

PLEASE TYPE OR PRINT

REAL ESTATE EXCISE TAX AFFIDAVIT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

This form is your receipt
when stamped by cashier.

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

(See back of last page for instructions)

☐ Check box if partial sale of property

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

1 SELLER GRANTOR	Name <u>Ole J. Klegseth</u>	2 BUYER GRANTEE	Name <u>Beau P. Blachly and Carla A. Blachly</u>
	Mailing Address <u>1713 Cedar Avenue</u>		Mailing Address <u>249 Deadman Road</u>
	City/State/Zip <u>Las Vegas, NV 89101</u>		City/State/Zip <u>Pomeroy, WA 99347</u>
	Phone No. (including area code)		Phone No. (including area code)
3 Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers – check box if personal property	
Name _____		2-012-40-030-1000 <input type="checkbox"/>	
Mailing Address _____		2-012-40-031-1000 <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: N/A

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)

See Attached Exhibit A

5 Select Land Use Code(s): <u>83 - Agriculture classified under current use chapter 84.34 RCW</u> enter any additional codes: _____ (See back of last page for instructions)	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) _____ Reason for exemption _____
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 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. <u>Kesia Vordenmeyer</u> <u>4/24/13</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>Beau P. Blachly</u> <u>Carla A. Blachly</u> PRINT NAME <u>Beau P. Blachly</u> <u>Carla A. Blachly</u>	Type of Document <u>Statutory Warranty Deed</u> Date of Document <u>4-24-13</u> Gross Selling Price \$ <u>550,000.00</u> *Personal Property (deduct) \$ _____ Exemption Claimed (deduct) \$ _____ Taxable Selling Price \$ <u>550,000.00</u> Excise Tax : State \$ <u>7,040.00</u> <u>0.0025</u> Local \$ <u>1,375.00</u> *Delinquent Interest: State \$ _____ Local \$ _____ *Delinquent Penalty \$ _____ Subtotal \$ <u>8,415.00</u> *State Technology Fee \$ <u>5.00</u> *Affidavit Processing Fee \$ _____ Total Due \$ <u>8,420.00</u> A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS

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

Signature of Grantor or Grantor's Agent <u>G. Scott Marinella</u>	Signature of Grantee or Grantee's Agent <u>Beau P. Blachly</u>
Name (print) <u>G. Scott Marinella</u>	Name (print) <u>Beau P. Blachly</u>
Date & city of signing: <u>4/24/13</u> <u>Dayton</u>	Date & city of signing: <u>4/23/13</u> <u>Dayton</u>

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

EXHIBIT "A"

Situated in Garfield County, State of Washington:

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

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

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

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

Commencing at the northwest corner of said Section 30; thence south 00° 35' 47" West for a distance of 1529.25 feet along the west line of Section 30 to the True Point of Beginning; thence north 36° 44' 38" east for a distance 146.34 feet; thence north 25° 28' 29" east for a distance 380.06 feet; thence north 29° 44' 32" east for a distance

277.20 feet; thence south $77^{\circ} 46' 50''$ east for a distance 99.36 feet; thence south $22^{\circ} 06' 02''$ east for a distance 543.98 feet; thence south $51^{\circ} 29' 03''$ east for a distance 413.28 feet; thence north $50^{\circ} 01' 46''$ east for a distance 504.18 feet; thence north $41^{\circ} 37' 58''$ east for a distance of 467.02 feet; thence south $13^{\circ} 22' 40''$ east for a distance 216.62 feet; thence south $44^{\circ} 27' 48''$ east for a distance 272.99 feet; thence south $16^{\circ} 51' 07''$ west for a distance 590.18 feet; thence south $01^{\circ} 58' 58''$ east for a distance 475.51 feet; thence south $22^{\circ} 56' 30''$ east for a distance 588.63 feet; thence north $86^{\circ} 41' 51''$ east for a distance 535.33 feet; thence north $67^{\circ} 06' 15''$ east for a distance 311.02 feet; thence south $76^{\circ} 46' 22''$ east for a distance of 443.63 feet, to a point on the north right of way line of the easement road. Also the following courses along the north right of way line of the easement road; thence south $77^{\circ} 43' 19''$ west for a distance of 792.04 feet; thence along a curve to the left having a radius of 308.25 feet and an arc length of 53.78 feet, being subtended by a chord of south $72^{\circ} 43' 27''$ west for a distance of 53.71 feet; thence south $67^{\circ} 43' 35''$ west for a distance of 299.12 feet; thence along a curve to the right having a radius of 291.75 feet and an arc length of 61.49 feet, being subtended by a chord of south $73^{\circ} 45' 53''$ west for a distance of 61.38 feet; thence south $79^{\circ} 48' 11''$ west for a distance of 411.56 feet; thence along a curve to the left having a radius of 1008.25 feet and an arc length of 546.42 feet, being subtended by a chord of south $64^{\circ} 16' 39''$ west for a distance of 539.75 feet; thence south $48^{\circ} 45' 07''$ west for a distance of 149.78 feet; thence along a curve to the left having a radius of 308.25 feet and an arc length of 129.62 feet; being subtended by a chord of south $36^{\circ} 42' 20''$ west for a distance of 128.66 feet; thence south $24^{\circ} 39' 34''$ west for a distance of 225.39 feet; thence along a curve to the right having a radius of 191.75 feet and an arc length of 44.91 feet, being subtended by a chord of south $31^{\circ} 22' 07''$ west for a distance of 44.81 feet; thence south $38^{\circ} 46' 21''$ west for a distance of 129.86 feet, to a point on the north right of way line of the easement road; thence south $51^{\circ} 13' 40''$ east for a distance of 22.06 feet, to a point south of Emerson Road 13.81 feet, as measured at right angles, from the centerline of the easement road; thence south $10^{\circ} 07' 21''$ west for a distance of 166.13 feet; thence south $76^{\circ} 50' 41''$ east for a distance of 505.14 feet; thence south $35^{\circ} 32' 09''$ east for a distance of 233.61 feet; thence south $73^{\circ} 57' 11''$ east for a distance of 264.17 feet; thence south $86^{\circ} 35' 13''$ east for a distance of 1028.85 feet; thence south $55^{\circ} 16' 44''$ east for a distance of 258.82 feet; thence south 68°

19' 13" east for a distance of 854.31 feet; thence south 78° 21' 12" east for a distance of 640.66 feet; thence south 33° 54' 12" east for a distance of 445.80 feet; thence south 61° 59' 34" east for a distance of 401.96 feet, to a point on the east line of said Section 31, thence south 00° 18' 29" west for a distance of 1151.93 feet, along the east line of Section 31; thence south 75° 33' 44" west for a distance of 460.08 feet; thence north 83° 27' 37" west for a distance of 458.16 feet; thence north 63° 19' 29" west for a distance of 254.14 feet; thence north 37° 39' 16" west for a distance of 263.11 feet; thence north 30° 34' 48" west for a distance of 297.94 feet; thence north 63° 42' 00" west for a distance of 257.04 feet; thence north 38° 46' 45" west for a distance of 361.07 feet; thence north 49° 24' 47" west for a distance of 619.53 feet; thence north 66° 38' 29" west for a distance of 265.93 feet; thence north 45° 14' 30" west for a distance of 660.68 feet; thence south 77° 18' 34" west for a distance of 426.87 feet; thence north 56° 15' 50" west for a distance of 391.63 feet; thence north 36° 56' 32" west for a distance of 416.88 feet; thence north 25° 48' 31" west for a distance of 207.70 feet; thence south 36° 51' 10" west for a distance of 192.82 feet; thence south 02° 51' 43" west for a distance of 177.11 feet; thence north 74° 20' 02" west for a distance of 123.60 feet; thence north 33° 56' 05" west for a distance of 116.97 feet; thence north 03° 01' 03" west for a distance of 122.63 feet; thence south 84° 29' 30" west for a distance of 202.91 feet; thence north 26° 28' 28" west for a distance of 162.50 feet; thence north 13° 10' 54" east for a distance of 157.15 feet; thence north 74° 49' 51" east for a distance of 74.68 feet, to a point on the south right of way margin of Emerson Road; thence north 66° 41' 03" east for a distance of 16.50 feet, as measured at right angles from the south right of way line of the easement road, to a point on the north right of way line of the easement road, also the following courses along the north right of way line of the easement road; thence north 23° 18' 57" west for a distance of 116.00 feet; thence north 16° 43' 24" west for a distance of 161.03 feet; thence north 25° 12' 21" west for a distance of 95.71 feet; thence along a curve to the right having a radius of 291.75 feet and an arc length of 100.34 feet, being subtended by a chord of north 15° 21' 11" west for a distance of 99.85 feet; thence north 05° 30' 00" west for a distance of 59.04 feet; thence north 28° 04' 26" west for a distance of 55.20 feet; thence along a curve to the left having a radius of 233.25 feet and an arc length of 212.59 feet, being subtended by a chord of north 54° 11' 01" west for a distance of 205.30 feet, to the intersection of the north right of way line of the easement

road and the west line of Section 30; thence north 00° 35' 47" east for a distance of 2006.56 feet, along the west line of Section 30 to the True Point of Beginning.

Together with and subject to covenants, easements, and restrictions of record. Said property contains 223.507 acres more or less.

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

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

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

TOGETHER WITH an easement for ingress and egress 16.5 feet wide, the centerline of which is described as follows; commencing at the northwest corner of Section 30, Township 12 North, Range 40 East of the Willamette Meridian, Garfield County, Washington; thence south 00° 35' 47" west for a distance of 3544.17 feet, along the west line of Section 30 to the centerline of easement road, being the true point of beginning of said easement; thence along a curve to the right having a radius of 225.00 feet and an arc length of 203.74 feet, being subtended by a chord of south 54°

00' 55" east for a distance of 196.85 feet; thence south 28° 04' 26" east for a distance of 53.55 feet; thence south 05° 30' 00" east for a distance of 57.40 feet; thence along a curve to the left having a radius of 300.00 feet and an arc length of 103.18 feet, being subtended by a chord of south 15° 21' 11" east for a distance of 102.67 feet; thence south 25° 12' 21" east for a distance of 95.10 feet; thence south 16° 43' 24" east for a distance of 160.89 feet; thence south 23° 18' 57" east for a distance of 116.47 feet to the point of beginning for this easement; thence south 23° 18' 57" east for a distance of 134.61 feet; thence along a curve to the left having a radius of 100.00 feet and an arc length of 180.83 feet, being subtended by a chord of south 75° 06' 25" east for a distance of 157.18 feet; thence north 53° 05' 22" east for a distance of 155.49 feet; thence north 38° 46' 20" east for a distance of 298.06 feet, to the terminus point of said easement centerline being south 11° 34' 38" east a distance of 4132.46 feet from the northwest corner of said Section 30.

SUBJECT TO an easement for ingress and egress 16.5 feet wide the centerline of which is described as follows. Commencing at the northwest corner of Section 30, Township 12 North, Range 40 East of the Willamette Meridian, Garfield County, Washington. Thence south 00° 35' 47" west for a distance of 3544.17 feet, along the west line of Section 30 to the centerline of easement road being the True Point of Beginning of Said easement, thence along a curve to the right having a radius of 225.00 feet and an arc length of 203.74 feet, being subtended by a chord of south 54° 00' 55" east for a distance of 196.85 feet; thence south 28° 04' 26" east for a distance of 53.55 feet; thence south 05° 30' 00" east for a distance of 57.40 feet; thence along a curve to the left having a radius of 300.00 feet and an arc length of 103.18 feet, being subtended by a chord of south 15° 21' 11" east for a distance of 102.67 feet; thence south 25° 12' 21" east for a distance of 95.10 feet; thence south 16° 43' 24" east for a distance of 160.89 feet; thence south 23° 18' 57" east for a distance of 251.08 feet; thence along a curve to the left having a radius of 100.00 and an arc length of 180.83 feet, being subtended by a chord of south 75° 06' 25" east for a distance of 157.18 feet; thence north 53° 05' 22" east for a distance of 155.49 feet; thence north 38° 46' 20" east for a distance of 428.02 feet; thence along a curve to the left having a radius of 200.00 feet and an arc length of 46.84 feet, being subtended by a chord of north 31° 22' 07" east for a distance of 46.73 feet; thence north 24° 39' 34" east for a distance of 225.39 feet; thence along a curve to the right having a radius of 300.00 feet and an arc length of 126.15 feet being subtended by a chord of north 36° 42' 20" east for a distance of 125.22 feet; thence north 48° 45' 07" east for a distance of 149.78 feet; thence along a curve to the right having a radius of 1000.00 feet and an arc length of 541.95 feet being subtended by a chord of north 64° 16' 39" east for a distance of 535.34 feet; thence north 79° 48' 11" east for a distance of 411.56 feet; thence along a curve to the left having a radius of 300.00 feet and an arc length of

63.23 feet being subtended by a chord of north $73^{\circ} 45' 53''$ east for a distance of 63.12 feet; thence north $67^{\circ} 43' 35''$ east for a distance of 299.12 feet; thence along a curve to the right having a radius of 300.00 feet and an arc length of 52.34 feet being subtended by a chord of north $72^{\circ} 43' 27''$ east for a distance of 52.27 feet; thence north $77^{\circ} 43' 19''$ east for a distance of 1110.01 feet; thence along a curve to the right having a radius of 500.00 feet and an arc length of 115.07 feet being subtended by a chord of north $84^{\circ} 18' 54''$ east for a distance of 114.82 feet; thence south $89^{\circ} 05' 31''$ east for a distance of 406.31 feet; thence along a curve to the left having a radius of 500.00 feet and an arc length of 129.96 feet being subtended by a chord of north $83^{\circ} 27' 42''$ east for a distance of 129.60 feet; thence north $76^{\circ} 00' 56''$ east for a distance of 666.62 feet; thence north $81^{\circ} 27' 36''$ east for a distance of 110.00 feet, to a point on the east line of Section 30 being the terminus of said easement centerline, being south $62^{\circ} 16' 13''$ east a distance of 5626.99 feet, from the northwest corner of said Section 30.



