

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 MARILYN JEAN SCHULTZE DECLARATION OF TRUST DATE:	2 BUYER GRANTEE	Name REGINALD E. WALDHER & JUDY L. WALDHER
	OCTOBER 19, 2006		
	Mailing Address 25450 GREEN ROAD		Mailing Address _____
	City/State/Zip ELBURN, IL 60119		City/State/Zip POMEROY, WA 99347
	Phone No. (including area code) _____		Phone No. (including area code) _____

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

2-011-42-027-3000	<input type="checkbox"/>
2-012-42- ⁰¹⁹ 400-4000	<input type="checkbox"/>
2-012-42-3000	<input type="checkbox"/>
2-012-42-020-3000	<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):

83 - Agriculture classified under current use chapter 84.34 RCW

enter any additional codes: _____

(See back of last page for instructions)

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

6

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

If any answers are yes, complete as instructed below.

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

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

This land ☒ does ☒ does not qualify for continuance.

Jaime Smith **6/1/12**
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

Reginald E. Waldher *Judy L. Waldher*
PRINT NAME **WALDHER**
REGINALD E. WALDHER **JUDY L. WALDHER**

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

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

WAC No. (Section/Subsection) _____

Reason for exemption _____

Type of Document **TRUSTEE'S DEED**

Date of Document **5/31/12**

Gross Selling Price \$	325,000.00
*Personal Property (deduct) \$	
Exemption Claimed (deduct) \$	
Taxable Selling Price \$	325,000.00
Excise Tax : State \$	4,160.00
0.0025 Local \$	812.50
*Delinquent Interest: State \$	
Local \$	
*Delinquent Penalty \$	
Subtotal \$	4,972.50
*State Technology Fee \$	5.00
*Affidavit Processing Fee \$	
Total Due \$	4,977.50

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 *Rich Burns*

Name (print) **RICH BURNS**

Date & city of signing: **05/30/12 POMEROY**

Signature of
Grantee or Grantee's Agent *Regie Waldher*

Name (print) **REGIE WALDHER**

Date & city of signing: **05/30/12 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

PAID
JUN 01 2012

KAREN ROOSEVELT
GARFIELD COUNTY TREASURER

SCHEDULE C

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

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

The West half of the Southeast quarter, the North half of the Southwest quarter, and the Southeast quarter of the Southwest quarter of Section 27.

TOGETHER WITH road rights of way along the North side of the Northeast quarter of the Northeast quarter of Section 34, and along the North side of the Southeast quarter of Section 28, as described in document recorded November 21, 1927 in Garfield County Auditor's Book of Deeds 38 at Page 587.

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

The North half of the Southeast quarter of Section 19.

That part of the South half of the Northeast quarter of said Section 19 lying westerly of a line beginning at a point 922 feet West of the Southeast corner thereof; thence in a *generally* northwesterly direction following the line between the farmland and grassland to a point 407 feet East of the Northwest corner thereof.

That part of the South half of the Northwest quarter and of the North half of the Southwest quarter of said Section 19 lying easterly of the County Road as traveled in 1941.

The Southwest quarter of Section 20.

EXCEPT public road rights of way.

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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>Heath D. Shelton</u>	2 BUYER GRANTEE	Name <u>Lorene Woods and Rosemary Woods</u>
	Mailing Address <u>PO Box 615</u>		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 _____		<u>1-051-10-005-2040</u> <input type="checkbox"/>	
Mailing Address _____		_____ <input type="checkbox"/>	
City/State/Zip _____		_____ <input type="checkbox"/>	
Phone No. (including area code) _____		_____ <input type="checkbox"/>	
		List assessed value(s)	

4 Street address of property: 192 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)

Lot 5, Blk 10, Wilson's Add (w/ vacated streets) 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.																										
<p>YES NO</p> <p>Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)? <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>If claiming an exemption, list WAC number and reason for exemption:</p> <p>WAC No. (Section/Subsection) _____</p> <p>Reason for exemption _____</p> <p>Type of Document <u>STATUTORY WARRANTY DEED</u></p> <p>Date of Document <u>4/5/12 6/1/12</u></p> <table> <tr> <td>Gross Selling Price \$</td> <td>160,000.00</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>160,000.00</td> </tr> <tr> <td>Excise Tax : State \$</td> <td>2,048.00</td> </tr> <tr> <td><u>0.0025</u> Local \$</td> <td>400.00</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>2,448.00</td> </tr> <tr> <td>*State Technology Fee \$</td> <td>5.00</td> </tr> <tr> <td>*Affidavit Processing Fee \$</td> <td></td> </tr> <tr> <td>Total Due \$</td> <td>2,453.00</td> </tr> </table> <p>A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS</p>	Gross Selling Price \$	160,000.00	*Personal Property (deduct) \$		Exemption Claimed (deduct) \$		Taxable Selling Price \$	160,000.00	Excise Tax : State \$	2,048.00	<u>0.0025</u> Local \$	400.00	*Delinquent Interest: State \$		Local \$		*Delinquent Penalty \$		Subtotal \$	2,448.00	*State Technology Fee \$	5.00	*Affidavit Processing Fee \$		Total Due \$	2,453.00
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<p>6</p> <p>YES NO</p> <p>Is this property designated as forest land per chapter 84.33 RCW? <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34? <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>Is this property receiving special valuation as historical property per chapter 84.26 RCW? <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>If any answers are yes, complete as instructed below.</p> <p>(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information.</p> <p>This land <input type="checkbox"/> does <input type="checkbox"/> does not qualify for continuance.</p> <p>_____ DEPUTY ASSESSOR DATE</p> <p>(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale.</p> <p>(3) OWNER(S) SIGNATURE</p> <p>_____ PRINT NAME</p>																											

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

Signature of Grantor or Grantor's Agent <u>Heath D. Shelton</u>	Signature of Grantee or Grantee's Agent <u>Rich Burns</u>
Name (print) <u>Heath D. Shelton</u>	Name (print) <u>Rich Burns</u>
Date & city of signing: <u>6/1/12 Pomeroy</u>	Date & city of signing: <u>6/1/12 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)).

