

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>IVAN E. BINGMAN</u>	2 BUYER GRANTEE	Name <u>ROBERT W. BINGMAN</u>											
	Mailing Address _____		Mailing Address <u>929 DUTCH FLAT ROAD</u>											
	City/State/Zip <u>POMEROY, WA 99347</u>		City/State/Zip <u>POMEROY, WA 99347</u>											
	Phone No. (including area code) _____		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 _____	<table border="1"> <tr> <td>2-010-42-006-1000</td> <td><input type="checkbox"/></td> <td rowspan="5">List assessed value(s) <u>511,898</u></td> </tr> <tr> <td>2-012-42-033-4000</td> <td><input type="checkbox"/></td> </tr> <tr> <td>2-011-42-002-1000</td> <td><input type="checkbox"/></td> </tr> <tr> <td>2-010-41-001-1000</td> <td><input type="checkbox"/></td> </tr> <tr> <td>2-010-41-012-1000</td> <td><input type="checkbox"/></td> </tr> </table>		2-010-42-006-1000	<input type="checkbox"/>	List assessed value(s) <u>511,898</u>	2-012-42-033-4000	<input type="checkbox"/>	2-011-42-002-1000	<input type="checkbox"/>	2-010-41-001-1000	<input type="checkbox"/>	2-010-41-012-1000	<input type="checkbox"/>
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2-011-42-002-1000	<input type="checkbox"/>													
2-010-41-001-1000	<input type="checkbox"/>													
2-010-41-012-1000	<input type="checkbox"/>													
	Mailing Address _____	2-011-42-020-4000 2-010-42-006-4000												
	City/State/Zip _____	2-010-41-001-4000 2-011-42-031-4000												
	Phone No. (including area code) _____	2-010-41-001-3010 2-010-42-007-2000												

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)

AN UNDIVIDED HALF INTEREST IN THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 6 IN TOWNSHIP 10 NORTH, RANGE 42 E.W.M AND 100% INTEREST IN THE REAL ESTATE DESCRIBED IN EXHIBIT "A" ATTACHED HERETO

5	Select Land Use Code(s): <u>83 - Agriculture classified under current use chapter 84.34 RCW</u> enter any additional codes: _____ (See back of last page for instructions)	7	List all personal property (tangible and intangible) included in selling price.																																			
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8 I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.

Signature of Grantor or Grantor's Agent <u>Ivan E. Bingham</u>	Signature of Grantee or Grantee's Agent <u>Robert W. Bingham</u>
Name (print) <u>IVAN E. BINGMAN</u>	Name (print) <u>ROBERT W. BINGMAN</u>
Date & city of signing: <u>11/30/11 POMEROY</u>	Date & city of signing: <u>11/30/11 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)).

PAID
DEC 30 2011

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

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

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

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

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

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

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

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

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

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

A: Gifts with consideration

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

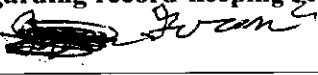
B: Gifts without consideration

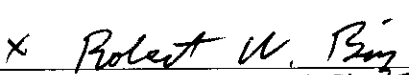
1. ☒ There is no debt on the property; Grantor (seller) has not received any consideration towards equity.
No tax is due.
2. ☐ Grantor (seller) has made and will continue to make 100% of payments on total debt of _____ and has not received any consideration towards equity. No tax is due.
3. ☐ Grantee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

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

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

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

X 
IVAN E. BINGMAN
Grantor's Signature

X 
ROBERT W. BINGMAN
Grantee's Signature

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

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

NOTE: Exchange Facilitator must sign below.

Exchange Facilitator's Signature

EXHIBIT "A"

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

In Township 10 North, Range 41 E.W.M.

That part of Government Lot 1 in Section 1, lying East of a line beginning at a point on the North line of said Lot 1, 528 feet East of the Northwest corner thereof and extending to a point on the South line of said Lot 1, 396 feet East of the Southwest corner thereof.

ALSO that part of the Southeast quarter of the Northeast quarter and of the Northeast quarter of the Southeast quarter of said Section 1, lying East of the County Road.

ALSO that part of the South half of Southwest quarter of said Section 1, lying South of the County Road, and that part of the South half of the Southeast quarter of said Section 1, lying East of the County Road.

The North half of Section 12 EXCEPT that part of the North half of the North half lying North and West of the County Road.

In Township 10 North, Range 42 E.W.M.

The South half of the Southwest quarter, the Southeast quarter, and that part of Government Lot 2 lying East of the County Road in Section 6.

The Northwest quarter, the North half of the Northeast quarter, and the Southwest quarter of the Northeast quarter of Section 7.

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

The Southeast of the Northwest quarter, the West half of the Southeast quarter, and the Northeast quarter of the Southwest quarter of Section 20.

