

REAL ESTATE EXCISE TAX AFFIDAVIT

This form is your receipt when stamped by cashier.

R PRINT CHAPTER 82.45 RCW – CHAPTER 458-61A WAC when s
THIS AFFIDAVIT WILL NOT BE ACCEPTED UNLESS ALL AREAS ON ALL PAGES ARE FULLY COMPLETED
(See back of last page for instructions) PLEASE TYPE OR PRINT

Check box if partial sale of property	If multiple owners, list percentage of ownership next to name.
Name Tom D. Keatts, Personal Representative of the Estate	Name Tom D. Keatts, Trustee of Neal Keatts Trust "B"
of Neal Keatts, deceased	
of Neal Keatts, deceased Mailing Address 358 Gould City Mayview Road City/State/Zip Pomeroy WA 99347	Mailing Address 358 Gould City Mayview Road City/State/Zip Pomeroy WA 99347
City/State/Zip Pomeroy WA 99347	City/State/Zip Pomeroy WA 99347
Phone No. (including area code) (208) 791-7724	Phone No. (including area code) (208) 791-7724
Send all property tax correspondence to: Same as Buyer/Grantee	st all real and personal property tax parcel account numbers – check box if personal property List assessed value(s)
NameS	See attached
Mailing Address	
City/State/Zip	
Phone No. (including area code)	
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	el, are part of a boundary line adjustment or parcels being merged.
Legal description of property (if more space is needed, you may attach a se	eparate sheet to each page of the affidavit)
See Exhibit "A" attached hereto	
v	
Select Land Use Code(s):	List all personal property (tangible and intangible) included in selling
11 - Household, single family units	price.
enter any additional codes:	
(See back of last page for instructions) YES NO	
Is this property exempt from property tax per chapter	
84.36 RCW (nonprofit organization)?	
YES NO	If claiming an exemption, list WAC number and reason for exemption:
Is this property designated as forest land per chapter 84.33 RCW?	WAC No. (Section/Subsection) 458-61A-202
agricultural or timber) land per charger \$4.349	,
	Reason for exemption Inheritance
per chapter 84.26 RCW?	
If any answers are yes, complete as instructed below.	
· · · · · · · · · · · · · · · · · · ·	Type of Document Warranty Deed
classification as current use (open space, farm and agriculture, or timber) land,	Date of Document 2-23-2012
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	Gross Selling Price \$0.00
land no longer qualifies or you do not wish to continue the designation or	*Personal Property (deduct) \$
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	Exemption Claimed (deduct) \$ 0.00
84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact	Taxable Selling Price \$ 0.00
your local county assessor for more information.	Excise Tax : State \$0.00
This land does oot qualify for continuance.	0.0025 Local \$0.00
DEPUTY ASSESSOR DATE	*Delinquent Interest: State \$ 0.00
(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)	Local w
NEW OWNER(S): To continue special valuation as historic property,	*Delinquent Penalty \$ 0.00 Subtotal \$ 0.00
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	*State Technology Fee \$ 5.00
payable by the seller or transferor at the time of sale.	*Affidavit Processing Fee \$ 5.00
(3) OWNER(S) SIGNATURE	Total Due \$ 10.00
LEM U. KOSTLA	
Tom D. Keatts	A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS
8 I CERTIFY UNDER PENALTY OF PERJURY TH	HAT THE FOREGOING IS TRUE AND CORRECT.
Signature of N++	Signature of A A
Grantor or Grantor's Agent Mr. Laws	Grantee or Grantee's Agent 15m D. Cotto
Name (print) Tom D. Keatts, Personal Representative	Name (print)Tom D. Keatts, Trustee
Date & city of signing: Lewiston ID 2-23-12	Date & city of signing: Lewiston ID 2-23-12
Perjury: Perjury is a class C felony which is punishable by imprisonmenting the sfine in an amount fixed by the court of not more than five thousand dollars (\$5,00)	state correctional institution for a maximum term of not more than five years, or by a 0.00 to both implisoning and fine (RCW 9A.20.020 (1C)).
REV 84 0001ae (11/30/11) THIS SPACE - IJREAS	SURER'S USE ONEY[] COUNTY TREASURER
25	FE3 2 7 2012 U 2161

CALL COUNTY TREASURER

FE3 27 2012

2164 KA

Parcel Numbers Garfield County, Washington Neal Keatts

2 012 42 014 3001 0000
2 012 42 015 3000 0000
2 012 42 015 4001 0000
2 012 42 021 1000 0000
2 012 42 022 1001 0000
2 012 42 022 3000 0000
2 012 42 022 3000 0000
2 012 42 023 1001 0000
2 012 42 027 2000 0000
2 012 42 028 1000 0000
1 050 16 001 2930 0000

EXHIBIT "A"

SITUATE IN THE COUNTY OF GARFIELD, STATE OF WASHINGTON, to-wit:

The following described real property located in Garfield County, State of Washington, to-wit:

Lot 1, W. 17 feet of Lot 2, Block 16, of the original Town of Pomeroy, Washington according to the Recorded plat thereof.

The following described parcels all of which are in Township 12 North Range 42, E. W. M. in Garfield County, Washington:

The South Half of the Southwest Quarter of Section 14;

All of the Southwest Quarter of Section 15, EXCEPT That part of the Northeast Quarter of the Southwest Quarter which lies Northeast of the County road;

The East half and the Southeast Quarter of the Southwest Quarter of Section 21;

All of Section 22:

The West half, the North half of the Northeast Quarter; The Southwest Quarter of the Northeast Quarter, and the Northwest Quarter of the Southeast Quarter of Section 23;

The Northwest Quarter of Section 27;

The North Half of the Northeast Quarter, and all that part of the Northeast Quarter of the Northwest Quarter, lying East of the County road in Section 28.

In re the Estate of:

NEIL KEATTS

Deceased.

FILED

MAR 0 8 2010

COUNTY CLERK GARFIELD COUNTY, WASH. -

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LETTERS TESTAMENTARY PAGE 1

No. 10-4-0005-9

LETTERS TESTAMENTARY

WHEREAS, the Last Will of the above named decedent having been proven and recorded in this Court on March 8th, 2010.

NOW THEREFORE, know all men by these presents: That TOM D. KEATTS is hereby appointed and qualified as Personal Representative of said estate, and that we do hereby authorize the above named to execute said Will according to law.

SUPERIOR COURT OF WASHINGTON FOR GARFIELD COUNTY

DATED this $8 + h \over 2010$ day of March, 2010.

Superior Court Clerk

Kerry A. Wagner, WSBA # 32626 Cox & Wagner, PLLC. ATTORNEYS AT LAW P.O. Box 446 Lewiston, ID 83501 208-743-1234 - 208-743-1266(fax) 1 2

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LETTERS TESTAMENTARY PAGE 2

CERTIFICATE

I, Terrilie Cox, Clerk of the Garfield County Superior Court, certify that the above and foregoing is a true and correct copy of the Letters Testamentary in the abovenamed case and were entered on March 2010.

I further certify that these Letters are now in full force and effect.

DATED this 8 th day March, 2010.

Clerk of the Superior Court

Clerk/Deonty

Kerry A. Wagner, WSBA # 32626 Cox & Wagner, PLLC. ATTORNEYS AT LAW P.O. Box 446 Lewiston, 1D 83501 208-743-1234 - 208-743-1266(fax)

MOBILE HOME REAL ESTATE EXCISE TAX AFFIDAVIT

Submit to County Treasurer of the county

Chapter 82.45 RCW Chapter 458-61A WAC

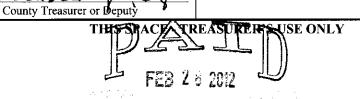
This form is your receipt when stamped

in which property is located. FOR USE WHEN TRANSFERRING TITLE TO MOBILE HOME ONLY PLEASE TYPE OR PRINT
INCOMPLETE AFFIDAVITS WILL NOT BE ACCEPTED

Name Name LYNDA SUE Street 2702 VIL City Pomeroy Name Name City Pomeroy Name Name	LARD ST State 79341	LEGAL OWNER OWNER		23	rd St	ROMANISHAN
PERSONAL PROPERTY PARCEL OF ACCOUNT NO. LIST ASSESSED VALUE(S): \$ MAKE YEAR	State 99347 MA 99347	R _ P.	IST ASSESSED VALU	SERIAL I	NO. or I.D.	REVENUE TAX CODE NO.
Local Delinquent Interest: State	\$\$\$\$\$	W Si Gl Na Da Si Gl Na	certify under penalt ashington that the gnature of rantor/Agent ame (print) Rule ate and Place of Signature of rantee/Agent ame (print) ame (print) ate & Place of Signature & Place & Place of Signature & Place & Place of Signature & Place & Pl	AF Ty of perjury foregoing is what and A gnings howe	FIDAVIT under the laws of trae and correct LElliso Thulai Vice Her	
TREASURER'S I hereby certify that property taxes dure County on the mobile home described including the year 2012	e Garfield County	wl ov ap	hich possesses a tar vner) of such a lien	x lien, the se i, the seller is for Theft as o	ller does not info s guilty of delibe defined in Title 9	of) a mobile home form the buyer (new erate deception as it and 9A RCW (RCW

REV 84 0003 (12/27/06)

Date



KAREN ROOSEVELT
GARFIELD COUNTY TREASURER

COUNTY TREASURER

2165

Vehicle Report of Sale

The seller must release interest in the vehicle by signing the Vehicle Certificate of Ownership (Title) below and giving it to the buyer. The seller must complete this Report of Sale and file it with the Department of Licensing within 5 business days of the sale. Filing may protect the seller from civil liability if the buyer does not transfer ownership. File free at dol.wa.gov or at a vehicle licensing office for a fee.