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REAL ESTATE EXCISE TAX AFFIDAVIT
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(See back of last page for instructions)

This form is your receipt
when stamped by cashier.

2340

☐ Check box if partial sale of property

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

SELLER GRANTOR	Name <u>Betty L. Capwell</u>	BUYER GRANTEE	Name <u>Carlos D. Hardesty</u> <u>Kayleigh S. Hardesty</u>
	Mailing Address <u>P.O. Box 115</u>		Mailing Address <u>P.O. Box 762</u>
	City/State/Zip <u>Pomeroy WA 99347</u>		City/State/Zip <u>Pomeroy WA 99347</u>
	Phone No. (including area code) _____		Phone No. (including area code) _____
Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers – check box if personal property	
Name <u>Carlos D. Hardesty Kayleigh S. Hardesty</u>		<u>1056090022610000</u> <input type="checkbox"/>	
Mailing Address <u>P.O. Box 762</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)	

Street address of property: 859 Arlington St. - Pomeroy, WA 99347

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

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

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

The land referred to herein is situated in the State of Washington, County of Garfield and described as follows: The North 25 feet of Lot 1, the North 25 feet of the East 15 feet of Lot 2, and the East 67 feet of the West 75 feet of Lot 2 in Block 9 of Potter's Addition to the City of Pomeroy.

<p>Select Land Use Code(s): <u>11 Household, single family units</u></p> <p>enter any additional codes: _____</p> <p>(See back of last page for instructions)</p> <table border="0"><tr><td>Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)?</td><td>YES <input type="checkbox"/></td><td>NO <input checked="" type="checkbox"/></td></tr></table> <table border="0"><tr><td>Is this property designated as forest land per chapter 84.33 RCW?</td><td>YES <input type="checkbox"/></td><td>NO <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>YES <input type="checkbox"/></td><td>NO <input checked="" type="checkbox"/></td></tr><tr><td>Is this property receiving special valuation as historical property per chapter 84.26 RCW?</td><td>YES <input type="checkbox"/></td><td>NO <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 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>	Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	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"/>	<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>04/25/13</u></p> <table border="0"><tr><td>Gross Selling Price \$</td><td><u>87,000.00</u></td></tr><tr><td>*Personal Property (deduct) \$</td><td><u>0.00</u></td></tr><tr><td>Exemption Claimed (deduct) \$</td><td><u>0.00</u></td></tr><tr><td>Taxable Selling Price \$</td><td><u>87,000.00</u></td></tr><tr><td>Excise Tax : State \$</td><td><u>1,113.60</u></td></tr><tr><td>Local \$</td><td><u>217.50</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>1,331.10</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>1,336.10</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>87,000.00</u>	*Personal Property (deduct) \$	<u>0.00</u>	Exemption Claimed (deduct) \$	<u>0.00</u>	Taxable Selling Price \$	<u>87,000.00</u>	Excise Tax : State \$	<u>1,113.60</u>	Local \$	<u>217.50</u>	*Delinquent Interest: State \$	<u>0.00</u>	Local \$	<u>0.00</u>	*Delinquent Penalty \$	<u>0.00</u>	Subtotal \$	<u>1,331.10</u>	*State Technology Fee \$	<u>5.00</u> <u>5.00</u>	*Affidavit Processing Fee \$	<u>0.00</u>	Total Due \$	<u>1,336.10</u> <u>CK</u>
Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>																																					
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"/>																																					
Gross Selling Price \$	<u>87,000.00</u>																																						
*Personal Property (deduct) \$	<u>0.00</u>																																						
Exemption Claimed (deduct) \$	<u>0.00</u>																																						
Taxable Selling Price \$	<u>87,000.00</u>																																						
Excise Tax : State \$	<u>1,113.60</u>																																						
Local \$	<u>217.50</u>																																						
*Delinquent Interest: State \$	<u>0.00</u>																																						
Local \$	<u>0.00</u>																																						
*Delinquent Penalty \$	<u>0.00</u>																																						
Subtotal \$	<u>1,331.10</u>																																						
*State Technology Fee \$	<u>5.00</u> <u>5.00</u>																																						
*Affidavit Processing Fee \$	<u>0.00</u>																																						
Total Due \$	<u>1,336.10</u> <u>CK</u>																																						

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

Signature of
Grantor or Grantor's Agent Betty L. Capwell
Name (print) Betty L. Capwell
Date & city of signing: 4/26/13 Clarkston, WA

Signature of
Grantee or Grantee's Agent Carlos D. Hardesty
Name (print) Carlos D. Hardesty
Date & city of signing: 4/26/13 Clarkston, WA

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

REV 84 0001a (02/13/07)

THIS SPACE - TREASURER'S USE ONLY

P A I D
APR 26 2013

COUNTY TREASURER

2340

KAREN ROOSEVELT
GARFIELD COUNTY TREASURER

The

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

2341

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(See back of last page for instructions)

☐ Check box if partial sale of property

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

SELLER GRANTOR	Name <u>Mike Therrian,</u> a single person	BUYER GRANTEE	Name <u>Ronald Roberson and Cindy Roberson, husband and wife</u>
	Mailing Address <u>463 Highway 12 W</u>		Mailing Address <u>1114 Marvin Lane</u>
	City/State/Zip <u>Pomeroy WA 99347</u>		City/State/Zip <u>Clarkston WA 99403</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>Ronald Roberson and Cindy Roberson, husband and wife</u>		201241034401C9900 <input type="checkbox"/>	
Mailing Address <u>1114 Marvin Lane</u>		2012410344000C9900 <input type="checkbox"/>	
City/State/Zip <u>Clarkston WA 99403</u>		<input type="checkbox"/>	
Phone No. (including area code) _____		<input type="checkbox"/>	
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

5 Select Land Use Code(s):
81 Agriculture (Not classified under current)
enter any additional codes: _____
(See back of last page for instructions)

YES NO

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

YES NO

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

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

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

If any answers are yes, complete as instructed below.

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

This land ☒ does ☐ does not qualify for continuance.

James Smith 4/26/13
DEPUTY ASSESSOR DATE

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

(3) OWNER(S) SIGNATURE

Ronald Roberson Cindy Lee Roberson
PRINT NAME

RONALD ROBERSON Cindy Lee Roberson

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

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

WAC No. (Section/Subsection) _____
Reason for exemption _____

Type of Document Statutory Warranty Deed (SWD)

Date of Document 04/24/13

Gross Selling Price \$	47,500.00
*Personal Property (deduct) \$	0.00
Exemption Claimed (deduct) \$	0.00
Taxable Selling Price \$	47,500.00
Excise Tax : State \$	608.00
Local \$	118.75
*Delinquent Interest: State \$	0.00
Local \$	0.00
*Delinquent Penalty \$	0.00
Subtotal \$	726.75
*State Technology Fee \$	5.00
*Affidavit Processing Fee \$	0.00
Total Due \$	731.75

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 Mike Therrian
Name (print) Mike Therrian,
Date & city of signing: 4-25-13 Clarkston

Signature of Grantee or Grantee's Agent Ronald Roberson
Name (print) Ronald Roberson and Cindy
Date & city of signing: 4-25-13 Clarkston

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

PAYED
APR 26 2013

Treasurer

2341

Order No. GA-5341

SCHEDULE C

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

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

That part of the East half of the Southeast quarter of Section 34, more particularly described as follows: Commencing at the Southeast corner said Section 34; thence North $00^{\circ}28'39''$ West along the East line of said Section 34 a distance of 1786.47 feet to a point on the South right of way line of U.S. Highway No. 12; thence South $77^{\circ}47'06''$ West along said right of way line 701.50 feet to the True Point of Beginning; thence continue South $77^{\circ}47'06''$ West along said right of way line 347.98 feet; thence South $13^{\circ}31'30''$ East 596.10 feet to a point on the fence designating the South right of way line of the Oregon Railroad; thence North $87^{\circ}33'00''$ East along said right of way line 354.49 feet; thence North $13^{\circ}31'30''$ West 656.24 feet to the place of beginning.

TOGETHER WITH BUT SUBJECT TO the rights of others an easement for ingress and egress lying 20' South of a line more particularly described as follows: Beginning at the Northwest corner of the above described tract; thence South $77^{\circ}47'06''$ West along the South right of way line of U.S. Highway No. 12 a distance of 368.95 feet to the point of terminus of the above described line.

SUBJECT to an easement for ingress and egress over and across the North 20' thereof.

REAL ESTATE EXCISE TAX AFFIDAVIT

PLEASE TYPE OR PRINT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

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

(See back of last page for instructions)

☐ Check box if partial sale of property

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

1 SELLER GRANTOR	Name <u>Quality Loan Service Corporation of Washington</u>	2 BUYER GRANTEE	Name <u>Wells Fargo Bank, NA</u>
	Mailing Address <u>2141 5th Avenue</u>		Mailing Address <u>1 Home Campus X2504-017</u>
	City/State/Zip <u>San Diego, CA 92101</u>		City/State/Zip <u>Des Moines, IA 50328</u>
	Phone No. (including area code) _____		Phone No. (including area code) _____
3 Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers – check box if personal property	
Name _____		A.P.N.: <u>1 052 10 001 1900</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)	
		Total: \$ _____	

4 Street address of property: 1494 COLUMBIA ST POMEROY, WA 99347

This property is located in Garfield County

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

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

LOT 1, IN BLOCK 10, OF POMEROY'S ADDITION TO THE CITY OF POMEROY, RESERVING UNTO THE GRANTOR A LIFE ESTATE.

5	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. <u>0.00</u>
	Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
6	Is this property designated as forest land per chapter 84.33 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) <u>458-61A-208(4)</u> Reason for exemption <u>Foreclosure of deed of trust to: Wells Fargo Bank, NA (20100164)</u>
	Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
	Is this property receiving special valuation as historical property per chapter 84.26 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If any answers are yes, complete as instructed below.		
(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information. This land <input type="checkbox"/> does <input type="checkbox"/> does not qualify for continuance.		Type of Document <u>Trustee Deed Upon Sale</u>
		Date of Document <u>4/25/13</u>
		Gross Selling Price \$ <u>95,469.45</u>
		*Personal Property (deduct) \$ <u>0.00</u>
		Exemption Claimed (deduct) \$ <u>95,469.45</u>
		Taxable Selling Price \$ <u>0.00</u>
		Excise Tax : State \$ <u>0.00</u>
		<u>0.0025</u> Local \$ <u>0.00</u>
		*Delinquent Interest: State \$ <u>0.00</u>
		Local \$ _____
		*Delinquent Penalty \$ <u>0.00</u>
		Subtotal \$ <u>0.00</u>
		*State Technology Fee \$ <u>5.00</u>
		*Affidavit Processing Fee \$ <u>5.00</u>
		Total Due \$ <u>10.00</u>
		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>Sherimae Paragas</u>	Signature of Grantee or Grantee's Agent <u>J. Mendora</u>
Name (print) <u>Sherimae paragas</u>	Name (print) <u>J. Mendora</u>
Date & city of signing: <u>4-25-13 San Diego, CA</u>	Date & city of signing: <u>4/25/13 San Diego</u>

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

PAID
APR 29 2013

REAL ESTATE EXCISE TAX AFFIDAVIT

PLEASE TYPE OR PRINT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

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(See back of last page for instructions)

☐ Check box if partial sale of property

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

1 SELLER GRANTOR	Name <u>Lisa Spitzer, Personal Representative of the Estate of</u>	2 BUYER GRANTEE	Name <u>Rosenthal Family, LLC</u>
	Mailing Address <u>8320 54th Court</u>		Mailing Address <u>c/o Lisa Spitzer 8320 54th Court</u>
	City/State/Zip <u>Lacey, WA 98513</u>		City/State/Zip <u>Lacey, WA 98513</u>
	Phone No. (including area code) <u>(360) 402-8458</u>		Phone No. (including area code) <u>(360) 402-8458</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 _____		2-012-43-033-4000 <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>258,600</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)

Southeast Quarter of the Southwest Quarter and the Southeast Quarter of Section 33, Township 12, North, Range 43, E.W.M.

