

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>William D. Shelton</u>	2 BUYER GRANTEE	Name <u>Blue Mountain Artisans Guild</u>
	<u>Vickie S. Shelton</u>		
	Mailing Address <u>PO Box 318</u>		Mailing Address <u>PO Box 76</u>
	City/State/Zip <u>Pomeroy WA 99347-0318</u>		City/State/Zip <u>Pomeroy WA 99347-0076</u>
	Phone No. (including area code) <u>(509) 843-3069</u>		Phone No. (including area code) <u>(509) 843-1350</u>

3 Send all property tax correspondence to: ☒ 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

1-050-03-002-1260	<input type="checkbox"/>	List assessed value(s)
	<input type="checkbox"/>	- N/A -
	<input type="checkbox"/>	
	<input type="checkbox"/>	

4 Street address of property: 745 Main Street

This property is located in Pomeroy

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

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

East half of the West 34 feet of the East 57 feet of Lot 3 in Block 3 of the Original Town of the City of Pomeroy

5 Select Land Use Code(s):
79 - Other cultural, entertainment, and recreational
enter any additional codes: 69
(See back of last page for instructions)

6

	YES	NO
Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is this property designated as forest land per chapter 84.33 RCW?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is this property receiving special valuation as historical property per chapter 84.26 RCW?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If any answers are yes, complete as instructed below.

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

This land ☐ does ☐ does not qualify for continuance.

DEPUTY ASSESSOR _____ DATE _____

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

(3) OWNER(S) SIGNATURE

PRINT NAME _____

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

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

WAC No. (Section/Subsection) - N/A -

Reason for exemption
- N/A -

Type of Document Statutory Warranty Deed

Date of Document 3/30/12

Gross Selling Price \$	20,000.00
*Personal Property (deduct) \$	0.00
Exemption Claimed (deduct) \$	0.00
Taxable Selling Price \$	20,000.00
Excise Tax : State \$	256.00
<u>0.0025</u> Local \$	50.00
*Delinquent Interest: State \$	0.00
Local \$	0.00
*Delinquent Penalty \$	0.00
Subtotal \$	306.00
*State Technology Fee \$	5.00
*Affidavit Processing Fee \$	0.00
Total Due \$	311.00 CK

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

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

Signature of Grantor or Grantor's Agent Vickie S. Shelton

Name (print) Vickie S. Shelton

Date & city of signing: 30 March 2012 - Pomeroy WA

Signature of Grantee or Grantee's Agent Mary M. Flerchinger

Name (print) Mary M. Flerchinger

Date & city of signing: 30 March 2012 - 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)).

PLEASE TYPE OR PRINT

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(See back of last page for instructions)

☐ Check box if partial sale of property

If multiple owners, list percentage of ownership next to name

1 SELLER GRANTOR	Name <u>Patrick Ledgerwood and Edward Ledgerwood</u>	2 BUYER GRANTEE	Name <u>Joshua L. Hames and Jamie L. Hames</u>
	Mailing Address <u>882 Akumu Place</u>		Mailing Address <u>1614 E. Nebraska</u>
	City/State/Zip <u>Kailua, HI 96734</u>		City/State/Zip <u>Spokane, WA 99208</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 <u>Joshua L. Hames and Jamie L. Hames</u>		Phone <u>30</u> <u>VIA Tammy Hames 2011-43-009-2000</u>	
Mailing Address <u>1614 E Nebraska</u>		<u>2-011-43-009-4000</u> <input type="checkbox"/>	
City/State/Zip <u>Spokane, WA 99208</u>		<u>2-011-43-016-1000</u> <input type="checkbox"/>	
Phone No (including area code) _____		<input type="checkbox"/>	
List Assessed value(s)			

4 Street address of property: 58 Ledgerwood Road, Pomeroy, Washington

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)

Part of the SW1/4SE1/4 of Section 9 and of the NW1/4NE1/4 of Section 16, Township 11, N R 43 W M., Garfield County, more particularly described on the attached legal description.

5 Select Land Use Code(s): <u>11 - Household, single family units</u> enter any additional codes: _____ (See back of last page for instructions)	7 List all personal property (tangible and intangible) included in selling price. _____ _____ _____ _____ _____
Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) <u>458-61A-200</u> Reason for Exemption <u>Gift</u>
6 Is this property designated as forest land per chapter 84.33 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Is this property classified as current use (open space, farm, and agricultural, or timber) land per chapter 84.34? <input type="checkbox"/> YES <input 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.	Type of Document <u>Gift Deed</u> Date of Document <u>3/17/2012</u> Gross Selling Price \$ <u>0.00</u> *Personal Property (deduct) \$ _____ Exemption Claimed (deduct) \$ _____ Taxable Selling Price \$ <u>0.00</u> Excise Tax : State \$ <u>0.00</u> <u>0.0025</u> Local \$ <u>0.00</u> *Delinquent Interest Penalty \$ _____ 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> CU A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS
(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNERS(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information. This land <input type="checkbox"/> # does <input checked="" type="checkbox"/> does not qualify for continuance.	
(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale.	
(3) OWNER(S) SIGNATURE _____ PRINT NAME	

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

Signature of Grantor or Grantor's Agent: <u>Patrick F. Ledgerwood</u>	Signature of Grantee or Grantee's Agent: <u>Thomas L. Ledgerwood</u>
Name (Print): <u>Patrick F. Ledgerwood</u>	Name (Print): <u>Thomas L. Ledgerwood, Agent</u>
Date & city of signing: <u>3-14-12 Clarkston WA</u>	Date & city of signing: <u>3-17-12 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)).

REV 84 0001a inst. (11/30/11)

THIS SPACE - TREASURER'S USE ONLY

COUNTY TREASURER

PAID
MAR 30 2012

KAREN ROOSEVELT
GARFIELD COUNTY TREASURER

2173 *pk*



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 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

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.

COUNTY TREASURER



MOBILE HOME
REAL ESTATE EXCISE TAX AFFIDAVIT

2174

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

Chapter 82.45 RCW
Chapter 458-61A WAC

This form is your receipt when stamped
by cashier.

FOR USE WHEN TRANSFERRING TITLE TO MOBILE HOME ONLY

PLEASE TYPE OR PRINT
INCOMPLETE AFFIDAVITS WILL NOT BE ACCEPTED

REGISTERED
OWNER

Name	BYRON E & JILL M Walters		
Street	PO Box 217		
City	State	Zip Code	
Pomeroy	WA	99347	

LOCATION OF
MOBILE HOME

Name			
Street			
City	State	Zip Code	

NEW REGISTERED
OWNER

Name	Larry Boyd		
Street	1393 Hwy 12 W		
City	State	Zip Code	
Pomeroy	WA	99347	

LEGAL OWNER

Name			
Street			
City	State	Zip Code	

PERSONAL PROPERTY
PARCEL or ACCOUNT NO.

LIST ASSESSED VALUE(S): \$

REAL PROPERTY

PARCEL or ACCOUNT NO. 5000000000170000

LIST ASSESSED VALUE(S): \$

MAKE	YEAR	MODEL	SIZE	SERIAL NO. or I.D.	REVENUE TAX CODE NO.
Marlette	1965		60X10	K 360 CDE 50549	

Date of Sale

3/22/2012

Taxable Sale Price.....\$ 200⁰⁰

Excise Tax: State.....\$

Local.....\$

Delinquent Interest: State.....\$ 2⁵⁶

Local.....\$ 5⁰⁰

Delinquent Penalty.....\$

Subtotal.....\$

State Technology Fee.....\$ 5.00

Affidavit Processing Fee.....\$ 1⁹⁴

Total Due.....\$ 10⁰⁰

If exemption claimed, WAC number & title:

WAC No. (Sec/Sub)

WAC Title

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

AFFIDAVIT

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

Signature of

Grantor/Agent

Jill M Walters

Name (print)

Jill M Walters

Date and Place of Signing:

4/2/12 Pomeroy, WA

Signature of

Grantee/Agent

Larry W Boyd

Name (print)

Larry W. Boyd

Date & Place of Signing:

4/2/12 Pomeroy WA.