License number &015366	Vehicle identificati	Vehicle Identification number (VIN) Year Make Model Certifi 1966 MARLE 11214						
Complete address of seller/transferor City, State, ZIP code			Complete address of purchaser/transferee					
			City, State, ZIP code					
Date vehicle sold	Today's date	Sale price	Purchaser/T	ransferee driver l	icense number (if av	ailable)		
Name of seller/transferor (current registered owner)			Name of purchaser/transferee					

The buyer must apply for a new Certificate of Ownership (Title) within 15 calendar days of acquiring the vehicle to avoid a penalty fee. Take the signed title, complete a Vehicle Certificate of Ownership (Title) Application, and pay the appropriate fees and taxes at any vehicle licensing office.

s'lle	'.' and '.' a	STATE OF WA	SHINGTON	112	
	Vehici		f Ownership (Ti i _{Number}	tle)	
				Style Series/Body	
License numbe &015366	er Vehicle identification H255CD60730	n number (VIN) Year 1966	MARLE	HT10/55	
Date issued 08/02/2011	Odometer miles	Odometer status E	Fleet number Equipmer	nt number Fuel type	
Use class	Scale weight Gross	s weight Verticle col	or Prior title state	Prior title number 9115803604	-
Comments		* ************************************			
2500-2011		√ ₹			
Brands _		A			
		4			Ž.
			Sale price \$ 2	000.00	
			Cate of sale	01-2012	
	3.4.4.6	2455 (1112) - 196 Ann an	Calle Di Sale		er visit
Lagal owners	To release vour interest	sign below then give this	title to the registered owner.	ransferae o∈sendit to a vehi	icle
licensing office	with the proper fee. You r	may be liable to the regist	ered owner/transferee for pe	nalties if you do not release	
interest within	10 days after proper dem	and.			
Legal owner ELLISON,RICHA	ARD ALLEN	i de la compania del compania del compania de la compania del compania del compania de la compania del compania	Registered owner SAME AS LEGAL OWNER	eci versioni ava versioni	
ELLISON, LYND	A SUE				
2702 VILLARD S	14 1 14 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1				
1.1	1 1/1/51		. A COMPANIE SANDO SANDO SA		Ann Seid
*17WA	rsf/14enOU	1100 272 V	X		
	gal owner releases le vehicle described abov	Date /e	Signature of registered own all interest in the vehicle de		
Shark C	11 E 2 11 Z	11-66-60	X		Y Marine
Signature of le	gal owner releases	Date	Signature of registered own		1
	ne vehicle described above ords of the Department of Licen.		all interest in the vehicle de	scribed above	
show the persons r	nâmed hereon as registered own vehicle described.		of Licensing		
Federal regula	tion and state law require	s you to state the mileage	in connection with the trans	sfer of ownership.	
Failure to comp	olete this odometer staten	nent or providing a false s	statement may result in fines	and/or imprisonment,	
. .	best of my knowledg e , th	10 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Odometer reading in miles	s) Transfer date/	
This reading is		al mileage of the vehicle	in excess of its mechanic to Signature of transferor/seller	imits Onot the actual mileag	e
Š X			X Transport		J. M.
PRINTED name of	transferee/buyer	oreanies oraș Administra	PRINTED name of transferor/selle		97m, 1
∄ ∤	20 April 1997	A MARKET AND PARTY OF THE			
Address of transfer	ee/buyer		Address of transferor/seller		

REAL ESTATE PURCHASE AND SALE AGREEMENT (Residential)

	THIS IS A LEGALLY BINDING CONTRACT, READ BOTH FROM TAND BACKCAREFULLY BEFORE SIGNING.
	The underligated Purchaser (2014 And Purchaser
and	the understoned Saller earnes to sult on the following terms the real estate commonly known as
Str	set in the City of Polyneroy , Sachell County, State of Washington, legally described as (full and complete at description must be inserted prior to execution by parties):
•	al description must be inserted prior to execution by parties: 254 23rd Street with 210ts
1.	PHECHASE DRIFT TRANSPORT TRANSPORT TO THE THEE THOUSAND and THE
٠,	PURCHASE PRICE. The total purchase price is 1711/74 1728 Thous And and Toos Dollar is 35,000,000 payable as follows: CASh at closing
Ų.	1966 MARRITORIUS home to be transferred outside of escrow
2.	FINANCING. The offer is E is not, conditioned upon Purchaser obtaining a purchase loan. If it is, this agreement shall be null and void unless on or before purchaser obtains Lender's approval for a ill conventional in FHA in VA loan of not less than \$ payable over not less than years. (IF FHA OR VA ARE CHECKED, THE FHA/VA PROVISIONS ON THE REVERSE SIDE HEREOF ARE PART OF THIS AGREEMENT.) Purchaser agrees
	to pay the credit report and appraisal charges.
3.	CONTINGENCIES. This agreement is conditioned on:
	on or before
4.	CONDITION OF TITLE. Title to the property is to be free of all encumbrances or defects, except as noted in paragraph 5 below, and except for
	Rights reserved in federal patents or state deeds: building or use restrictions general to the area, other than platting and subdivision requirements; utility easements not inconsistent with Purchaser's intended use; and reserved oil and/or mineral rights: shall not be deemed encumbrances or defects. Encumbrances to be discharged by Seller shall be paid from the purchase money at the date of closing, including any lienable association or condominium dues, charges or assessments.
	UTILITIES. Seller warrants that the property is connected to a: A public water main well Apublic sewer main septic tank. None of the foregoing. (IP WELL OR SEPTIC TANK ARE CHECKED, THE WELL OR SEPTIC TANK PROVISIONS ON THE REVERSE SIDE HEREOF ARE PART OF THIS AGREEMENT.)
8.	LEASED FIXTURES AND CONSTRUCTION, THE FOLLOWING FIXTURES ARE LEASED Africe
	TO THE SAME PRIOR TO CLOSING. If this sale involves new construction, F.T.C. regulations require disclosure of the following: Wall insulation: type
	Ceiling insulation: type thickness R-value Other insulation:
	□ Not yet selected but Seller shell furnish Purchaser with this information in writing promptly.
7.	CLOSING OF SALE. This sele shall be closed on or before MARCH / DUD Notwithstanding the foregoing date, if paragraph 3 above ("Contingencies") is applicable, and is met or waived prior to the foregoing date, then this sale shall be closed within 90 days after it is met or waived. This sale shall be closed by
	accordance with this Agreement.
8.	CLOSING COSTS & PRO-RATION. Sellor and Purchaser shall each pay one-half of secrow fee unless this sale is PHA or VA financed, in which case the appropriate party according to PHAVA regulations shall pay to sense. Seller shall pay roal estate excise text and revenue strengs. Taxes for the current year, insurance acceptable to the Purchaser, rents, interest, mortgage reserves, and water and other utilities constituting tiens, shall be pro-rated as of closing. Purchaser agrees to pay for remaining oil in fuel tank provided that, prior to closing. Seller obtains a written statement as to the quantity and price thereof from the supplier. Seller is a roat a foreign person" subject to tax withholding pursuant to Foreign investment in Real Proporty Tax Act.
9,	POSSESSION. Purchaser shall be entitled to possession on Closing Carlosing means the date on which all documents are recorded and the sale proceeds are available to Seller.
10.	DEFAULT AND REFUND. If either party defaults (that is, failure to perform the acts required of him) in his contractual performance herein, the non-defaulting party may seek specific performance pursuant to the terms of this agreement, damages, or reactission. If the non-defaulting party is the Purchaser search and elects reccission only the earnest money deposit shall be refunded upon demand less any charges required as initial local fees attributable to Purchaser has failed, without legal excuse, to complete the purchase of the property, the Seller may elect forfeiture of the earnest money deposit as the sole and exclusive remedy evallable to the Seller for such failure, and the earnest money deposit shall be paid to Seller in auch event-upon demand, provided that the total earnest money forfeited shall not exceed five percent of the purchaser price. Seller's initials. Purchaser's initials. Purchaser's initials awarded all reasonable attorney's fees, litigation costs
	and expenses, tills report fees and other expenses incident to enforcement of rights hereunder. If financing is required, the parties agree to refund earnest money (less credit report fee, appraisal fee, and other loan charges, if any) in the event financing contemplated by the Purchaser is not obtainable. If financing is required, the parties agree to refund earnest money (less credit report fee, appraisal fee, and other loan charges, if any) in the event financing contemplated by the purchaser is not obtainable.
11.	SPECIAL PROVISIONS. In addition to FHAVA or CONTINGENCY Provisions, if called for above, THE FOLLOWING PROVISIONS ON THE REVERSE SIDE HEREOF ARE PART OF THIS AGREEMENT: INSPECTIONS; INCLUDED ITEMS; TITLE INSURANCE; CONVEY ANCING; GENERAL PROVISIONS; CASUALTY; UNDERLYING FINANCING.
12.	AGENCY DISCLOSURE. At the signing of this agreement, the selling agent (name of agent), represented (name of party); and the listing agent
	(name of sgent), represented (name of party). Each party signing this document confirms that, pursuant to R.C.W.18.88.030(1)(g), prior oral and/or written disclosure of sgency was provided to him/her in this transaction.
13.	EARNEST MONEY RECEIPT, Undersigned acknowledges receipt from Purchaser of \$350.00, in the form of Eleash Carlonal check Weathier scheck
	as samest money in partial payment of the purchase price to be held in selling agent's pooled trust account without interest to Purchase price to be held in selling
	Agent Company
14.	AGREEMENT TO PURCHASE - AND TIME LIMIT FOR ACCEPTANCE. Purchaser offers to purchase the property on the terms and conditions noted herein and acknowledges that he has read all terms and conditions above and on the reverse side hereof. Selier shall have until midnight of
PUI	Constance Maria Foster POBOX 38, WALLOWA, OR 97885
_	RCHASER PURCHASERS PHONE
15.	SELLER'S ACCEPTANCE AND AGENT'S AGREEMENT. Seller agrees to sell the property on the terms and conditions specified herein and further agrees to pay a commission of
,	(5), to the agent for services rendered. Seller acknowledges a receipt of a copy of this agreement, signed by both parties, having read the terms and copditions above and on the reverse side bereaf. Dated:
SEI	1 Mary T 6 Moon 2702 Villard St wa 9834
SEL	HOME 5709-845-6115 OFFICE SELLER'S PHONE
10.	PURCHAGER'S RECEIPT. Purchaser acknowledges receipt of a Seller signed copy of this agreement on 2/14/20/2.

Real Estate Purchase & Sale Agreement (Recidential)

OWashington Legal Blank, Inc., Issaquab, WA Form No. 462R 11/04

MATERIAL MAY NOT BE REPRODUCED IN WHOLE OR IN PART IN ANY FORM WHATSOBVER.