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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>MELINDA SUE CONNER</u>	2 BUYER GRANTEE	Name <u>HEATH D. SHELTON</u>
	Mailing Address <u>831 12TH STREET</u>		Mailing Address _____
	City/State/Zip <u>SAN LEON TX 77539</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 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>2-011-42-008-3030</u> <input type="checkbox"/> <u>2-011-42-017-2030</u> <input type="checkbox"/> <u>2-011-42-018-1020</u> <input type="checkbox"/> _____ <input type="checkbox"/>	
		List assessed value(s) _____ _____ _____	

4 Street address of property: 20 WALDHERS ROAD
 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 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) <table border="0"> <tr> <td></td> <td>YES</td> <td>NO</td> </tr> <tr> <td>Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)?</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> </tr> </table>		YES	NO	Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	7 List all personal property (tangible and intangible) included in selling price. If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) _____ Reason for exemption _____ Type of Document <u>STATUTORY WARRANTY DEED</u> Date of Document <u>6/1/12</u> <table border="0"> <tr> <td>Gross Selling Price \$</td> <td><u>25,000.00</u></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><u>25,000.00</u></td> </tr> <tr> <td>Excise Tax : State \$</td> <td><u>320.00</u></td> </tr> <tr> <td><u>0.0025</u> Local \$</td> <td><u>62.50</u></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><u>382.50</u></td> </tr> <tr> <td>*State Technology Fee \$</td> <td><u>5.00</u></td> </tr> <tr> <td>*Affidavit Processing Fee \$</td> <td>_____</td> </tr> <tr> <td>Total Due \$</td> <td><u>387.50</u> <i>CL</i></td> </tr> </table>	Gross Selling Price \$	<u>25,000.00</u>	*Personal Property (deduct) \$	_____	Exemption Claimed (deduct) \$	_____	Taxable Selling Price \$	<u>25,000.00</u>	Excise Tax : State \$	<u>320.00</u>	<u>0.0025</u> Local \$	<u>62.50</u>	*Delinquent Interest: State \$	_____	Local \$	_____	*Delinquent Penalty \$	_____	Subtotal \$	<u>382.50</u>	*State Technology Fee \$	<u>5.00</u>	*Affidavit Processing Fee \$	_____	Total Due \$	<u>387.50</u> <i>CL</i>
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(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE)
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 This land ☒ does ☐ does not qualify for continuance.
Kathia Voornburg 6/1/12
 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
 * *Heath Shelton*
 PRINT NAME
HEATH D. SHELTON

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

Signature of Grantor or Grantor's Agent <i>Rich Burns</i>	Signature of Grantee or Grantee's Agent <i>Heath Shelton</i>
Name (print) <u>RICH BURNS</u>	Name (print) <u>HEATH D. SHELTON</u>
Date & city of signing: <u>06/06/12 POMEROY</u>	Date & city of signing: <u>06/06/12</u>

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

SCHEDULE C

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

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

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 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.

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☐ Check box if partial sale of property

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

1 SELLER GRANTOR	Name <u>HELEN V. KRALMAN</u>	2 BUYER GRANTEE	Name <u>CAROLYN D. MARSH</u>
	Mailing Address <u>PO BOX 263</u>		Mailing Address <u>7628 KOHLER ROAD</u>
	City/State/Zip <u>POMEROY, WA 99347</u>		City/State/Zip <u>PASCO, WA 99301</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>HELEN V. KRALMAN</u>	2-012-42-033-4070 <input type="checkbox"/>	
	Mailing Address <u>PO BOX 263</u>	2-012-42-033-1000 <input type="checkbox"/>	
	City/State/Zip <u>POMEROY, WA 99347</u>	<input type="checkbox"/>	
	Phone No. (including area code) _____	<input type="checkbox"/>	
		List assessed value(s) <u>7,693</u>	

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 EXHIBIT "A" ATTACHED

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>Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)?</p> <p>YES <input type="checkbox"/> NO <input checked="" type="checkbox"/></p>	<p>If claiming an exemption, list WAC number and reason for exemption:</p> <p>WAC No. (Section/Subsection) <u>458 61A 201</u></p> <p>Reason for exemption <u>GIFT</u></p> <p>Type of Document <u>QUIT CLAIM DEED OF GIFT</u></p> <p>Date of Document <u>6/7/12</u></p> <table border="0"> <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 CK</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 CK
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*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																										
<p>6</p> <p>Is this property designated as forest land per chapter 84.33 RCW? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/></p> <p>Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/></p> <p>Is this property receiving special valuation as historical property per chapter 84.26 RCW? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/></p> <p>If any answers are yes, complete as instructed below.</p> <p>(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information.</p> <p>This land <input checked="" type="checkbox"/> does <input type="checkbox"/> does not qualify for continuance.</p> <p><u>Keshia Vorderbruggen</u> <u>6/8/12</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>Carolyn D. Marsh</u> 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>[Signature]</u>	Signature of Grantee or Grantee's Agent <u>[Signature]</u>
Name (print) <u>HELEN V. KRALMAN</u>	Name (print) <u>CAROLYN D. MARSH</u>
Date & city of signing: <u>06/07/12 POMEROY</u>	Date & city of signing: <u>06/07/12 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)).

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

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

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

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

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

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

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

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

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

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

A: Gifts with consideration

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

B: Gifts without consideration

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

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

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

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

Grantor's Signature

Grantee's Signature
4-9-12

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

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

NOTE: Exchange Facilitator must sign below.

Exchange Facilitator's Signature

EXHIBIT A

Beginning at a point in the East and West centerline of Section 33, Twp. 12 N., Range 42, E.W.M., said point being 1,600.0 feet E., measured along the said centerline, from the West quarter corner of said Section 33, and run thence east along the aforesaid centerline 2,414 feet, more or less, to the Northeast corner of the Northwest quarter of the Southeast quarter of said Section 33; thence South along the East line of the said Northwest quarter of the Southeast quarter, 1320 feet more or less to the Southeast corner thereof; thence West along the East and West centerline of the South Half of the aforesaid Section 33, to a point in a line parallel to and 1,600.0 feet East of the West line of said Section 33, to a point in a line parallel to and 1600.0 feet East of the West line of said Section 33; thence North along the said parallel line, 1320 feet more or less to the point of beginning.