The West half of the Southeast quarter, the Southeast quarter of the Northeast quarter, and the Northeast quarter of the Southeast quarter of Section 30.

The Southwest quarter of the Southeast quarter of Section 31.

EXCEPT public road rights of way.

In Township 12 North, Range 42 E.W.M

The South half of the Southeast quarter of Section 35.

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

The Northeast quarter and the Northeast quarter of the Northwest quarter of Section 2.

EXCEPT beginning at the Southwest corner of the Northeast quarter of the Northwest quarter of said Section 2; thence East 395 feet to the center of the County Road; thence along the center of the road North $52^{\circ}30'$ West 505 feet to the West line of said tract; thence South on line 318 feet to the place of beginning.

ALSO EXCEPT beginning at the Southwest corner of the Southwest quarter of the Northeast quarter of said Section 2; thence East 575 feet to the center of the County Road; thence along the center of said road North $43^{\circ}20'$ West 130 feet, North $57^{\circ}20'$ West 468 feet, North $78^{\circ}05'$ West 90 feet to the West line of the tract; thence South on line 370 feet, more or less, to the place of beginning.

ALSO EXCEPT commencing at the northerly quarter corner of said Section 2 and run in a southerly direction along the North and South center line of said Section 2, a distance of 561.0 feet to an intersection with the center line of State Road No. 3 (U.S. 12) as now located and of record in the office of Director of Highways (in 1964); thence turn an angle of $106^{\circ}45'$ to the right and run North $73^{\circ}49'$ West 827.2 feet; thence North $58^{\circ}01'$ West 132.5 feet; thence North $31^{\circ}59'$ East 30 feet to an intersection with the northerly right of way line of said State No. 3 and the True Point of Beginning; thence continuing North $31^{\circ}59'$ East 341 feet to an intersection with the northerly line of said Section 2; thence in a westerly direction along the northerly line of said Section 2 a distance of 268.5 feet; thence South $31^{\circ}59'$ West 200.8 feet to an intersection with the northerly right of way line of said State Road No. 3; thence South $58^{\circ}01'$ East 230 feet to the place of beginning.

ALSO EXCEPT public road rights of way.



PLEASE TYPE OR PRINT

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

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(See back of last page for instructions)

This form is your receipt
when stamped by cashier.

2144

<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>Deborah Dawn Ackley, Trustee of the Deborah Dawn Ackley Living Trust</u>	2 BUYER GRANTEE	Name <u>Deborah Dawn Ackley, Trustee of the Deborah Dawn Ackley Living Trust</u>
	Mailing Address <u>2295 Post Street</u>		Mailing Address <u>2295 Post Street</u>
	City/State/Zip <u>Pomeroy, WA 99347</u>		City/State/Zip <u>Pomeroy, WA 99347</u>
	Phone No. (including area code) <u>(509) 843-5039</u>		Phone No. (including area code) <u>(509) 843-5039</u>
3	Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee	List all real and personal property tax parcel account numbers – check box if personal property	
Name _____		1-054-67-011-1320-0000 <input type="checkbox"/>	
Mailing Address _____		<input type="checkbox"/>	
City/State/Zip _____		<input type="checkbox"/>	
Phone No. (including area code) _____		<input type="checkbox"/>	
List assessed value(s)			

4 Street address of property: _____
This property is located in Garfield County
☐ Check box if any of the listed parcels are being segregated from a larger parcel.
Legal description of property (if more space is needed, you may attach a separate sheet to each page of the affidavit)
The East half of Lot 10 and the East half of Lot 11 in Block 67 of DEPOT ADDITION to the City of Pomeroy.

5 Select Land Use Code(s): <u>11 - Household, single family units</u> enter any additional codes: _____ (See back of last page for instructions)	7 List all personal property (tangible and intangible) included in selling price.
Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) <u>458-61A-211(g) 2</u> Reason for exemption <u>Transfer to Revocable Trust.</u>
6 Is this property designated as forest land per chapter 84.33 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Is this property receiving special valuation as historical property per chapter 84.26 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If any answers are yes, complete as instructed below. (1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information. This land <input type="checkbox"/> does <input type="checkbox"/> does not qualify for continuance.	Type of Document <u>QUITCLAIM DEED</u> Date of Document <u>January 4, 2012</u> Gross Selling Price \$ _____ 0.00 *Personal Property (deduct) \$ _____ 0.00 Exemption Claimed (deduct) \$ _____ 0.00 Taxable Selling Price \$ _____ 0.00 Excise Tax : State \$ _____ 0.00 <u>0.0025</u> Local \$ _____ 0.00 *Delinquent Interest: State \$ _____ Local \$ _____ *Delinquent Penalty \$ _____ Subtotal \$ _____ 0.00 *State Technology Fee \$ _____ 5.00 *Affidavit Processing Fee \$ _____ 5.00 Total Due \$ _____ 10.00 CK
DEPUTY ASSESSOR _____ DATE _____ (2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale. (3) OWNER(S) SIGNATURE _____ PRINT NAME _____	A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS

