Quit Claim Deed | | |
| Date of Document 6/10/2013 | | |
| 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 Penalty \$ _____ | | |
| 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: | Thomas J. McCann |
| Name (Print): | Thomas J. McCann, Trustee |
| Date & city of signing: | 6/10/13 Seattle |
| Signature of Grantee or Grantee's Agent: | Thomas J. McCann |
| Name (Print): | Thomas J. McCann, Manager |
| Date & city of signing: | 6/10/13 Seattle |

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

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

THIS SPACE - TREASURER'S USE ONLY

COUNTY TREASURER

PAID
JUN 24 2013

KAREN ROOSEVELT
GARFIELD COUNTY TREASURER

2375

The



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.

2376

☐ Check box if partial sale of property

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

| | | | | | |
|--|---------------------------------|------------------------------------|---|---------------------------------|---|
| SELLER GRANTOR | Name | David D. Boyer and Connie F. Boyer | BUYER GRANTEE | Name | Frank E. O'Brien and Lauriann Lomen O'Brien |
| | | husband and wife | | | husband and wife |
| | Mailing Address | 1689 Pataha St. | | Mailing Address | PO Box 691 |
| | 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 | | | 1 053 06 009 1060 <input type="checkbox"/> | | |
| Mailing Address | | | 1 053 06 010 1000 <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: 1689 Pataha 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)
That part of Lot 9 lying North of Pataha Creek, and all of Lot 10 in Block 6 of Mulkey's Addition, and the West half (35 feet) of vacated 17th Street abutting thereon.

| <p>Select Land Use Code(s): 18 All other residential not coded</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> <table border="1"><thead><tr><th></th><th>YES</th><th>NO</th></tr></thead><tbody><tr><td>Is this property designated as forest land per chapter 84.33 RCW?</td><td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td></tr><tr><td>Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34?</td><td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td></tr><tr><td>Is this property receiving special valuation as historical property per chapter 84.26 RCW?</td><td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td></tr></tbody></table> <p>If any answers are yes, complete as instructed below.</p> <p>(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information.</p> <p>This land <input type="checkbox"/> does <input checked="" type="checkbox"/> does not qualify for continuance.</p> <p>DEPUTY ASSESSOR _____ DATE _____</p> <p>(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale.</p> <p>(3) OWNER(S) SIGNATURE _____</p> <p>PRINT NAME _____</p> | | 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"/> | <p>List all personal property (tangible and intangible) included in selling price.</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>Type of Document Statutory Warranty Deed (SWD)</p> <p>Date of Document 06/24/13</p> <table border="1"><tr><td>Gross Selling Price \$</td><td>39,660.00</td></tr><tr><td>*Personal Property (deduct) \$</td><td>0.00</td></tr><tr><td>Exemption Claimed (deduct) \$</td><td>0.00</td></tr><tr><td>Taxable Selling Price \$</td><td>39,660.00</td></tr><tr><td>Excise Tax : State \$</td><td>507.65</td></tr><tr><td>Local \$</td><td>99.15</td></tr><tr><td>*Delinquent Interest: State \$</td><td>0.00</td></tr><tr><td>Local \$</td><td>0.00</td></tr><tr><td>*Delinquent Penalty \$</td><td>0.00</td></tr><tr><td>Subtotal \$</td><td>606.80</td></tr><tr><td>*State Technology Fee \$</td><td>5.00</td></tr><tr><td>*Affidavit Processing Fee \$</td><td>0.00</td></tr><tr><td>Total Due \$</td><td>611.80</td></tr></table> <p>A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS</p> | Gross Selling Price \$ | 39,660.00 | *Personal Property (deduct) \$ | 0.00 | Exemption Claimed (deduct) \$ | 0.00 | Taxable Selling Price \$ | 39,660.00 | Excise Tax : State \$ | 507.65 | Local \$ | 99.15 | *Delinquent Interest: State \$ | 0.00 | Local \$ | 0.00 | *Delinquent Penalty \$ | 0.00 | Subtotal \$ | 606.80 | *State Technology Fee \$ | 5.00 | *Affidavit Processing Fee \$ | 0.00 | Total Due \$ | 611.80 |
|---|--------------------------|-------------------------------------|----|---|--------------------------|-------------------------------------|--|-----|----|---|--------------------------|-------------------------------------|---|--------------------------|-------------------------------------|--|--------------------------|-------------------------------------|--|------------------------|-----------|--------------------------------|------|-------------------------------|------|--------------------------|-----------|-----------------------|--------|----------|-------|--------------------------------|------|----------|------|------------------------|------|-------------|--------|--------------------------|------|------------------------------|------|--------------|--------|
| | 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"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Gross Selling Price \$ | 39,660.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| *Personal Property (deduct) \$ | 0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Exemption Claimed (deduct) \$ | 0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Taxable Selling Price \$ | 39,660.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Excise Tax : State \$ | 507.65 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Local \$ | 99.15 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| *Delinquent Interest: State \$ | 0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Local \$ | 0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| *Delinquent Penalty \$ | 0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Subtotal \$ | 606.80 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| *State Technology Fee \$ | 5.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| *Affidavit Processing Fee \$ | 0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Due \$ | 611.80 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