EXCEPT that portion of the Northwest Quarter of the Southeast Quarter of Section 33, Township 12 North, Range 42 E.W.M., lying South of U.S. Highway 12 and West of Brown's Gulch Road, and any portion deeded to the State of Washington. Also subject to roads and easements of record.

The Northeast quarter of Section 33, Township 12 N., Range 42, E.W.M., except the West 170 feet thereof.

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>BRAD AND LISA GINGERICH</u>	2 BUYER GRANTEE	Name <u>DAVID W. AND DONNA M. WALDRON</u>
	Mailing Address <u>952 CRESCENT DRIVE</u>		Mailing Address <u>8 FAIRGROUNDS ROAD</u>
	City/State/Zip <u>POMEROY, WA 99347</u>		City/State/Zip <u>POMEROY, WA 99347</u>
	Phone No. (including area code) <u>(509) 843-3651</u>		Phone No. (including area code) <u>(509) 843-1535</u>
3	Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee	List all real and personal property tax parcel account numbers – check box if personal property	
Name _____		2-012- 32 -033-4080 <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: 8 FAIRGROUNDS ROAD, POMEROY, WA 99347

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)

5 Select Land Use Code(s):
11 - Household, single family units
enter any additional codes: 94
(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.

Kekia Vodelberger 6/8/12
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

David W. Waldron Donna M. Waldron
PRINT NAME

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

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

WAC No. (Section/Subsection) _____

Reason for exemption _____

Type of Document WARRANTY DEED

Date of Document 6-8-12

Gross Selling Price \$ 65,000.00

*Personal Property (deduct) \$ _____

Exemption Claimed (deduct) \$ _____

Taxable Selling Price \$ 65,000.00

Excise Tax : State \$ 832.00

0.0025 Local \$ 162.50

*Delinquent Interest: State \$ _____

Local \$ _____

*Delinquent Penalty \$ _____

Subtotal \$ 994.50

*State Technology Fee \$ 5.00

*Affidavit Processing Fee \$ _____

Total Due \$ 999.50 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 Brad Gengerich
Name (print) BRAD GINGERICH
Date & city of signing: 6-8-12 POMEROY, WA

Signature of Grantee or Grantee's Agent David W. Waldron
Name (print) DAVID W. WALDRON
Date & city of signing: 6/8/12 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)).

PAID
JUN 08 2012

KAREN ROOSEVELT
GARFIELD COUNTY TREASURER

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Exhibit A

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

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

That part of the Northwest quarter of the Southeast quarter and of the Northeast quarter of the Southwest quarter of Section 33 lying South of U.S. Highway 12 and West of Brown's Gulch Road.

That part of the Southwest quarter of the Southeast quarter said Section 33, more particularly described as follows:

Beginning at the Northwest corner of said Southwest quarter of the Southeast quarter of Section 33; thence South on the West line of said subdivision 455 feet; thence East at right angles 443.9 feet to the West line of Brown Gulch Road; thence northerly along the West line of said road to a point on the North line of said subdivision that is 490 feet East of the Northwest corner of the Southwest quarter of the Southeast quarter, thence West 490 feet to the place of beginning.



PLEASE TYPE OR PRINT

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

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

(See back of last page for instructions)

This form is your receipt
when stamped by cashier.

2203

☐ Check box if partial sale of property

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

SELLER GRANTOR	Name Gary M. VerSteegh and Corazon A. VerSteegh, husband and wife	BUYER GRANTEE	Name John Miller and Rindala Miller husband and wife
	Mailing Address c/o FATCO 330 Diagonal		Mailing Address PO Box 543
	City/State/Zip Clarkston WA 99403		City/State/Zip Pomeroy WA 99347
	Phone No. (including area code)		Phone No. (including area code)
Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers - check box if personal property	
Name John Miller and Rindala Miller husband and wi		1 050 19 008 3260 <input type="checkbox"/>	
Mailing Address PO Box 543		<input type="checkbox"/>	
City/State/Zip Pomeroy WA 99347		<input type="checkbox"/>	
Phone No. (including area code)		<input type="checkbox"/>	
		List assessed value(s)	

Street address of property: 647 High Street, Pomeroy, WA 99347

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

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

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

Lot 8 in Block 19 of the Original Town, now City of Pomeroy

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

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

YES NO

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

YES NO

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

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

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

If any answers are yes, complete as instructed below.

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

This land ☐ does ☒ does not qualify for continuance.

DEPUTY ASSESSOR

DATE

(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)

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

(3) OWNER(S) SIGNATURE

PRINT NAME

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

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

WAC No. (Section/Subsection)

Reason for exemption

Type of Document Statutory Warranty Deed

Date of Document 06/12/12

Gross Selling Price	\$	85,000.00
*Personal Property (deduct)	\$	0.00
Exemption Claimed (deduct)	\$	0.00
Taxable Selling Price	\$	85,000.00
Excise Tax : State	\$	1,088.00
Local	\$	212.50
*Delinquent Interest: State	\$	0.00
Local	\$	0.00
*Delinquent Penalty	\$	0.00
Subtotal	\$	1,300.50
*State Technology Fee	\$	5.00
*Affidavit Processing Fee	\$	0.00
Total Due	\$	1,305.50

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

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

Signature of Grantor or Grantor's Agent Gary M. VerSteegh and Corazon A. VerSteegh
Name (print) Gary M. VerSteegh and Corazon A. VerSteegh
Date & city of signing: 6/13/12 Clarkston

Signature of Grantee or Grantee's Agent John Miller and Rindala Miller
Name (print) John Miller and Rindala Miller
Date & city of signing: 6-13-12 Clarkston

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

REV 84 0001a (02/13/07)

THIS SPACE IS FOR THE TREASURER'S USE ONLY

PAYED
JUN 13 2012

KAREN ROOSEVELT
GARFIELD COUNTY TREASURER

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REAL ESTATE EXCISE TAX AFFIDAVIT

PLEASE TYPE OR PRINT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

This form is your receipt
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THIS AFFIDAVIT WILL NOT BE ACCEPTED UNLESS ALL AREAS ON ALL PAGES ARE FULLY COMPLETED

(See back of last page for instructions)