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

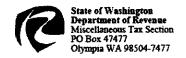
PLEASE TYPE OR PRINT CHAPTER 82							•	when star	n is your receipt mped by cashier.
THIS AFFIDAVIT WILL NOT BE ACCEPTI Check box if partial sale of property	ED UNL	LESS A	LL ARE.	AS ON A	multipl	le owners, li	ist percentar	ge of own	nership next to name.
Name MARY E. GOODNIGHT				Name	estate		interest &	ALAN J	ed man as his separate I. RAEDER, a single
TION TO THE TOTAL THE TABLE TO			TER		_ & 44				
Mailing Address Scin/State/7in			BUYER GRANTEE	Mailing City/Sta	•	ess			
City/State/Zip Phone No. (Including area code)					,	cluding area	code)		
G 1 "	/					al property i		ccount	Listed Assessed Value(s)
Send all property tax related correspondence to ☐ Same As Buye Name TRAVIS S. GOODNIGHT	er/Grant	ee	number	s - cneci	K DOX 11		-42-033-30	55 🗆	s 31023
Mailing Address 35002 S. Haney Rd.	,						-42-004-20°		s 329
City/State/Zip Kennewick, WA 99337		***							\$
Phone No. (with area code)									\$
Street address of property: Mountain Road, Baker Pond Ar	aa Cari	fiald Ca	unty W	sehinata	\n				
This property is located in Garfield County	ca, Gai	neia Ct	Junty, VV.	isningto	<i>y</i> 11				
☐ Check box if any of the listed parcels are being segregated fro	m anoth	er narce	el are Par	t of a bo	undary	line adjustn	nent or parc	els being	merged.
Legal description of property (If more space is needed you may a									,
See Exhibit A attached hereto and made a part hereof.		•							
See Exhibit A attached hereto and made a part hereor.									
Select Land Use Code(s):			Lis	all pers	onal pro	operty (tang	gible and int	angible)	included in selling price
enter any additional codes:									
(See back of last page for instructions)	YES	NO				11 . 117 4 .	0 1		£
Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)?		\mathbf{Z}		_	-	on, list WA9 bsection) 4			for exemption:
64.30 KC W (nonprofit organization):	YES	NO				n Gift - Lov			
Is this property designated as forest land per chapter 84.33 RCW?		\square			•		•		
ls this property classified as current use (open space, farm and agricultural or lumber) land per chapter 84.34?		V	Type of	Docum	ent			QUIT	CLAIM DEED
ls this property receiving special valuation as historical property		Ø							
per chapter 84.26 RCW?		12.	Date of	Docum	ent	1		DECE	MBER 28, 2011
If any answers are yes, complete as instructed below. (1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRE	ENT US	E)					Iling Price		\$ -0. \$ 0.00
NEW OWNERS(S): To continue the current designation as forest lar	id or					onal Propert	· .		\$ 0.00
classification as current use (open space, farm and agriculture, or lum must sign on (3) below. The county assessor must then determine if	the land	d				tion Claime Taxable Se	` -		\$ 0.00
transferred continues to qualify and will indicate by signing below. It longer qualifies or you do not wish to continue the designation or cla	f the lan	id no					Tax: State		\$ 0.00
will be removed and the compensating or additional taxes will be due	and pay	yable				0.0050	Local		\$ 0.00
by the seller or transferor at the time of sale. (RCW.84.33.140 or RC Prior to signing (3) below, you may contact your local County Assess	CW 84.34 sor for m	4.108). nore		*		uent Interes	_		\$ 0.00
information.					Dennq	luciii interes	st. State		
This land does does not qualify for continuance.							Local		\$ 0.00
	2/12		-			*Delinque	ent Penalty_		0.00
DEPUTY ASSESSORY	DATE	L			*	*State Techi	Subtotal_ nology Fee		\$ 5.00
(2) NOTICE OF COMPLIANCE (HISTORIC PROPE						fidavit Proc	-		\$ 5.00
NEW OWNER(S) to continue special valuation as historic property. If the new owner(s) do not wish to continue, all additional tax calcul	, sign (3 lated nur) below rsuant to)		7 11		Total Due		\$ 10.0
chapter 84.26 RCW, shall be due and payable by the seller or trans	feror at	the time	•				-		
of sale (3) OWNER(S) SIGNATURE									
Maga F Carolina bt			A M	INIMI	UM FE	EE OF \$10	.00 IS DU	E IN F	EE(S) AND/OR TAX
PRINT NAME			-				INSTRUC		
I CERTIFY UNDER PENALTY O	F PERJ	URY T	HAT TH	E FOR	EGOIN	IG IS TRU	E AND CO	RRECT	
Signature of M	. 0	1	Sign	ature of	f Crante	ee's Agent	Q(f))	. I Intertallite
Grantor or Grantor's Agent ///Bry 5. (700 11)	ger	<i></i>	-				1	<u> </u>	To sold and
Name (print) MARY E. GOODNIGHT			_	ne (print		LAN J. R	-7 P-	11	144 > SCHOOL 1991
Date & city of signing: 17 - 18 - 11				& city			JO-	Ц	
Perjury: Perjury is a class C felony which is punishable by imprison fine in an amount fixed by the court of not more than five thousand of	lollars (S	\$5,000.0	00) or by	bollrim	personm	for a maxim nent and fine	ium term of e (RCW 9A	20.020 ((IC),
REV 84 0001a (04/30/09) THIS SPAC	E		aree Ar o i					COL	INTY TREASURER
	-	lat:	riiN U A	. 4VIZ	•				61 A B B

PARCEL No.

COUNTY:

LEGAL DESCRIPTION OF REAL PROPRIETY REPRESENTABLE IN

distance of 1.9 feet; thence 3.87017'W. a distance of 298.73 feet to the true place of beginning; thence continue 3.87017'W. a distance of 216.57 feet; thence N.58036'30'W. a distance of 43.27 feet to a point of ourve; thence around a ourve to the right with a radius of 108.23 feet for a distance of 59.22 feet; thence N.27015'30'W. a distance of 132.45 feet; thence N.87017'E. a distance of 330.07 distance of 132.45 feet; thence N.87017 E. a distance of 330.07 feet; thence S.7016 30 E. a distance of 190.07 place of beginning. Reserving therefrom the Westerly and Southerly 25 Range 42 East, W.M., Garfield County, Washington, more particularly described as follows: Commencing at the Southeast corner of said Section 33; thence West along the South boundary line of said Section 33 for a distance of 509.11 fact; thence N.7016 50 W. for a That part of Lot 2 of Section 4 of Township 9 North, Range 42 East, w.M., and the Southeast Quarter of Section 33 of Township 10 North, feet more or less for road purposes.



REAL ESTATE EXCISE TAX SUPPLEMENT STATEMENT

(WAC 458-61 A -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 white page of this form needs original signatures.

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

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

1.	」			OF SALE: (WAC 458-	
					(type of instrument), dated was delivered to me in escrow by (seller's name). NOTE: Agent named here must sign below and indicate
da	ate sh	iow	n on th		be payment of the tax is considered current if it is not more than 90 days beyond the st 90 days, interest and penalties apply to the date of the instrument.
				Signature	Firm Name
					f equity is non-taxable; however, any consideration received is not a gift and is checked. Both Grantor (seller) and Grantee (buyer) must sign below.
G	ranto	or (s	eller) g	rifts equity valued at \$	to grantee (buyer).
				les of different transfer aying your tax.	r types are provided on the back. This is to assist you with correctly completing
de Ti pi	elive he te urcha ssum	red, rm i ise p ptio	or con include orice, o n of an	tracted to be paid or deli s the amount of any lien r any part thereof, or rer	hing of value, either tangible (boats, motor homes, etc) or intangible, paid or ivered, including performance of services, in return for the transfer of real property. In, mortgage, contract indebtedness, or other encumbrance, given to secure the maining unpaid on the property at the time of sale. "Consideration" includes the property by the buyer at the time of transfer.
		1.		and has receive	ade and will continue to make all payments after this transfer on the total debt of \$ ed from the grantee (buyer) \$(include in this figure the value of any items for property). Any consideration received by grantor is taxable.
		2.		liable and pay grantor	make payments on% of total debt of \$ for which grantor (seller) is (seller) \$ (include in this figure the value of any items received in exchange the equity. Any consideration received by grantor is taxable.
В	.	Gif	fts with	nout consideration	
		1.	Ø	No tax is due.	e property. Grantor (seller) has not received any consideration towards equity.
		2.		has not received any c	ade and will continue to make 100% of the payments on total debt of \$ and consideration towards equity. No tax is due.
		3.		Grantee (buyer) has m has not paid grantor (s	nade and will continue to make 100% of the payments on total debt of \$and seller) any consideration towards equity. No tax is due.
		4.		Grantor (seller) and grantor debt before and a towards equity. No tax	rantee (buyer) have made and will continue to make payments from joint account or after the transfer. Grantee (buyer) has not paid grantor (seller) any consideration x is due.
				I there be a refinance of	\
If grar	ntor (sell	er) was	on title as co-signor on	lly, please see WAC 458-61A-215 for examption requirements.
recore	d-ke	epin	ıg requ	irements and evasion	
<u>x W</u>	lar,	ly c	ر) <u>محر</u> G	rantor's Signature	Grantee's Signature
3.		I	RS "T	AX DEFERRED" EX	CHANGE (WAC 458-61A-213)
H	RC S	ecti	on 103	certify that I am ac 1, and in accordance wit ge Facilitator must sign	
				ange Facilitator's Signatu	