TREASURER'S CERTIFICATE

I hereby certify that property taxes due Garfield
County on the mobile home described hereon have been paid to and
including the year 4-2-2012

4-2-2012

Date

Karen J. Roosevelt, Treasurer

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

THIS SPACE - TREASURER'S USE ONLY

PAID

APR 03 2012

COUNTY TREASURER

REV 84 0003 (12/27/06)

KAREN ROOSEVELT
GARFIELD COUNTY TREASURER

2174

KR

Mobile Home Movement Affidavit

Home Owner's Printed Name: Larry Boyd

Current Mailing Address: 1393 Hwy 12 W
Street or PO Box

Pomeroy City WA State 99347 Zip Code

Telephone Number: (509) 751 2128 Year Home Manufactured: 1965

My Home is a: ☒ Single Section ☐ Multiple Section Home

Dimensions: 60 X 10

I hereby certify under penalty of perjury that I am the owner of the above-described mobile home and am moving the home for my continued occupation or use. I further understand that intentional misrepresentation on this affidavit might result in prosecution. I authorize State and County authorities to make inquiries to verify the statements herein.

Mobile Home Owner's Signature: Larry W Boyd Date: 10/13/11

Witness to Homeowner's Signature: Teresa M. Sep. Dep Date: 10-13-11

Title: Garfield County Chief Deputy

3/22/2012 ~~3/22/2012~~

I BYRON E. WALTERS SELL LARRY BOYD
1 10X60 MARLETTE TRAILER FOR THE SUM OF
\$200.00 AS-IS CONDITION.

Byron E. Walters



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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	Constance D. Sullivan	2 BUYER GRANTEE	Name	Edward D. Sullivan
	Mailing Address	1835 Solar Hills Dr.		Mailing Address	314 23 rd Street
	City/State/Zip	CLARKSTON, WA, 99403		City/State/Zip	Pomeroy, WA, 99347
	Phone No. (including area code)	509 751 6974		Phone No. (including area code)	509 843 3946
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			1054730001000 0000 <input checked="" type="checkbox"/>		
Mailing Address			10547100011000 0000 <input checked="" type="checkbox"/>		
City/State/Zip			105470000012000 0000 <input type="checkbox"/>		
Phone No. (including area code)					

4
Street address of property: 314 23rd Street
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 another parcel, are part of a boundary line adjustment or parcels being merged.
Legal description of property (if more space is needed, you may attach a separate sheet to each page of the affidavit)

5
Select Land Use Code(s): 11
enter any additional codes:
(See back of last page for instructions)

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

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

If any answers are yes, complete as instructed below.

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

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

This land ☐ does ☒ does not qualify for continuance.

DEPUTY ASSESSOR

DATE

(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)

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

(3) OWNER(S) SIGNATURE

PRINT NAME

7
List all personal property (tangible and intangible) included in selling price.
All buildings and structures located on said property

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

WAC No. (Section/Subsection) 458-61A-203 (1)

Reason for exemption
Establish separate property

Type of Document Quit claim Deed

Date of Document 04/02/2012

Gross Selling Price \$ 1.00

*Personal Property (deduct) \$

Exemption Claimed (deduct) \$

Taxable Selling Price \$

Excise Tax : State \$

Local \$

*Delinquent Interest: State \$

Local \$

*Delinquent Penalty \$

Subtotal \$

*State Technology Fee \$ 5.00

*Affidavit Processing Fee \$ 5.00

Total Due \$ 10.00

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	Constance D. Sullivan	Signature of Grantee or Grantee's Agent	Edward D. Sullivan
Name (print)	Constance D. Sullivan	Name (print)	Edward D. Sullivan
Date & city of signing:	4/2/2012	Date & city of signing:	04/02/2012

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)).

APR 04 2012

REAL ESTATE EXCISE TAX
AMT. PAID \$ 0
RECEIPT NO. 2175
DATE April 4, 2012
GARFIELD COUNTY TREASURER
BY Tuan M. Sp...

THE ABOVE SPACE PROVIDED FOR RECORDERS USE ONLY
PREPARED BY:
Edward D. Sullivan
314 23rd . Street
Pomeroy, Washington 99347

WHEN RECORDED RETURN TO:
~~Anonymous~~ Edward D. Sullivan
314 23rd . Street
Pomeroy, Washington, 99347

QUIT CLAIM DEED

On April 02, 2012 THE GRANTOR(S),

- Constance Darlene Sullivan and Edward Dee Sullivan, a married couple,
for and in consideration of: One Dollar (\$1.00) and other good and valuable consideration
conveys, releases and quit claims to the GRANTEE(S):
- Edward D. Sullivan and N/A, a married couple, residing at 314 23rd street, Pomeroy,
Garfield County, Washington 99347

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

(legal description): all & Port. VAC.St., Blk. 73 Depot Addition, all Blk. 71 Depot Addition, all Blk.
70 Depot Addition,

Grantor does hereby grants, bargain and sell all of the Grantor's rights, title, and interest in and to
the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and
assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall
have, claim or demand any right or title to the property, premises, or appurtenances, or any part
thereof.

Tax Parcel Number: 10547300010000000 -1-547100011000000,10547000012000000

Mail Tax Statements To:
Edward D. Sullivan
314 23rd. street
Pomeroy, Washington 99347

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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>GWEN K. EKin</u>	2 BUYER GRANTEE	Name <u>GWEN G. JENNINGS</u>
	Mailing Address <u>C/O GWEN JENNINGS</u>		Mailing Address <u>PO Box 606</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 _____		1-053-07-010-1090 <input type="checkbox"/>	
Mailing Address _____		<input type="checkbox"/>	
City/State/Zip _____		<input type="checkbox"/>	
Phone No. (including area code) _____		<input type="checkbox"/>	
		List assessed value(s)	

4
Street address of property: _____

This property is located in 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 10 IN BLK 7 OF MULKEY'S ADDITION TO THE CITY OF POMEROY

5 Select Land Use Code(s): <u>11 - Household, single family units</u> enter any additional codes: _____ (See back of last page for instructions)	7 List all personal property (tangible and intangible) included in selling price.
Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)? YES <input type="checkbox"/> NO <input 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 Is this property designated as forest land per chapter 84.33 RCW? YES <input type="checkbox"/> NO <input type="checkbox"/> Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34? YES <input type="checkbox"/> NO <input type="checkbox"/> Is this property receiving special valuation as historical property per chapter 84.26 RCW? YES <input type="checkbox"/> NO <input type="checkbox"/> If any answers are yes, complete as instructed below. (1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information. This land <input type="checkbox"/> does <input type="checkbox"/> does not qualify for continuance.	Type of Document <u>QUIT CLAIM DEED OF GIFT</u> Date of Document <u>3/20/12</u> Gross Selling Price \$ <u>0.00</u> *Personal Property (deduct) \$ _____ Exemption Claimed (deduct) \$ _____ Taxable Selling Price \$ <u>0.00</u> Excise Tax : State \$ <u>0.00</u> <u>0.0025</u> Local \$ <u>0.00</u> *Delinquent Interest: State \$ _____ Local \$ _____ *Delinquent Penalty \$ _____ Subtotal \$ <u>0.00</u> *State Technology Fee \$ <u>5.00</u> *Affidavit Processing Fee \$ <u>5.00</u> Total Due \$ <u>10.00</u> A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS
DEPUTY ASSESSOR _____ DATE _____ (2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale. (3) OWNER(S) SIGNATURE _____ PRINT NAME _____	

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

Signature of Grantor or Grantor's Agent <u>Gwen Kay Ekin</u>	Signature of Grantee or Grantee's Agent <u>Gwen G. Jennings</u>
Name (print) <u>GWEN K. EKIN</u>	Name (print) <u>GWEN G. JENNINGS</u>
Date & city of signing: <u>03/20/11 POMEROY</u>	Date & city of signing: <u>03/20/11 POMEROY</u>

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

REAL ESTATE EXCISE TAX
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.

Gwen Kay Ekin
Grantor's Signature

Gwen Jennings
Grantee's Signature

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

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

NOTE: Exchange Facilitator must sign below.

Exchange Facilitator's Signature

PLEASE TYPE OR PRINT

REAL ESTATE EXCISE TAX AFFIDAVIT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

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

(See back of last page for instructions)

This form is your receipt
when stamped by cashier.