☐ Check box if partial sale of property

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

1 SELLER GRANTOR	Name <u>JPMorgan Chase Bank, National Association</u>	2 BUYER GRANTEE	Name <u>The Secretary of Veterans Affairs</u>
	Mailing Address <u>10790 Rancho Bernardo Road</u>		<u>an Officer of the United States of America</u>
	City/State/Zip <u>San Diego, CA 92127</u>		Mailing Address <u>2375 N. Glenville Drive, Bldg. B</u>
	Phone No. (including area code) _____		City/State/Zip <u>Richardson, TX 75082</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) <u>151,289</u>	
	Name _____			<u>2-012-41-03-41020</u> <input type="checkbox"/>
	Mailing Address _____			<input type="checkbox"/>
	City/State/Zip _____			<input type="checkbox"/>
	Phone No. (including area code) _____			<input type="checkbox"/>

4 Street address of property: 63 Vannatton Grade Road, Pomeroy, WA, 99347 (Garfield County)

This property is located in Pomeroy

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

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

The land referred to herein is situated in the State of Washington, County of Garfield and described as follows: That part of the South Half of the Northeast Quarter of Section 34, Township 12 North, Range 41 E.W.M., lying South and West of Vannatton Grade Road.

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

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

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

If any answers are yes, complete as instructed below.

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

This land ☐ does ☐ does not qualify for continuance.

DEPUTY ASSESSOR	DATE
-----------------	------

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

(3) OWNER(S) SIGNATURE

PRINT NAME

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

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

WAC No. (Section/Subsection) 458-61A-216(1)

Reason for exemption
Transfer to Mortgage Insurer (VA)

Type of Document Warranty Deed

Date of Document 6/1/12

Gross Selling Price \$	145,414.50
*Personal Property (deduct) \$	0.00
Exemption Claimed (deduct) \$	145,414.50
Taxable Selling Price \$	0.00
Excise Tax : State \$	0.00
<u>0.0025</u> Local \$	0.00
*Delinquent Interest: State \$	0.00
Local \$	0.00
*Delinquent Penalty \$	0.00
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>Julie Jensen</u>	Signature of Grantee or Grantee's Agent <u>Julie Boulton</u>
Name (print) <u>Northwest Trustee Services, Inc. Julie Jensen</u>	Name (print) <u>Northwest Trustee Services, Inc. Julie Boulton</u>
Date & city of signing: <u>06/12/2012, Bellevue, WA</u>	Date & city of signing: <u>06/12/2012, Bellevue, 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)).



PLEASE TYPE OR PRINT

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

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2205

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

(See back of last page for instructions)

☐ Check box if partial sale of property

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

SELLER GRANTOR	Name	Sandra J. Dixon, a single person, and Johnny D. Dixon, a/k/a John D. Dixon, a married man*	
	Mailing Address	PO Box 399	
	City/State/Zip	Pomeroy WA 99347	
	Phone No. (including area code)		
BUYER GRANTEE	Name	Sandra J. Dixon, an unmarried woman and John D. Dixon, a married man, as his sole and **	
	Mailing Address	PO Box 399	
	City/State/Zip	Pomeroy WA 99347	
	Phone No. (including area code)		
Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers - check box if personal property	List assessed value(s) <u>189408</u>
Name			
Mailing Address			
City/State/Zip			
Phone No. (including area code)			

Street address of property: 734 Rickman Gulch Rd, Pomeroy, WA 99347

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

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

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

See attached legal description *dealing with his sole and separate property** separate property

Select Land Use Code(s):

11 Household, single family units

enter any additional codes:

(See back of last page for instructions)

YES NO

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

☐ ☒

YES NO

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

☐ ☒

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

☒ ☐

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

☐ ☒

If any answers are yes, complete as instructed below.

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

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

This land ☒ does ☐ does not qualify for continuance.

DEPUTY ASSESSOR

DATE

(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)

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

(3) OWNER(S) SIGNATURE

On File

PRINT NAME

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

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

WAC No. (Section/Subsection) 458-61A-215(1)

Reason for exemption

Clearing title change of names only

Type of Document Quit Claim Deed

Date of Document 06/15/12

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

Local \$ 0.00

*Delinquent Interest: State \$ 0.00

Local \$ 0.00

*Delinquent Penalty \$ 0.00

Subtotal \$ 0.00

*State Technology Fee \$ 5.00

*Affidavit Processing Fee \$ 5.00

Total Due \$ 10.00

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

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

Signature of Grantor or Grantor's Agent

Name (print) Sandra J. Dixon, a single person, and Johnny

Date & city of signing: 6-15-12 Clarkston

Signature of Grantee or Grantee's Agent

Name (print) Sandra J. Dixon, an unmarried woman and John

Date & city of signing: 6-15-12 Clarkston

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

REV 84 0001a (02/13/07)

THIS SPACE - TREASURER'S USE ONLY

PAID
JUN 20 2012

Treasurer

2205

KAREN ROOSEVELT
GARFIELD COUNTY TREASURER

Order No. GA-5230

SCHEDULE C

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

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

That part of the Southeast quarter of the Northeast quarter and the Northeast quarter of the Southeast quarter of said Section 23, and the Southwest quarter of the Northwest quarter and the Northwest quarter of the Southwest quarter of said Section 24, more particularly described as follows:

Commencing at the Northeast corner of said Section 23, thence South along the East line of said Section 23 a distance of 2109.48 feet to the True Place of Beginning;
thence South $86^{\circ}34'36''$ East a distance of 212.49 feet;
thence South $43^{\circ}20'51''$ East a distance of 93.91 feet;
thence South $84^{\circ}20'52''$ East a distance of 360.24 feet;
thence South $09^{\circ}31'32''$ West a distance of 322.08 feet;
thence South $17^{\circ}20'13''$ West a distance of 101.01 feet to a point on the North line of said Northwest quarter of the Southwest quarter of Section 24;
thence West along said North line a distance of 56.66 feet;
thence South a distance of 181.50 feet;
thence West a distance of 105.28 feet;
thence North $02^{\circ}56'39''$ West a distance of 132.27 feet;
thence North $85^{\circ}42'07''$ West a distance of 870.93 feet;
thence North $64^{\circ}14'50''$ West a distance of 256.12 feet;
thence South $60^{\circ}39'26''$ West a distance of 256.37 feet;
thence North $41^{\circ}55'49''$ West a distance of 150.53 feet;
thence North $64^{\circ}01'28''$ East a distance of 225.12 feet;
thence North $75^{\circ}31'45''$ East a distance of 166.00 feet;
thence North $83^{\circ}34'$ East a distance of 447.30 feet;
thence North $01^{\circ}44'58''$ East a distance of 240.40 feet;
thence South $86^{\circ}34'36''$ East a distance of 225.77 feet to the true place of beginning.