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

Signature of Grantor or Grantor's Agent <u>Deborah D. Ackley</u>	Signature of Grantee or Grantee's Agent <u>Deborah D. Ackley</u>
Name (print) <u>DEBORAH D. ACKLEY</u>	Name (print) <u>DEBORAH D. ACKLEY</u>
Date & city of signing: <u>1-4-12 Yakima, WA</u>	Date & city of signing: <u>1-4-12 Yakima, 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 (a) (05/08/07)

THIS SPACE - TREASURER'S USE ONLY

COUNTY TREASURE

PAID
JAN 05 2012

KAREN ROOSEVELT
GARFIELD COUNTY TREASURER

2144
THE

REAL ESTATE EXCISE TAX AFFIDAVIT

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>Ralph O. Stalsberg, as Personal Representative of the Estate</u> of <u>Ruth V. Stalsberg</u>	2 BUYER GRANTEE	Name <u>Ralph O. Stalsberg, his successor or successors as Trustee of</u> <u>the Ralph Stalsberg Trust dated December 30, 2011</u>
	Mailing Address <u>170 Crest Drive</u>		Mailing Address <u>170 Crest Drive</u>
	City/State/Zip <u>Ephrata, WA 98823</u>		City/State/Zip <u>Ephrata, WA 98823</u>
	Phone No. (including area code) <u>(509) 754-2818</u>		Phone No. (including area code) <u>(509) 754-2818</u>
3 Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee		4 List all real and personal property tax parcel account numbers – check box if personal property	
Name _____		See Attached <input type="checkbox"/>	
Mailing Address _____		<input type="checkbox"/>	
City/State/Zip _____		<input type="checkbox"/>	
Phone No. (including area code) _____		<input type="checkbox"/>	
		List assessed value(s) <u>369,842</u>	

4 Street address of property: _____

This property is located in Garfield County

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

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

See Exhibit A attached hereto.

5 Select Land Use Code(s): <u>83 - Agriculture classified under current use chapter 84.34 RCW</u> enter any additional codes: _____ (See back of last page for instructions)	7 List all personal property (tangible and intangible) included in selling price.																										
<p>YES NO</p> <p>Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)? <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>6 YES NO</p> <p>Is this property designated as forest land per chapter 84.33 RCW? <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34? <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>Is this property receiving special valuation as historical property per chapter 84.26 RCW? <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>If any answers are yes, complete as instructed below.</p> <p>(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information.</p> <p>This land <input checked="" type="checkbox"/> does <input type="checkbox"/> does not qualify for continuance.</p> <p><u>Jane Amel</u> <u>1/5/2012</u> DEPUTY ASSESSOR DATE</p> <p>(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale.</p> <p>(3) OWNER(S) SIGNATURE <u>Ralph O. Stalsberg</u> Ralph O. Stalsberg, Trustee Ralph Stalsberg Trust</p>	<p>If claiming an exemption, list WAC number and reason for exemption:</p> <p>WAC No. (Section/Subsection) <u>458-61A-202</u></p> <p>Reason for exemption Inheritance</p> <p>Type of Document <u>Personal Representative's Deed</u></p> <p>Date of Document <u>December 30, 2011</u></p> <table> <tr> <td>Gross Selling Price \$</td> <td>0.00</td> </tr> <tr> <td>*Personal Property (deduct) \$</td> <td></td> </tr> <tr> <td>Exemption Claimed (deduct) \$</td> <td></td> </tr> <tr> <td>Taxable Selling Price \$</td> <td>0.00</td> </tr> <tr> <td>Excise Tax : State \$</td> <td>0.00</td> </tr> <tr> <td><u>0.0025</u> Local \$</td> <td>0.00</td> </tr> <tr> <td>*Delinquent Interest: State \$</td> <td></td> </tr> <tr> <td>Local \$</td> <td></td> </tr> <tr> <td>*Delinquent Penalty \$</td> <td></td> </tr> <tr> <td>Subtotal \$</td> <td>0.00</td> </tr> <tr> <td>*State Technology Fee \$</td> <td>5.00</td> </tr> <tr> <td>*Affidavit Processing Fee \$</td> <td>5.00</td> </tr> <tr> <td>Total Due \$</td> <td>10.00 <u>OK</u></td> </tr> </table> <p>A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS</p>	Gross Selling Price \$	0.00	*Personal Property (deduct) \$		Exemption Claimed (deduct) \$		Taxable Selling Price \$	0.00	Excise Tax : State \$	0.00	<u>0.0025</u> Local \$	0.00	*Delinquent Interest: State \$		Local \$		*Delinquent Penalty \$		Subtotal \$	0.00	*State Technology Fee \$	5.00	*Affidavit Processing Fee \$	5.00	Total Due \$	10.00 <u>OK</u>
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Total Due \$	10.00 <u>OK</u>																										