5 Select Land Use Code(s): <u>83</u>	7 List all personal property (tangible and intangible) included in selling price.
Select Land Use Codes _____	
enter any additional codes: _____	
(See back of last page for instructions)	
Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)? <input type="checkbox"/> YES <input type="checkbox"/> NO	
6 Is this property designated as forest land per chapter 84.33 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	If claiming an exemption, list WAC number and reason for exemption:
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	WAC No. (Section/Subsection) <u>458.61A.202</u>
Is this property receiving special valuation as historical property per chapter 84.26 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Reason for exemption <u>Inheritance</u>
If any answers are yes, complete as instructed below.	Type of Document <u>Personal Representative's Deed</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.	Date of Document <u>4/12/13</u>
This land <input checked="" type="checkbox"/> does <input type="checkbox"/> does not qualify for continuance.	Gross Selling Price \$ _____
<u>Keshia Vorderbruggen</u> <u>4/30/13</u> DEPUTY ASSESSOR DATE	*Personal Property (deduct) \$ _____
(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.	Exemption Claimed (deduct) \$ _____
<u>Lisa Spitzer</u> (3) OWNER(S) SIGNATURE	Taxable Selling Price \$ <u>0.00</u>
<u>Lisa Spitzer</u> PRINT NAME	Excise Tax : State \$ <u>0.00</u>
	<u>0.0025</u> Local \$ <u>0.00</u>
	*Delinquent Interest: State \$ _____
	Local \$ _____
	*Delinquent Penalty \$ _____
	Subtotal \$ <u>0.00</u>
	*State Technology Fee \$ <u>5.00</u>
	*Affidavit Processing Fee \$ <u>5.00</u>
	Total Due \$ <u>10.00</u>
	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>Lisa Spitzer</u>	Signature of Grantee or Grantee's Agent <u>Lisa Spitzer</u>
Name (print) <u>Lisa Spitzer</u>	Name (print) <u>Lisa Spitzer</u>
Date & city of signing: <u>4/12/13 Olympia</u>	Date & city of signing: <u>4/12/13 Olympia</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 (6/28/12)

THIS SPACE - ASSESSOR'S USE ONLY

COUNTY TREASURER

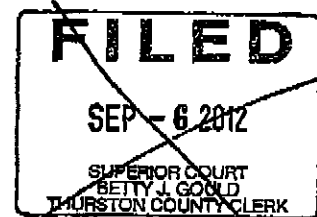
APR 30 2013

KAREN ROOSEVELT
GARFIELD COUNTY TREASURER

2343
KR

2

FILED SUPERIOR COURT THURSTON COUNTY, WA	
<input type="checkbox"/> EXPEDITE	2012 SEP -6 PM 4:32
<input type="checkbox"/> Hearing set:	
Date:	
Time:	
Judge:	BETTY J. GOULD, CLERK



**SUPERIOR COURT OF WASHINGTON
COUNTY OF THURSTON
FAMILY AND JUVENILE COURT**

In the Matter of the Estate of
ARLA K. ROSENTHAL
Deceased.

No. 12-4 00479 4

**ORDER: PROBATING WILL AND
APPOINTING PERSONAL
REPRESENTATIVE; ADJUDICATING
ESTATE TO BE SOLVENT;
DIRECTING ADMINISTRATION
WITHOUT COURT INTERVENTION**

The Petitioner, LISA SPITZER, having filed with the Court a Petition for an Order Probating Will and Appointing Personal Representative; Adjudicating Estate to be Solvent; Waiving Bond and Directing Administration without Court Intervention; the Court, based upon the verified Petition, finds:

1. ARLA K. ROSENTHAL, the Decedent died a resident of Thurston County, Washington, on August 16, 2012, leaving property in said County subject to probate.
2. The Decedent died testate, having duly executed her Last Will and Testament dated Mary 29, 1996 and her First Codicil to Last Will and Testament dated March 23, 2012.

Order: Probating Will and Appointing Personal Representative; Adjudicating Estate to be Solvent; Directing Administration Without Court Intervention- 1

RODGERS KEE & PEARSON, P.S.
ATTORNEYS AT LAW
324 West Bay Drive NW, Suite 201
Olympia, Washington 98502
(360) 352-8311, FAX: (360) 352-8501

ORIGINAL

1 3. The Decedent was survived by the heirs, legatees, and devisees as reflected
2 on Exhibit A attached to Personal Representatives Petition and incorporated herein by this
3 reference.

4 4. The estate is fully solvent.

5 5. The Decedent's estate is, in accordance with the laws of the State of
6 Washington, entitled to be administered without bond and without court intervention.
7

8 NOW, THEREFORE, IT IS ORDERED as follows:

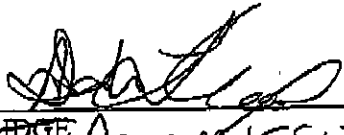
9 1. That the offered Will is admitted to Probate.

10 2. That LISA SPITZER is confirmed as Personal Representative and Letters
11 Testamentary shall be issued by the Clerk
12

13 3. The Personal Representative may administer the estate without bond and
14 with nonintervention powers.


15 4. That the Personal Representative may administer the estate without further
16 order of the Court.
17

18 DONE IN OPEN COURT this 6th day of September, 2012.

19
20
21 
22 JUDGE COMMISSIONER

23 Presented by:

24 RODGERS KEE & PEARSON, P.S.

25 
26 MEGAN D. CARD, WSBA #42904
 Attorney for Petitioner

Order: Probating Will and Appointing Personal
Representative; Adjudicating Estate to be
Solvent; Directing Administration Without Court
Intervention- 2

RODGERS KEE & PEARSON, P.S.
ATTORNEYS AT LAW
324 West Bay Drive NW, Suite 201
Olympia, Washington 98502
(360) 352-8311, FAX: (360) 352-8501

PLEASE TYPE OR PRINT

REAL ESTATE EXCISE TAX AFFIDAVIT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

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(See back of last page for instructions)

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when stamped by cashier.

☐ Check box if partial sale of property

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


		Check box if partial sale of property		If multiple owners, list percentage of ownership next to name.	
SELLER GRANTOR	1	Name <u>Edwin L. Hays & Joan Hays</u>	2	Name <u>John D. Longsdorff</u>	
	Mailing Address <u>407 West Main St.</u>	Mailing Address <u>27414 Dallas Rd.</u>			
	City/State/Zip <u>Pomeroy WA. 99347</u>	City/State/Zip <u>Richland WA. 99352</u>			
	Phone No. (including area code) <u>509-843-1459</u>	Phone No. (including area code) <u>509-430-7886</u>			
3	Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers – check box if personal property		List assessed value(s)
	Name <u>John D. Longsdorff</u>		<u>2-010-42-027-4050</u> <input type="checkbox"/>		<u>35,540</u>
	Mailing Address <u>27414 Dallas Road</u>		<input type="checkbox"/>		
	City/State/Zip <u>Richland WA.</u>		<input type="checkbox"/>		
	Phone No. (including area code) <u>509-430-7886</u>		<input type="checkbox"/>		

4 Street address of property: N1/2SE1/4SE1/4 Sec. 27 Twp.10 Rng.42
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)
N1/2SE1/4SE1/4 Sec. 27 Twp.10 Rng.42

<div style="border: 1px solid black; padding: 2px;"> 5 Select Land Use Code(s): <div style="border: 1px solid black; padding: 2px; margin: 2px;">19 - Vacation and cabin</div> enter any additional codes: _____ (See back of last page for instructions) </div> <div style="margin-top: 10px;"> <div style="display: flex; justify-content: space-between;"> Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)? <div> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> </div> </div> </div> <div style="margin-top: 10px;"> <div style="display: flex; justify-content: space-between;"> Is this property designated as forest land per chapter 84.33 RCW? <div>YES <input type="checkbox"/> NO <input checked="" type="checkbox"/></div> </div> <div style="margin-top: 5px;"> Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34? <div>YES <input type="checkbox"/> NO <input checked="" type="checkbox"/></div> </div> <div style="margin-top: 5px;"> Is this property receiving special valuation as historical property per chapter 84.26 RCW? <div>YES <input type="checkbox"/> NO <input checked="" type="checkbox"/></div> </div> </div> <p style="margin-top: 10px;">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> <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 45%; text-align: center;"> DEPUTY ASSESSOR </div> <div style="width: 45%; text-align: center;"> DATE </div> </div> <p style="margin-top: 10px;">(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 style="text-align: center; margin-top: 10px;">(3) OWNER(S) SIGNATURE</p> <div style="border-top: 1px solid black; height: 20px; margin-top: 5px;"></div> <p style="text-align: center; margin-top: 10px;">PRINT NAME</p>	<p>List all personal property (tangible and intangible) included in selling price.</p> <p style="margin-top: 20px;">If claiming an exemption, list WAC number and reason for exemption:</p> <p>WAC No. (Section/Subsection) _____</p> <p>Reason for exemption _____</p> <p style="margin-top: 20px;">Type of Document <u>Quit Claim Deed</u></p> <p>Date of Document <u>5-3-13</u></p> <table style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <tr> <td style="width: 70%;">Gross Selling Price \$</td> <td style="text-align: right;">25000</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 style="text-align: right;">25000</td> </tr> <tr> <td>Excise Tax : State \$</td> <td style="text-align: right;">320</td> </tr> <tr> <td>0.0025 Local \$</td> <td style="text-align: right;">62.5</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 style="text-align: right;">382.5</td> </tr> <tr> <td>*State Technology Fee \$</td> <td style="text-align: right;">5.00</td> </tr> <tr> <td>*Affidavit Processing Fee \$</td> <td style="text-align: right;">10.00</td> </tr> <tr> <td>Total Due \$</td> <td style="text-align: right;">387.50 897.5</td> </tr> </table> <p style="text-align: center; margin-top: 20px;">A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS</p>	Gross Selling Price \$	25000	*Personal Property (deduct) \$		Exemption Claimed (deduct) \$		Taxable Selling Price \$	25000	Excise Tax : State \$	320	0.0025 Local \$	62.5	*Delinquent Interest: State \$		Local \$		*Delinquent Penalty \$		Subtotal \$	382.5	*State Technology Fee \$	5.00	*Affidavit Processing Fee \$	10.00	Total Due \$	387.50 897.5
Gross Selling Price \$	25000																										
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Subtotal \$	382.5																										
*State Technology Fee \$	5.00																										
*Affidavit Processing Fee \$	10.00																										
Total Due \$	387.50 897.5																										

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

Signature of Grantor or Grantor's Agent Edwin L. Hays & Joan Hays
Name (print) Edwin L. Hays & Joan Hays
Date & city of signing: 5-3-13 Pomeroy

Signature of
Grantee or Grantee's Agent 
Name (print) John D. Longsdorf
Date & city of signing: 3/3/2013 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 0001ae (2/28/13)

~~THIS SPACE - TREASURER'S USE ONLY~~

COUNTY TREASURER

KAREN ROOSEVELT
GARFIELD COUNTY TREASURER

2344 *True*

REAL ESTATE EXCISE TAX AFFIDAVIT

CHAPTER 82.45 RCW - CHAPTER 458-61A WAC

PLEASE TYPE OR PRINT

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

This form is your receipt
when stamped by cashier.

(See back of last page for instructions)

☐ Check box if partial sale of property

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

1 SELLER GRANTOR	Name <u>Richard Williams and Sally Williams, husband and wife</u>	2 BUYER GRANTEE	Name <u>Bert Obenland and Carol Obenland, husband and wife</u>
	Mailing Address <u>1339 N 171st STREET</u>		Mailing Address <u>1010 Baldwin Avenue, P. O. Box 227</u>
	City/State/Zip <u>Shoreline, WA 98133</u>		City/State/Zip <u>Pomeroy, WA 99347</u>
	Phone No. (including area code) <u>206-546-3500</u>		Phone No. (including area code) <u>509-843-3765</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 _____	2-011-41-013-2020 <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: NA

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)

That part of the Southwest Quarter of the Northwest Quarter of Section 13 of Township 11 North, Range 41 East, W.M., Garfield County, Washington, more particularly described as follows: Beginning at the Northeast corner of said Southwest Quarter of the Northwest Quarter; thence S.0°18'25"W. along the East line of said Southwest Quarter of the Northwest Quarter a distance of 535.33 feet; thence N.89°58'12"W., 420.00 feet; thence N.0°18'25"E., 535.33 feet to a point on the North line of said Southwest Quarter of the Northwest Quarter; thence S.89°58'12"E. along said North line 420.00 feet to the place of beginning.
SUBJECT to all that part lying in the right-of-way of the County Road

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

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

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

If any answers are yes, complete as instructed below.