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



REAL ESTATE EXCISE TAX AFFIDAVIT

CHAPTER 82.45 RCW - CHAPTER 458-61A WAC

This form is your receipt when stamped by cashier

				viiers, rist percei	itage	of ownership next to name.		
Name Robert D. Cox		-	Name Ellis Acres LL					
Resa Cox			c/o Robert and Res	and Resa Cox				
Mailing Address 2327 Highway 12 West			_ 🛱 🗒 Mailing Address 232	7 Highway 12	West	t		
Resa Cox Mailing Address 2327 Highway 12 West City/State/Zip Pomeroy, WA 99347			Mailing Address 2327 Highway 12 West City/State/Zip Pomeroy, WA 99347					
Phone No. (including area code) (509) 566-7038			Phone No. (including			3-7038		
Send all property tax correspondence to: Same as Buyer/G			st all real and personal property numbers – check box if pers 2-012-40-019-1000	onal property	unt	List assessed value(s) 515, 414		
iling Address			2-012-40-020-3000		□ţ	97252		
y/State/Zip								
one No. (including area code)		<u> </u>						
Street address of property:				•				
This property is located in Garfield County								
Check box if any of the listed parcels are being segregated	from anot	ther pare	el, are part of a boundary line a	djustment or par	rcels l	being merged.		
Legal description of property (if more space is needed, y								
All of Section 19 and the southwest quarter of Section 2	20, Iown	nsnip 12	North, Range 40 East, W.M	•				
TOGETHER WITH a road right-of-way over and across	Section	s 7 and	18, said Township and Rand	e, as describe	d in d	document		
recorded in Garfield County Auditor's Book of Deeds 4	0, at pag	e 344, a	and in document recorded as	Auditor's No. 3	2008	0496.		
•								
Select Land Use Code(s):			List all personal prope	rty (tangible a	nd in	tangible) included in selling		
83 - Agriculture classified under current use chapter 84.34 RCW			price.					
enter any additional codes:								
(See back of last page for instructions)	VEC	NO						
1.	YES	NO EZI						
his property exempt from property tax per chapter 36 RCW (nonprofit organization)?		Ø						
50 Re William organization).								
<u> </u>	YES	NO	If claiming an exemption	n, list WAC n	umb	er and reason for exemptio		
his property designated as forest land per chapter 84.33 RCW?		☑	WAC No. (Section/Subs	ection) 458-6	31A-2	211		
his property classified as current use (open space, farm and icultural, or timber) land per chapter 84.34?	Ø	ш						
· · · · · · · · · · · · · · · · · · ·		☑	Reason for exemption Transfer to Limited Liability	Company				
his property receiving special valuation as historical property chapter 84.26 RCW?	L	ب	Transfer to Cliniced Elability	Company				
-								
my answers are yes, complete as instructed below.								
• • •	RENT U	SE)	Type of Document Quite	daim Deed				
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Perjury: Perjury is a class C felony which is punishable by imprisonment in the state correctional institution for a maximum term of not more than five years, or by a fine in an amount fixed by the court of not more than five thousand dollars (\$5,000.00), or by both imprisonment and fine (RCW 9A.20.020 (IC)).

REV 84 0001ae (11/30/11)

THIS SPACE TO SASURE AS USE ONLY 9 2012

COUNTY TREASURER

KAREN ROOSEVELT GARFIELD COUNTY TREASURER

KR



REAL ESTATE EXCISE TAX AFFIDAVIT

R 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)

	If multiple owners, list percentage of o	wnership next to name.
	Name Bonneville Power Administration	
	TERS-3	
	Mailing Address PO Box 3621	
	City/State/Zip Portland, OR 97208-3621	
	Phone No. (including area code)	
	numbers - check box if personal property	List assessed value(s) 499, 204,00
		-11, 204,00
		g merged.
•		
	List all personal property (tangible and intang	gible) included in selling
	price.	-
	-N/A	
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	t claiming an exemption, list wAC number a	nd reason for exemption:
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) 🗵 🤅	Government entity with power and threat to exercise	se eminent domain.
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	A MINIMUM OF \$10.00 IS DUE IN FE	E(S) AND/OR TAX
ERJURY TH		
(Signature of	
rec_	Grantee or Grantee's (Agent)	Lle
<u></u> 1	Name (print) Wage M'Ceke Bon	neville Power Administration
700 /0	· · · · · · · · · · · · · · · · · · ·	
ment in the s	tate correctional institution for a maximum term of 00,00, or by both imprisonment and fine (RCW 9.	not more than five years, or by A.20.020 (1C)).
77 77	TREASURER'S LISE ONLY	
	S NO	TERS-3 Mailing Address PO Box 3621 City/State/Zip Portland, OR 97208-3621 Phone No. (including area code) List all real and personal property tax parcel account numbers – check box if personal property 2-013-40-020-1000; 2-013-40-021-1000; 2-013-40-028-1000; 2-013-40-029-1000; 2-013-40-029-1000; 2-013-40-030-1000 Total personal property (tangible and intang price) NIA NO NO NO NO NO NO NO NO NO N

2168

ACE-12-A-1R1

A right-of-way of variable width and triangular in shape, over and across part of the NE1/4SE1/4 of Section 20 and part of the NW1/4SW1/4 of Section 21, in Township 13 North, Range 40 East, Willamette Meridian, Garfield County, Washington, described in Warranty Deed Number 11089, recorded in Book 48, Page 229, and shown on Sheet 9 of Record of Survey, recorded as Auditor's file number 2009-0581, in the records of Garfield County, Washington. Said triangular right-of-way is bounded on the northeast by the southwesterly boundary of the Bonneville Power Administration (BPA) Central Ferry Substation, shown on that certain Record of Survey recorded as Auditor's File No. 2010009, in Book 1 of Surveys, at Page 339, records of said county. Said triangular right-of-way is bounded on the northwest by the southeasterly right-of-way line of that portion of the BPA Little Goose-Lower Granite No. 2 Transmission Line right-of-way identified as BPA Tract ACE-12-A-1, which is described on Frame 081, in Drawer 1E, records of said county. Said triangular right-of-way is bounded on the south by a line 67.5 feet southerly from, and parallel with, the survey line, as monumented on the ground, for the relocation of said BPA Little Goose-Lower Granite No. 2 Transmission Line. Said survey line is described with reference to the Washington Coordinate System NAD83 (2002) South Zone as follows:

Beginning at BPA survey station 945+50.0 Bk = 944+62.0 Ah, evidenced by a BPA 3½ inch aluminum cap monument, which bears N10°07'58"W, a distance of 2275.4 feet from a 2 inch aluminum cap monument marking the southwest corner of Section 21, Township 13 North, Range 40 East, Willamette Meridian, Garfield County, Washington; thence N87'41'07"E, a distance 565.2 feet to BPA survey station 950+27.2, evidenced by a BPA 3½ inch aluminum cap monument, which bears N04'09'33"E, a distance of 2268.7 feet from said 2 inch aluminum cap monument marking said southwest corner of said Section 21, Township 13 North, Range 40 East, Willamette Meridian.

Bonneville Power Administration 3½ inch aluminum cap monuments are set at survey stations: 945+50.0 Bk = 944+62.0 Ah and 950+27.2.

Tract ACE-12-A-1R1 contains 0.9 acres, more or less

EXHIBIT A

Place Stanto Here
Place Stanto

Prepared By KER FAT
Checked By

ACE-12-A-1R2

A right-of-way of variable width and triangular in shape, over and across part of the S1/2NW1/4 of Section 21, in Township 13 North, Range 40 East, Willamette Meridian, Garfield County, Washington, described in Warranty Deed Number 11089, recorded in Book 48, Page 229, and shown on Sheet 9 of Record of Survey, recorded as Auditor's file number 2009-0581, in the records of Garfield County, Washington. Said triangular right-of-way is bounded on the southwest by the northeasterly boundary of the Bonneville Power Administration (BPA) Central Ferry Substation, shown on that certain Record of Survey recorded as Auditor's File No. 2010009, in Book 1 of Surveys, at Page 339, records of said county. Said triangular right-of-way is bounded on the northwest by the southeasterly right-ofway line of that portion of the BPA Little Goose-Lower Granite No. 2 Transmission Line right-of-way identified as BPA Tract ACE-12-A-1, which is described on Frame 081, in Drawer 1E, records of said county. Said triangular right-of-way is bounded on the southeast by a line 67.5 feet southerly from, and parallel with, the survey line, as monumented on the ground, for the relocation of said BPA Little Goose-Lower Granite No. 2 Transmission Line. Said survey line is described with reference to the Washington Coordinate System NAD83 (2002) South Zone as follows:

Beginning at BPA survey station 961+25.2, evidenced by a BPA 3½ inch aluminum cap monument, which bears N20°18'55"E, a distance of 3069.2 feet from a 2 inch aluminum cap monument marking the southwest corner of Section 21, Township 13 North, Range 40 East, Willamette Meridian, Garfield County, Washington; thence N34°49'12"E, a distance 781.8 feet to BPA survey station 969+07.0 Bk = 968+50.0 Ah, evidenced by a BPA 3½ inch aluminum cap monument, which bears N23°14'43"E, a distance of 3831.2 feet from said 2 inch aluminum cap monument marking said southwest corner of said Section 21, Township 13 North, Range 40 East, Willamette Meridian.

Bonneville Power Administration $3\frac{1}{4}$ inch aluminum cap monuments are set at survey stations: 961+25.2 and 969+07.0 Bk = 968+50.0 Ah.

Tract ACE-12-A-1R2 contains 0.7 acres, more or less

EXHIBIT B

SOLUTION DE LA CONTROL DE LA CONT

Prepared By Ken 34
Checked By St

AZC-1-A-1

A right-of-way 150 feet wide over and across part of the NWI/4SW1/4 of Section 21, the NEI/4SE1/4, S1/2SE1/4 of Section 20, the NI/2NE1/4, NEI/4NW1/4, S1/2NW1/4 of Section 29, the SEI/4NE1/4, N1/2SE1/4, and part of the SW1/4SE1/4, and part of the SW1/4SE1/4, and part of the SEI/4SW1/4, and a part of Government Lot 4 of Section 30, all in Township 13 North, Range 40 East, Willamette Meridian, Garfield County, Washington, lying within that real property described in Warranty Deed Number 11089 recorded in Book 48, Page 229, and as shown on Sheet 9 of Record of Survey, Auditor's file number 2009-0581, in records of Garfield County, Washington. The limits of said right-of-way lie 75 feet on each side of, and parallel with, the survey line as monumented on the ground for the Bonneville Power Administration (BPA) Central Ferry-Lower Monumental No. 1 Transmission Line. Said survey line is described with reference to the Washington Coordinate System NAD83 (2007) South Zone as follows:

Beginning at BPA survey station 959+39.9, evidenced by a BPA 3 1/4 inch aluminum cap monument, which bears N06°01'03"E, a distance of 2178.9 feet from a 2 inch aluminum cap monument marking the southwest corner of Section 21, Township 13 North, Range 40 East, Willamette Meridian, Garfield County, Washington; thence S63°06'03"W, a distance 545.0 feet to BPA survey station 964+84.9 BK. = 10+53.0 AH., evidenced by a BPA 3 ¼ inch aluminum cap monument; thence S11°09'08"W, a distance of 1567.0 feet to survey station 26+20.0, evidenced by a BPA 3 1/4 inch aluminum cap monument; thence \$56°12'51"W, a distance of 12,460.0 feet to BPA survey station 150+80.0, evidenced by a BPA 3 1/4 inch aluminum cap monument, which bears \$23°52'19"W, a distance of 980.7 feet from a 2 ½ inch aluminum cap monument marking the northeast corner of Section 36, Township 13 North, Range 39 East, Willamette Meridian, Columbia County, Washington.