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

Signature of Grantor or Grantor's Agent <u>Ralph O. Stalsberg</u>	Signature of Grantee or Grantee's Agent <u>Ralph O. Stalsberg</u>
Name (print) <u>Ralph O. Stalsberg, PR Estate of Ruth V. Stalsberg</u>	Name (print) <u>Ralph O. Stalsberg, Trustee of the Ralph Stalsberg Trust</u>
Date & city of signing: <u>12/30/2011</u> at <u>Ephrata, WA</u>	Date & city of signing: <u>12/30/2011</u> at <u>Ephrata, 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)).

JAN 05 2012

Parcel Numbers

2-011-42-007-4020
2-011-42-008-3020 '
2-011-42-017-2010
2-011-42-018-1010
2-011-42-019-2000
2-011-41-024-1000

Exhibit A
Real Estate Excise Tax Affidavit
Ruth Stalsberg Estate/Ralph Stalsberg Trust

EXHIBIT A

APNs: 2-011-42-007-4020, 2-011-42-008-3020, 2-011-42-017-2010, 2-011-42-018-1010, 2-011-42-019-2000, 2-011-41-024-1000

All Legal Descriptions in Garfield County, Washington.

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

That part of the Southeast quarter of Section 7, more particularly described as follows:
Beginning at the Southeast corner of said Section 7; thence West 925 feet; thence northeasterly in a straight line to a point on the North line of the Southeast quarter of the Southeast quarter of said Section 7, 215 feet West of the East line of said Section 7; thence East 215 feet to the Northeast corner of the Southeast quarter of the Southeast quarter of said Section 7; thence South to the place of beginning.

That part of the West half of the Southwest quarter of Section 8, lying West and South of the County Road.

The West half of the Northwest quarter of Section 17.

That part of the Northeast quarter of Section 18, more particularly described as follow:
Beginning at the Northeast corner of said Section 18; thence South to the quarter section corner between said Sections 17 and 18; thence West 1405.8 feet; thence North 11°00' East 2640.0 feet to the line between said Sections 17 and 18; thence East to the place of beginning.

The Northwest quarter, and the North half of the Southwest quarter of Section 19.

EXCEPT that part of the West half of the Southwest quarter of Section 8, the West half of the Northwest quarter of Section 17 and the East half of the Northeast quarter of Section 18 of lying South of Mountain Road and East of Storey Road and North of a line more particularly described as follows:

Commencing at the Southeast corner of the Southwest quarter of the Northwest quarter of said Section 17; thence northerly along the East line of said Southwest quarter of the Northwest quarter a distance of 122.52 feet, more or less to the True Point of Beginning; thence South 77°40' West 76.92 feet; thence South 66°21' West 77 06 feet; thence North 82°52' West 52 09 feet, thence North 46°09' West 111 58 feet, thence North 52°15' West 120.20 feet; thence North 38°12' West 143.20 feet; thence North 86°38' West 191.90 feet; thence South 84°57' West.118.18 feet; thence North 74°45' West 38.50 feet; thence North 31°28' West 76.50 feet; thence North 16°03' West 231.46 feet; thence North 24°28' West 145.04 feet; thence North

29°49' West 313.13 feet; thence North 18°30' West 120.16 feet; thence North 45°10' West 43.54 feet; thence South 88°06' West 38.53 feet; thence South 56°15' West 103.80 feet; thence South 34°16' West 83.88 feet; thence South 06°25' West 36.04 feet; thence South 05°02' West 113.28 feet; thence South 04°08' West 31.68 feet to a point on the centerline of Storey Road, said point being the terminus of the above described line.

EXCEPTING from the above described tract any portion of the Northwest quarter of the Southwest quarter of said Section 8 lying East of the following described line, if any: Beginning at the Southwest corner of said Northwest quarter of the Southwest quarter; thence East 594 feet; thence North 12°00' West to a point on the North line of said Northwest quarter of the Southwest quarter, said point being the terminus of the above described line

Basis of Bearing - the fence on the South line of the Southeast quarter of Section 8 is assumed to be East/West.

ALSO EXCEPT public road rights of way.

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

The Northeast quarter of Section 24.

EXCEPT beginning at the Northwest corner thereof; thence East 396 feet to a fence on the North line of the County Road; thence southwesterly 495 feet along said North line of the County Road (not presently existent) to the West line of said Northeast quarter; thence North on line 264 feet to the place of beginning.