<input type="checkbox"/> Check box if partial sale of property		If multiple owners, list percentage of ownership next to name	
1. Name	Edward J. Wolf, a married person as his sole and separate property, as to an undivided one-half interest	2. Name	Richard F. Wolf and Selena Wolf, husband and wife
SELLER GRANTOR	Mailing Address 107 Washboard Road	BUYER GRANTEE	Mailing Address 107 Washboard Road
	City/State/Zip Pomeroy, WA 99347		City/State/Zip Pomeroy, WA 99347
	Phone No. (including area code)		Phone No. (including area code)
3.	Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee	List all real and personal tax parcel account numbers – check box if personal property 2-014-41-036-1000, 2-014-42-031-3000 <input type="checkbox"/>	
Name	Richard F. Wolf	Listed assessed value(s)	
Mailing Address	107 Washboard Road		
City/State/Zip	Pomeroy, WA 99347		
Phone No. (including area code)			

4. Street address of property: Ptn. Sections 31 & 36, 14-41, , WA

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

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

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

Per Attached

5. Select Land Use Code(s): <u>83</u> Enter any additional codes: (See back of last page for instructions) Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	7. List all personal property (tangible and intangible) included in selling price. If claiming an exemption, list WAC number reason for exemption: WAC No. (Section/Subsection) Reason for exemption Type of Document <u>Notice of Real Estate Contract & Quit Claim Deed</u> Date of Document <u>March 12, 2012</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>Kathia Vadenmeegen</u> <u>4/10/12</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>Richard F. Wolf</u> <u>Selena Wolf</u> PRINT NAME	Gross Selling Price \$ <u>21,646.03</u> *Personal Property (deduct) \$ <u>No</u> Exemption Claimed (deduct) \$ <u>No</u> Taxable Selling Price \$ <u>21,646.03</u> Excise Tax: State \$ <u>277.07</u> Local \$ <u>54.12</u> *Delinquent Interest: State \$ <u></u> Local \$ <u></u> *Delinquent Penalty \$ <u></u> Subtotal \$ <u>331.19</u> *State Technology Fee \$ <u>5.00</u> *Affidavit Processing Fee \$ <u></u> Total Due \$ <u>336.19</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>Edward J. Wolf</u>	Signature of Grantee or Grantee's Agent	<u>Richard F. Wolf</u>
Name (print)	Edward J. Wolf	Name (print)	Richard F. Wolf
Date & city of signing	<u>3-12-2012</u>	Date & city of signing	<u>3-12-12 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 0001a (04/30/09)

THIS SPACE IS FOR THE COUNTY TREASURER'S USE ONLY

COUNTY TREASURER

KAREN ROOSEVELT
GARFIELD COUNTY TREASURER

2177
KR

EXHIBIT "A"

LEGAL DESCRIPTION

That part of the Northeast Quarter of Section 36, Township 14 North, Range 41 E.W.M., Garfield County, Washington, more particularly described as follows: Commencing at the Southeast corner of said Northeast Quarter; thence North along the East line of said Section 36 a distance of 718.26 feet to the True Point of Beginning, said point being on the centerline of the County Road; thence South 64°40'00" West along said centerline a distance of 664.82 feet; thence North 41°51'09" West 30.43 feet to a point on the North right of way line of the County Road; thence North 24°35'49" East 241.04 feet; thence North 53°20'13" East 523.87 feet; thence North 13°43'14" East 195.60 feet; thence North 25°14'21" West 172.61 feet; thence North 51°18'01" West 204.07 feet; thence North 36°26'36" West 521.46 feet; thence South 86°04'06" West 345.91 feet; thence North 06°05'03" West 784.67 feet to a point on the North line of said Section 36; thence North 89°54'00" East along said North line a distance of 1025.13 feet to the Northeast corner of said Section 36; thence South along the East line of said Section 36 a distance of 1921.74 feet to the place of beginning.

ALSO, that part of Section 36, Township 14 North, Range 41 E.W.M., Garfield County, Washington, lying South and East of County Roads (Bratcher Grade and Washboard Roads).

The Southwest Quarter of Section 31, Township 14 North, Range 42 E.W.M., Garfield County, Washington, EXCEPT the following described tract: Beginning at the Southwest corner of said Section 31; thence North on the Section line 693.00 feet; thence South 33°10'00" East 444.18 feet; thence South 67°35'00" East 742.50 feet to the South line of said Section 31; thence along the South line South 87°10'00" West 929.28 feet to the point of beginning.

EXCEPT public road rights of way.

Parcel Nos. 2-014-41-036-1000; 2-014-42-031-3000

SUBJECT TO: 2012 Real property taxes.

SUBJECT TO: Said lands have been reclassified as open space, for tax purposes. They will be subject to further taxation and interest thereupon as provided by Chapter 84.34 RCW upon withdrawal from such classification or change in use, and in some cases such classification may be withdrawn unless the new owner furnishes the assessor a "Notice of Compliance" within sixty days of a sale or transfer.

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.



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>Pomeroy Assembly of God, a WA non-profit org.</u>	2 BUYER GRANTEE	Name <u>Northwest District Council of the Assemblies of God, dba Northwest Ministry Network of the Assem. of God, a WA non-profit org.</u>
	Mailing Address <u>1019 Arlington Street</u>		Mailing Address <u>35131 SE Douglas Street, Suite 200</u>
	City/State/Zip <u>Pomeroy WA 99347</u>		City/State/Zip <u>Snoqualmie WA 98065</u>
	Phone No. (including area code) _____		Phone No. (including area code) <u>(425) 888-4800</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 _____	8-056-06-005-1520 <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: 1019 Arlington Street - Pomeroy, WA 99347

This property is located in Garfield County

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

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

LOTS 4 AND 5 IN BLOCK SIX AND THE EAST THIRTY FEET OF LOT ONE IN BLOCK SEVEN ALL IN POTTER'S ADDITION TO THE CITY OF POMEROY, GARFIELD COUNTY, STATE OF WASHINGTON

5	Select Land Use Code(s): <u>72 - Public assembly</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 checked="" type="checkbox"/> NO <input type="checkbox"/>		If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) <u>458-61A-201(i)</u> Reason for exemption <u>No debt against property. Gift to a non-profit organization.</u>
6	Is this property designated as forest land per chapter 84.33 RCW? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> Is this property receiving special valuation as historical property per chapter 84.26 RCW? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> If any answers are yes, complete as instructed below. (1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information. This land <input type="checkbox"/> does <input type="checkbox"/> does not qualify for continuance. _____ DEPUTY ASSESSOR _____ DATE (2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale. (3) OWNER(S) SIGNATURE _____ PRINT NAME		Type of Document <u>Quit Claim Deed</u> Date of Document <u>4-3-12</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 \$ _____ 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>Donald H. Detrick</u>	Signature of Grantee or Grantee's Agent <u>Dave E. Cole</u>
Name (print) <u>Donald H. Detrick, Secretary</u>	Name (print) <u>Dave E. Cole, Vice-President</u>
Date & city of signing: <u>4/3/2012 Snoqualmie WA</u>	Date & city of signing: _____

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

REV 84 0001ae (11/30/11)

THIS SPACE FOR TREASURER'S USE ONLY

COUNTY TREASURER

KAREN ROOSEVELT
GARFIELD COUNTY TREASURER

2178

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.

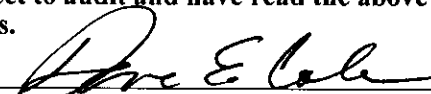
B: Gifts without consideration

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.


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

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.



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)

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

<input type="checkbox"/> Check box if partial sale of property If multiple owners, list percentage of ownership next to name.			
1 SELLER GRANTOR	Name <u>PARLET, MICHAEL L. Personal Representative of the</u> <u>Estate of Cecil R. Parlet, deceased</u> Mailing Address <u>3520 241st Place S.E.</u> City/State/Zip <u>Issaquah, WA 98029</u> Phone No. (including area code) <u>(206) 972-2463</u>		
	2 BUYER GRANTEE	Name <u>PARLET, WILLIAM D. - 50%</u> <u>PARLET, MICHAEL L. - 50%</u> Mailing Address <u>3520 241st Place S.E.</u> City/State/Zip <u>Issaquah, WA 98029</u> Phone No. (including area code) <u>(509) 972-2463</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>2-013-43-016-2001</u> <input type="checkbox"/> <u>2-013-43-016-2002</u> <input type="checkbox"/> <u>2-012-43-001-2001</u> <input type="checkbox"/> <u>2-012-43-001-2002</u> <input type="checkbox"/>	List assessed value(s) <u>764,290</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)

Additional real property tax parcel numbers: 2-013-43-035-4001; 2-013-43-035-4002; 2-013-43-035-4003; 2-012-43-001-4001; 2-012-43-001-4002; 2-012-43-001-4003; 2-012-43-012-2001; 2-012-43-012-2002; 2-012-43-012-2003.

SEE FULL LEGAL DESCRIPTION ON EXHIBIT "A" ATTACHED HERETO.

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

83 - Agriculture classified under current use chapter 84.34 RCW

enter any additional codes: 94

(See back of last page for instructions)

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

6

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

If any answers are yes, complete as instructed below.