Bonneville Power Administration 3 ¼ inch aluminum cap monuments are set at survey stations: 959+39.9, 962+30.0, 964+84.9 BK. = 10+53.0 AH.,11+20.0, 21+50.0, 26+20.0, 32+00.0, 37+75.0, 47+50.0, 49+50.0, 53+50.0, 60+00.0, 62+90.0, 64+65.0, 71+50.0, 75+20.0, 84+50.0, 87+50.0, 89+70.0, 92+00.0, 95+00.0, 97+35.0, 99+50.0, 106+25.0, 109+00.0, 112+00.0, 120+85.0, 122+70.0, 123+70.0, 128+60.0, 129+90.0, 139+05.0, 148+20.0 and 150+80.0,

Tract AZC -1-A-1 contains 44.0 acres, more or less

EXHIBIT C

DE STERE STE

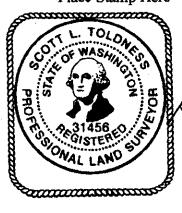
Prepared By KeB 9

AZC-1-AR-1

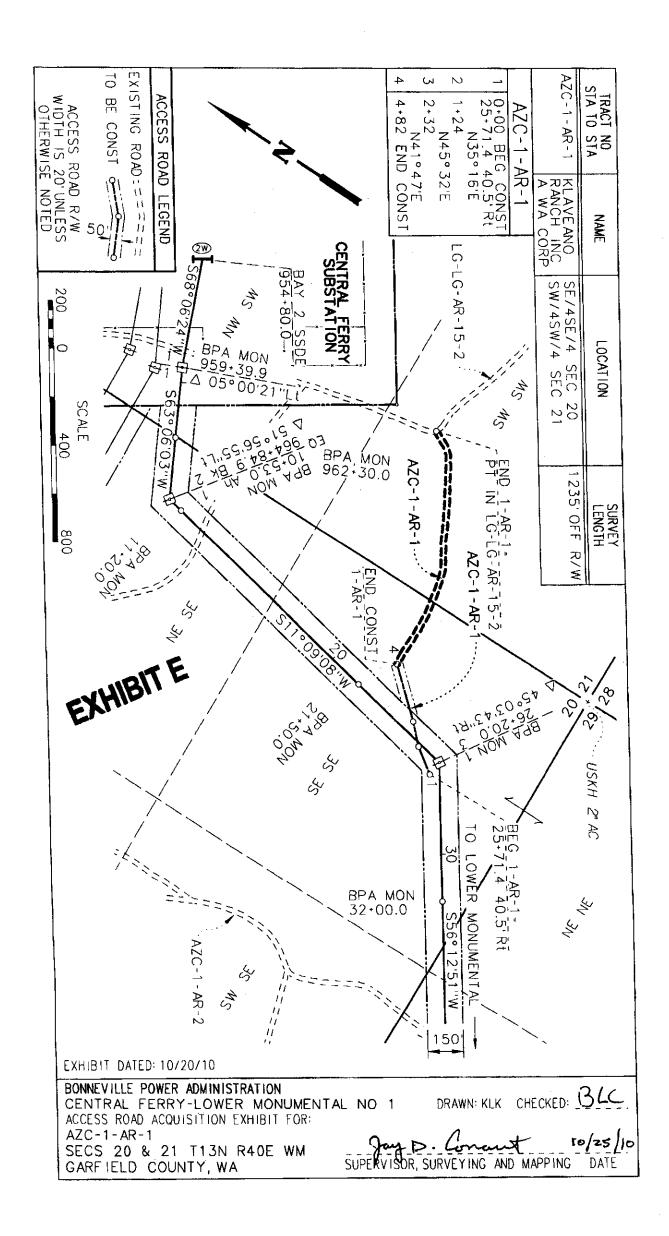
A right-of-way 50 feet wide, for a new road to be constructed, over and across the SE1/4SE1/4 of Section 20, Township 13 North, Range 40 East, with an extension thereof, being a right-of-way 20 feet wide, over and along an existing road, over and across said SE1/4SE1/4 of Section 20, and the SW1/4SW1/4 of Section 21, all in Township 13 North, Range 40 East, Willamette Meridian, Garfield County, Washington, as shown on Bonneville Power Administration (BPA) Access Road Acquisition Exhibit for AZC-1-AR-1, dated October 20, 2010 attached hereto and made a part hereof.

EXHIBIT D

Place Stamp Here



Scott Stolle 1920/10

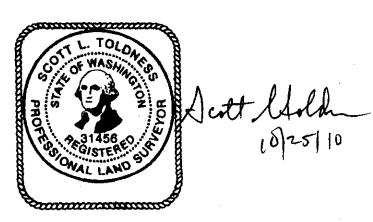


AZC-1-AR-2 PARCEL 1

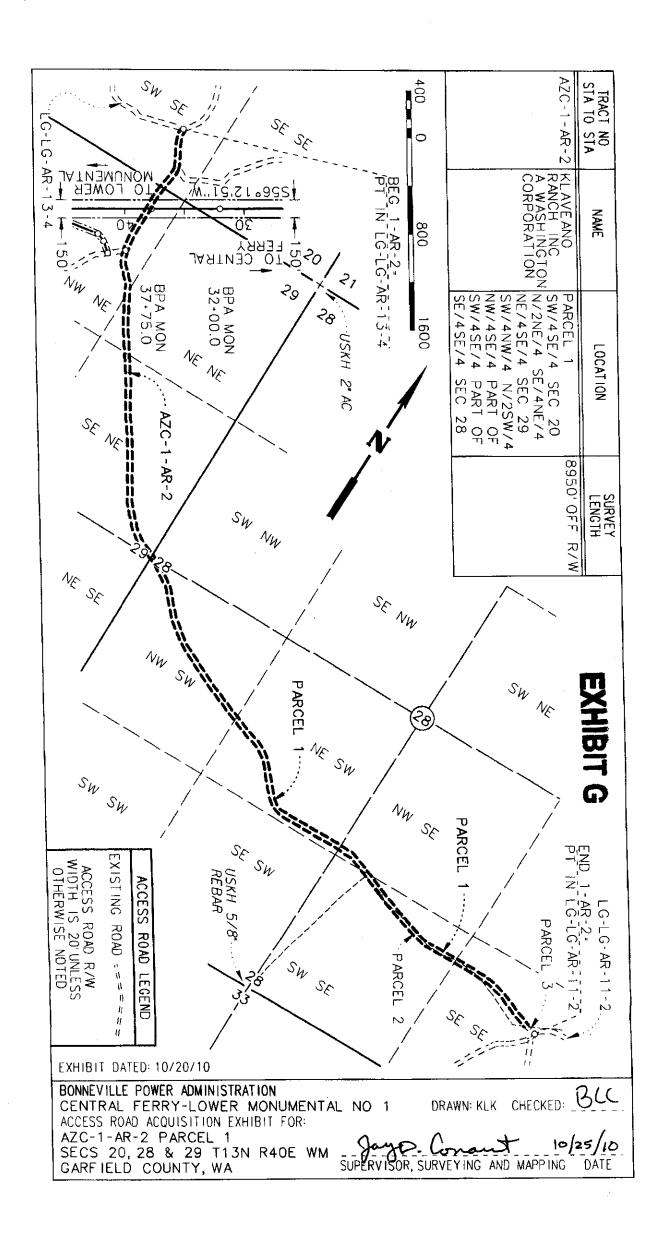
A right-of-way 20 feet wide, over and along an existing road, over and across the SW1/4SE1/4 of Section 20, and the N1/2NE1/4, SE1/4NE1/4, NE1/4SE1/4 of Section 29, and the SW1/4NW1/4, N1/2SW1/4, NW1/4SE1/4, a part of the SW1/4SE1/4, and part of the SE1/4SE1/4 of Section 28, all in Township 13 North, Range 40 East, Willamette Meridian, Garfield County, Washington, as shown on Bonneville Power Administration (BPA) Access Road Acquisition Exhibit for AZC-1-AR-2-Parcel 1, dated October 20, 2010 attached hereto and made a part hereof.

EXHIBIT F

Place Stamp Here



Prepared By	1203	7	
Checked By		8	



AZC-1-AR-3

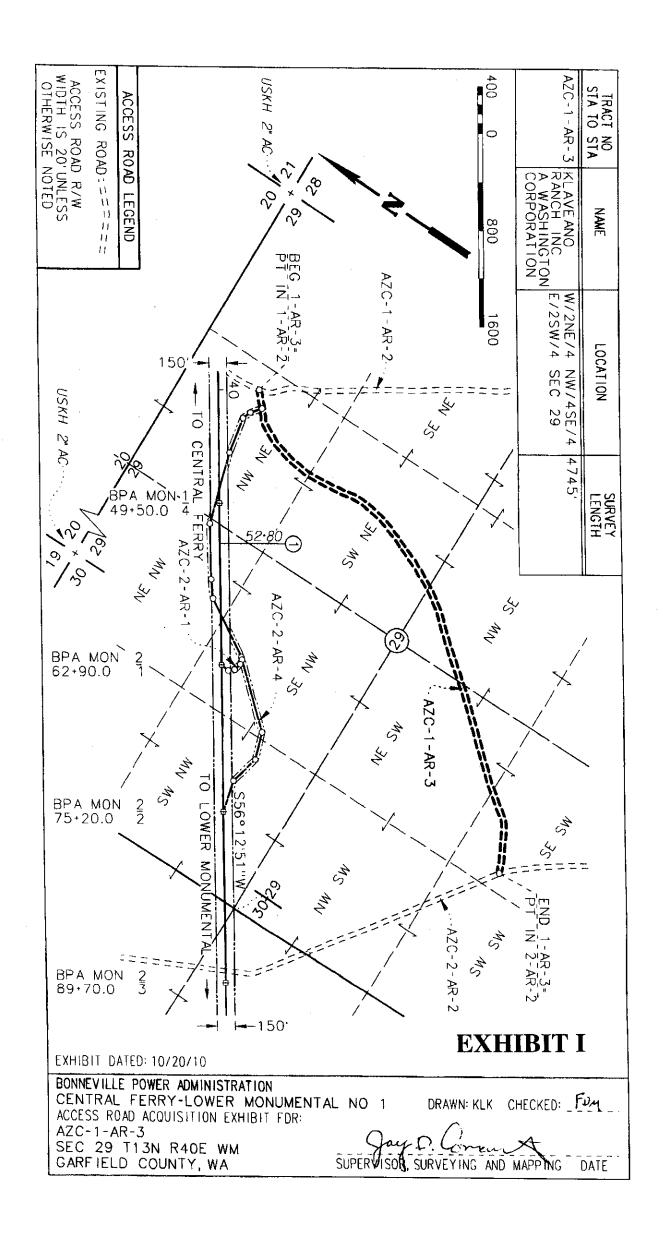
A right-of-way 20 feet wide, over and along an existing road, over and across the W1/2NE1/4, NW1/4SE1/4, E1/2SW1/4, of Section 29, Township 13 North, Range 40 East, Willamette Meridian, Garfield County, Washington, as shown on Bonneville Power Administration (BPA) Access Road Acquisition Exhibit for AZC-1-AR-3, dated October 20, 2010 attached hereto and made a part hereof.