That part of the Southeast quarter of said Section 24, more particularly described as follows:

Beginning at the Northeast corner of the Northeast quarter of the Southeast quarter of said Section 24; thence South on the East line of said Section, 1320 feet to the Southeast corner of said Northeast quarter of the Southeast quarter; thence West on line 462 feet; thence northwesterly in a straight line to the Northwest corner of said Northeast quarter of the Southeast quarter; thence East on line 1320 feet to the place of beginning.

FILED

MAR 25 2010

KIMBERLY A. ALLEN
Grant County Clerk

**IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON
IN AND FOR THE COUNTY OF GRANT**

In the Matter of the Estate of:

RUTH V. STALSBERG,

Deceased,

No. **10-4-000384**

LETTERS TESTAMENTARY

STATE OF WASHINGTON)

) ss.

COUNTY OF GRANT)

In the Superior Court of the County of Grant:

WHEREAS, the Last Will and Testament of Ruth V. Stalsberg, deceased, was on the
25th day of March, 2010, duly exhibited, proven and recorded in our Superior court, and,

WHEREAS, it appears in and by said Last Will and Testament that Ralph O. Stalsberg
is named as Personal Representative thereof to act without bond and without the intervention of
this court and he has petitioned for Letters Testamentary herein; and,

WHEREAS, Ralph O. Stalsberg has been appointed and qualified as Personal
Representative, NOW, THEREFORE,

LETTERS TESTAMENTARY - 1

P:\Clients\IS - T\Stalsberg, Ruth (Estate of)\PI, Letters Testamentary.docx

SCHULTHEIS TABLER WALLACE, PLLC

P.O. BOX 876 56 C STREET N.W.

EPHRATA, WASHINGTON 98823

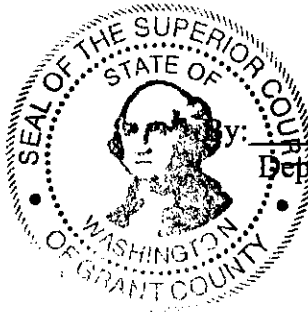
TELEPHONE (509) 754-5264

FAX (509) 754-5835

1
2 KNOW ALL MEN BY THESE PRESENTS, that we do hereby authorize Ralph O.
3 Stalsberg to execute said Last Will and Testament according to the law and without further
4 intervention of this court pursuant to the non-intervention powers therein contained..
5

6 WITNESS my hand and seal of this court this 25 day of March, 2010.

7 KIMBERLY A. ALLEN



Deanna Kojak
Deputy Clerk

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>Ralph O. Stalsberg, a single man</u>	2 BUYER GRANTEE	Name <u>Ralph O. Stalsberg, his successor or successors as Trustee of the Ralph Stalsberg Trust dated December 30, 2011</u>
	Mailing Address <u>170 Crest Drive</u>		Mailing Address <u>170 Crest Drive</u>
	City/State/Zip <u>Ephrata, WA 98823</u>		City/State/Zip <u>Ephrata, WA 98823</u>
	Phone No. (including area code) <u>(509) 754-2818</u>		Phone No. (including area code) <u>(509) 754-2818</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 _____	See Attached <input type="checkbox"/>	
	Mailing Address _____	<input type="checkbox"/>	
	City/State/Zip _____	<input type="checkbox"/>	
	Phone No. (including area code) _____	<input type="checkbox"/>	
		List assessed value(s) <u>1152055</u>	

4 Street address of property: _____

This property is located in Garfield County

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

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

See Exhibit A attached hereto.

5 Select Land Use Code(s): <u>83 - Agriculture classified under current use chapter 84.34 RCW</u> enter any additional codes: _____ (See back of last page for instructions)	7 List all personal property (tangible and intangible) included in selling price.																										
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8 I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.

Signature of Grantor or Grantor's Agent <u>Ralph O. Stalsberg</u>	Signature of Grantee or Grantee's Agent <u>Ralph O. Stalsberg</u>
Name (print) <u>Ralph O. Stalsberg</u>	Name (print) <u>Ralph O. Stalsberg, Trustee of the Ralph Stalsberg Trust</u>
Date & city of signing: <u>12/30/2011</u> at Ephrata, WA	Date & city of signing: <u>12/30/2011</u> at Ephrata, 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)).

Parcel Numbers

2-011-42-016-3000
2-011-42-017-3000
2-011-42-020-3010
2-011-42-029-2000
2-012-40-033-2010
2-012-40-033-3000
2-012-41-026-3000
2-012-41-027-3020
2-012-41-034-1030

EXHIBIT A
Real Estate Excise Tax Affidavit
Stalsberg/Ralph Stalsberg Trust

ASSESSOR'S TAX PARCEL NUMBERS: 2-012-40-033-2010, 2-012-40-033-3000

In Township 12 North, Range 40 E.W.M, Garfield County, Washington:

The Southwest quarter, the Northwest quarter, and the West half of the Southeast quarter of Section 33.