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

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

This land ☒ does ☐ does not qualify for continuance.

Keshia VandenBosch 4/4/12
 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

Michael L. Parler
 PRINT NAME

MICHAEL L. PARLER

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

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

WAC No. (Section/Subsection) 458-61A-202

Reason for exemption Inheritance or devise

Type of Document Deed of Personal Representative

Date of Document Sept. 1, 2011

Gross Selling Price	\$	_____
*Personal Property (deduct)	\$	_____
Exemption Claimed (deduct)	\$	_____
Taxable Selling Price	\$	0.00
Excise Tax : State	\$	0.00
<div style="border: 1px solid black; padding: 2px;">0.0025</div> 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 L. Parlet</u>	Signature of Grantee or Grantee's Agent	<u>Michael L. Parlet</u>
Name (print)	<u>MICHAEL L. PARLET, Personal Representative</u>	Name (print)	<u>MICHAEL L. PARLET</u>
Date & city of signing:	<u>4/4/2012 Pomeroy, WA</u>	Date & city of signing:	<u>4/4/2012 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)).

REV 84 0001ae (2/22/10)

THIS SPACE ~~TREASURER'S~~ USE ONLY

COUNTY TREASURER

PAID
APR 10 2012

KAREN ROOSEVELT
GARFIELD COUNTY TREASURER

2179

THE

Return to:

Irwin, Myklebust, Savage
& Brown, P.S.
P.O. Box 604
Pullman, WA 99163-0604

REAL ESTATE EXCISE TAX
AMT. PAID \$ 0
RECEIPT NO. 2179
DATE April 10, 2012
GARFIELD COUNTY TREASURER
BY William D. Savage

DEED OF PERSONAL REPRESENTATIVE

Reference Number(s) of Documents Assigned or Released:

Grantor(s):

1. PARLET, MICHAEL L., Personal Representative
2. ESTATE OF CECIL R. PARLET

Grantee(s):

1. PARLET, MICHAEL L.
3. PARLET, WILLIAM D.

Abbreviated Legal Description: NW 1/4 Sec 16, T13N, R 43, E.W.M.; Gov't Lts. 3 & 4, S 1/2 NW 1/4 Sec 1, T12N, R 43, E.W.M.; SE 1/4 Sec 35, T13N, R43, E.W.M.; SE 1/4 Sec 1, T12N, R43, E.W.M.; N 1/2 NW 1/4 Sec 12, T12N, R43, E.W.M.

Full Legal is on pages 1 and 2 of Document.

Assessor's Property Tax Parcel Number(s): 2-013-43-016-2001; 2-013-43-016-2002; 2-012-43-001-2001; 2-012-43-001-2002; 2-013-43-035-4001; 2-013-43-035-4002; 2-013-43-035-4003; 2-012-43-001-4001; 2-012-43-001-4002; 2-012-43-001-4003; 2-012-43-012-2001; 2-012-43-012-2002; 2-012-43-012-2003.

THE GRANTOR, MICHAEL L. PARLET, Personal Representative of the Estate of Cecil R. Parlet, deceased, in distribution of the assets of said Estate, hereby conveys and quitclaims unto THE GRANTEES, MICHAEL L. PARLET and WILLIAM D. PARLET, in equal undivided interests; as tenants in common, all of said Estate's right, title and interest in the following-described real estate situated in Garfield County, Washington, together with all after acquired title of Grantor, to-wit:

1. The Northwest Quarter of Section 16, Township 13 North, Range 43 E.W.M.,
EXCEPT rights-of-way for county roads

2. Government Lots 3 and 4, and the South Half of the Northwest Quarter of Section 1, Township 12 North, Range 43 E.W.M.,

EXCEPT beginning at the center of said Section 1, thence running North on the one-half section line 502 feet, thence deflect left 100° a distance of 423 feet, thence deflect left 34° a distance of 635 feet to a point on the East-West center line of said Section 1, thence deflect left 136°50' along said center line a distance of 873.6 feet to place of beginning.

3. The Southeast Quarter of Section 35, Township 13 North, Range 43, E.W.M.

4. The Southeast Quarter of Section 1, Township 12 North, Range 43, E.W.M.,

AND that part of the Northwest Quarter of Section 1, more particularly described as follows:

Beginning at the center of Section 1; thence north on the one-half section line 502 feet; thence deflect left 100° a distance of 423 feet, thence deflect left 34° a distance of 635 feet to a point on the East-West center line of said Section 1, thence deflect left $136^{\circ}50'$ along said center line a distance of 873.6 feet to place of beginning.

5. The North Half of the Northwest Quarter of Section 12, Township 12 North, Range 43, E.W.M.

EXCEPT that part of the Northeast Quarter of said Northwest Quarter more particularly described as follows:

Beginning at the Southeast corner of said Northeast Quarter of the Northwest Quarter; thence north $00^{\circ}06'$ west 494.8 feet; thence south $42^{\circ}14'$ west 523.0 feet; thence south $31^{\circ}29'$ west 128.3 feet to the South line of said Northeast Quarter of the Northwest Quarter; thence north $89^{\circ}45'$ east, along said South line, 419.4 feet to the place of beginning.

ALSO the Southwest Quarter of the Northwest Quarter of said Section 12;

EXCEPT beginning at the Southeast corner of said Southwest Quarter of the Northwest Quarter; thence north 1023.2 feet; thence south $81^{\circ}15'$ west 182.5 feet; thence south $02^{\circ}22'$ east 500.0 feet; thence south $25^{\circ}53'$ west 190.0 feet; thence south $57^{\circ}43'$ west 413.0 feet; thence south $53^{\circ}02'$ west 178.6 feet; thence north $89^{\circ}45'$ east 734.3 feet to the place of beginning.

ALSO that part of the Southeast Quarter of the Northwest Quarter of said Section 12, more particularly described as follows:

Beginning at the Northwest corner of the Southeast Quarter of the Northwest Quarter of said Section 12; thence north $89^{\circ}45'$ east, along the North line of said tract 834.0 feet; thence south $35^{\circ}13'$ west 228.0 feet; thence south $66^{\circ}53'$ west 129.0 feet; thence south $87^{\circ}45'$ west 474.0 feet; thence south $77^{\circ}22'$ west 113.3 feet; thence north 277.0 feet to the point of beginning, together with a strip of land 20.0 feet wide and 944.3 feet long, adjacent to the South and East boundaries of the above-described tract, said strip being an existing roadway.

ALSO that part of the Northwest Quarter of the Northeast Quarter of said Section 12, more particularly described as follows:

Beginning at the Northwest corner of the Northeast Quarter of said Section 12; thence south $89^{\circ}52'$ east, along the North line of said Section 1320.0 feet; thence south $77^{\circ}36'$ west 1351.0 feet to the West line of said Northeast Quarter; thence north $00^{\circ}06'$ west, along said West line 293.0 feet to the point of beginning.

EXCEPT public road rights of way.