EXCEPT County Roads.



PLEASE TYPE OR PRINT

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

This form is your receipt
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2206

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

☐ Check box if partial sale of property

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

SELLER GRANTOR	Name Sandra J. Dixon, a single person, and Johnny D. Dixon, a/k/a John D. Dixon, a married man*	BUYER GRANTEE	Name Sandra J. Dixon, an unmarried woman and John D. Dixon, a married man, as his sole and **
	Mailing Address Box 399		Mailing Address PO Box 399
	City/State/Zip Pomeroy WA 99347		City/State/Zip Pomeroy WA 99347
	Phone No. (including area code)		Phone No. (including area code)
Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers - check box if personal property	
Name Sandra J. Dixon, an unmarried woman and John		2 011 41 004 3031 <input type="checkbox"/>	
Mailing Address PO Box 399		2 011 41 004 3032 <input type="checkbox"/>	
City/State/Zip Pomeroy WA 99347		<input type="checkbox"/>	
Phone No. (including area code)		<input type="checkbox"/>	
		List assessed value(s) 74850	

Street address of property: 739 Hwy 12 W, Pomeroy, WA 99347

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

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

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

See legal description attached*dealing with his sole and separate property**separate property

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

enter any additional codes:

(See back of last page for instructions)

YES NO

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

YES NO

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

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

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

If any answers are yes, complete as instructed below.

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

This land ☒ does ☐ does not qualify for continuance.

Christen K. Huch 6-15-12
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

On File
PRINT NAME

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

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

WAC No. (Section/Subsection) 458-61A-215(1)

Reason for exemption
Clearing title only

Type of Document Quit Claim Deed

Date of Document 06/14/12

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
Local \$	0.00
*Delinquent Interest: State \$	0.00
Local \$	0.00
*Delinquent Penalty \$	0.00
Subtotal \$	0.00
*State Technology Fee \$	5.00 5.00
*Affidavit Processing Fee \$	5.00
Total Due \$	10.00 CK

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

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

Signature of Grantor or Grantor's Agent *Sandra J. Dixon*
Name (print) Sandra J. Dixon, a single person, and Johnny
Date & city of signing: 6-15-12 Clarkston

Signature of Grantee or Grantee's Agent *John D. Dixon*
Name (print) Sandra J. Dixon, an unmarried woman and John
Date & city of signing: 6-15-12 Clarkston

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

PAID
JUN 20 2012

Order No. GA-5231

SCHEDULE C

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

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

That part of Section 4 more particularly described as follows:

Commencing at the Northwest corner of said Section 4; thence South $32^{\circ}53'53''$ East 3698.72 feet to a point on the South right of way line of U.S. Highway 12 and being the True Point of Beginning; thence North $72^{\circ}55'$ East along said right of way line 1602.00 feet; thence South $04^{\circ}41'$ West 100.46 feet; thence South $83^{\circ}43'$ East 257.52 feet; thence South $26^{\circ}40'$ East 50.00 feet to a point on the centerline of the vacated O.W.R. & N. Co. Railroad right of way; thence South $63^{\circ}20'$ West along said centerline 1402.70 feet; thence North $33^{\circ}53'$ West 50.52 feet to a point of curve; thence deflect left and continue along a curve to the right with a radius of 1909.00 feet for a distance of 1127.54 feet; thence North $82^{\circ}11'$ West 38.65 feet to a point on the East right of way line of the Tatman Mtn. Road; thence North $23^{\circ}09'$ East along said right of way line 211.96 feet to a fence denoting a public easement from the State of Washington to Garfield County as shown on the right of way plans; thence North $35^{\circ}20'$ East along said easement 99.04 feet; thence North $60^{\circ}12'$ East along said easement 77.13 feet; thence North $70^{\circ}15'$ East along said easement 433.62 feet to the place of beginning.



PLEASE TYPE OR PRINT

REAL ESTATE EXCISE TAX AFFIDAVIT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

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

(See back of last page for instructions)

This form is your receipt
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2207

☐ Check box if partial sale of property

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

1 SELLER GRANTOR	Name <u>W. John Ester, a married man dealing with his sole and separate property</u>	2 BUYER GRANTEE	Name <u>Pomeroy B LLC</u>		
	Mailing Address <u>16931 Maplewild Avenue SW</u>		Mailing Address <u>16931 Maplewild Avenue SW</u>		
	City/State/Zip <u>Burien, WA 98166-3165</u>		City/State/Zip <u>Burien, WA 98166-3165</u>		
	Phone No. (including area code) <u>(206) 300-4429</u>		Phone No. (including area code) <u>(206) 300-4429</u>		
3	Send all property tax correspondence to: <input type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers – check box if personal property		List assessed value(s)
	Name <u>W. John Ester, Manager</u>		1-050-03-001-1240 <input type="checkbox"/>		
	Mailing Address <u>16931 Maplewild Avenue SW</u>		<input type="checkbox"/>		
	City/State/Zip <u>Burien, WA 98166-3165</u>		<input type="checkbox"/>		
	Phone No. (including area code) <u>(206) 300-4429</u>		<input type="checkbox"/>		

4 Street address of property: 703 Main Street, Pomeroy, WA 98347

This property is located in Garfield County

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

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

The South 80 feet of Lot 1 in block 3 of the original town, City of Pomeroy, TOGETHER with a perpetual
easement over and across the South 7 feet of the North 40 feet of said Lot 1, in the County of Garfield, State
of Washington.