EXCEPT beginning at the Northeast corner of the Northwest quarter of the Southeast quarter, thence South 720 feet; thence. South 86° West 130 feet; thence South 44° West 132 feet; thence South 86° West 100 feet; thence North 82° West 790 feet; thence North 65° West to the West line of said Southeast quarter; thence North to center of said Section; thence East to place of beginning.

ALSO EXCEPT beginning at the Southwest corner of said Section 33; thence North 89°43'40" East along the South line of said Section 1331.80 feet; thence North 41°16'58" West 151.07 feet.; thence North 16°40'14" West 606.17 feet; thence North 31°31'52" West 619.83 feet; thence North 32°06'00" West 612.81 feet; thence North 50°49'18" West 20.50 feet; thence North 67°06'06" West 247.06 feet; thence South 63°29'38" West 184.32 feet, more or less, to a point on the West line of said Section 33; thence South 00°00'00" West along said West line 1774.81 feet to the place of beginning.

ALSO EXCEPT that part of the East half of the Northwest quarter and of the North half of the Southwest quarter of said Section 33, more particularly described as follows:

Commencing at the Northwest corner of said Section 33; thence South 48°37'18" East 2012.40 feet to the True Point of Beginning; thence North 73°21' East 1211.24 feet to a point on the East line of the Northwest quarter of said Section 33; thence South 00°32'02" East along said East line a distance of 2076.50 feet to a point on the centerline of Jackson Road; thence deflect right and continue along said centerline around a curve to the right with a radius of 2100.00 feet for a distance of 178.89 feet to a point of compound curve; thence along said centerline around a curve to the right with a radius of 1150.00 feet for a distance of 241.65 feet; thence South 70°19' West 1239.68 feet; thence North 01°12' West 517.05 feet; thence South 84°57' East 112.85 feet; thence North 70°53' East 202.20 feet; thence North 55°30' East 166.95 feet; thence North 24°10' East 90 89 feet; thence North 02°33' West 459.54 feet; thence North 08°48'10" West 715.43 feet to the place of beginning

Bearings were based on a fence line running South from a fence line intersect at the Northwest corner of Section 33.

EXCEPT public road rights of way.

ASSESSOR'S TAX PARCEL NUMBERS: 2-012-41-026-3000, 2-012-41-027-3020, 2-012-41-034-1030

In Township 12 North, Range 41 E.W.M., Garfield County, Washington:

The Southwest quarter of Section 26, and the South half of Section 27.

The Northeast quarter of the Northeast quarter of Section 34, and that part of the Northwest quarter of the Northeast quarter of said Section 34 lying East of the Vanatton Grade Road.

EXCEPT public road right of way.

ALSO EXCEPT that part of the South half of the South half of said Section 27, more particularly described as follows:

Commencing at the Southeast corner of said Section 27; thence westerly along the South line of said Section 27 a distance of 2712.07 feet to the True Point of Beginning, said point being on the centerline of the Freeburn Road; thence North 57°39' East along said centerline 177.98 feet; thence North 69°02' East along said centerline 227.50 feet; thence North 64°59' East along said centerline 388.63 feet; thence South 58°52' East along said centerline 122.37 feet to a point on the centerline of Vanatton Grade Road; thence North 24°36' East along said centerline 391.47 feet to a point of curve; thence along said centerline around a curve to the left with a radius of 700.00 feet for a distance of 469.35 feet; thence North 13°49' West along said centerline 145.52 feet; thence South 38°47' West 1582.43 feet to the place of beginning.

ALSO EXCEPT that part of the South half of the Southeast quarter of said Section 27 and of the North half of the Northeast quarter of Section 34, more particularly described as follows:

Commencing at the Northeast corner of said Section 34; thence southerly along thw West line of said Section 34 a distance of 231.25 feet to the True Point of Beginning; thence North 85°14' West 456.44 feet; thence South 88°16' West 509.81 feet; thence North 89°17' West 838.85 feet; thence North 53°54' West 129.20 feet; thence North 09°31' East 180.58 feet; thence North 13°25' East 186.97 feet; thence North 23°39' East 389.66 feet; thence North 21°02' East 46.10 feet; thence North 17°21' East 202.36 feet; thence North 26°21' West 52.20 feet; thence North 76°34' West 36.32 feet to a point on the centerline of Vanatton Grade Road; thence southerly along said centerline to a point on the South line of the North half of the Northeast quarter of said Section 34; thence easterly along said South line 1716.38 feet, more or less, to the Southeast

corner of said North half of the Northeast quarter; thence northerly along the West line of said North half of the Northeast quarter 1100.26 feet to the place of beginning. EXCEPT the 40 feet by 50 feet tract of land referred to in the original unrecorded lease by and between Molly and William Black, lessor, and BMCT, L.P., a limited partnership, lessee, dated April 1, 1995, for a cell tower site, and SUBJECT TO an easement for access, 20 feet in width, for the benefit of said cell tower site.