EXHIBIT H

Place Stamp Here



Prepared By KEB 34
Checked By St

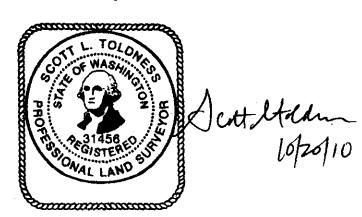


AZC-2-AR-1

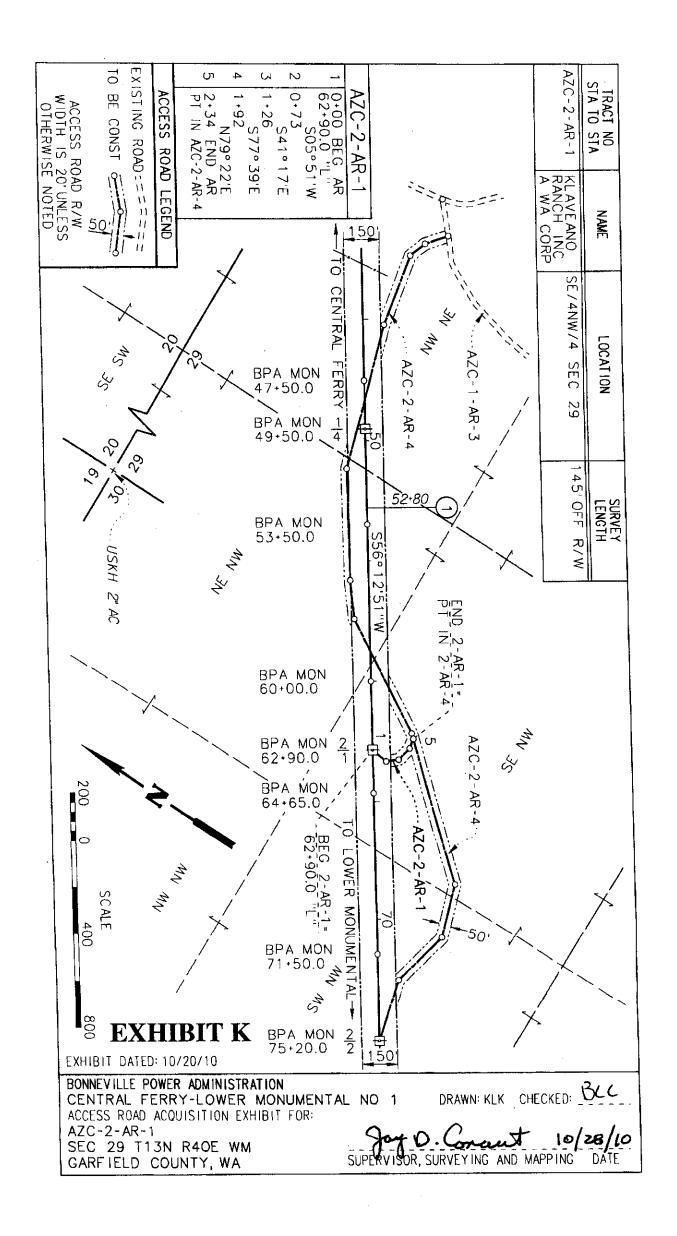
A right-of-way 50 feet wide, for a new road to be constructed, over and across the SE1/4NW1/4 of Section 29, Township 13 North, Range 40 East, Willamette Meridian, Garfield County, Washington, as shown on Bonneville Power Administration (BPA) Access Road Acquisition Exhibit for AZC-2-AR-1, dated October 20, 2010 attached hereto and made a part hereof.

EXHIBIT J

Place Stamp Here



Prepared By_	KEB SA	
Checked By_	SI-	_

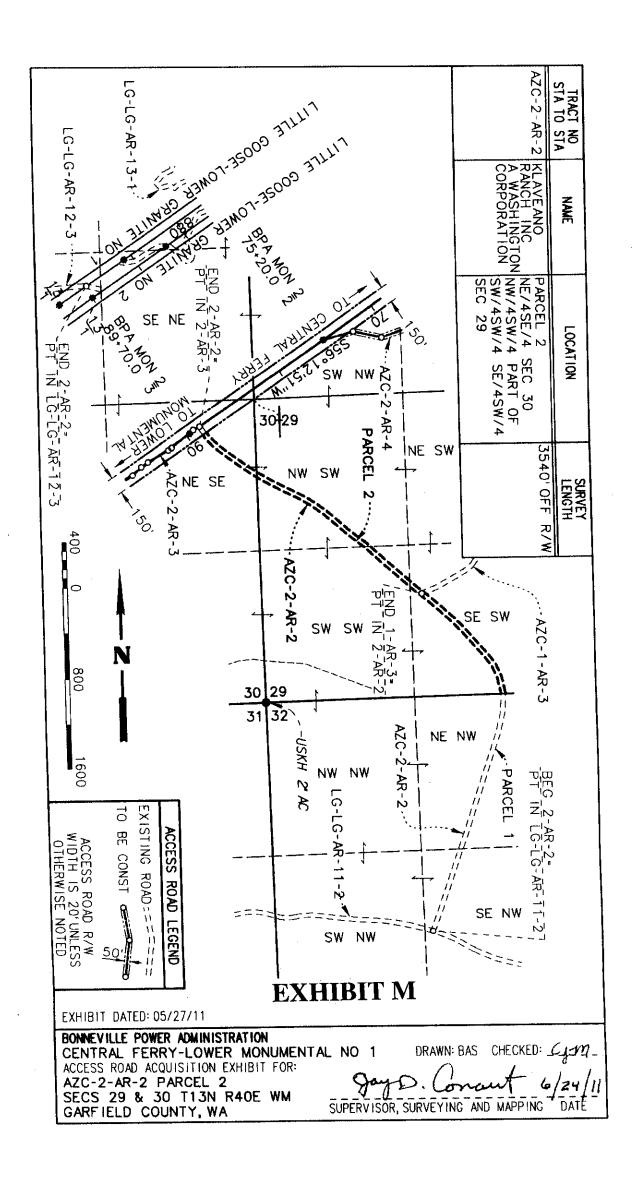


AZC-2-AR-2 Parcel 2

A right-of-way 20 feet wide, over and along an existing road, over and across the NW1/4SW1/4, Part of the SW1/4SW1/4, and the SE1/4SW1/4 of Section 29, the NE1/4SE1/4, of Section 30, all in Township 13 North, Range 40 East, Willamette Meridian, Garfield County, Washington, as shown on Bonneville Power Administration (BPA) Access Road Acquisition Exhibit for AZC-2-AR-2 Parcel 2, dated May 27, 2011, attached hereto and made a part hereof.



EXHIBIT L



AZC-2-AR-3

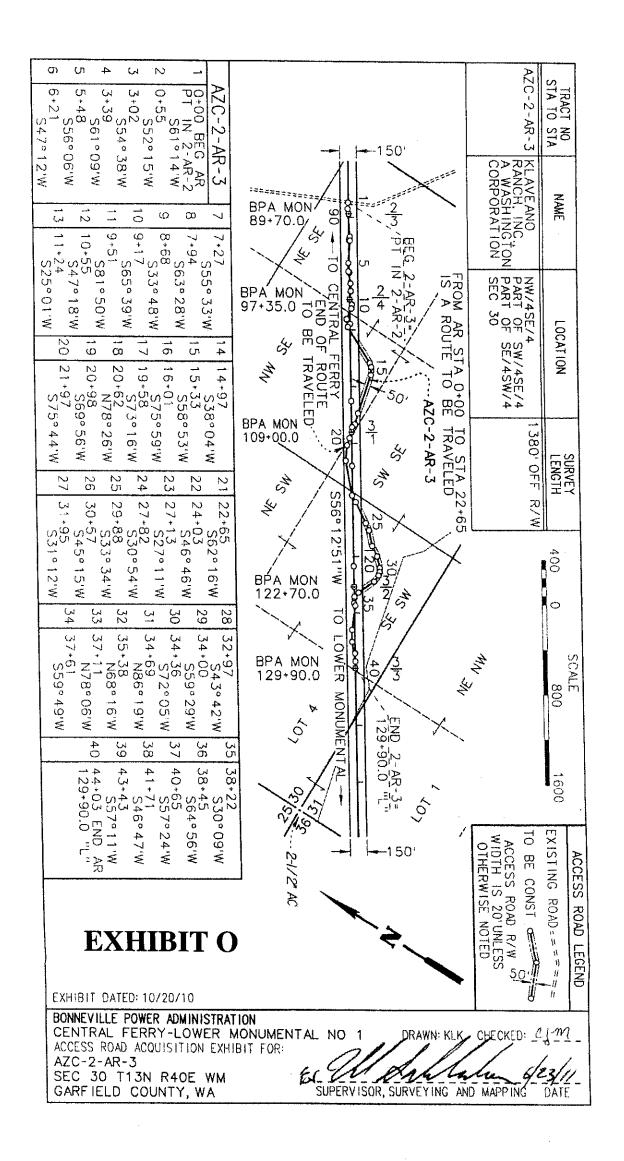
A right-of-way 50 feet wide, for a route to be traveled, with an extension thereof being a right-of-way 50 feet wide, for a new road to be constructed, over and across the NW1/4SE1/4, and part of the SE1/4SW1/4, and part of the SW1/4SE1/4 of Section 30, Township 13 North, Range 40 East, Willamette Meridian, Garfield County, Washington, as shown on Bonneville Power Administration (BPA) Access Road Acquisition Exhibit for AZC-2-AR-3, dated October 20, 2010 attached hereto and made a part hereof.