5	Select Land Use Code(s): <u>59 - Tenant occupied commercial properties</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	NO
		<input type="checkbox"/>	<input checked="" type="checkbox"/>
6	Is this property designated as forest land per chapter 84.33 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		
	Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		
	Is this property receiving special valuation as historical property per chapter 84.26 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		
If any answers are yes, complete as instructed below.			
(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information.			
This land <input type="checkbox"/> does <input type="checkbox"/> does not qualify for continuance.			
DEPUTY ASSESSOR _____ DATE _____			
(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale.			
(3) OWNER(S) SIGNATURE _____			
PRINT NAME _____			
Type of Document <u>Quit Claim Deed</u>			
Date of Document <u>May 23, 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 \$ _____ 0.00			
Local \$ _____ 0.00			
*Delinquent Penalty \$ _____ 0.00			
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>[Signature]</u>	Signature of Grantee or Grantee's Agent <u>[Signature]</u>	
Name (print) <u>Kathleen Brown</u>	Name (print) <u>Kathleen Brown</u>	
Date & city of signing: <u>6/21/12 Seattle</u>	Date & city of signing: <u>6/21/12 Seattle</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 0001 ae (2/22/10)

THIS SPACE - TREASURER'S USE ONLY

COUNTY TREASURER

PAID
JUN 22 2012

KAREN ROOSEVELT
GARFIELD COUNTY TREASURER

2207
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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.

2208

<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>Lorraine M. Ester, an unmarried woman</u>	2 BUYER GRANTEE	Name <u>Pomeroy B LLC</u>	
	Mailing Address <u>16931 Maplewild Avenue SW</u>		Mailing Address <u>16931 Maplewild Avenue SW</u>	
	City/State/Zip <u>Burien, WA 98166-3165</u>		City/State/Zip <u>Burien, WA 98166-3165</u>	
	Phone No. (including area code) <u>(206) 300-4429</u>		Phone No. (including area code) <u>(206) 300-4429</u>	
3	Send all property tax correspondence to: <input type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers – check box if personal property	List assessed value(s)
	Name <u>W. John Ester, Manager</u>		<u>1-050-03-001-1240</u> <input type="checkbox"/>	
	Mailing Address <u>16931 Maplewild Avenue SW</u>		<input type="checkbox"/>	
	City/State/Zip <u>Burien, WA 98166-3165</u>		<input type="checkbox"/>	
	Phone No. (including area code) <u>(206) 300-4429</u>		<input type="checkbox"/>	

4 Street address of property: 703 Main Street, Pomeroy, WA 98347

This property is located in Garfield County

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

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

The South 80 feet of Lot 1 in block 3 of the original town, City of Pomeroy, TOGETHER with a perpetual easement over and across the South 7 feet of the North 40 feet of said Lot 1, in the County of Garfield, State of Washington.

5	Select Land Use Code(s): <u>58 - Tenant occupied, commercial properties</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		
6	Is this property designated as forest land per chapter 84.33 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Is this property receiving special valuation as historical property per chapter 84.26 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If any answers are yes, complete as instructed below. (1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information. This land <input type="checkbox"/> does <input type="checkbox"/> does not qualify for continuance. DEPUTY ASSESSOR _____ DATE _____ (2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale. (3) OWNER(S) SIGNATURE _____ PRINT NAME _____		If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) <u>WAC 458-61A-211(2)(a)</u> Reason for exemption <u>Mere change in identity or form.</u> <u>Transfer to LLC</u> Type of Document <u>Quit Claim Deed</u> Date of Document <u>May 23, 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 \$ _____ 0.00 Local \$ _____ 0.00 *Delinquent Penalty \$ _____ 0.00 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>[Signature]</u>	Signature of Grantee or Grantee's Agent <u>[Signature]</u>	
Name (print) <u>Kathleen Brown</u>	Name (print) <u>Kathleen Brown</u>	
Date & city of signing: <u>6/21/12 Seattle</u>	Date & city of signing: <u>6/21/12 Seattle</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 FOR SELLER'S USE ONLY

COUNTY TREASURER

KAREN ROOSEVELT
GARFIELD COUNTY TREASURER

2208
me

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

This form is your receipt
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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)

<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>Marcus E. Flerchinger and Ilene Q. Flerchinger, husband and wife</u>	2 BUYER GRANTEE	Name <u>Wayne Landkammer, Larry Landkammer, heirs and devisees of Philip Landkammer, Mary D. Cass, and Steve Landkammer</u>
	Mailing Address _____		Mailing Address <u>c/o 1430 Setlow Court</u>
	City/State/Zip _____		City/State/Zip <u>Clarkston, WA 99403</u>
	Phone No. (including area code) _____		Phone No. (including area code) <u>(509) 758-5200</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 _____		Please see the attached Exhibit B <input type="checkbox"/>	
Mailing Address _____		<input type="checkbox"/>	
City/State/Zip _____		<input type="checkbox"/>	
Phone No. (including area code) _____		<input type="checkbox"/>	
4 Street address of property: <u>rural Garfield County</u>			
This property is located in <u>Garfield County</u>			
<input type="checkbox"/> Check box if any of the listed parcels are being segregated from another parcel, are part of a boundary line adjustment or parcels being merged.			
Legal description of property (if more space is needed, you may attach a separate sheet to each page of the affidavit)			
Please see the attached Exhibit A.			