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

This land ☒ does ☐ does not qualify for continuance.
Keshia Vadenonuega 5/6/13
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
Bert Obenland
PRINT NAME
BERT Obenland

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

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

WAC No. (Section/Subsection) _____

Reason for exemption _____

Type of Document Quitclaim Deed

Date of Document 4/26/13

Gross Selling Price \$	5,050.00
*Personal Property (deduct) \$	0.00
Exemption Claimed (deduct) \$	0.00
Taxable Selling Price \$	5,050.00
Excise Tax : State \$	64.64
<u>0.0025</u> Local \$	12.63
*Delinquent Interest: State \$	
Local \$	
*Delinquent Penalty \$	
Subtotal \$	77.27
*State Technology Fee \$	5.00
*Affidavit Processing Fee \$	
Total Due \$	82.27

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>Sally Williams</u>	Signature of Grantee or Grantee's Agent <u>Bert Obenland</u>
Name (print) <u>Sally Williams</u>	Name (print) <u>Bert Obenland</u>
Date & city of signing: <u>April 26, 2013 Shoreline, WA</u>	Date & city of signing: <u>April 29, 2013 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 (12/4/12)

THIS SPACE - TREASURER'S USE ONLY

COUNTY TREASURER

MAY 06 2013

KAREN ROOSEVELT
GARFIELD COUNTY TREASURER

2345 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.

2346

☐ Check box if partial sale of property

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

SELLER GRANTOR	Name <u>Paulette M. Cramer</u> a single person	BUYER GRANTEE	Name <u>William T. Morgan</u> a single person
	Mailing Address <u>c/o FATCO 330 Diagonal</u>		Mailing Address <u>456 High St</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>William T. Morgan a single person</u>		1 051 01 003 1020 <input type="checkbox"/>	
Mailing Address <u>456 High St</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)	

Street address of property: 456 High St, Pomeroy, WA 99347

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

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

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

Lot 3 in Block 1 of Wilson's Addition to the City of Pomeroy

TOGETHER WITH a 1973 BROAM Manufactured Home VIN #4483 affixed to the property.

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 05/07/13

Gross Selling Price \$	60,000.00
*Personal Property (deduct) \$	0.00
Exemption Claimed (deduct) \$	0.00
Taxable Selling Price \$	60,000.00
Excise Tax : State \$	768.00
Local \$	150.00
*Delinquent Interest: State \$	0.00
Local \$	0.00
*Delinquent Penalty \$	0.00
Subtotal \$	918.00
*State Technology Fee \$	5.00
*Affidavit Processing Fee \$	0.00
Total Due \$	923.00

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

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

Signature of
Grantor or Grantor's Agent Paulette M C
Name (print) Paulette M. Cramer
Date & city of signing: 5-8-13 Clarkston

Signature of
Grantee or Grantee's Agent William J. Morgan
Name (print) William T. Morgan
Date & city of signing: 5-8-13 Clarkston

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

REV 84 0001a (02/13/07)

THIS SPACE TREASURER'S USE ONLY

PAYED
MAY 08 2013

Treasurer

KAREN ROOSEVELT
GARFIELD COUNTY TREASURER

2346 *tw*



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.

2347

☐ Check box if partial sale of property

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

SELLER GRANTOR	Name	Mary H. McClellan-Aronen, Personal Representative of the Estate of James D. *	
	Mailing Address	33211 38th Avenue S Federal Way WA 98001	
	City/State/Zip		
	Phone No. (including area code)		
BUYER GRANTEE	Name	Richard A. Ellison and Linda Sue Ellison husband and wife	
	Mailing Address	2111 State Street Pomeroy WA 99347	
	City/State/Zip		
	Phone No. (including area code)		
Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers - check box if personal property	List assessed value(s)
Name			
Mailing Address			
City/State/Zip			
Phone No. (including area code)		10546500822200000 <input type="checkbox"/>	
		<input type="checkbox"/>	
		<input type="checkbox"/>	
		<input type="checkbox"/>	

1 Street address of property: 2111 State Street, Pomeroy, WA 99347

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

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

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

<p>Select Land Use Code(s): 11 Household, single family units</p> <p>enter any additional codes: _____ (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 type="checkbox"/></td><td><input checked="" type="checkbox"/></td></tr><tr><td>Is this property receiving special valuation as historical property per chapter 84.26 RCW?</td><td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td></tr></table> <p>If any answers are yes, complete as instructed below.</p> <p>(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> <table border="0"><tr><td>DEPUTY ASSESSOR</td><td>DATE</td></tr></table> <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"/>	DEPUTY ASSESSOR	DATE	<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>_____</p> <p>Type of Document Bargain and Sales Deed (BDS)</p> <p>Date of Document 4-30-13</p> <table border="0"><tr><td>Gross Selling Price \$</td><td>45,000.00</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>45,000.00</td></tr><tr><td>Excise Tax : State \$</td><td>576.00</td></tr><tr><td>Local \$</td><td>112.50</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>688.50</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>693.50</td></tr></table> <p>A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS</p>	Gross Selling Price \$	45,000.00	*Personal Property (deduct) \$	0.00	Exemption Claimed (deduct) \$	0.00	Taxable Selling Price \$	45,000.00	Excise Tax : State \$	576.00	Local \$	112.50	*Delinquent Interest: State \$	0.00	Local \$	0.00	*Delinquent Penalty \$	0.00	Subtotal \$	688.50	*State Technology Fee \$	5.00	*Affidavit Processing Fee \$	0.00	Total Due \$	693.50
	YES	NO																																													
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*Affidavit Processing Fee \$	0.00																																														
Total Due \$	693.50																																														

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

Signature of Grantor or Grantor's Agent <u>Mary H. McClellan-Aronen</u>	Signature of Grantee or Grantee's Agent <u>Richard A. Ellison</u>
Name (print) <u>MARY H. MCCLELLAN ARONEN</u>	Name (print) <u>Richard A. Ellison and Linda Sue Ellison</u>
Date & city of signing: <u>7 MAY 2013 FEDERAL WAY WA</u>	Date & city of signing: <u>5-8-13 Clarkston</u>

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

REV 84 0001a (02/13/07)

THIS SPACE - TREASURER'S USE ONLY

P A I D
MAY 08 2013

KAREN ROOSEVELT
GARFIELD COUNTY TREASURER

Treasurer

2347
The

SCHEDULE C

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

The South 75 feet of Lots 6, 7, and 8, and the South 75 feet of the West 10 feet of Lot 9 in Block 65 of Depot Addition to the City of Pomeroy, together with the vacated 15 feet of State Street abutting thereon.

ALSO the East 22.5 feet of 21st Street abutting the South 90 feet of said Lot 6, and the North 15 feet of State Street abutting said East 22.5 feet of 21st Street, as vacated by City of Pomeroy Ordinance No. 842.

RESERVING to the City an easement, and the right to exercise and grant easements for construction, repair and maintenance of any public or private utilities on or under said vacated portion of said streets.

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 <u>Edward J. Wolf, a married man as his sole and separate property</u>	BUYER GRANTEE	2. Name <u>Please see attached</u>
	Mailing Address <u>107 Washboard Road</u>		Mailing Address <u>107 Washboard Rd</u> 118 Washboard Road
	City/State/Zip <u>POMEROY, WA 99347</u>		City/State/Zip <u>POMEROY, WA 99347</u>
	Phone No. (including area code) _____		Phone No. (including area code) _____
3. Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee		List all real and personal tax parcel account numbers – check box if personal property	
Name <u>Rick Wolf</u>		Listed assessed value(s) <u>492,760</u>	
Mailing Address <u>107 Washboard Rd</u>		<u>2014420303000</u> <input type="checkbox"/>	
City/State/Zip <u>Pomeroy, WA 99347</u>		<u>2014420311000</u> <input type="checkbox"/>	
Phone No. (including area code) _____		<u>2014420322000</u> <input type="checkbox"/>	
		<u>2014420322010</u> <input type="checkbox"/>	

4. Street address of property: N/A

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): <u>83</u></p> <p>Enter any additional codes: _____ (See back of last page for instructions)</p> <p>Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/></p>	<p>7. List all personal property (tangible and intangible) included in selling price.</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>If claiming an exemption, list WAC number reason for exemption:</p> <p>WAC No. (Section/Subsection) <u>458-61A-201-b-1</u></p> <p>Reason for exemption <u>Gift- love and affection</u></p> <p>Type of Document <u>QUIT CLAIM DEED</u></p> <p>Date of Document <u>2-27-13</u></p>																																							
<p>6.</p> <p>Is this property designated as forest land per chapter 84.33 RCW? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/></p> <p>Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34? <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 <input type="checkbox"/> does not qualify for continuance</p> <p><u>Keshia Vordenbueggen</u> <u>5-9-13</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) 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>Please see attached</u> PRINT NAME</p>	<table border="0"> <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><u>5.00</u></td></tr> <tr><td>*Affidavit Processing Fee</td><td>\$</td><td><u>5.00</u></td></tr> <tr><td>Total Due</td><td>\$</td><td><u>10.00</u></td></tr> </table> <p>A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS</p>	Gross Selling Price	\$	_____	*Personal Property (deduct)	\$	_____	Exemption Claimed (deduct)	\$	_____	Taxable Selling Price	\$	_____	Excise Tax: State	\$	_____	Local	\$	_____	*Delinquent Interest: State	\$	_____	Local	\$	_____	*Delinquent Penalty	\$	_____	Subtotal	\$	_____	*State Technology Fee	\$	<u>5.00</u>	*Affidavit Processing Fee	\$	<u>5.00</u>	Total Due	\$	<u>10.00</u>
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8. I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT

Signature of Grantor or Grantor's Agent <u>Edward J. Wolf</u>	Signature of Grantee or Grantee's Agent <u>Richard J. Wolf</u>
Name (print) <u>Edward J. Wolf</u>	Name (print) <u>Richard Wolf</u>
Date & city of signing: <u>2-27-13, Rosalia</u>	Date & city of signing: <u>2-27-13, Rosalia</u>

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

REV 84 0001a (04/30/09)

THIS SPACE – TREASURER'S USE ONLY

COUNTY TREASURER

KAREN ROOSEVELT
GARFIELD COUNTY TREASURER

MAY 09 2013

2348


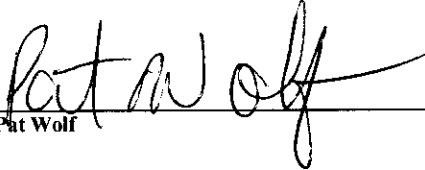
KF

Real Estate Excise Tax Affidavit Attachment

Grantee:

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Open Space Continuance

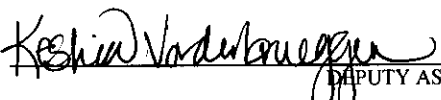
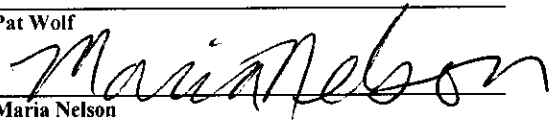
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		<u>59-13</u>	
	DEPUTY ASSESSOR	DATE	
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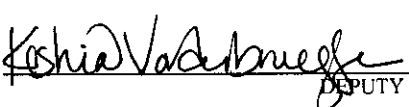
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Open Space Continuance

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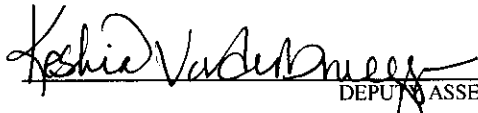
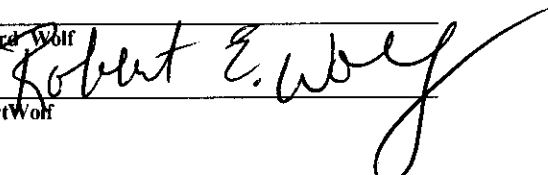
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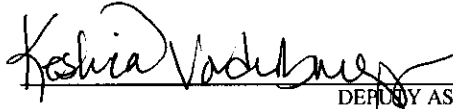
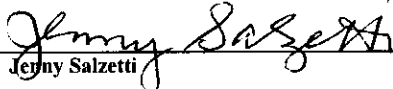
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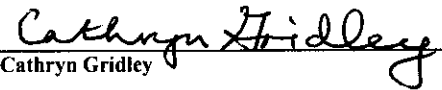
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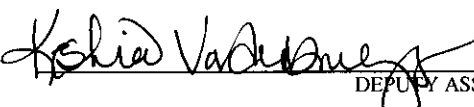

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	If any answers are yes, complete as instructed below.		
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	NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) 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>5-9-13</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) 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.		
	(3) OWNER(S) SIGNATURE		
	<u>Pat Wolf</u>	<u>Jenny Salzetti</u>	
	<u>Maria Nelson</u>	<u>Cathryn Gridley</u>	
	<u>Laura Amy</u>	 <u>Leonard Wolf</u>	
	<u>Richard Wolf</u>	<u>Mary Berger</u>	
	<u>RobertWolf</u>		

Real Estate Excise Tax Affidavit Attachment
Grantee:

~~RICHARD WOLF, a married man as his sole and separate property for a term certain of 10 years and to PAT WOLF, JENNY SALZETTI, MARIA NELSON, CATHRYN GRIDLEY, LAURA AMY, LEONARD WOLF, RICHARD WOLF, MARY BERGER AND ROBERT WOLF, each as their sole and separate property, as to the remainder interest therein~~

Open Space Continuance

6.	Is this property designated as forest land chapter 84.33 RCW?	YES <input type="checkbox"/>	NO <input type="checkbox"/>
	Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34?	<input type="checkbox"/>	<input type="checkbox"/>
	Is this property receiving special valuation as historical property per chapter 84.26 RCW?	<input type="checkbox"/>	<input type="checkbox"/>
	If any answers are yes, complete as instructed below.		
	(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE)		
	NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information.		
	This land <input checked="" type="checkbox"/> does <input type="checkbox"/> does not qualify for continuance		
	 DEPUTY ASSESSOR	59-13 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) 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.		
	(3) OWNER(S) SIGNATURE		
	Pat Wolf	Jenny Salzetti	
	Maria Nelson	Cathryn Gridley	
	Laura Amy	Leonard Wolf	
	Richard Wolf	Mary Berger	
	RobertWolf		

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

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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.
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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 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 Edward Wolf
Grantor's Signature

Richard Wolf
Grantee's Signature

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

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

NOTE: Exchange Facilitator must sign below.