STATE OF WASHINGTON DEPARTMENT OF HEALTH

1. Legal Name (Include AKA's if any) - First, Middle, Last, Suffix Cecil R. Parlet				2. Birth Date May 17, 2009	
3. Sex (M/F) Male	4a. Age - Last Birthday 92	4b. Under 1 Year Months Days 0 0	4c. Under 1 Day Hours Minutes 0 0	5. Social Security Number 531-36-1946	6. County of Death Asotin
7. Birthdate July 8, 1916	8a. Birthplace (City, Town, or County) Pomeroy	8b. (State or Foreign Country) Washington	9. Decedent's Education Associate Degree		
10. Was Decedent of Hispanic Origin? (Yes or No) If yes, specify No			11. Decedent's Race(s) White		12. Was Decedent ever in U.S. Armed Forces? No
13a. Residence: Number and Street (e.g., 624 SE 5 th St.) (Include Apt. No.) 1215 Evergreen Estates Apt. 224				13b. City or Town Clarkston	
13c. Residence: County Asotin	13d. Tribal Reservation Name (if applicable)	13e. State or Foreign Country Washington	13f. Zip Code + 4 99403	13g. Inside City Limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unk	
14. Estimated length of time at residence. 26 years		15. Marital Status at Time of Death Widowed		16. Surviving Spouse's or Domestic Partner's Name (Give name prior to first marriage)	
17. Usual Occupation (Indicate type of work done during most of working life. (DO NOT USE RETIRED)) Farmer				18. Kind of Business/Industry (Do not use Company Name) Farming	
19. Father's Name (First, Middle, Last, Suffix) Valentine Parlet			20. Mother's Name Before First Marriage (First, Middle, Last) Edna Hess		
21. Informant's Name Michael Parlet	22. Relationship to Decedent Son	23. Mailing Address: Number and Street or RFD No. City or Town State Zip 2520 241st Place Issaquah WA 98029			
24. Place of Death, if Death Occurred in a Hospital: Clarkston Care Center				24. Place of Death, if Death Occurred Somewhere Other than a Hospital: Long Term Care Center	
25. Facility Name (If not a facility, give number & street or location) Clarkston Care Center				26a. City, Town, or Location of Death Clarkston	26b. State WA
28. Method of Disposition Burial		29. Place of Final Disposition (Name of cemetery, crematory, other place) Pomeroy City Cemetery		30. Location-City/Town, and State Pomeroy, Washington	
31. Name and Complete Address of Funeral Facility Merchant Funeral Home 1000 7th St. Clarkston WA 99403				32. Date of Disposition May 21, 2009	
33. Funeral Director Signature X <i>Walter Brown</i>					
Cause of Death (See instructions and examples)					
34. Enter the chain of events - diseases, injuries, or complications - that directly caused the death. DO NOT enter terminal events such as cardiac arrest, respiratory arrest, or ventricular fibrillation without showing the etiology. DO NOT ABBREVIATE. Add additional lines if necessary.					
IMMEDIATE CAUSE (Final disease or condition resulting in death) → <i>Prostate Ca</i>				Interval between Onset & Death <i>years</i>	
Sequentially list conditions, if any, leading to the cause listed on line a. Enter the UNDERLYING CAUSE (disease or injury that initiated the events resulting in death) LAST				Interval between Onset & Death	
35. Other significant conditions contributing to death but not resulting in the underlying cause given above				36. Autopsy? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
37. Were autopsy findings available to complete the Cause of Death? <input type="checkbox"/> Yes <input type="checkbox"/> No				38. Manner of Death <input checked="" type="checkbox"/> Natural <input type="checkbox"/> Homicide <input type="checkbox"/> Undetermined <input type="checkbox"/> Suicide <input type="checkbox"/> Pending	
39. If female <input type="checkbox"/> Not pregnant within past year <input type="checkbox"/> Not pregnant, but pregnant within 42 days before death <input type="checkbox"/> Not pregnant, but pregnant 43 days to 1 year before death <input type="checkbox"/> Unknown if pregnant within the past year				40. Did tobacco use contribute to death? <input type="checkbox"/> Yes <input type="checkbox"/> Probably <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown	
41. Date of Injury (MM/DD/YYYY)	42. Hour of Injury (24hrs)	43. Place of Injury (e.g., Decedent's home, construction site, restaurant, wooded area)		44. Injury at Work? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unk	
45. Location of Injury: Number & Street: Apt. No. City or Town: County: State: Zip Code + 4:					
46. Describe how injury occurred				47. If transportation injury, specify: <input type="checkbox"/> Driver/Operator <input type="checkbox"/> Pedestrian <input type="checkbox"/> Passenger <input type="checkbox"/> Other (Specify)	
48a. Certifying Physician - To the best of my knowledge, death occurred at the time, date, and place, and due to the causes, and manner stated <i>Richard J. Weiland</i>				48b. Medical Examiner/Coroner - On the basis of examination, and/or investigation, death occurred at the time, date, and place, and due to the causes, and manner stated	
49. Name and Address of Certifier - Physician, Medical Examiner or Coroner (Type or Print) Weiland, Richard J. MD 1207 Evergreen St. Clarkston WA 99403				50. Hour of Death (24hrs) 0300	
51. Name and Title of Attending Physician if other than Certifier (Type or Print)				52. Date Signed (MM/DD/YYYY) 05/18/2009	
53. Title of Certifier Medical Doctor	54. License Number WA 15302	55. Certifier File Number		56. Was case referred to ME/Coroner? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
57. Registrar Signature <i>Butler MD</i>				58. Date Received (MM/DD/YYYY) MAY 20 2009	
59. Amendments					



CONFORMED COPY

Last Will and Testament of

REC'D & FILED
OFFICE OF CO CLERK
ASOTIN COUNTY WA

JUL 16 2009

CLERK DEPUTY

CECIL R. PARLET

09-4-00045 2

I, CECIL R. PARLET, of legal age, do hereby make, publish and declare this to be my Last Will and Testament and I hereby revoke all former Wills and Codicils I have made.

ARTICLE 1.

FAMILY

1.1 My immediate family consists of RITA A. PARLET, hereafter referred to as "my spouse," and our sons, MICHAEL L. PARLET and WILLIAM D. PARLET, hereafter referred to as "my children."

ARTICLE 2.

DEBTS, EXPENSES AND TAXES

2.1 Except as otherwise provided herein, I direct my Personal Representative to pay those of my just debts and funeral expenses as are required to be paid by law and to pay the expenses of probate as soon as practicable after my death. I further direct that such debts and expenses be paid from the residue of my estate. Notwithstanding the forgoing, if any item of property of my estate is subject to a mortgage, deed of trust, security agreement, lien or other encumbrance, the legatee or devisee taking such property shall take it subject to such encumbrance and shall not be entitled to have the obligation

Cecil R. Parlet

secured thereby paid out of my general estate; provided, that my Personal Representative shall pay each installment of principal and interest becoming due thereunder prior to distribution of such property to such legatee or devisee.

2.2 If my spouse survives me as hereinafter provided, I direct that all estate and inheritance taxes payable by reason of my death be paid from the assets passing to the trust referred to in Article 5. If my spouse does not so survive me, then I direct that all such taxes be paid from the residue of my estate.

2.3 Nothing contained herein shall prohibit my Personal Representative, devisees, legatees, beneficiaries or all of them from electing or arranging to pay any debts, expenses or taxes in installments or under a deferral arrangement.

ARTICLE 3.

LIFE INSURANCE

3.1 I give and bequeath any interest that I may have in life insurance on the life of my spouse to the Trustee of the trust established under the terms of Article 5.

3.2 If my spouse serves as Personal Representative of my estate, my spouse shall not exercise or have the right to exercise any rights of ownership in such life insurance policies, either individually or as Personal Representative, except the execution of instruments necessary to vest all incidents of ownership in such policies to such legatees thereof.

Cecil R. Parlet

ARTICLE 4.

SPECIFIC DEVICES AND BEQUESTS

4.1 If my spouse survives me by at least five months, I give, devise and bequeath to my spouse all of my interest in automobiles and other family and recreational vehicles; household furniture, furnishings, utensils, silver, china, appliances, equipment and tools; jewelry and other personal effects; paintings and other works of art; books; bank checking and savings accounts in my spouse's name alone or in both of our names as joint tenants with right of survivorship; all other property owned by my spouse and me as joint tenants with right of survivorship; any real estate used by us as a personal residence; sporting equipment; boats, motors and trailers; my community interest in any property which was acquired by my spouse as my spouse's separate property; and all policies of property or liability insurance covering such property.

4.2 If my spouse survives me by five months, I further give, devise and bequeath all of the rest, residue and remainder of my property to my spouse.

4.3 If my spouse or my spouse's attorney-in-fact, personal representative or other authorized representative disclaims, in whole or in part, any property or interest in property which would otherwise pass to my spouse by reason of my death, whether under this Will or otherwise, then I give, devise and bequeath the property or interest therein disclaimed to the trustee named in Article 5, in trust, upon the terms and conditions set forth therein.



ARTICLE 5.

TRUST

5.1 Establishment of Trust. In the event of any disclaimer by my spouse pursuant to the terms of Article 4, if an interest in a policy or policies of life insurance pass to Trustee under the terms of Section 3.1, or if my spouse does not survive me by five months and property passes to the trust provided for herein under the terms of Article 7, the same shall be received, administered and distributed by the trustee named herein, hereafter referred to as "Trustee," in trust, however, upon the following terms and conditions.

5.2 Purpose. The purposes of this trust shall be to provide for the support in reasonable comfort, maintenance and health of my spouse until my spouse's death, and thereafter to provide for the reasonable care, support, maintenance and education of the children of any of my deceased children and to protect them from mismanagement and improvidence, until each receives his or her distributive share of the trust estate.

5.3 Proceeds of Life Insurance. Trustee shall include in the trust the proceeds of any retirement plan and life insurance policy Trustee receives as Trustee.

5.4 Distributions During Spouse's Lifetime.

5.4.1 Income. The net income of this trust shall be paid to my spouse until my spouse's death, in such amounts and at such intervals as Trustee may determine, but not less frequently than annually.