5 Select Land Use Code(s): <u>94 - Open space land classified under chapter 84.34 RCW</u> enter any additional codes: _____ (See back of last page for instructions)	6 <table><tr><td>Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)?</td><td>YES <input type="checkbox"/></td><td>NO <input checked="" type="checkbox"/></td></tr><tr><td>Is this property designated as forest land per chapter 84.33 RCW?</td><td>YES <input type="checkbox"/></td><td>NO <input checked="" type="checkbox"/></td></tr><tr><td>Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34?</td><td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td></tr><tr><td>Is this property receiving special valuation as historical property per chapter 84.26 RCW?</td><td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td></tr></table>	Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	Is this property designated as forest land per chapter 84.33 RCW?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34?	<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"/>	7 List all personal property (tangible and intangible) included in selling price. If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) _____ Reason for exemption _____ Type of Document <u>Deed of Easement</u> Date of Document <u>6-13-12</u> <table><tr><td>Gross Selling Price \$</td><td>2,500.00</td></tr><tr><td>*Personal Property (deduct) \$</td><td>0.00</td></tr><tr><td>Exemption Claimed (deduct) \$</td><td></td></tr><tr><td>Taxable Selling Price \$</td><td>2,500.00</td></tr><tr><td>Excise Tax : State \$</td><td>32.00</td></tr><tr><td><input type="checkbox"/> 0.0025 Local \$</td><td>6.25</td></tr><tr><td>*Delinquent Interest: State \$</td><td>0.00</td></tr><tr><td>Local \$</td><td>0.00</td></tr><tr><td>*Delinquent Penalty \$</td><td>0.00</td></tr><tr><td>Subtotal \$</td><td>38.25</td></tr><tr><td>*State Technology Fee \$</td><td>5.00</td></tr><tr><td>*Affidavit Processing Fee \$</td><td>0.00</td></tr><tr><td>Total Due \$</td><td>43.25</td></tr></table> A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS	Gross Selling Price \$	2,500.00	*Personal Property (deduct) \$	0.00	Exemption Claimed (deduct) \$		Taxable Selling Price \$	2,500.00	Excise Tax : State \$	32.00	<input type="checkbox"/> 0.0025 Local \$	6.25	*Delinquent Interest: State \$	0.00	Local \$	0.00	*Delinquent Penalty \$	0.00	Subtotal \$	38.25	*State Technology Fee \$	5.00	*Affidavit Processing Fee \$	0.00	Total Due \$	43.25
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8 I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT. <table><tr><td>Signature of Grantor or Grantor's Agent <u>Marcus E. Flerchinger</u></td><td>Signature of Grantee or Grantee's Agent <u>Wayne D. Landkammer</u></td></tr><tr><td>Name (print) <u>Marcus E. Flerchinger</u></td><td>Name (print) <u>Wayne Landkammer</u></td></tr><tr><td>Date & city of signing: <u>6/13/12 Clarkston, WA</u></td><td>Date & city of signing: <u>6/25/12 Clarkston</u></td></tr></table> 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 USE ONLY COUNTY TREASURER			Signature of Grantor or Grantor's Agent <u>Marcus E. Flerchinger</u>	Signature of Grantee or Grantee's Agent <u>Wayne D. Landkammer</u>	Name (print) <u>Marcus E. Flerchinger</u>	Name (print) <u>Wayne Landkammer</u>	Date & city of signing: <u>6/13/12 Clarkston, WA</u>	Date & city of signing: <u>6/25/12 Clarkston</u>																																
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KAREN ROOSEVELT
GARFIELD COUNTY TREASURER

Exhibit A

Along and across the existing road beginning at the East side of Grantors' property on the Dresser Place at the existing gate and continuing for approximately one (1) mile to Grantee's property, which road is located upon the following-described real property, situate in the state of Washington, County of Garfield, and more particularly described as follows:

In Township 10 North, Range 43 E.W.M:

Government Lots 1, 2, and 3 in Section 4.

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

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

The Northeast quarter of the Northwest quarter, the Southeast quarter of the Southeast quarter, the West half of the East half, and the South half of Southwest quarter of Section 28.

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

The Southwest quarter of the Southwest quarter of Section 34, and that part of the South half of the Northwest quarter and the North half of the Southwest quarter of said Section 34 described as follows: Beginning at the Northwest corner of the Southwest quarter of the Northwest quarter of said Section 34; thence South on line one-half mile to Southwest corner of the Northwest quarter of the Southwest quarter of said Section 34; thence East on line 405 feet; thence North $24^{\circ}00'$ East 912 feet; thence North $26^{\circ}33'$ East 1120 feet; thence North $01^{\circ}30'$ West 168 feet; thence North $15^{\circ}43'$ East 635 feet to the North line of the South half of the Northwest quarter of said Section 34; thence West on line 1440 feet to the place of beginning.

EXCEPT public roads and rights of way.

(Servient Estate).

In Township 10 North, Range 43, E.W.M:

The Southeast quarter of the Northwest quarter, the South half of the Northeast quarter, the Southeast quarter, the North half of the Southwest quarter, and the Southeast quarter of the Southwest quarter of Section 4.

ALSO that part of the Southwest quarter of the Southwest quarter of said Section 4, more particularly described as follows: Commencing at the section corner common to Sections 4, 5, 8, and 9, said Township and Range, being an aluminum monument; thence North 88°18'17" East on the section line between said Sections 4 and 9, a distance of 561.05 feet to a 5/8" rebar, being on a fence line and the True Point of Beginning; thence North 88°18'17" East on said section line 823.51 feet to a point being the West 1/16th Corner; thence North 01°55'29" East on the subdivisional line 1197.83 feet to a point being the Southwest 1/16th corner; thence South 86°19'32" West on the subdivisional line 949.32 feet to a point being a 5/8" rebar, also being on the fence line; thence South 16°02'37" West along said fence line 108.78 feet to 5/8" rebar being the angle point of the fence; thence South 04°24'16" East along said fence 748.37 feet to a 5/8" rebar and the angle point of the fence; thence South 10°20'41" East along said fence 315.10 feet to the place of beginning.

EXCEPT that part of the Northeast quarter of the Southwest quarter of said Section 4, more particularly described as follows: Commencing at the section corner common to Sections 4, 5, 8, and 9, said Township and Range, being an aluminum monument; thence North 02°18'30" East on the section line between said Sections 4 and 5 a distance of 1150.56 feet to the True Point of Beginning; thence North 86°19'32" East on the subdivisional line 531.35 feet to a 5/8" rebar also being on the fence line; thence North 16°45'53" East on said fence line 831.07 feet to a 5/8" rebar being at an angle point of the fence line; thence North 07°06'42" East on said fence line 228.24 feet to a 5/8" rebar being at an angle point of the fence line; thence North 14°11'44" East on said fence line 173.95 feet to a 5/8" rebar being on the subdivisional line of said Section 4; thence South 84°20'14" West on the subdivisional line 698.16 feet to the quarter corner between said Sections 4 and 5 being an aluminum monument; thence South 02°18'30" East on the section line between said Sections 4 and 5 a distance of 1150.56 feet to the place of beginning.

The Northwest quarter, the North half of the Northeast quarter, and the Southwest quarter of the Northeast quarter of Section 9.