Exchange Facilitator's Signature

For tax assistance, contact your local County Treasurer/Recorder or visit <http://dor.wa.gov> or call (360) 570-3265. To inquire about the availability of this document in an alternate format for the visually impaired, please call (360) 705-6715. Teletype (TTY) users please call 1-800-451-7985.



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

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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).

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

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Grantor's Signature

Grantee's Signature

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Exchange Facilitator's Signature



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

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**REAL ESTATE EXCISE TAX
SUPPLEMENTAL STATEMENT**

(WAC 458-61A-304)

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SUPPLEMENTAL STATEMENT**

(WAC 458-61A-304)

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

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

A: Gifts with consideration

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

B: Gifts without consideration

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

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

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

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

Grantor's Signature

Grantee's Signature

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

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

NOTE: Exchange Facilitator must sign below.

Exchange Facilitator's Signature

**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).

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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) \$ _____
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Reasons held in escrow: _____

Signature

Firm Name

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NOTE: Exchange Facilitator must sign below.

Exchange Facilitator's Signature

Filed for Record at the
Request of **Carpenter,
McGuire and DeWulf, P.S.**
P.O. Box 1187
Davenport, Washington 99122

REAL ESTATE EXCISE TAX

AMT. PAID \$ none

RECEIPT NO. 2348

DATE May 09, 2013

GARFIELD COUNTY TREASURER

BY Karen J. Rosewell

QUIT CLAIM DEED

THE GRANTOR, EDWARD J. WOLF, a married man as his sole and separate property, for and in consideration of love and affection, conveys and quit claims to RICHARD WOLF, a married man as his sole and separate property for a term certain of 10 years and to PAT WOLF as to an undivided twenty percent (20%), JENNY SALZETTI as to an undivided five percent(5%), MARIA NELSON as to an undivided five percent(5%), CATHRYN GRIDLEY as to an undivided five percent(5%), LAURA AMY as to an undivided five percent(5%), LEONARD WOLF as to an undivided five percent(5%), RICHARD WOLF as to an undivided thirty percent(30%), MARY BERGER as to an undivided five percent(5%) AND ROBERT WOLF as to an undivided twenty percent(20%), each as their sole and separate property, as to the remainder interest therein, the Grantee, all interest in the following-described real property, situate in the County of Garfield and State of Washington, to wit:

The South Half of Section 30, Township 14 North, Range 42 E.W.M., Garfield County, Washington.

The North Half of Section 31, Township 14 North, Range 42 E.W.M., Garfield County, Washington.

That part of the Northwest Quarter of Section 32, Township 14 North, Range 42 E.W.M., Garfield County, Washington, more particularly described as follows: Beginning at the Southwest corner of said Northwest Quarter; thence East 1287 feet; thence North 2640 feet; thence West on the North line of said Section 1287 feet; thence South on the West line of said Section 2640 feet.

EXCEPT public road rights of way.

ALSO EXCEPT that part of the Northwest Quarter of Section 31 of Township 14 North, Range 42 E.W.M., Garfield County, Washington, more particularly described as follows: Commencing at the South Quarter corner of said Section 31; thence North 17°15'00" West, 3707.11 feet to the true place of beginning; thence South 38°34' West, 132.90 feet; thence North 85°00' West, 800.06 feet; thence South 32°25' West, 446.67 feet to a point on the centerline of Washboard Road; thence North 39°34' West, along said centerline a distance of 100.00 feet; thence North 4°06' East, 176.30 feet; thence North 65°06' East, 47.19 feet; thence North 13°16' East, 249.02 feet; thence North 21°36' East, 199.05 feet; thence North 89°38' East, 976.93 feet; thence South 38°38' East, 91.58 feet; thence South 9°22' West, 226.74 feet to the true place of beginning. Parcel No. Ptn. 2-014-42-031-2000

Parcel Nos. 2-014-42-030-3000; 2-014-42-031-1000; 2-014-42-032-2000;
2-014-42-032-2010

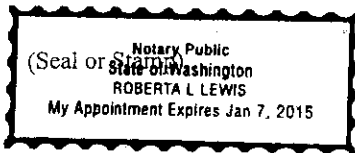
SUBJECT TO: rights reserved in federal patents or state deeds, reservations, restrictions, land use and zoning laws, plat dedications, and restrictive and protective covenants, easements and rights-of-way of record or in apparent use; and existing or future municipal, county, state or other governmental or quasi-governmental assessments.

"GRANTOR"

Edward J. Wolf

I certify that I know or have satisfactory evidence that Edward J. Wolf signed this instrument and acknowledged it to be ~~his~~ free and voluntary act for the uses and purposes mentioned in the instrument.

Robert L Lewis
NOTARY PUBLIC (Signature)
Robert L Lewis
(Printed Name)
My commission expires 1/7/15



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>Lester Geiger, Kathryn Morse, and Richard Geiger</u>	2 BUYER GRANTEE	Name <u>Dwyla Fruh</u>
	Mailing Address <u>49 Illia Landing</u>		Mailing Address <u>PO Box 114</u>
	City/State/Zip <u>Pomeroy WA 99347</u>		City/State/Zip <u>Pomeroy WA</u>
	Phone No. (including area code) _____		Phone No. (including area code) _____
3	Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee	List all real and personal property tax parcel account numbers – check box if personal property	
	Name _____	2-011-42-006-1000 <input checked="" type="checkbox"/>	
	Mailing Address _____	2-011-42-006-3010 <input checked="" type="checkbox"/>	
	City/State/Zip _____	1-070-06-001-1010 <input checked="" type="checkbox"/>	
	Phone No. (including area code) _____	<input type="checkbox"/>	
		List assessed value(s) <u>47,111</u>	

4 Street address of property: _____

This property is located in Garfield County

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

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

See Legal Description attached hereto in Exhibit A

5	Select Land Use Code(s): <u>83 - Agriculture classified under current use chapter 84.34 RCW</u> enter any additional codes: _____ (See back of last page for instructions)	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</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>Laura Amich</u> <u>5/10/13</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>Dwyla Fruh</u> PRINT NAME		Type of Document <u>Quit Claim Deed</u> Date of Document <u>9/12/12</u> Gross Selling Price \$ _____ *Personal Property (deduct) \$ _____ Exemption Claimed (deduct) \$ _____ Taxable Selling Price \$ _____ 0.00 Excise Tax : State \$ _____ 0.00 <u>0.0025</u> Local \$ _____ 0.00 *Delinquent Interest: State \$ _____ Local \$ _____ *Delinquent Penalty \$ _____ Subtotal \$ _____ 0.00 *State Technology Fee \$ _____ 5.00 *Affidavit Processing Fee \$ _____ 5.00 Total Due \$ _____ 10.00 A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS

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

Signature of Grantor or Grantor's Agent <u>Richard W Geiger</u>	Signature of Grantee or Grantee's Agent <u>Dwyla Fruh</u>
Name (print) <u>RICHARD W GEIGER</u>	Name (print) <u>Dwyla Fruh</u>
Date & city of signing: <u>5/10/13 Pomeroy</u>	Date & city of signing: <u>5-7-13 Pomeroy Wa</u>

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

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SUPPLEMENTAL STATEMENT
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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.

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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
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.

Justin D. Higgins
Grantor's Signature

Wynla Frank
Grantee's Signature

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

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

NOTE: Exchange Facilitator must sign below.

Exchange Facilitator's Signature

REAL ESTATE EXCISE TAX
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.

Kathryn Mose
KATHRYN MOSE Grantor's Signature

Dwyla Fried
DWYLA FRIED 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

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

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

That part of the North half of Section 6, more particularly described as follows:

Beginning at the Southeast corner of the Northeast quarter of said Section 6; thence North on Section line to the South line of Baldwin Avenue in the City of Pomeroy; thence West along the South line of Baldwin Avenue to a point 220 feet East of the East line of 10th Street in Frank C. Stephen's Addition to the City of Pomeroy; thence South 220 feet; thence West 1200 feet and along the South line of said Stephen's Addition to the Northwest corner of 4th Street (now 8th Street) in said Stephen's Addition; thence North 72°50' West 438 feet; thence West 147 feet to the Southeast corner of Darby's 2nd Addition to said City and continuing West on the South line of said Addition to the East line of 2nd Street (now 6th Street) in said City; thence southerly following the East line of said 6th Street and the County Road to an intersection with the South line of the North half of said Section 6; thence East to the point of beginning.

That part of the Northeast quarter of the Southwest quarter of said Section 6 lying North and East of the Schuster Gulch County Road.

EXCEPT beginning at a point 280 feet East of Lot 1 in said Stephen's Addition, along the South side of Baldwin Avenue; thence South 220 feet; thence in a northeasterly direction to a point on the South line of said Baldwin Avenue, said point being 466 feet East of the point of beginning; thence West 466 feet to the point of beginning.

ALSO EXCEPT beginning at the Southeast corner of Lot 28 in Frank C. Stephen's Addition; thence East 60 feet to the Southeast corner of the 10th Street right of way; thence southwesterly to a point 30 feet South and in line with the center of said 10th Street; thence West 150 feet to a point 30 feet South of the Southwest corner of Lot 27 in said Addition; thence northwesterly to the Southwest corner of Lot 26 in said Addition; thence East on the South line of said Addition 180 feet to the place of beginning.

ALSO EXCEPT that part of the Northeast quarter of the Northwest quarter of said Section 6, more particularly described as follows:

Commencing at the Northwest corner of said Section 6, at a rock with chiseled cross, embedded in 2'x2' concrete, flush with ground surface;
thence North 90°00'00" East along the North boundary of said Section 6, 2304.51 feet;
thence South 00°00'00" East 488.87 feet to a 5/8"φ rebar and the True Point of Beginning; thence South 56°40'03" East 396.12 feet to a 5/8"φ rebar;
thence South 33°19'14" West 219.90 feet to a 5/8"φ rebar;
thence North 56°40'55" West 396.13 feet to a 5/8"φ rebar;
thence North 33°19'20" East 220.00 feet to a 5/8"φ rebar and the point of beginning.
TOGETHER WITH an easement for ingress and egress, herein named Pheasant Ridge

-continued-

Road, being a strip of land 48 feet wide, lying 24 feet on each side of the following described line:

Commencing at the Southwest corner of the above described parcel;
thence North 33°19'20" East 156.70 feet to the True Point of Beginning;
thence in a westerly direction along the centerline of a curve, concave to the left, a distance of 154.32 feet, curve properties $\Delta 88^{\circ}25'07''$ left, length 154.32 feet, radius 100.00 feet to a point of tangency;
thence South 13°48'19" West 167.99 feet to the beginning of a curve, concave to the right, curve properties, $\Delta 45^{\circ}13'24''$ right, length 118.39 feet, radius 150.00 feet to a point of tangency;
thence South 59°01'43" West 98.87 feet, to a curve concave to the left, curve properties, $\Delta 36^{\circ}50'23''$ left, length 192.89 feet, radius 300.00 feet to a point of tangency;
thence South 22°11'20" West 20.52 feet, to a curve concave to the right, curve properties $\Delta 64^{\circ}21'08''$ right, length 50.54 feet, radius 45.00 feet to a point of tangency;
thence South 86°32'28" West 16.1± feet to the centerline of Dutch Flat Road.
The side lines beginning at the westerly boundary of aforesaid parcel, continuing to and terminating at the easterly right of way line of Dutch Flat Road. Basis of Bearing: Record of Survey Book 1 at page 89, assumed as N90°00'00"E along the North Boundary of said Section 6.