5.4.2 Principal. Trustee may, until my spouse's death, distribute principal of this trust for my spouse's benefit in such amounts and at such times as Trustee, in Trustee's sole discretion, deems consistent with the purposes of this trust, subject to the limitations of Section 5.9.2 following. In making such distributions, Trustee shall take into consideration, to the extent Trustee deems advisable, other income or resources of my spouse known to Trustee.



5.5

Distributions after Death of Spouse.

5.5.1 Division of Trust. Upon my spouse's death, the trust shall be divided into equal shares, one share in the name of each of my living children and one share in the name of each deceased child who has then living a child or children. If property passes to this trust under other provisions of this Will, the shares for each of my grandchildren passing to this trust shall be maintained as separate trust shares.

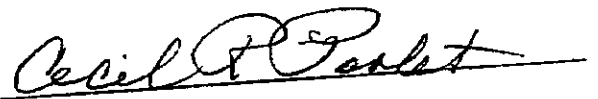
5.5.2 Distributions to Children. The share in the name of each of my living children shall be distributed to him.

5.5.3 Distributions to Grandchildren. The share in the name of a deceased child of mine shall be divided into equal shares, one for each of his then living children. Each share established for a grandchild shall be distributed as follows:

5.5.3.a Prior to Termination. Trustee may distribute the net income and principal of a grandchild's share for such grandchild's benefit, in such amounts and at such times as Trustee, in Trustee's sole discretion, deems appropriate and consistent with the purposes of this trust. All distributions shall first be made from income and then from principal. In making such distributions, Trustee shall consider the grandchild's needs, resources and other sources of support available to the extent known by Trustee. Any income not distributed during a trust fiscal year shall be accumulated and added to the principal of the grandchild's share.

5.5.3.b Terminating Distribution. Upon a grandchild attaining 30 years of age, his or her full share shall be distributed to such grandchild.

5.6 Alternate Distribution. If any child for whom a separate share has been maintained under this Article 5 dies prior to final distribution of said share leaving a child or children surviving, such child's share shall be divided into equal shares, one for each of his then living children, each share to be distributed as provided in Section 5.5.3 for the benefit of his living child or children. If any such child is not survived by a child or children, the share of said child shall be consolidated with my other child's trust share or distributed to such other child if living, or to his children if such child's share has already been distributed under the terms of Sections 5.5.2 or 5.5.3. If any grandchild for whom a share has been maintained under this Article 5 dies prior to final distribution of said share, such grandchild's share shall be divided into equal shares for his or her living brother(s) and/or



sister(s), each share to be distributed as provided in Section 5.5.3. If such grandchild has no surviving brother or sister, then I direct that his or her share be distributed in the manner provided herein had such grandchild's parent who is my child not had a living child at the time this trust was initially divided into shares under Section 5.5.1.

5.7 Disposition of Benefits. In making payments to or for my spouse or a grandchild, Trustee may use and apply said benefits himself, or in Trustee's sole discretion, may pay the same to the beneficiary, to his or her guardian, to the person with whom the beneficiary is residing or to a third party for the benefit of the beneficiary, without responsibility for the application thereof by the recipient.

5.8 Spendthrift Clause. The beneficial interest in principal or income hereunder of any beneficiary or beneficiaries shall not be subject to the claims of the respective beneficiary's creditors or others, nor to legal process, and shall not be voluntarily or involuntarily assigned, alienated or encumbered in any manner whatsoever.

5.9 Powers of Trustee.

5.9.1 Subject to the limitations and restrictions hereinafter imposed, Trustee shall manage and control the trust property in accordance with the standards of a prudent businessman in the management of his own property. Trustee shall have all powers and authority given a trustee under the laws of the State of Washington. Without limiting the generality of the forgoing, Trustee shall have complete power and authority in Trustee's discretion, to retain assets received, whether or not the same produce income or are likely to appreciate in value; to sell, convey, exchange, lease or encumber trust property on such terms and conditions as Trustee deems advisable; to invest and reinvest the assets in properties of all kinds; to settle and compromise claims on such terms as Trustee deems advisable; to enter into and conclude mergers, consolidations and/or reorganization agreements affecting any asset or assets at any time held in the trust estate; and to participate in the establishment of a partnership, sale or exchange of partnership assets, dissolution and liquidation of a partnership or corporation, incorporation of a partnership or any other arrangement or rearrangement of a partnership or corporation. Trustee may cause any securities or other property held to be registered and held in bearer form, in the name of a nominee or in unregistered form and may vote in person or by proxy at corporate or other meetings. Trustee may borrow money for any purposes Trustee deems necessary or desirable and may mortgage, pledge, grant security interests in or hypothecate any real or personal property at any time forming a part of the trust

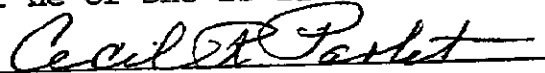


estate and may loan money of the trust estate to a beneficiary or third party, all upon such terms and conditions as Trustee deems advisable; provided, that the same be for the benefit of the trust estate. Subject to the terms of Section 5.9.2 following, if more than one party is serving as Trustee, I hereby empower such co-Trustees to authorize in writing any one or more of them to execute checks, make deposits or withdrawals, issue instructions, negotiate instruments, execute documents and instruments, purchase, sell, exchange or lease trust assets, and otherwise transact business on behalf of the trust estate and all Trustees. If a bank serves as Trustee, it may hold funds in checking or savings accounts at said bank and may invest trust assets in interest-bearing instruments issued by said bank or any common trust fund established and maintained for the collective investment of fiduciary funds. In no event shall any person dealing with Trustee be obligated to see to the application of the purchase price or any other monies or properties disposed of or acquired by Trustee.

Trustee is authorized to make and participate in making elections pertaining to determination of the amount of or method of payment of federal estate and/or state inheritance taxes. Any partial or final division or distribution of the trust estate may be made by Trustee in kind, that is, in real estate, stocks, bonds, mortgages or other securities or property belonging to the trust estate, according to Trustee's absolute discretion, and such property shall be taken at the then market value or, if there be no readily ascertainable market value, at such value as Trustee may reasonably establish therefor. Trustee may employ agents, advisors and attorneys in the management of the trust property and delegate discretionary authority to them, and expenses therefor shall be borne by the trust estate. Trustee shall be entitled to reasonable compensation from time to time for Trustee's services.

Trustee is authorized to merge this trust and any trust share with any other trust or trust shares the provisions and beneficiaries of which are substantially the same as those contained herein. If no trustee is named herein to succeed a named trustee, the trustee acting shall have the authority to appoint a successor trustee in writing, and, if none is so appointed, the court having jurisdiction of this trust shall appoint a successor trustee.

Notwithstanding anything herein to the contrary, if Trustee determines that the continued administration of this trust or any trust share could be unduly burdensome or expensive to the beneficiaries thereof, Trustee is hereby authorized to transfer the assets of a beneficiary's share to the beneficiary thereof if he or she is 21 or older.

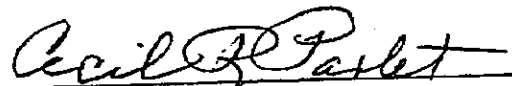


5.9.2 Limitations on Trustee's Powers.

5.9.2.a If my spouse serves as co-Trustee, my spouse shall have no right, power or authority, as a Trustee, to distribute or vote for distribution of any trust principal, such power and authority being hereby vested exclusively and for all purposes in the other co-Trustee. In addition, my spouse shall have no right, power or authority to exercise or participate in the exercise of any rights of ownership in any policy of life insurance upon the life of my spouse owned by my trust estate, such rights, powers and authority being hereby vested exclusively and for all purposes in the other co-Trustee.

5.9.2.b Subject to the limitations contained in Section 5.9.2.a above, as long as my spouse serves as a co-Trustee, my spouse shall have the exclusive power and authority to manage, but not make distributions of, all trust assets as though my spouse were the sole Trustee, including, without limitation, leasing, selling, exchanging, and purchasing trust assets, voting in person or by proxy all shares of stock and interests in any partnership, limited liability company or other business organization held as part of the trust estate, and issuing instructions to brokers with respect to any securities held as part of the trust estate.