ASSESSOR'S TAX PARCEL NUMBERS: 2-011-42-016-3000, 2-011-42-017-3000, 2-011-42-020-3010, 2-011-42-029-2000

In Township 11 North, Range 42 E.W.M., Garfield County, Washington:

The Southwest quarter of Section 16.

The Southwest quarter of Section 17.

The South half of the Southwest quarter of Section 20.

The Northwest quarter, the North half of the Southwest quarter, and the Southeast quarter of Section 29.

EXCEPT public road rights of way.



2147

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>Lorraine A. Magnusson</u>	2 BUYER GRANTEE	Name <u>James D. Arones</u>	
	Mailing Address <u>1900 Valley View Dr</u>		Mailing Address <u>2111 State St</u>	
	City/State/Zip <u>Clarkston WA 99403</u>		City/State/Zip <u>Pomeroy WA 99347</u>	
	Phone No. (including area code) <u>509-552-6045</u>		Phone No. (including area code)	
3	Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers – check box if personal property	List assessed value(s)
	Name _____		<u>1-054-65-008-2220</u> <input type="checkbox"/>	<u>60,963</u>
	Mailing Address _____		<input type="checkbox"/>	
	City/State/Zip _____		<input type="checkbox"/>	
	Phone No. (including area code) _____		<input type="checkbox"/>	

4 Street address of property: _____

This property is located in ☐ unincorporatedCounty OR within ☒ city of Pomeroy☐ Check box if any of the listed parcels are being segregated from a larger parcel.

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

See attached.

5 Enter Abstract Use Categories: _____

(See back of last page for instructions)

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

	YES	NO
6 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) 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

PRINT NAME

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

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

WAC No. (Section/Subsection) 458-61A-215Reason for exemption to clear titleType of Document Quit Claim DeedDate of Document 7-9-10

Gross Selling Price \$	<u>0</u>
*Personal Property (deduct) \$	
Exemption Claimed (deduct) \$	
Taxable Selling Price \$	<u>0</u>
Excise Tax: State \$	
Local \$	
*Delinquent Interest: State \$	
Local \$	
*Delinquent Penalty \$	
Subtotal \$	
*State Technology Fee \$	<u>5.00</u>
*Affidavit Processing Fee \$	<u>5.00</u>
Total Due \$	<u>10.00</u>

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 Lorraine A. MagnussonSignature of Grantee or Grantee's Agent James D. AronesName (print) Lorraine A. MagnussonName (print) JAMES D. ARONESDate & city of signing: 7-9-10 Clarkston WADate & city of signing: 1/17/12 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)).

AFTER RECORDING MAIL TO:

First American Title Company
330 Diagonal Street
Clarkston, WA 99403

REAL ESTATE EXCISE TAX
AMT. PAID \$ 903.11
RECEIPT NO. 1130
DATE 3-3-06
GARFIELD COUNTY TREASURER
BY Cathy Summers

GA-4407
Filed for Record at Request of:
First American Title Company

STATUTORY WARRANTY DEED

File No: **148735-CL (th)**

Date: **February 08, 2006**

Grantor(s): **Keith A. Berglund and Troy L. Berglund and Gale D. Smith, who acquired title as Gail Smith**

Grantee(s): **Lorraine A. Magnussen**

Abbreviated Legal: **Part of Lots 6, 7, 8 & 9, Blk 65, Depot Add.**

Additional Legal on page:

Assessor's Tax Parcel No(s): **1-054-65-008-2220**

THE GRANTOR(S) Keith A. Berglund, Troy L. Berglund and Gale D. Smith, who acquired title as Gail Smith, each an undivided 1/3 interest, as their separate estates for and in consideration of Ten Dollars and other Good and Valuable Consideration, in hand paid, conveys, and warrants to Lorraine A. Magnussen, an unmarried woman, the following described real estate, situated in the County of Garfield, State of Washington. L.M.,

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

RESERVING to the City of Pomeroy the right to construct and maintain utilities on or under said vacated portion of State Street. Make and Model Kaufman Broad, 1984, HUD #IDA072723-IDA072724, Serial # KBIDSNAB413507-1207 which is affixed and attached to the land and is part of the real property.
Subject To: This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

Ordinance No. 842

An Ordinance Vacationing a Portion of 21ST & State Streets

Whereas, the City Council by initiated the process for vacation by petition by property owners, notice of public hearing has properly been given and the hearing having been held, now therefore;

The City Council of the City of Pomeroy do ordain as follows:

Section 1: Regarding the east 22.5 feet of the portion of 21st Street abutting the south 90 feet of Lot 6, Block 65, Depot Addition, City of Pomeroy and the north 15 feet of State Street abutting said east portion of 21st Street, the City Council finds the following public good will be met by vacating that portion of the street:

1. Since most of that portion of the street is not used as a street or for other transportation, vacating the street will remove the area from City maintenance and liability;
2. Vacation of the street creates assessed property which will go on the tax rolls; and
3. The land will be maintained better than it has been in the past.