EXCEPT that part of the Northwest quarter of the Northwest quarter of said Section 9, more particularly described as follows: Commencing at the section corner common to Sections 4, 5, 8, and 9, said Township and Range, being an aluminum monument and the True Point of Beginning; thence North 88°18'17" East on the section line between said Sections 4 and 9, a distance of 561.05 feet to

a 5/8" rebar, being on a fence line; thence South 10°20'41" East on said fence line 73.40 feet to a 5/8" rebar also being an angle point of the fence line; thence South 23°28'22" East 639.85 feet to a 5/8" rebar also being an angle point of the fence line; thence South 51°25'32" West 147.94 feet to a 5/8" rebar also being an angle point of the fence line; thence South 46°59'33" West 717.93 feet to a 5/8" rebar also being an angle point of the fence line; thence South 55°04'26" West on said fence line 241.71 feet to a 5/8" rebar; thence North 00°25'11" East on the section line between said Sections 8 and 9 a distance of 18.76 feet to a 5/8" rebar; thence North 00°25'11" East on said section line 1344.11 feet to the place of beginning.

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

That part of the Northwest quarter of Section 26 lying southerly of Alpowa Creek Road.

(Dominant Estate).

Exhibit B

2-010-43-004-1000, 2-011-43-027-2010, 2-011-43-028-2000, 2-011-43-033-1000, 2-011-43-034-1000, 2-011-43-034-3000 (Servient Estate)

2-010-43-004-4000, 2-010-43-009-1000, 2-011-43-026-2050 (Dominant Estate)



PLEASE TYPE OR PRINT

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

2210

This form is your receipt
when stamped by cashier.

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

(See back of last page for instructions)

☐ Check box if partial sale of property

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

SELLER GRANTOR	Name	Walter Grant Morgan, an unmarried man and Lauriann M. Lomen, an unmarried woman, who *	
	Mailing Address	c/o FATCO 330 Diagonal	
	City/State/Zip	Clarkston WA 99403	
	Phone No. (including area code)		
BUYER GRANTEE	Name	Real Trust IRA Alternatives, LLC fbo Frank O'Brien IRA #21468TR04	
	Mailing Address	PO Box 691	
	City/State/Zip	Pomeroy WA 99347	
	Phone No. (including area code)		
Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers – check box if personal property	List assessed value(s)
Name			
Mailing Address			
City/State/Zip			
Phone No. (including area code)			

Street address of property: nna

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

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

Legal description of property (if more space is needed, you may attach a separate sheet to each page of the affidavit)
Lots 1 and 2 in Block 68 of Depot Addition to the City of Pomeroy*acquired title as Lauriann M. Morgan

<p>Select Land Use Code(s): 91 Undeveloped land (land only)</p> <p>enter any additional codes: _____</p> <p>(See back of last page for instructions)</p> <table border="1"><thead><tr><th></th><th>YES</th><th>NO</th></tr></thead><tbody><tr><td>Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)?</td><td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td></tr></tbody></table> <table border="1"><thead><tr><th></th><th>YES</th><th>NO</th></tr></thead><tbody><tr><td>Is this property designated as forest land per chapter 84.33 RCW?</td><td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td></tr><tr><td>Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34?</td><td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td></tr><tr><td>Is this property receiving special valuation as historical property per chapter 84.26 RCW?</td><td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td></tr></tbody></table> <p>If any answers are yes, complete as instructed below.</p> <p>(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information.</p> <p>This land <input type="checkbox"/> does <input checked="" type="checkbox"/> does not qualify for continuance.</p> <p>DEPUTY ASSESSOR _____ DATE _____</p> <p>(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale.</p> <p>(3) OWNER(S) SIGNATURE</p> <p>PRINT NAME _____</p>		YES	NO	Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>		YES	NO	Is this property designated as forest land per chapter 84.33 RCW?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is this property receiving special valuation as historical property per chapter 84.26 RCW?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>List all personal property (tangible and intangible) included in selling price.</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>If claiming an exemption, list WAC number and reason for exemption:</p> <p>WAC No. (Section/Subsection) _____</p> <p>Reason for exemption _____</p> <p>Type of Document Statutory Warranty Deed</p> <p>Date of Document 06/16/12</p> <table border="1"><tr><td>Gross Selling Price \$</td><td>10,500.00</td></tr><tr><td>*Personal Property (deduct) \$</td><td>0.00</td></tr><tr><td>Exemption Claimed (deduct) \$</td><td>0.00</td></tr><tr><td>Taxable Selling Price \$</td><td>10,500.00</td></tr><tr><td>Excise Tax : State \$</td><td>134.40</td></tr><tr><td>Local \$</td><td>26.25</td></tr><tr><td>*Delinquent Interest: State \$</td><td>0.00</td></tr><tr><td>Local \$</td><td>0.00</td></tr><tr><td>*Delinquent Penalty \$</td><td>0.00</td></tr><tr><td>Subtotal \$</td><td>160.65</td></tr><tr><td>*State Technology Fee \$</td><td>5.00</td></tr><tr><td>*Affidavit Processing Fee \$</td><td>0.00</td></tr><tr><td>Total Due \$</td><td>165.65</td></tr></table> <p>A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS</p>	Gross Selling Price \$	10,500.00	*Personal Property (deduct) \$	0.00	Exemption Claimed (deduct) \$	0.00	Taxable Selling Price \$	10,500.00	Excise Tax : State \$	134.40	Local \$	26.25	*Delinquent Interest: State \$	0.00	Local \$	0.00	*Delinquent Penalty \$	0.00	Subtotal \$	160.65	*State Technology Fee \$	5.00	*Affidavit Processing Fee \$	0.00	Total Due \$	165.65
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I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.

Signature of Grantor or Grantor's Agent _____	Signature of Grantee or Grantee's Agent _____
Name (print) Lauriann M. Lomen	Name (print) Frank O'Brien
Date & city of signing: 6-22-12 Clarkston	Date & city of signing: 6-22-12 Clarkston

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

REV 84 0001a (02/13/07)

THIS SPACE TREASURER'S USE ONLY
PAID
JUN 26 2012

KAREN ROOSEVELT
GARFIELD COUNTY TREASURER

2210 me