5.10 Accounting. No bond or other security shall be required of Trustee. I hereby relieve Trustee from any duties imposed by law insofar as making reports and accounts are concerned, except that Trustee shall at all times maintain accurate records of trust income, gains, expenses and losses, and hold the trust books and records open and subject to inspection by the beneficiaries, their agents or lawful representatives, and upon written request from any of such persons, Trustee shall give such person a full, complete and accurate accounting of the trust estate, but shall not be required to annually value the assets of the trust estate. During the period of the trust, any capital gains obtained, stock dividends received, or discounts obtained shall be credited to the principal of the trust estate. In determining net income, Trustee shall make reasonable allowances for depletion and depreciation in accordance with good accounting practices. Trustee shall have the right and power to apportion income, deductions, losses and credits among the beneficiaries in such manner as Trustee, in Trustee's sole discretion, deems proper. The requirements or provisions of the Uniform Trustee's Accounting Act or any other trustee's accounting act under the laws of the state of Washington or any other laws of like or similar import are hereby waived.



5.11 Termination and Vesting. If any provision of this trust shall be a violation of the rule against perpetuities or any other rule restraining the accumulation of property or the disposition thereof, then in that event I direct, notwithstanding any other specific provision contained herein as to distribution or vesting, that the trust shall end one day prior to the end of the period permitted by law under said rule, on which date the undistributed principal and income shall vest in and be distributed to the person or persons entitled thereto in accordance with the other terms of this instrument.

5.12 Trustee. I hereby appoint my spouse and MICHAEL L. PARLET as co-Trustees. If MICHAEL L. PARLET is unable or unwilling to serve or continue to serve, I appoint WILLIAM D. PARLET as co-Trustee. If neither MICHAEL L. PARLET nor WILLIAM D. PARLET are able or willing to serve or continue to serve, I appoint such person, persons, bank or other party as my spouse or either of my sons serving as a Trustee shall designate in writing delivered to my Trustee or by Will; provided, that my spouse may not designate herself and no person may designate a grandchild receiving income of my trust under the terms hereof. In the event neither of my said sons are able or willing to serve and no person, bank or other party is so designated, I appoint SEATTLE FIRST NATIONAL BANK, or its successor, as a Trustee. If my spouse is unable or unwilling to serve or continue to serve, I direct that the other co-Trustee serve as the sole Trustee. A successor Trustee shall have no obligation to determine the accuracy or propriety of any act or omission of my Personal Representative or of a predecessor Trustee and shall have no liability or obligations arising out of any act or omission occurring prior to assumption of the duties as Trustee.

ARTICLE 6.

BEQUEST AND DEVISE TO OTHERS

6.1 If my spouse does not survive me as hereinbefore provided, subject to the terms of Section 4.3, I give, devise and bequeath all of the rest, residue and remainder of my property to my children, in equal shares, one share in the name of each of my children who survive me by five months, and one share in the name of each of my children who do not survive me by five months, but has one or more children who survive me (hereafter referred to as my "grandchild" or my "grandchildren"). I give, devise and bequeath the share in the name of a deceased child of mine to his

Cecil R. Parlet

children who survive me, in equal shares, by right of representation; provided, however, that if any grandchild to receive a share under this Section 6.1 is under 30 years of age at my death, then I give, devise and bequeath such grandchild's share to my Trustee named in Article 5, in trust, upon the terms and conditions contained therein which are applicable to such grandchild or grandchildren.

ARTICLE 7.

PERSONAL REPRESENTATIVE

7.1 I hereby appoint my spouse Personal Representative of this my Last Will and Testament. If my spouse does not act, then I appoint MICHAEL L. PARLET as Personal Representative. If MICHAEL L. PARLET does not act, then I appoint WILLIAM D. PARLET as Personal Representative. Said Personal Representative shall serve without bond and shall have unrestricted non-intervention powers.

7.2 My Personal Representative is authorized to make and participate in the making of elections concerning the method of valuing property of my estate, method of payment of estate, inheritance and income taxes, and allocation of administration expenses for income and estate tax purposes, and shall have no liability to my estate, heirs, legatees or devisees arising out of the making or failure to make such elections and allocations in good faith.

7.3 My Personal Representative is further authorized to cause any debt to be refinanced or renewed from time to time and with such collateral for its repayment as my Personal



Representative deems advisable, taking into consideration the best interest of devisees, legatees and beneficiaries.

IN WITNESS WHEREOF, I have hereunto set my hand
this 6th day of December, 1995, at Pullman, Washington.

Cecil R. Farber

STATE OF WASHINGTON)
County of Whitman) ss.

We who have as witnesses signed below, on oath state:


Each of us is of legal age and competent to be a witness. On the date shown immediately above, CECIL R. PARLET appeared to be of sound mind, of legal age, and not acting under duress or undue influence. CECIL R. PARLET declared the foregoing instrument, consisting of eleven (11) typewritten pages, including this affidavit, to be his **LAST WILL AND TESTAMENT**, signed it in our presence, and requested that we sign as witnesses to this Will and to make this affidavit. Each of us then, in the presence of the Testator and each other, did sign below as witnesses to the Will and to make this affidavit.

Shula Rae Lindmeyer
WITNESS

Leah C. Townsend
WITNESS

SIGNED AND SWORN to before me on December 6th, 1995, by
Sheila Rae Sandmeier and Tracy A. Townsend.

Signature:
Print Name:


D. Gail Gearhiser
NOTARY PUBLIC in and for the
State of Washington, residing at
Pullman WA

My appointment expires: 2-13-99

REAL ESTATE EXCISE TAX AFFIDAVIT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

This form is your receipt
when stamped by cashier.

PLEASE TYPE OR PRINT

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

(See back of last page for instructions)

☐ Check box if partial sale of property

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

1 SELLER GRANTOR	Name <u>JAMES LYERLY & JOAN LYERLY</u>	2 BUYER GRANTEE	Name <u>SETH CLAASSEN & ANDREA CLAASSEN</u>
	Mailing Address <u>99 HILL ST</u>		Mailing Address <u>15TH & MAIN STREETS</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 _____		1-051-17-000-2650 <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: 99 HILL STREET

This property is located in Pomeroy

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

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

ALL OF BLOCK 17 IN WILSON'S ADDITION TO THE CITY OF POMEROY

5	Select Land Use Code(s): <u>11 - Household, single family units</u> enter any additional codes: _____ (See back of last page for instructions)	7	List all personal property (tangible and intangible) included in selling price.
	YES NO Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)? <input type="checkbox"/> <input checked="" type="checkbox"/>		If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) _____ Reason for exemption _____
6	YES NO Is this property designated as forest land per chapter 84.33 RCW? <input type="checkbox"/> <input checked="" type="checkbox"/> Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34? <input type="checkbox"/> <input checked="" type="checkbox"/> Is this property receiving special valuation as historical property per chapter 84.26 RCW? <input type="checkbox"/> <input checked="" type="checkbox"/> If any answers are yes, complete as instructed below. (1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information. This land <input type="checkbox"/> does <input type="checkbox"/> does not qualify for continuance. DEPUTY ASSESSOR _____ DATE _____ (2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale. (3) OWNER(S) SIGNATURE _____ PRINT NAME _____		Type of Document <u>STATUTORY WARRANTY DEED</u> Date of Document <u>4/11/12</u> Gross Selling Price \$ <u>200,000.00</u> *Personal Property (deduct) \$ _____ Exemption Claimed (deduct) \$ _____ Taxable Selling Price \$ <u>200,000.00</u> Excise Tax : State \$ <u>2,560.00</u> <u>0.0025</u> Local \$ <u>500.00</u> *Delinquent Interest: State \$ _____ Local \$ _____ *Delinquent Penalty \$ _____ Subtotal \$ <u>3,060.00</u> *State Technology Fee \$ <u>5.00</u> *Affidavit Processing Fee \$ _____ Total Due \$ <u>3,065.00</u> A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS

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

Signature of Grantor or Grantor's Agent <u>[Signature]</u>	Signature of Grantee or Grantee's Agent <u>[Signature]</u>
Name (print) <u>RICH BURNS</u>	Name (print) <u>TINA WARREN</u>
Date & city of signing: <u>04/11/12 POMEROY</u>	Date & city of signing: <u>04/11/12 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)).