Section 2: The east 22.5 feet of the portion of 21st Street abutting the south 90 feet of Lot 6, Block 65, Depot Addition, City of Pomeroy and the north 15 feet of State Street abutting said east portion of 21st Street are hereby vacated; HOWEVER, the City of Pomeroy hereby reserves an easement and right to exercise and grant easements for construction, repair, and maintenance of any City utilities or any public or private power and communications transmission services that exist at the time of this ordinance.

Section 3. Payment to the City for the vacated property will be one-half of the assessed evaluation.

Section 4. Severability. If any section, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

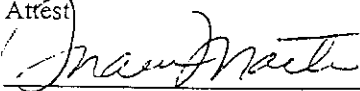
Section 5. Effective date. This ordinance shall take effect five days after publication of the ordinance or a summary thereof in the *East Washingtonian*. Publication shall not be made until receipt of payment to the City.

Passed by the city council in regular session October 7, 2008



Alan Gould, Mayor

Attest



Shaun Martin, Clerk Treasurer

Date Published:

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>Janet Scoggin, a married person as her sole and separate</u>	2 BUYER GRANTEE	Name <u>Max Scoggin, Trustee, Janet and Everett Scoggin</u>
	property		<u>Irrevocable Trust, a trust</u>
	Mailing Address <u>433 Highway 12E</u>		Mailing Address <u>664 Linville Ridge Rd</u>
	City/State/Zip <u>Pomeroy, WA 99347</u>		City/State/Zip <u>Pomeroy, WA 99347</u>
	Phone No. (including area code) <u>(509) 843-3810</u>		Phone No. (including area code) <u>(509) 843-2424</u>
3 Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee		4 List all real and personal property tax parcel account numbers – check box if personal property	
Name _____		1-065-00-003-1010 <input type="checkbox"/>	
Mailing Address _____		1-070-31-049-1650 <input type="checkbox"/>	
City/State/Zip _____		1-050-01-001-1420 <input type="checkbox"/>	
Phone No. (including area code) _____			
		List assessed value(s)	

4 Street address of property: _____

This property is located in Pomeroy

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

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

See attached Exhibit "A"

5 Select Land Use Code(s): <u>11 - Household, single family units</u> enter any additional codes: _____ (See back of last page for instructions)	7 List all personal property (tangible and intangible) included in selling price.
Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) <u>458-61A-217 (1)</u> Reason for exemption <u>rerecord to correct legal description. Excise tax paid 12/16/2011, affidavit #2141</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.	Type of Document <u>Quitclaim Deed</u> Date of Document <u>2/11/12 1/11/12</u> Gross Selling Price \$ _____ 0.00 *Personal Property (deduct) \$ _____ Exemption Claimed (deduct) \$ _____ Taxable Selling Price \$ _____ 0.00 Excise Tax : State \$ _____ 0.00 <u>0.0025</u> Local \$ _____ 0.00 *Delinquent Interest: State \$ _____ Local \$ _____ *Delinquent Penalty \$ _____ Subtotal \$ _____ 0.00 *State Technology Fee \$ _____ 5.00 *Affidavit Processing Fee \$ _____ 5.00 Total Due \$ _____ 10.00 CK
DEPUTY ASSESSOR _____ DATE _____ (2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale. (3) OWNER(S) SIGNATURE _____ PRINT NAME	A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS

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

Signature of Grantor or Grantor's Agent <u>Janet Scoggin</u>	Signature of Grantee or Grantee's Agent <u>Max Scoggin</u>
Name (print) <u>Janet Scoggin</u>	Name (print) <u>Max Scoggin</u>
Date & city of signing: <u>1/11/2012, Pomeroy, WA</u>	Date & city of signing: <u>1/11/2012, 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)).

EXHIBIT "A"

Lot 3 of Belknap's Addition to the City of Pomeroy

ALSO the North 15 feet of the following described tract,

That part of the Southwest quarter of Section 31, Township 12 North, Range 42 E.W.M. and of Lot 1 in Block 1 of the Original Town of the City of Pomeroy, more particularly described as follows:

Beginning at a point on the North line of Main Street 30 feet East of the Southwest corner of said Block 1; thence North $08^{\circ}09'$ East parallel with the West line of said Block 1 a distance of 120 feet; thence at right angles North $81^{\circ}51'$ West 152 feet; thence South $05^{\circ}00'$ East 130 feet to the North line of Main Street; thence East 55 feet; thence South $81^{\circ}51'$ East 70 feet to the place of beginning.