Place Stamp Here

EXHIBIT N

Prepared	Ву	MJG/MSI
Checked	By	CIM (MSI

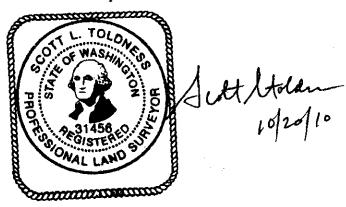


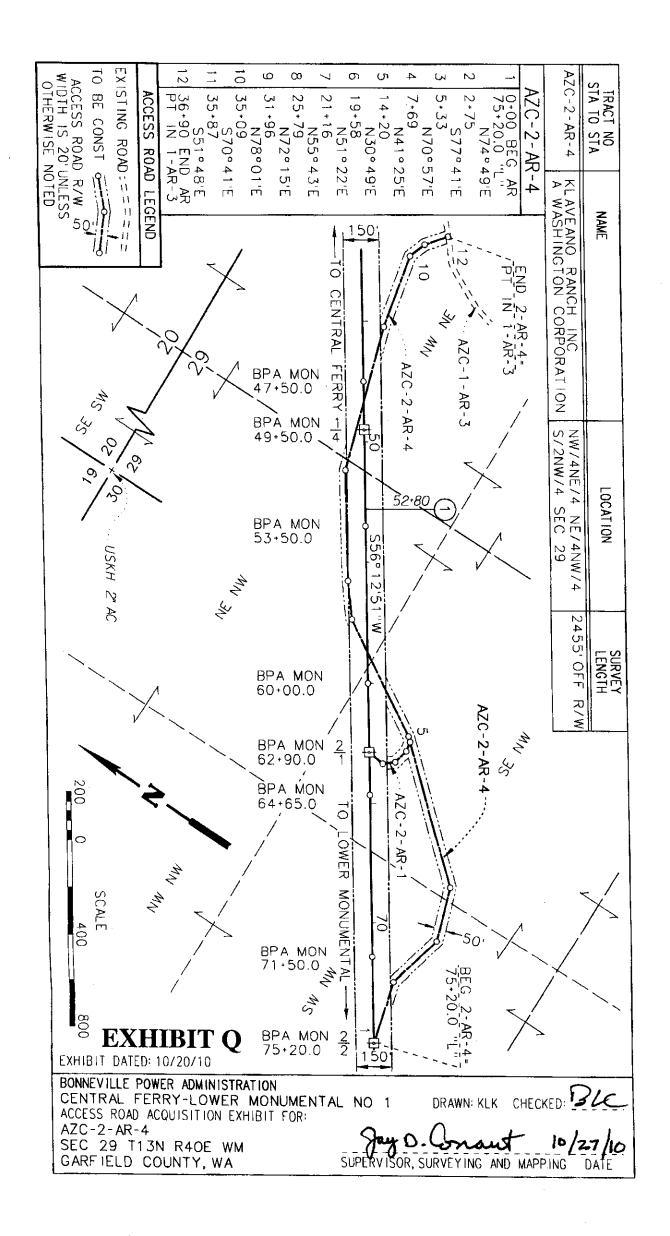
AZC-2-AR-4

A right-of-way 50 feet wide, for a new road to be constructed, over and across the S1/2NW1/4, NE1/4NW1/4, NW1/4NE1/4, of Section 29, Township 13 North, Range 40 East, Willamette Meridian, Garfield County, Washington, as shown on Bonneville Power Administration (BPA) Access Road Acquisition Exhibit for AZC-2-AR-4, dated October 20, 2010 attached hereto and made a part hereof.

EXHBIIT P

Place Stamp Here







REAL'ESTATE EXCISE TAX AFFIDAVIT

This form is your receipt when stamped by cashier.

R PRINT CHAPTER 82.45 RCW – CHAPTER 458-61A WAC when S
THIS AFFIDAVIT WILL NOT BE ACCEPTED UNLESS ALL AREAS ON ALL PAGES ARE FULLY COMPLETED PLEASE TYPE OR PRINT

Check box if partial sale of property	back of las	t page fo		If multiple owners, list percentage	-
Name Northwest Trustee Services, Inc.			2	Name Federal Home Loan Mortgage	Corporation
Mailing Address PO Box 997 City/State/Zip Bellevue, WA 98009-0997			BUYER GRANTEE	Mailing Address 5000 Plano Parkway	
City/State/Zip Bellevue, WA 98009-0997			RAN	City/State/Zip Carrollton, TX 75010-49	
Phone No. (including area code)			<u>.</u> 5	Phone No. (including area code)	
		List a	all rea	and personal property tax parcel account	T (1 1 1 (2)
Send all property tax correspondence to: Same as Buyer/Gra	antee			pers - check box if personal property	List assessed value(s)
Name			62-0	1-007-1030	
Mailing Address					
City/State/Zip					
Phone No. (including area code)					
Street address of property: 1433 Main Street					· · · · · · · · · · · · · · · · · · ·
This property is located in Pomeroy					
☐ Check box if any of the listed parcels are being segregated fr	rom another	parcel,	аге ра	art of a boundary line adjustment or parcel	s being merged.
Legal description of property (if more space is needed, you	u may attac	ch a sep	arate	sheet to each page of the affidavit)	
Lots 4 and 7 in Block 1 of Day's Addition to the City of Po	omeroy.				
	•				
5 Salant Land Use Code(a)		7	1 :	et all managed managety (tampible and	intensible) included in celling
Select Land Use Code(s): 11 - Household, single family units		7 🏴	-	st all personal property (tangible and ice.	miangiole) included in setting
enter any additional codes:		-	•		
(See back of last page for instructions)		-	N	one	
(See back of last page for instructions)	YES N	Ю			
Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)?		2			
6	YES N	10 16	· alai	ming an exemption, list WAC num	har and massan far avamntian
Is this property designated as forest land per chapter 84.33 RCW?		⊿ "	Ciai	ning an exemption, list wAC num	ber and reason for exemption.
Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34?		7] W		No. (Section/Subsection) 458-61A	-208(4)
Is this property receiving special valuation as historical property per chapter 84.26 RCW?				n for exemption osure - Deed of Trust # 20090104	
If any answers are yes, complete as instructed below.					
(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRI	ENT LISEA	T	vne (of Document Trustee's Deed	
NEW OWNER(S): To continue the current designation as forest	land or			of Document 3/12/12	
classification as current use (open space, farm and agriculture, or you must sign on (3) below. The county assessor must then deter		iu,			71,276.89
land transferred continues to qualify and will indicate by signing l	below. If th			Gross Selling Price \$	
land no longer qualifies or you do not wish to continue the design classification, it will be removed and the compensating or addition		.:11		Personal Property (deduct) \$	_,
be due and payable by the seller or transferor at the time of sale. (/111	E	xemption Claimed (deduct) \$	
84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may				Taxable Selling Price \$	0.00
your local county assessor for more information.				Excise Tax : State \$	
This land ☐does ☐does not qualify for continuance.				0.0025 Local \$	0.00
		_		*Delinquent Interest: State \$	
DEPUTY ASSESSOR D	DATE			Local \$	0.00
(2) NOTICE OF COMPLIANCE (HISTORIC PROPEI				*Delinquent Penalty \$	0.00
NEW OWNER(S): To continue special valuation as historic p sign (3) below. If the new owner(s) does not wish to continue,	roperty,				0.00
additional tax calculated pursuant to chapter 84.26 RCW, shal	ll be due a	nd		*State Technology Fee \$	7.00
payable by the seller or transferor at the time of sale.		İ		*Affidavit Processing Fee \$	
(3) OWNER(S) SIGNATURE					10.00
		-		10ta1 Duc 15	
PRINT NAME				A MINIMUM OF \$10.00 IS DUE	IN FEE(S) AND/OR TAX
	1	_		*SEE INSTRUC	
S L CERTIEV INDEA PER ALTEVO	PERIUE	= ↓ EV THA	T T	HE FOREGOING IS TRUE AND COB	CT.
	MI .				
Signature of Grantor's Agential	NUAI 1			ure of ee or Grantee's Agent	
Name (print) Northwest Trustee Services, Inc. Penni Warre					an Maile 1151
	<u> </u>			(print) Northwest Trustee Services, I	
Date & city of signing: 03/14/2012, Bellevue, WA		_ D	ate &	city of signing: 03/14/2012, Bellevu	e, WA
Perjury: Perjury is a class C felony which is punishable by imprifine in an amount fixed by the court of not more than five thousand	isonment in	the stat	te co y 00), c	rectional institution for a maximum terr or by both impresonment and fine (RCW	n of not more than five years, or by a 9A.20.020 (1C)).
				R'S USE ONLY	COUNTY TREASURER
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KAREN ROOSEVELT
GARFIELD COUNTY TREASURER



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	Check box if partial sale of property	в раск от	iast pa	e for inst		s, list percentage	of ownership next to name	
Naı	me Vernon E. Larson, Jr. and Juanita Larson			_ 2	Name Vernon Larson, J	r. and Juanita I	Larson Family Trust	
_		· · · ·		اور ا –				
Mailing Address 377626 Hwy 95 City/State/Zip Desmet, ID 83824				BUYER GRANTE	Mailing Address 377626	Hwy 95		
				- 8 ₹	City/State/Zip Desmet, I	D 83824		
Pho	one No. (including area code) (208) 596-2704				Phone No. (including area		6-2704	
Ser	nd all property tax correspondence to: 🗹 Same as Buyer/Gr	antee	L		al and personal property tax bers – check box if personal		List accessed sudpe(s)	
ame			_ _	2-012-4	2-010-1000	441246		
ailing Address			- 1	2-012-4	2-011-2000			
/Stat	e/Zip		_ -	2-012-4	2-014-2000			
ie N	o. (including area code)		_ -					
Str	eet address of property: NA							
	is property is located in Garfield County							
_	Check box if any of the listed parcels are being segregated f	rom anoi	ther par	cel are na	art of a boundary line adjus	tment or parcels	heing merged	
			-				ocing mergos.	
Les	gal description of property (if more space is needed, yo	u may a	ttach a	separate	sneet to each page of the	e attidavit)		
W R	uarter, and that part of the South half of the Southeast /est half of Section 11; EXCEPT that part of the South oad. TOGETHER WITH that part of the North half of the	west qua	arter of	the Sout	thwest quarter of said Se	ction 11 lying s	south of the County	
р	ublic roads.							
Sel	ect Land Use Code(s):			- Lis	st all personal property (tangible and in	ntangible) included in selling	
83	- Agriculture classified under current use chapter 84.34 RCW			pri	ice.			
ante								
	r any additional codes: 91,94							
	r any additional codes: ************************************	VEC						
(See	back of last page for instructions)	YES	 NO					
See		YES	NO					
(See	back of last page for instructions) roperty exempt from property tax per chapter			lf alai	iming an everytima li	ot WAC numb	har and reason for examption	
(See nis p 6 Re	back of last page for instructions) roperty exempt from property tax per chapter		Ø				er and reason for exemption:	
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PRINT NAME

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

Signature of
Grantor or Grantor's Agent
Name (print) Vernon E. Larsel. Jr. and Juanita Larson
Date & city of signing: March 14, 2012 - Moscow, Idaho

Perjury: Perjury is a class C felony which is punishable by imprish mention that five thousand collars (\$5,000.00), or by both imprishment and fine (RCW 9A.20.020 (IC)).