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)

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

4 Street address of property: 7 PHEASANT ROAD

This property is located in Pomeroy

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

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

SEE EXHIBIT A ATTACHED HERETO

<div style="border: 1px solid black; padding: 2px;"> 5 Select Land Use Code(s): <div style="border: 1px solid black; padding: 2px; margin: 2px;">11 - Household, single family units</div> enter any additional codes: _____ (See back of last page for instructions) </div> <div style="margin-top: 10px;"> <div style="display: flex; justify-content: flex-end; margin-bottom: 5px;"> <div style="margin-right: 20px;">YES</div> <div>NO</div> </div> <div style="display: flex; justify-content: flex-end; margin-bottom: 5px;"> <div style="margin-right: 20px;"><input type="checkbox"/></div> <div><input checked="" type="checkbox"/></div> </div> Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)? </div> <div style="margin-top: 10px;"> <div style="display: flex; justify-content: flex-end; margin-bottom: 5px;"> <div style="margin-right: 20px;">YES</div> <div>NO</div> </div> <div style="display: flex; justify-content: flex-end; margin-bottom: 5px;"> <div style="margin-right: 20px;"><input type="checkbox"/></div> <div><input checked="" type="checkbox"/></div> </div> Is this property designated as forest land per chapter 84.33 RCW? </div> <div style="margin-top: 5px;"> <div style="display: flex; justify-content: flex-end; margin-bottom: 5px;"> <div style="margin-right: 20px;"><input type="checkbox"/></div> <div><input checked="" type="checkbox"/></div> </div> Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34? </div> <div style="margin-top: 5px;"> <div style="display: flex; justify-content: flex-end; margin-bottom: 5px;"> <div style="margin-right: 20px;"><input type="checkbox"/></div> <div><input checked="" type="checkbox"/></div> </div> Is this property receiving special valuation as historical property per chapter 84.26 RCW? </div> <div style="margin-top: 10px;"> 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. </div> <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 45%; border-top: 1px solid black; text-align: center;">DEPUTY ASSESSOR</div> <div style="width: 45%; border-top: 1px solid black; text-align: center;">DATE</div> </div> <div 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. </div> <div style="margin-top: 10px; text-align: center;"> (3) OWNER(S) SIGNATURE <div style="border-top: 1px solid black; width: 100%;"></div> <div style="border-top: 1px solid black; width: 100%; text-align: center; margin-top: 5px;">PRINT NAME</div> </div>	<div style="margin-top: 10px;"> 7 List all personal property (tangible and intangible) included in selling price. If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) _____ Reason for exemption _____ </div> <div style="margin-top: 10px;"> Type of Document <u>STATUTORY WARRANTY DEED</u> Date of Document <u>4/20/12</u> </div> <div style="margin-top: 10px;"> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">Gross Selling Price \$</td> <td style="text-align: right;">355,000.00</td> </tr> <tr> <td>*Personal Property (deduct) \$</td> <td></td> </tr> <tr> <td>Exemption Claimed (deduct) \$</td> <td></td> </tr> <tr> <td>Taxable Selling Price \$</td> <td style="text-align: right;">355,000.00</td> </tr> <tr> <td>Excise Tax : State \$</td> <td style="text-align: right;">4,544.00</td> </tr> <tr> <td><div style="border: 1px solid black; padding: 2px; display: inline-block;">0.0025</div> Local \$</td> <td style="text-align: right;">887.50</td> </tr> <tr> <td>*Delinquent Interest: State \$</td> <td></td> </tr> <tr> <td>Local \$</td> <td></td> </tr> <tr> <td>*Delinquent Penalty \$</td> <td></td> </tr> <tr> <td>Subtotal \$</td> <td style="text-align: right;">5,431.50</td> </tr> <tr> <td>*State Technology Fee \$</td> <td style="text-align: right;">5.00</td> </tr> <tr> <td>*Affidavit Processing Fee \$</td> <td></td> </tr> <tr> <td>Total Due \$</td> <td style="text-align: right;">5,436.50</td> </tr> </table> </div> <div style="margin-top: 10px; text-align: center;"> A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS </div>	Gross Selling Price \$	355,000.00	*Personal Property (deduct) \$		Exemption Claimed (deduct) \$		Taxable Selling Price \$	355,000.00	Excise Tax : State \$	4,544.00	<div style="border: 1px solid black; padding: 2px; display: inline-block;">0.0025</div> Local \$	887.50	*Delinquent Interest: State \$		Local \$		*Delinquent Penalty \$		Subtotal \$	5,431.50	*State Technology Fee \$	5.00	*Affidavit Processing Fee \$		Total Due \$	5,436.50
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*Affidavit Processing Fee \$																											
Total Due \$	5,436.50																										

8

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

Signature of
Grantee or Grantee's Agent *Loren E Beale*
Name (print) LOREN E. BEALE
Date & city of signing: 04/20/12 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 (11/30/11)

THIS SPACE ~~TREASURER'S USE ONLY~~

COUNTY TREASURER

KAREN ROOSEVELT
GARFIELD COUNTY TREASURER

2189

Tw

EXHIBIT "A"

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 Northeast quarter of the Northwest quarter of 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; 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

-continued-

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 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 Northwest corner of the above described parcel;
thence South 19°46'00" West 41.22 feet to the True Point of Beginning;
thence North 29°02'00" West 255.49 feet; thence North 76°14'00" West 73.80 feet;
thence North 63°36'00" West 27.24 feet to the East right of way line of Dutch Flat Road and the point of terminus of said easement line.

REAL ESTATE EXCISE TAX AFFIDAVIT

This form is your receipt
when stamped by cashier.

PLEASE TYPE OR PRINT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

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

(See back of last page for instructions)

☐ Check box if partial sale of property

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

1 SELLER GRANTOR	Name <u>ROGER WALLACE YOUCHUM</u>	2 BUYER GRANTEE	Name <u>STEPHANIE LEE HENNIGAN</u>
	Mailing Address _____		Mailing Address _____
	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 _____		1-070-06-015-1080 <input type="checkbox"/>	
Mailing Address _____		1-070-31-064-1480 <input type="checkbox"/>	
City/State/Zip _____		<input type="checkbox"/>	
Phone No. (including area code) _____		<input type="checkbox"/>	
		List assessed value(s)	

4 Street address of property: _____

This property is located in Garfield County

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

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

SEE SCHEDULE C ATTACHED

5	Select Land Use Code(s): <u>11 - Household, single family units</u>	7	List all personal property (tangible and intangible) included in selling price.
	enter any additional codes: _____		
	(See back of last page for instructions)		
	YES NO Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)? <input type="checkbox"/> <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"/>	If claiming an exemption, list WAC number and reason for exemption:	
	YES NO 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"/>		WAC No. (Section/Subsection) _____
	YES NO Is this property receiving special valuation as historical property per chapter 84.26 RCW? <input type="checkbox"/> <input checked="" type="checkbox"/>		Reason for exemption _____
	If any answers are yes, complete as instructed below.		Type of Document <u>STATUTORY WARRANTY DEED</u>
<p>(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information.</p> <p>This land <input type="checkbox"/> does <input type="checkbox"/> does not qualify for continuance.</p>		<p>Date of Document <u>3/25/12</u></p> <p>Gross Selling Price \$ <u>61,000.00</u></p> <p>*Personal Property (deduct) \$ _____</p> <p>Exemption Claimed (deduct) \$ _____</p> <p>Taxable Selling Price \$ <u>61,000.00</u></p> <p>Excise Tax : State \$ <u>780.80</u></p> <p><u>0.0025</u> Local \$ <u>152.50</u></p> <p>*Delinquent Interest: State \$ _____</p> <p>Local \$ _____</p> <p>*Delinquent Penalty \$ _____</p> <p>Subtotal \$ <u>933.30</u></p> <p>*State Technology Fee \$ <u>5.00</u></p> <p>*Affidavit Processing Fee \$ _____</p> <p>Total Due \$ <u>938.30</u> <i>Ck</i></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>A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS</p>	
<p>(3) OWNER(S) SIGNATURE</p> <p>_____ PRINT NAME</p>			

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

Signature of Grantor or Grantor's Agent <u><i>Rich Burns</i></u>	Signature of Grantee or Grantee's Agent <u><i>Stephanie Lee Hennigan</i></u>
Name (print) <u>RICH BURNS</u>	Name (print) <u>STEPHANIE LEE HENNIGAN</u>
Date & city of signing: <u>03/15/12 POMEROY</u>	Date & city of signing: <u>03/15/12 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)).

SCHEDULE C

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

Beginning at a point on the West side of Second Street, now Sixth Street, in the City of Pomeroy, 50 feet South of the Township line between Townships 11 and 12 North, Range 42 E.W.M.; thence following the West line of Second Street, now Sixth Street, northerly for a distance of 66 feet; thence westerly parallel with said Township line to the East line of Lot 4, Block 24 of Wilson's Addition to the City of Pomeroy; thence southerly parallel with the said East line of Lot 4, 61 feet; thence easterly in a straight line 120 feet, more or less, to the place of beginning.