ALSO TOGETHER WITH an easement for a trench accommodating utilities, 10 feet in width, being 5 feet on each side of the following described line:

Commencing at the Southwest corner of the above described parcel;
thence North 33°19'20" East 181.11 feet to the True Point of Beginning;
thence North 68°29'18" West 24.71 feet; thence South 85°53'05" West 61.85 feet;
thence North 75°58'16" West 20.71 feet; thence North 61°41'59" West 82.34 feet;
thence North 75°23'52" West 41.70 feet = Point "A";
thence North 77°12'59" West 88.82 feet;
thence North 68°19'59" West 66.87 feet, ending at a water meter belonging to the City of Pomeroy.

ALSO beginning at Point "A" indicated above; thence South 60°23'12" West 62.76 feet;
thence South 70°38'08" West 55.75 feet terminating at Pacific Power & Light power pole.

ALSO EXCEPT that part of the Northeast quarter of the Northwest quarter of said Section 6, more particularly described as follows:

Commencing at the Northeast corner of said Section 6;
thence South 83°15'13" West 3459.94 feet to a point on the East right-at-way line of Dutch Flat Road, said point being the Southwest corner of Lot 13 in Darby's 2nd Addition to the City of Pomeroy and the True Place of Beginning;
thence South 09°36' West along said right-of-way line 657.10 feet to a point of curve;
thence along said right-of-way line around a curve to the left with a radius of 1470.00 feet for a distance of 82.53 feet;
thence North 45°09'30" East 384.79 feet; thence North 19°46' East 374.40 feet;;
thence North 73°01' West 234.07 feet;

-continued-

thence North 14°57' East 38.88 feet to a point on the South line of Lot 13 in said Darby's Addition; thence West along said South line 64.57 feet to the place of beginning.

TOGETHER WITH AND SUBJECT TO an easement for ingress and egress, herein named Pheasant Ridge Road, lying 24 feet on each side of the following described Line: Commencing at the Northeast corner of said Section 6;

thence South 78°01'27" West 3241.97 feet to the Southwest corner of a tract of land as described in a Survey recorded as Garfield County Auditor's No. 7298;

thence North 33°19'20" East 156.70 feet to a point at the beginning of a curve, said point being the True Place of Beginning;

thence deflect left around a curve to the left with a radius of 100.00 feet for a distance of 154.32 feet;

thence South 13°48'19" West 167.99 feet to a point of curve;

thence around a curve to the right with a radius of 150.00 feet for a distance of 118.39 feet; thence South 59°01'43" West 98.87 feet to a point of curve;

thence around a curve to the left with a radius of 300.00 feet for a distance of 192.89 feet;

thence South 22°11'20" West 20.52 feet to a point of curve;

thence around a curve to the right with a radius of 45.00 feet for a distance of 50.54 feet;

thence South 86°32'28" West 16.1 feet, more or less, to the centerline of Dutch Flat Road.

ALSO TOGETHER WITH AND SUBJECT TO an easement for a trench accommodating utilities, 10 feet in width, being 5 feet on each side of the following described line:

Commencing at the Northeast corner of said Section 6; thence South 78°01'27" West 3241.97 feet to the Southwest corner of a tract of land as described in a Survey recorded as Garfield County Auditor's No. 7298;

thence North 33°19'20" East 181.11 feet to the True Point of Beginning;

thence North 68°29'18" West 24.71 feet; thence South 85°53'05" West 61.85 feet;

thence North 75°58'16" West 20.71 feet; thence North 61°41'59" West 82.34 feet;

thence North 75°23'52" West 41.70 feet = Point "A";

thence North 77°12'59" West 88.82 feet;

thence North 68°19'59" West 66.87 feet, ending at a water meter belonging to the City of Pomeroy.

ALSO beginning at Point "A" indicated above; thence South 60°23'12" West 62.76 feet; thence South 70°38'08" West 55.75 feet terminating at Pacific Power & Light power pole.

ALSO EXCEPT that part of the North half of said Section 6, more particularly described as follows:

Commencing at the Northeast corner of said Section 6; thence South 66°22'01" West 3880.95 feet to a point on the East right of way line of Dutch Flat Road, said point being a point on curve and the True Point of Beginning; thence deflect left along said right of way line around a curve to the left with a radius of 645.00 feet for a distance of 152.66 feet; thence South 24°09'00" East along said right of way line 73.61 feet to a point of curve; thence along said right of way line around a curve to the right with a radius of

-continued-

1630.00 feet for a distance of 218.97 feet; thence South 89°35'00" East 652.43 feet; thence South 47°30'00" East 137.09 feet; thence North 82°07'00" East 122.31 feet; thence North 60°23'00" East 326.53 feet; thence North 02°39'00" East 378.18 feet; thence North 82°48'00" West 890.49 feet; thence South 53°29'00" West 290.81 feet; thence North 84°24'00" West 211.31 feet to the place of beginning.

ALSO EXCEPT that part of the West half of said Section 6, more particularly described as follows:

Commencing at the Northeast corner of said Section 6; thence South 59°53'45" West 3934.68 feet to a point on the East right of way line of Dutch Flat Road, said point being a point on curve and the True Point of Beginning; thence deflect left along said right of way line around a curve to the right with a radius of 1630.00 feet for a distance of 167.94 feet; thence South 10°33'00" East along said right of way line 94.50 feet to a point of curve; thence along said right of way line around a curve to the left with a radius of 970.00 feet for a distance of 371.04 feet; thence South 32°28'00" East along said right of way line 149.74 feet; thence North 52°46'00" East 248.90 feet; thence North 08°45'00" West 197.88 feet; thence North 53°02'00" East 109.73 feet; thence North 70°20'00" East 156.30 feet; thence North 25°39'00" East 181.31 feet; thence North 47°30'00" West 137.09 feet; thence North 89°35'00" West 652.43 feet to the place of beginning.

SUBJECT TO an easement for ingress, egress and utilities lying 10.00 feet North of the following described line: Beginning at the Southwest corner of the above described tract; thence North 52°46'00" East 248.90 feet to the point of terminus of said line.

SUBJECT TO AND TOGETHER WITH an easement for ingress, egress and utilities lying 10.00 feet South of the following described line: Beginning at the Southwest corner of the above described tract; thence North 52°46'00" East 248.90 feet to the point of terminus of said line.

ALSO EXCEPT that part of the Northeast quarter of the Northwest quarter of said Section 6, according to Survey recorded October 29, 2009 as Garfield County Auditor's No. 20090658, more particularly described as follows:

Commencing at the Northeast corner of said Section 6; thence South 78°01'28" West 3241.97 feet to the True Place of Beginning; thence South 56°40'55" East 396.13 feet; thence South 33°19'14" West 215.65 feet; thence North 57°41'26" West 384.95 feet; thence North 19°46'00" East 228.79 feet; thence South 56°40'55" East 42.38 feet to the place of beginning.

TOGETHER WITH AND SUBJECT TO an easement for ingress and egress, herein named Pheasant Ridge Road, lying 24 feet on each side of the following described line:

Commencing at the Northwest corner of the above described tract; thence North 56°40'55" West 5.43 feet to the True Point of Beginning; thence South 13°48'19" West 136.70 feet to a point of curve; thence around a curve to the right with a radius of 150.00 feet for a distance of 118.39 feet; thence South 59°01'43" West 98.87 feet to a point of curve;

-continued-

thence around a curve to the left with a radius of 300.00 feet for a distance of 192.89 feet;
thence South 22°11'20" West 20.52 feet to a point of curve;
thence around a curve to the right with a radius of 45.00 feet for a distance of 50.54 feet;
thence South 86°32'28" West 16.1 feet, more or less, to the centerline of Dutch Flat Road.

ALSO EXCEPT that part of the Northeast quarter of the Northwest quarter of said Section 6, more particularly described as follows:

Commencing at the Northeast corner of said Section 6; thence South 75°14'56" West 3396.14 feet to the True Place of Beginning; thence South 57°41'26" East 384.95 feet; thence South 33°19'14" West 220.00 feet; thence North 57°44'00" West 431.32 feet; thence North 45°09'30" East 225.95 feet to the place of beginning.

TOGETHER WITH BUT SUBJECT TO the rights of others an easement for ingress and egress, herein named Pheasant Ridge Road, lying 24 feet on each side of the following described centerline:

Commencing at the Northwest corner of the above described tract; thence North 19°46' East 25.38 feet to the True Place of Beginning, said point being a point on a curve; thence deflect left and continue around a curve to the right with a radius of 150.00 feet for a distance of 48.46 feet; thence South 59°01'43" West 98.87 feet to a point of curve; thence around a curve to the left with a radius of 300.00 feet for a distance of 192.89 feet; thence South 22°11'20" West 20.52 feet to a point of curve; thence around a curve to the right with a radius of 45.00 feet for a distance of 50.54 feet; thence South 86°32'28" West 16.1 feet, more or less to the centerline of Dutch Flat Road.

TOGETHER WITH an easement for ingress, egress and utilities lying over and across that part of the Northeast quarter of the Northwest quarter of said Section 6, more particularly described as follows:

Commencing at the Northeast corner of said Section 6; thence South 75°14'56" West 3396.14 feet to the True Place of Beginning; thence South 57°41'26" East 35.00 feet; thence North 18°57'41" West 54.61 feet; thence South 19°46' West 35.00 feet to the place of beginning.

ALSO EXCEPT public road rights of way.

PLEASE TYPE OR PRINT

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

This form is your receipt
when stamped by cashier.

2350

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: CitiFinancial, Inc.	2 BUYER GRANTEE	Name: Charles Thomas Millspaugh, an unmarried person
	Mailing Address c/o Olympus Asset Management 40		Mailing Address PO Box 355
	City/State/Zip Scarborough, ME 04073		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	1-057-01-012-1110-0000 <input type="checkbox"/>	
	Mailing Address	<input type="checkbox"/>	
	City/State Zip	<input type="checkbox"/>	
	Phone No. (including area code)	<input type="checkbox"/>	
		List assessed value(s)	
		0.00	

4 Street address of property: **854 Baldwin Street, Pomeroy, WA 99347**
This property is located in Pomeroy
☐ Check box if any of the listed parcels are being segregated from another parcel, are part of a boundary line adjustment or parcels being merged.
Legal description of property (if more space is needed, you may attach a separate sheet to each page of the affidavit)

Lot 12 in Frank C. Stephens' Addition to the City of Pomeroy.

5 Select Land Use Code(s): 11 enter any additional codes: (See back of last page of 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 (non profit organization)? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	If claiming an exemption, list WAC number and reason for exemption:
6 Is this property designated as forest land per chapter 84.33 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	WAC No. (Section/Subsection)
Is this property classified as current use (open space, farm and agricultural, or timber) land per Chapter 84.34? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Reason for exemption
Is this property receiving special valuation as historical property per Chapter 84.26 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Type of Document Special Warranty Deed
If any answers are yes, complete as instructed below.	Date of Document April 30, 2013
(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information. This land <input type="checkbox"/> does <input type="checkbox"/> does not qualify for continuance.	Gross Selling Price \$ 47,900.00
DEPUTY ASSESSOR DATE	*Personal Property (deduct) \$
(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.	Exemption Claimed (deduct) \$
(3) OWNER(S) SIGNATURE	Taxable Selling Price \$ 47900.00
PRINT NAME	Excise Tax: State \$ 613.12
	.0025 Local \$ 119.75
	*Delinquent Interest: State \$
	Local \$
	*Delinquent Penalty \$
	Subtotal \$ 732.87
	*State Technology Fee \$ 5.00
	*Affidavit Processing Fee \$
	Total Due \$ 737.87 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	Signature of Grantee or Grantee's Agent	
Name (print) Stacy A. Tilson As Agent	Name (print) Charles Thomas Millspaugh by Stacy A. Tilson	
Date & city of signing: 05/14/2013 Spokane	Date & city of signing: 05/14/2013 Spokane	

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 (9/2/11)

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COUNTY TREASURER

PAID
MAY 15 2013

KAREN ROOSEVELT
GARFIELD COUNTY TREASURER

2350
TUE



REAL ESTATE EXCISE TAX AFFIDAVIT

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PLEASE TYPE OR PRINT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

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

(See back of last page for instructions)

☐ Check box if partial sale of property

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

1 SELLER GRANTOR	Name <u>Helen J. Perry and Gregory Dean Perry, joint tenants with right of survivorship</u>	2 BUYER GRANTEE	Name <u>Helen J. Perry, a single person</u>
	Mailing Address <u>P. O. Box 353</u>		Mailing Address <u>P.O. Box 353</u>
	City/State/Zip <u>Pomeroy, WA 99347</u>		City/State/Zip <u>Pomeroy, WA 99347</u>
	Phone No. (including area code) _____		Phone No. (including area code) _____
3	Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee	List all real and personal property tax parcel account numbers – check box if personal property	
	Name _____	1 058 01 00E 1020 000 <input type="checkbox"/>	
	Mailing Address _____	1 051 26 001 3250 0000 <input type="checkbox"/>	
	City/State/Zip _____	<input type="checkbox"/>	
	Phone No. (including area code) _____	<input type="checkbox"/>	
		List assessed value(s)	
		\$46,128.00	
		\$ 1,925.00	

4 Street address of property: 391 South 7th Street, Pomeroy, WA 99347

This property is located in Pomeroy

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

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

LEGAL DESCRIPTION ATTACHED EXHIBIT "A"

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

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

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.