REV 84 0001ae (11/30/11)

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

Signature of
Granter or Granter's Agent
Name (print) Vernon Larson, Jr., and Juanita Larson Family Trust
Date & city of signing: March 14, 2012 - Moscow, Idaho

Perjury: Perjury is a class C felony which is punishable by imprish mention to the analysimum term of not more than five years, or by a fine in an amount fixed by the court of not more than five thousand collars (\$5,000.00), or by both imprisonment and fine (RCW 9A.20.020 (IC)).

REV 84 0001ae (11/30/11)

THIS SPACE - TREASURER'S USE ONLY

COUNTY TREASURER

KAREN ROCSEVELT GARFIELD COUNTY TREASURER 2170 THE



REAL ESTATE EXCISE TAX SUPPLEMENTAL STATEMENT

(WAC 458-61A-304)

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

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

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

. DATE OF SALE: (WAC 458-61A-306(2))	certify that the
(type of instrument) dated	livered to me in escrow by
(seller's name). NOTE: Agent named here must sign belo considered current if it is not more than 90 days beyond that and penalties apply to the date of the instrument.	w and indicate name of firm. The payment of the tax is the date shown on the instrument. If it is past 90 days, interest
Reasons held in escrow:	
Signature	Firm Name
2. GIFTS: (WAC 458-61A-201) The gift of equity is non-taxable. The value exchanged or paid for equity plus the abelow must be checked. Both Grantor (seller) and Grantor	
Grantor (seller) gifts equity valued at \$ 0.00 to gr	rantee (buyer).
NOTE: Examples of different transfer types are provi completing this form and paying your tax.	
delivered, or contracted to be paid or delivered, including	her tangible (boats, motor homes, etc) or intangible, paid or a performance of services, in return for the transfer of real gage, contract indebtedness, or other encumbrance, given to ng unpaid on the property at the time of sale. "Consideration" perty by the buyer at the time of transfer.
1 Grantor (seller) has made and will continu	e to make all payments after this transfer on the total debt of
s and has rec	ceived from the grantee (buyer) \$
(include in this figure the value of any item received by grantor is taxable.	ns received in exchange for property). Any consideration
(seller) is liable and pay grantor (seller) \$_ received in exchange for property). Any co	% of total debt of \$ for which grantor (include in this figure the value of any items onsideration received by grantor is taxable.
B: Gifts without consideration	na sa
No tax is due.	(seller) has not received any consideration towards equity.
and has not received any consideration to	te to make 100% of the payments on total debt of \$wards equity. No tax is due.
and has not paid grantor (seller) any consi	ue to make 100% of the payments on total debt of \$deration towards equity. No tax is due.
total debt before and after the transfer. Gratowards equity. No tax is due.	made and will continue to make payments from joint account on antee (buyer) has not paid grantor (seller) any consideration
Has there been or will there be a refinance of the debt?	YES NO (If yes, please call (360) 570-3265 to see if this
transfer is taxable). If grantor (seller) was on title as co-s	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
The undersigned acknowledges this transaction may regarding record-keeping requirements and evasion	Vernon Jusinh trustee
Grantor's Signature Juanula	James Granters Signature Juanita D. Justice
3. Tax deferred exchange (WAC 45)	
I, (print name) ce real property to pursuant to NOTE: Exchange Facilitator must sign below.	ertify that I am acting as an Exchange Facilitator in transferring IRC Section 1031, and in accordance with WAC 458-61A-213.
C. dance For Winner of Company	<u> </u>
Exchange Facilitator's Signature	//dor wa gov or call (360) 570-3265. To inquire about the availability of this document in
an alternate format, visit http://dor.wa.gov. Teletype (TTY) users may call (3	60) 705-6718.

REV 84 0002ca (9/7/11)

COUNTY TREASURER



REAL ESTATE EXCISE TAX AFFIDAVIT

PLEASE TYPE OR PRINT

This form is your receipt when stamped by cashier.

R PRINT CHAPTER 82.45 RCW – CHAPTER 458-61A WAC when s
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	e back of i	ασι μαξ	- 101 111SI	sa ucti	If multip	le owners,	list percenta	ige of ow	nership next to	name.	
Namc Seth Claassen			_ 2	Nar	me Curt Claa	ssen and	Julie Claas	ssen			
- X			_ _	 							
Mailing Address 1502 Main Street City/State/Zip Pomeroy, WA 99347			YER NTE	Ma	iling Address	1717 Hw	y 12 W				
				Mailing Address 1717 Hwy 12 W City/State/Zip Pomeroy, WA 99347							
Phone No. (including area code)			_	Pho	one No. (inclu	-					
3 Send all property tax correspondence to: ✓ Same as Buyer/Gr			numl	bers -	personal pro - check box if	f personal p	roperty	nt _	List assessed	value(s)	
Name		- -	<u>1-053-0</u>	02-00	05-1040]			
Mailing AddressCity/State/Zip								¦			
Phone No. (including area code)		ŀ			_			í			
4 Street address of property: 1502 Main Street									******		
This property is located in Pomeroy	c a		1		6 - 1 1 1	:		ومناه والما	d		
Check box if any of the listed parcels are being segregated i		-						us being	mergea.		
Legal description of property (if more space is needed, yo	•	tach a	separate	e sne	et to each pa	ige of the a	iiiidavit)				
Lot 5 in Block 2 of Mulkey's Addition to the City of Pome	eroy.										
5 Select Land Use Code(s):			7 Lis	ist all	l personal p	roperty (ta	ngible and	lintangi	ble) included	in selling	
11 - Household, single family units			pr	rice.							
enter any additional codes:		_									
(See back of last page for instructions)	YES	NO									
Is this property exempt from property tax per chapter		Ø									
84.36 RCW (nonprofit organization)?											
6	YES	NO	If clai	imin	ig an exemp	otion, list	WAC nur	nber an	d reason for	exemption:	
Is this property designated as forest land per chapter 84.33 RCW?		☑	1								
Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34?		☑					1)				
Is this property receiving special valuation as historical property			Reaso	on fo	or exemption	n					
per chapter 84.26 RCW?	_										
If any answers are yes, complete as instructed below.							–				
(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURF		E)	Type	of E	Oocument <u></u>	_			. ~		
NEW OWNER(S): To continue the current designation as forest classification as current use (open space, farm and agriculture, or		land,	Date of	of D	ocument _	≾_	<i>- 23</i>	3-1	_ سلا′		
you must sign on (3) below. The county assessor must then dete	ermine if	the			Gross	Selling P	rice \$			100,000.00	
land transferred continues to qualify and will indicate by signing land no longer qualifies or you do not wish to continue the desig	g below. 11 nation or	the		*Per							
classification, it will be removed and the compensating or additional	onal taxes	will	E	Exen	nption Clair	med (ded	uct) \$. <u></u>	
be due and payable by the seller or transferor at the time of sale. 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you n		ct			Taxable	Selling P	rice \$			100,000.00	
your local county assessor for more information.	•				Excis	se Tax : S	tate \$			1,280.00	
This land does does not qualify for continuance.				[0.0025	5 Le	ocal \$	~		250.00	
				*D	elinquent II						
	DATE									<u></u>	
(2) NOTICE OF COMPLIANCE (HISTORIC PROPE NEW OWNER(S): To continue special valuation as historic		,			*Deling					1 520 00	
sign (3) below. If the new owner(s) does not wish to continuadditional tax calculated pursuant to chapter 84.26 RCW, sha	ie, all				#O =					1,530.00 5.00	
payable by the seller or transferor at the time of sale.	un de uut	and									
(3) OWNER(S) SIGNATURE				*/	Attidavit Pr						
						1 otal	⊃ue ≯	 			
PRINT NAME				A	A MINIMUN				E(S) AND/OR	TAX	
						*SE	E INSTRU	CTIONS			
8 I CERTIFY UNDER PENALTY	OF PERJ	URY	THAT T	THE	FOREGOING	G IS TRUI	E AND COL	RRECT.			
Signature of			Signa					٥.			
Grantor or Grantor's Agent		_			or Grantee's		0.11-	/// /	2 4 4 2 :	1	
Name (print) Seth Claassen		_			int) <u>Julie Cl</u>		Julie	X	<u>asser</u>		
Date & city of signing: 3-23-12 Ponus	7		Date &	& cit	ty of signing	3-2	3-12		Ponerog	, .	
Perjury: Perjury is a class C felony which is punishable by imp	orisonmen	tio the	e state co	orrect	tional institut	ion for a m	ıaximum te	erm of no	ot more than fi	ve years, or by a	
Perjury: Perjury is a class C felony which is punishable by imp fine in an amount fixed by the court of not more than five thousa	and dellar	\$ 5,		or by	y both impris	nent an	d fine (RC)				
REV 84 0001ae (11/30/11) THIS S.	PAC				SUSEON	LY		CO	UNTY TRE	ASURER	
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