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

| | |
|---|---|
| Signature of Grantor or Grantor's Agent | Signature of Grantee or Grantee's Agent |
| Name (print) | Name (print) |
| Date & city of signing: | 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)).

P A I D
JUN 25 2013
KAREN ROOSEVELT
GARFIELD COUNTY TREASURER

Treasurer
2376
K2

MOBILE HOME
REAL ESTATE EXCISE TAX AFFIDAVIT

2377

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 David D. Boyer, Trustee of the Samuel Boyer and Orpha | | |
| L. Boyer Trust dated January 4, 1988 | | |
| Street PO Box 132 | | |
| City Pomeroy | State WA | Zip Code 99347 |

| | | |
|--|-------------|-------------------|
| Name David Boyer, Trustee of the Samuel Boyer and Orpha | | |
| L. Boyer Trust dated January 4, 1988 | | |
| Street 1689 Pataha Street | | |
| City Pomeroy | State WA | Zip Code 99347 |

PERSONAL PROPERTY
PARCEL or ACCOUNT NO. none
LIST ASSESSED VALUE(S): \$

NEW REGISTERED
OWNER

LEGAL OWNER

| | | |
|---|-------------|-------------------|
| Name Frank E. O'Brien and Lauriann Lomen O'Brien | | |
| husband and wife | | |
| Street PO Box 691 | | |
| City Pomeroy | State WA | Zip Code 99347 |

| | | |
|---|-------------|-------------------|
| Name Frank E. O'Brien and Lauriann Lomen O'Brien | | |
| husband and wife | | |
| Street PO Box 691 | | |
| City Pomeroy | State WA | Zip Code 99347 |

REAL PROPERTY
PARCEL or ACCOUNT NO. 1 053 06 009 1060,1 053 06 0101000
LIST ASSESSED VALUE(S): \$

| MAKE | YEAR | MODEL | SIZE | SERIAL NO. or I.D. | REVENUE TAX CODE NO. |
|-------|------|-------|--------|--------------------|-------------------------|
| FLTWD | 1975 | | 64/24T | VIN # S1977 | |
| | | | | | |
| | | | | | |

| | |
|---|--------------|
| Date of Sale | 06/24/2013 |
| Taxable Sale Price..... | \$ 10,340.00 |
| Excise Tax: State..... | \$ 132.35 |
| field County Local..... | \$ 25.85 |
| Delinquent Interest: State..... | \$ |
| 0.0025 Local..... | \$ |
| Delinquent Penalty..... | \$ |
| Subtotal..... | \$ 158.20 |
| State Technology Fee..... | \$ 5.00 |
| Affidavit Processing Fee..... | \$ |
| Total Due..... | \$ 163.20 |
| If exemption claimed, WAC number & title: WAC No. (Sec/Sub) WAC Title | |
| A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX. | |

AFFIDAVIT

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

Signature of David D. Boyer
Grantor/Agent

Name (print) David D. Boyer

Date and Place of Signing: 6-24-13 Clarkston

Signature of Frank E. O'Brien
Grantee/Agent

Name (print) Frank E. O'Brien

Date & Place of Signing: 6-24-13 Clarkston

TREASURER'S CERTIFICATE

I hereby certify that property taxes due Garfield County
County on the mobile home described hereon have been paid to and
including the year 1st half 2013

6-25-2013 Karen S. Roosevelt, Treasurer
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
JUN 25 2013

Treasurer

2377

TD-420-002 (R/8/86)

STATE OF WASHINGTON

VEHICLE CERTIFICATE OF TITLE

LICENSE NUMBER

833295

DATE OF APPLICATION

06/13/88

MODEL YR

75

MAKE

FLYWD

POWER/USE

MOB

SERIES & BODY STYLE

04/247

TITLE NUMBER

8816703321

VEHICLE IDENTIFICATION NUMBER (VIN)

S1977

SCALE WT.