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
HELEN J PERRY

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(1)
Reason for exemption
Gift of real property to joint tenant without consideration

Type of Document Statutory Warranty Deed
Date of Document 4/18/2013

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

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

8 I, THE PARTY UNDER SIGNATURE OF PROPERTY THAT THE FOREGOING IS TRUE AND CORRECT.

Signature of Grantor or Grantor's Agent Helen J Perry
Name (print) Helen J. Perry and Gregory Dean Perry
Date & city of signing: Pomeroy, 4/18/13 Vancouver 5/14/13

Signature of Grantee or Grantee's Agent Helen J Perry
Name (print) Helen J. Perry, a single person
Date & city of signing: Pomeroy, 4/18/13

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

REV 84 0001ac (2/28/13)

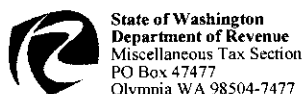
THIS SPACE - TREASURER'S USE ONLY

COUNTY TREASURER

KAREN ROOSEVELT
GARFIELD COUNTY TREASURER

2351

KR



REAL ESTATE EXCISE TAX SUPPLEMENTAL STATEMENT

(WAC 458-61A-304)

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

AUDIT: Information you provide on this form is subject to audit by the Department of Revenue. **In the event of an audit, it is the taxpayers' responsibility to provide 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.

Helen J. Perry
Grantor's Signature

Helen J. Perry
Grantee's Signature

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

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

NOTE: Exchange Facilitator must sign below.

Exchange Facilitator's Signature

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

EXHIBIT "A"

Lot E of Darby's Addition to the City of Pomeroy, and a portion of Lot 1 in Block 26, of Wilson's Addition to the City of Pomeroy. All more particularly described as follows: Beginning at the Southwest corner of Lot E, thence northerly on the westerly line of said Lot E and said Lot 1, 80 feet; thence easterly at a right angle 60 feet to the East line of said Lot 1; thence southerly on the easterly line of said Lots 1 and E, respectively, to the North line of Arlington Street; thence West on South line of said Lot E to the place of beginning.

Subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.



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.

2352

☐ Check box if partial sale of property

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

SELLER GRANTOR	Name <u>Jessica L. Wolf</u>	BUYER GRANTEE	Name <u>Kenneth W. Beale</u>
	<u>Robert E. Wolf</u>		<u>Connie J. Beale</u>
	Mailing Address <u>TBD</u>		Mailing Address <u>1219 Kirby Mayview Blvd.</u>
	City/State/Zip <u></u>		City/State/Zip <u>Pomeroy WA 99347</u>
	Phone No. (including area code) <u></u>		Phone No. (including area code) <u></u>
Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers – check box if personal property	
Name <u>Kenneth W. Beale Connie J. Beale</u>		<u>10561800318200000</u> <input type="checkbox"/>	
Mailing Address <u>1219 Kirby Mayview Blvd.</u>		<u></u> <input type="checkbox"/>	
City/State/Zip <u>Pomeroy WA 99347</u>		<u></u> <input type="checkbox"/>	
Phone No. (including area code) <u></u>		<u></u> <input type="checkbox"/>	
		List assessed value(s)	

Street address of property: 1454 Arlington St. - Pomeroy, WA 99347

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

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

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

The land referred to herein is situated in the State of Washington, County of Garfield and described as follows: Lot 3 in Block 18 of Potter's Addition to the City of Pomeroy.

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

enter any additional codes:

(See back of last page for instructions)

YES NO

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

YES NO

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

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

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

If any answers are yes, complete as instructed below.

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

This land ☐ does ☒ does not qualify for continuance.

DEPUTY ASSESSOR

DATE

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

(3) OWNER(S) SIGNATURE

PRINT NAME

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

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

WAC No. (Section/Subsection)

Reason for exemption

Type of Document Statutory Warranty Deed (SWD)

Date of Document 05/17/13

Gross Selling Price \$	120,000.00
*Personal Property (deduct) \$	0.00
Exemption Claimed (deduct) \$	0.00
Taxable Selling Price \$	120,000.00
Excise Tax : State \$	1,536.00
Local \$	300.00
*Delinquent Interest: State \$	0.00
Local \$	0.00
*Delinquent Penalty \$	0.00
Subtotal \$	1,836.00
*State Technology Fee \$	5.00
*Affidavit Processing Fee \$	0.00
Total Due \$	1,841.00

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

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

Signature of
Grantor or Grantor's Agent Jessica L Wolf
Name (print) Jessica L. Wolf
Date & city of signing: 5/20/13 Pomeroy, WA

Signature of
Grantee or Grantee's Agent Kenneth W Beale
Name (print) Kenneth W. Beale
Date & city of signing: 5/20/2013 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)).

REV 84 0001a (02/13/07)

THIS SPACE - TREASURER'S USE ONLY

PAID
MAY 21 2013

COUNTY TREASURER

KAREN ROOSEVELT
GARFIELD COUNTY TREASURER

2352
KR



REAL ESTATE EXCISE TAX AFFIDAVIT

PLEASE TYPE OR PRINT

CHAPTER 82.45 RCW - CHAPTER 458-61A WAC

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(See back of last page for instructions)

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

1 SELLER GRANTOR	Name <u>Bert Oberland and Carol Oberland</u>	2 BUYER GRANTEE	Name <u>Reginald K. Walcher and Judy L. Walcher</u>
	Husband and Wife		husband and wife
	Mailing Address <u>P. O. Box 227</u>		Mailing Address <u>259 Dutch Flat Road</u>
	City/State/Zip <u>Pomeroy, WA 99347</u>		City/State/Zip <u>Pomeroy, WA 99347</u>
	Phone No. (including area code) <u>(509) 843-3831</u>		Phone No. (including area code) <u>(509) 843-3065</u>
3	Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee		4
Name _____	List all real and personal property tax parcel account numbers - check box if personal property		List assessed value(s)
Mailing Address _____	2-011-41-013-2020 <input type="checkbox"/>		
City/State/Zip _____			
Phone No. (including area code) _____			

5 Street address of property: NA

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 hereto

5	Select Land Use Code(s): <u>Select Land Use Codes</u> enter any additional codes: _____ (See back of last page for instructions)	6	List all personal property (tangible and intangible) included in selling price. n/a
	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>NA</u> Reason for exemption <u>NA</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 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. <u>Shirley Vadenmuggen</u> <u>5/21/13</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>Reginald K. Walcher</u> <u>Judy Walcher</u> PRINT NAME <u>Reginald K. Walcher</u> <u>Judy Walcher</u>		Type of Document <u>Statutory Warranty Deed</u> Date of Document <u>5-20-13</u> Gross Selling Price \$ <u>25,000.00</u> *Personal Property (deduct) \$ <u>0.00</u> Exemption Claimed (deduct) \$ <u>0.00</u> Taxable Selling Price \$ <u>25,000.00</u> Excise Tax : State \$ <u>320.00</u> <u>0.0025</u> Local \$ <u>62.50</u> *Delinquent Interest: State \$ _____ Local \$ _____ *Delinquent Penalty \$ _____ Subtotal \$ <u>382.50</u> *State Technology Fee \$ <u>5.00</u> *Affidavit Processing Fee \$ _____ Total Due \$ <u>387.50</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>Bert Oberland</u>	Signature of Grantee or Grantee's Agent <u>Reginald K. Walcher</u>
Name (print) <u>Bert Oberland</u>	Name (print) <u>Reginald K. Walcher</u>
Date & city of signing: <u>5-20-13 Clarkston</u>	Date & city of signing: <u>5-21-13 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)).

REV 84 0001ae (2/28/13)

THIS SPACE - TREASURER'S USE ONLY

MAY 21 2013

KAREN ROOSEVELT
GARFIELD COUNTY TREASURER

Treasurer
2353

EXHIBIT A

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

That part of the Southwest Quarter of the Northwest Quarter of Section 13 more particularly described as follows:

Beginning at the Northeast corner of said Southwest Quarter of the Northwest Quarter; thence South $00^{\circ}18'25''$ West along the East line of said Southwest Quarter of the Northwest Quarter a distance of 535.33 feet; thence North $89^{\circ}58'12''$ West 420.00 feet; thence North $00^{\circ}18'25''$ East 535.33 feet to a point on the North line of said Southwest Quarter of the Northwest Quarter; thence South $89^{\circ}58'12''$ East along said North line 420.00 feet to the place of beginning.

EXCEPT public road right of way.

APN: 2-011-41-013-2020 (includes other property)

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

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(See back of last page for instructions)

☐ Check box if partial sale of property

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

1 SELLER GRANTOR	Name <u>Estate of Lloyd C. Judkins</u> <u>Esther L. Judkins, Personal Representative</u> Mailing Address <u>710 Patit Road</u> City/State/Zip <u>Dayton, WA 99328</u> Phone No. (including area code) <u>(509) 382-3065</u>	2 BUYER GRANTEE	Name <u>Esther L. Judkins - 50%</u> Mailing Address <u>710 Patit Road</u> City/State/Zip <u>Dayton, WA 99328</u> Phone No. (including area code) <u>(509) 382-3065</u>
3	Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee Name _____ Mailing Address _____ City/State/Zip _____ Phone No. (including area code) _____	List all real and personal property tax parcel account numbers – check box if personal property <u>2-006-42-011-1013</u> <input type="checkbox"/> <u>2-006-42-011-1012</u> <input type="checkbox"/> <u>2-006-42-011-1011</u> <input type="checkbox"/> _____ <input type="checkbox"/>	List assessed value(s) <u>209,472</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)
The NW ¼ of the NE ½ of Section 11, Township 6N, Range 42, E.W.M. Excepting: The East 30 feet and the North 30 feet for road access, fence maintenance, fire breaks, and utilities.
Easement: The following easement is granted to provide access for road and utilities; the East 30 feet of the SW ¼ of the NE ¼ of Section 11, Township 6N, Range 42, E.W.M.

5 Select Land Use Code(s): <u>95 - Timberland classified under chapter 84.34 RCW</u> enter any additional codes: _____ (See back of last page for instructions)	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) <u>458-61A-202(1)</u> Reason for exemption <u>Inheritance</u> Type of Document <u>Personal Representative's Deed</u> Date of Document <u>5-23-13</u> Gross Selling Price \$ _____ *Personal Property (deduct) \$ _____ Exemption Claimed (deduct) \$ _____ Taxable Selling Price \$ _____ 0.00 Excise Tax : State \$ _____ 0.00 <u>0.0025</u> Local \$ _____ 0.00 *Delinquent Interest: State \$ _____ Local \$ _____ *Delinquent Penalty \$ _____ Subtotal \$ _____ 0.00 *State Technology Fee \$ _____ 5.00 *Affidavit Processing Fee \$ _____ 5.00 Total Due \$ _____ 10.00 A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS
6 Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> 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 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. <u>Keshia Vaselmann</u> <u>5/24/13</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>Esther L. Judkins</u> PRINT NAME <u>ESTHER L. JUDKINS</u>	

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

Signature of Grantor or Grantor's Agent <u>Esther L. Judkins</u> Name (print) <u>Esther L. Judkins, Personal Representative</u> Date & city of signing: <u>5-23-13, Dayton WA</u>	Signature of Grantee or Grantee's Agent <u>Esther L. Judkins</u> Name (print) <u>Esther L. Judkins</u> Date & city of signing: <u>5-23-13 Dayton WA</u>
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Perjury: Perjury is a class C felony which is punishable by imprisonment in the state correctional institution for a maximum term of not more than five years, or by a fine in an amount fixed by the court of not more than five thousand dollars (\$5,000.00), or by both imprisonment and fine (RCW 9A.20.020 (1C)).

FILED

MAY 16 2013

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

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

In the Matter of the Estate

of

LLOYD C. JUDKINS, Deceased.

NO. **13 4 00012 8**
LETTERS TESTAMENTARY

STATE OF WASHINGTON)

County of Columbia)

)
) ss
)

WHEREAS, the Last Will and Testament of deceased, was on the 16th day of May, 2013, duly exhibited, proven and recorded in our said Superior Court, a copy of which is hereto annexed, and whereas it appears in and by said Will that ESTHER L. JUDKINS is appointed executrix thereon and whereas said ESTHER L. JUDKINS has duly qualified.

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

LETTERS TESTAMENTARY – Page 1 of 2

F:\WPDOCS\10PROBAT\JUDKINS, Esther L (GSM)\Letters Testamentary.doc

Nealey & Marinella.

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

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By: _____
Deputy

I, Lynne Leseman, County Clerk of the County of Columbia, State of Washington, and ex-officio of the Superior Court of the State of Washington for Columbia County, do hereby certify that the within and foregoing is a full, true, and correct copy of the original Letters Testamentary and of the whole thereof, as the same is now on file and of record in the above entitled cause in my office and custody, said letters have never been revoked and are still in Full Force and Effect. IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of said Superior Court this 16th day of May, 2013.

By: _____
Deputy

REAL ESTATE EXCISE TAX AFFIDAVIT

PLEASE TYPE OR PRINT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

This form is your receipt
when stamped by cashier.

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

(See back of last page for instructions)

☐ Check box if partial sale of property

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

1 SELLER GRANTOR	Name <u>MICHAEL J. GWINN a/k/a MICHAEL GWINN and</u>	2 BUYER GRANTEE	Name <u>MICHAEL J. GWINN and ALICE C. GWINN, Trustees of the</u>
	<u>ALICE C. GWINN a/k/a ALICE GWINN, husband and wife</u>		<u>Gwinn Family Trust Dated May 24, 2013</u>
	Mailing Address <u>Post Office Box 104</u>		Mailing Address <u>Post Office Box 104</u>
	City/State/Zip <u>Pomeroy, WA 99347</u>		City/State/Zip <u>Pomeroy, WA 99347</u>
	Phone No. (including area code) <u>509-843-1705</u>		Phone No. (including area code) <u>509-843-1705</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>Michael J. Gwinn and Alice C. Gwinn, Trustees</u>		<u>See Attached Schedule</u> <input type="checkbox"/>
	Mailing Address <u>Post Office Box 104</u>		<input type="checkbox"/>
	City/State/Zip <u>Pomeroy, WA 99347</u>		<input type="checkbox"/>
	Phone No. (including area code) <u>509-843-1705</u>		<input type="checkbox"/>
			List assessed value(s) <u>1,737,871</u>

4 Street address of property: _____

This property is located in Garfield County

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

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

See Attached Schedule

5	Select Land Use Code(s): <u>83 - Agriculture classified under current use chapter 84.34 RCW</u> enter any additional codes: <u>11-Household Single Family Units</u> (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"/>		
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 Vosubruess</u> <u>5-28-13</u> DEPUTY ASSESSOR DATE (2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale. <u>Michael J. Gwinn</u> <u>Alice C. Gwinn</u> (3) OWNER(S) SIGNATURE PRINT NAME		If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) <u>458-61A-211(2g)</u> Reason for exemption <u>Transfer to Grantor Trust</u> Type of Document <u>Statutory Warranty Deed</u> Date of Document <u>May 24, 2013</u> Gross Selling Price \$ _____ *Personal Property (deduct) \$ _____ Exemption Claimed (deduct) \$ _____ Taxable Selling Price \$ _____ 0.00 Excise Tax : State \$ _____ 0.00 <u>0.0000</u> Local \$ _____ 0.00 *Delinquent Interest: State \$ _____ Local \$ _____ *Delinquent Penalty \$ _____ Subtotal \$ _____ 0.00 *State Technology Fee \$ _____ 5.00 *Affidavit Processing Fee \$ _____ 5.00 Total Due \$ _____ 10.00 A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS

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

Signature of Grantor or Grantor's Agent <u>Michael J. Gwinn</u>	Signature of Grantee or Grantee's Agent <u>Michael J. Gwinn</u>
Name (print) <u>Michael J. Gwinn and Alice C. Gwinn</u>	Name (print) <u>Michael J. Gwinn and Alice C. Gwinn, Trustees</u>
Date & city of signing: <u>May 24, 2013; Lewiston, Idaho</u>	Date & city of signing: <u>May 24, 2013; Lewiston, Idaho</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)).

ATTACHED SCHEDULE TO
REAL ESTATE EXCISE TAX AFFIDAVIT

Part 3: List all real and personal property tax parcel account numbers:

Tax Parcel Numbers:	2-013-42-003-1000-0000;	2-014-42-027-3000-0000;
	2-014-42-034-3000-0000;	2-014-42-027-1000-0000;
	2-014-42-028-1000-0000;	2-014-42-033-1000-0000;
	2-014-42-034-2000-0000;	2-013-42-010-2000-0000;
	2-013-42-003-3000-0000;	1-051-05-005-1430-0000

Part 4: Legal Description of Property:

Situate in Garfield County, State of Washington, to wit:

Parcel 1: Lower Place

In Township 13 North, Range 42 E.W.M.

The Northeast Quarter of Section 3.

ALSO that part of the Northwest Quarter of said Section 3, more particularly described as follows:

Beginning at the Northwest corner of said Section 3; thence East 2640.0 feet to the Northeast corner of the Northwest Quarter of said Section 3; thence South 2693.0 feet to the center of said Section 3; thence North 89°24' West 1012.0 feet; thence North 04°36' West 464.0 feet; thence North 09°07' West 200.0 feet; thence North 27°46' West 50.0 feet thence North 41°16' West 370.0 feet; thence North 13°28' West 523.0 feet; thence North 00°56' East 287.0 feet; thence North 77°50' West 327.0 feet; thence South 51°03' West 467.0 feet; thence South 61°24' West 259.0 feet; thence South 70°39' West 280.0 feet to a point on the West Section line of said Section 3; thence North 1346.0 feet along said Section line to the place of beginning.

In Township 14 North, Range 42 E.W.M.

That part of the Southeast Quarter of the Southwest Quarter of Section 27, more particularly described as follows:

Beginning at the Southeast corner of the Southwest Quarter of said Section 27; thence West 1210.0 feet; thence North 51°00' East 415 feet; thence North 61°00' East 365.0 feet; thence North 66°00' East 605.00 feet to the East line of said Southwest Quarter; thence South to the place of beginning.

The South Half, the Southwest Quarter of the Northeast Quarter and the Northwest Quarter in Section 34.

EXCEPT that part of the Northwest Quarter of said Section 34, more particularly described as follows:

Beginning at the Northwest corner of said Section 34; thence South along the West line of said Section 34, 1040.0 feet to the County Road; thence North 40°10' East 310.0 feet; thence North 50°35' East 595.0 feet; thence North 56°40' East 520.0 feet; thence North 51°00' East 140.0 feet to the North line of said Section 34; thence West 1430.0 feet to the place of beginning.

Parcel 2: Baker

In Township 14 North, Range 42 E.W.M.

All of Section 27 and the Northeast Quarter of Section 28, EXCEPT the following three described tracts:

Tract One: All of the above described lands lying northerly of the following described line:

Beginning at the Northeast corner of said Section 27; thence South 76°13'08" West 3157.03 feet; thence South 87°11'30" West to a point on the West line of said Northeast Quarter of the Northeast Quarter of Section 28, and the point of terminus of the above described line.

Tract Two: Beginning at a point 1840 feet South of the center of said Section 27; thence North 59°50' East 50 feet; thence South 41°10' East 285 feet; thence North 19°40' East 440 feet; thence North 47°50' East 745 feet; thence North 68°20' East 170 feet; thence South 76°00' East 230 feet; thence North 32°45' East 120 feet; thence North 21°00' West 245 feet; thence North 45°50' East 685 feet; thence North 18°00' East 310 feet; thence North 08°00' East 625 feet; thence North 03°08' East 380 feet; thence North 11°00' West 150 feet; thence North 07°00' East 575 feet; thence North 22°00' East 720 feet; thence South 59°30' East 45 feet; thence South 20°00' East 1150 feet to the East line of said Section 27; thence South on line to the Southeast corner of said Section 27; thence West to the Southwest corner of said Southeast Quarter; thence North on center line to place of beginning.

Tract Three: Beginning at the Southeast corner of the Southwest Quarter of said Section 27; thence West 1210 feet; thence North 51°00' East 415 feet; thence North 61°00' East 365 feet; thence North 66°00' East 605 feet to the East line of said Southwest Quarter; thence South to the place of beginning.

The Southeast Quarter, the South Half of the Northeast Quarter, and the Southeast Quarter of the Northwest Quarter of Section 28.

The Northeast Quarter of Section 33.

That part of the Northwest Quarter of the Northwest Quarter of Section 34, more particularly described as follows:

Beginning at the Northwest corner of said Section 34; thence South along the West line of said Section 34, 1040 feet to the center of the County Road; thence North 40°10' East 310 feet; thence North 50°35' East 595 feet; thence North 56°40' East 520 feet; thence North 51°00' East 140 feet to the North line of said Section 34; thence West 1430 feet to the place of beginning.

EXCEPT beginning at a point on the West line of said Section 34, 350 feet South of the Northwest corner of said Section 34; thence East to the right of way of the County Road; thence Southwesterly along said right of way to the West line of said Section 34; thence North on line to the place of beginning.

EXCEPT public road rights of way.

Parcel 3: Dixon

In Township 13 North, Range 42 E.W.M.

The Southwest Quarter of Section 3.

That part of the Northwest Quarter of Section 3 more particularly described as follows:

Beginning at a point on the West line of said Section 3, 1346.0 feet South of the Northwest corner of said Section 3; thence South along said Section line 1320.0 to the West Quarter corner of said Section 3; thence South 89°24' East 1628.0 feet; thence North 04°36' West 464.0 feet; thence North 09°07' West 200.0 feet; thence North 27°46' West 50.0 feet; thence North 41°16' West 370.0 feet; thence North 13°28' West 523.0 feet; thence North 00°56' East 287.0 feet; thence North 77°50' West 327.0 feet; thence South 51°03' West 467.0 feet; thence South 61°24' West 259.0 feet; thence South 70°39' West 280.0 feet to the place of beginning.

That part of the Northwest Quarter of Section 10, lying North of the County Road and more particularly described as follows:

Beginning at a point on the West line of said Northwest Quarter, 1834.8 feet North of the Southwest corner of said Quarter Section, in the center of the County Road; thence following the center of said County Road North 87°43' East 714.12 feet; thence North 75°07' East 196.68 feet; thence North 78°25' East 330.0 feet; thence South 84°50' East 658.02 feet; thence North 80°08' East 744.48 feet to the East line of said Quarter Section at a point 2030.82 feet North of the Southeast corner of said Quarter Section; thence North to the Northeast corner of said Quarter Section; thence West on Section line to the Northwest corner of said Quarter Section; thence South to the place of beginning.

SUBJECT TO right of way for farm road granted to James E. Gwinn.

EXCEPT public road rights of way.

Parcel 4: House

Lot 5 in Block 5 of Wilson's Addition to the City of Pomeroy, including a Boise Cascade Mobile Home.



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.

2356

<input type="checkbox"/> Check box if partial sale of property		If multiple owners, list percentage of ownership next to name.	
SELLER GRANTOR	Name <u>E. PEARL HALL, PERSONAL REP OF THE ESTATE OF JACK M. HALL, UNDER SPOKANE CO. PROBATE 07-4-1225-9</u>	BUYER GRANTEE	Name <u>E. PEARL HALL, a single person, as to an un-divided one half (1/2) interest</u>
	Mailing Address <u>PO BOX 18706</u>		Mailing Address <u>PO BOX 18706</u>
	City/State/Zip <u>SPOKANE, WA 99228-0706</u>		City/State/Zip <u>SPOKANE, WA 99228-0706</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 _____		2-010-42-034-3050 <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>19,030</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 a larger parcel.

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

#MHT-1071: THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER IN SECTION 34, TOWNSHIP 10 NORTH, RANGE 42 EAST, W.M.

5 Select Land Use Code(s): <u>Select Land Use Codes</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)? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
Is this property designated as forest land per chapter 84.33 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	If claiming an exemption, list WAC number and reason for exemption:
Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	WAC No. (Section/Subsection) <u>458-61A-202(2)</u>
Is this property receiving special valuation as historical property per chapter 84.26 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Reason for exemption _____
If any answers are yes, complete as instructed below.	Type of Document <u>PERSONAL REPRESENTATIVE DEED</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.	Date of Document <u>5/16/13</u>
This land <input type="checkbox"/> does <input type="checkbox"/> does not qualify for continuance.	Gross Selling Price \$ _____
DEPUTY ASSESSOR _____ DATE _____	*Personal Property (deduct) \$ _____
(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.	Exemption Claimed (deduct) \$ _____
(3) OWNER(S) SIGNATURE	Taxable Selling Price \$ _____ 0.00
PRINT NAME _____	Excise Tax : State \$ _____ 0.00
	<u>0.0025</u> Local \$ _____ 0.00
	*Delinquent Interest: State \$ _____
	Local \$ _____
	*Delinquent Penalty \$ _____
	Subtotal \$ _____ 0.00
	*State Technology Fee \$ _____ 5.00
	*Affidavit Processing Fee \$ _____ 5.00
	Total Due \$ _____ 10.00
	A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS

I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.	
Signature of Grantor or Grantor's Agent <u>Jennifer Kasinger</u>	Signature of Grantee or Grantee's Agent <u>Jennifer Kasinger</u>
Name (print) <u>JENNIFER KASINGER</u>	Name (print) <u>JENNIFER KASINGER</u>
Date & city of signing: <u>5-22-13</u>	Date & city of signing: <u>5-22-13</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 (a) (2/1/08)

THIS SPACE - TREASURER'S USE ONLY

COUNTY TREASURER

KAREN ROOSEVELT
GARFIELD COUNTY TREASURER2356
THE