FLEET/EQUIP NUMBER

PRIOR TITLE STATE

PRIOR TITLE NUMBER

8809216503

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

BY David D. Boyer, Successor Trustee DATE OF SALE

BY REGISTERED OWNER SIGNATURE DATE OF SALE

MILEAGE READING AT TIME OF SALE

SALE PRICE

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

BY David D. Boyer, Successor Trustee DATE RELEASED

BY SECOND LEGAL OWNER SIGNATURE & TITLE DATE RELEASED

REGISTERED OWNER

BOYER, SAMUEL L

BOYER, CEPHAL L

P O BOX 330

POMEROY WA 99347

LEGAL OWNER

SIGNATURE

DIRECTOR - DEPARTMENT OF LICENSING

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

LEGAL OWNER: When lien is satisfied, release interest above and transmit this document to County Auditor or Agent with proper fee. Failure to properly release and transmit the Title within 10 days after lien is satisfied may result in liability to the debtor for \$100 or more pursuant to RCW 46.12.170.

PURCHASER: New Title must be applied for within 15 days — see reverse side for transfer information. SELLER: See second page for Seller's Report of Sale (White Form).

KEEP IN A SAFE PLACE

ANY ALTERATION OR ERASURE VOIDS THIS TITLE



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 | RealTrust IRA Alternatives, LLC fbo Frank O'Brien | 2 BUYER GRANTEE | Name | Keith A. Berglund and Shelley K. Berglund, H&W |
| | IRA # | 21468TR04 | | Mailing Address | 641 Pomeroy Hill Rd. |
| | Mailing Address | 312 E. Trow Avenue, Suite #201 | | City/State/Zip | Pomeroy, WA 99347 |
| | City/State/Zip | Chelan, WA 98816 | | Phone No. (including area code) | 509-843-3361 |
| 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 | | 1-070-36-029-1190 <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: 64 W. Columbia, Pomeroy, WA 99347

This property is located in Garfield

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

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

See attached.

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

If any answers are yes, complete as instructed below.

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

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

This land ☐ does ☐ does not qualify for continuance.

DEPUTY ASSESSOR

DATE

(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)

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

(3) OWNER(S) SIGNATURE

PRINT NAME

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

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

WAC No. (Section/Subsection) _____

Reason for exemption _____

Type of Document Statutory Warranty Deed

Date of Document 6/20/13

| | |
|--------------------------------|------------|
| Gross Selling Price \$ | 112,000.00 |
| *Personal Property (deduct) \$ | |
| Exemption Claimed (deduct) \$ | |
| Taxable Selling Price \$ | 112,000.00 |
| Excise Tax : State \$ | 1,433.60 |
| 0.0025 Local \$ | 280.00 |
| *Delinquent Interest: State \$ | |
| Local \$ | |
| *Delinquent Penalty \$ | |
| Subtotal \$ | 1,713.60 |
| *State Technology Fee \$ | 5.00 |
| *Affidavit Processing Fee \$ | |
| Total Due \$ | 1,718.60 |

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 Debbie Heagy
 Name (print) RealTrust IRA Alternatives By Authorized Signer
 Date & city of signing: 6/24/2013 - Clarkston, WA

Signature of Grantee or Grantee's Agent Keith A. Berglund
 Name (print) Keith A. or Shelley K. Berglund
 Date & city of signing: 6/21/2013 - Clarkston, WA

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

KAREN ROOSEVELT
GARFIELD COUNTY TREASURER

REAL ESTATE EXCISE TAX
AMT. PAID \$ 1713.60
RECEIPT NO. 2378
DATE 6-25-2013
GARFIELD COUNTY TREASURER
BY Karen L. Roseberry

When recorded return to:

GA-5351
ATEC Order No.: 190112

STATUTORY WARRANTY DEED

THE GRANTOR(S)

RealTrust IRA Alternatives, LLC fbo Frank O'Brien IRA
#21468TR04

for and in consideration of

\$112,000.00

in hand paid, conveys, and warrants to

Keith A. Berglund and Shelley K. Berglund, husband and
wife KAB SKB

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

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

Commencing at the Northeast corner of Tax Lot 18 (as it existed in 1965) in Section 36, Township 12 North, Range 41 E.W.M.; thence westerly along the North boundary line of said Tax Lot, 121.04 feet to the True Point of Beginning; thence South 00°00' 157.16 feet; thence northwesterly 81°30' 151.66 feet; thence North 00°00' 157.51 feet; thence easterly 81°22' 151.72 feet to the place of beginning.

TOGETHER WITH an easement over a strip of land 22.0 feet wide and 120.0 feet long commencing at a point on the East boundary of said Tax Lot 18, 120.0 feet South of the Northeast corner thereof; thence running westerly at a right angle to said boundary line.

SUBJECT TO an easement for road purposes over and across the South 15.0 feet of said tract.

Subject to: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record.

Tax Parcel Number(s): 1-070-36-029-1190