

Order No. GA-5240

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.

Beginning at a point on the West line of the Southwest quarter of the Southeast quarter of Section 33 at a point 712.1 feet North of the Southwest corner of said subdivision; thence easterly at a right angle 218.5 feet; thence northerly at a right angle 130 feet, more or less to a point 20 feet South of the North line of the tract described in Deed of record in Garfield County Auditor's Book of Deeds 49 at Page 486; thence easterly on a line parallel to the North line of the tract described in said Deed to the West line of the Brown Gulch Road (now Fairgrounds Road); thence northerly along said West line of road 20 feet, more or less, to the Northeast corner of the tract described in said Deed; thence westerly along the North line of said tract 443.9 feet to the West line of the said Southwest quarter of the Southeast quarter of said Section 33; thence South on said West line 150 feet, more or less, to the place of beginning.

SUBJECT TO a road right of way for access over and across the North 20 feet of the East 221 feet, more or less, of said described tract.



PLEASE TYPE OR PRINT

REAL ESTATE EXCISE TAX AFFIDAVIT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

This form is your receipt
when stamped by cashier.

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

(See back of last page for instructions)

☐ Check box if partial sale of property

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

1 SELLER GRANTOR	Name <u>R. Clay Barr, as Trustee of the H.C. Barr Family Trust</u>	2 BUYER GRANTEE	Name <u>Bonneville Power Administration</u>
	Mailing Address <u>PO Box 528</u>		TERS-3
	City/State/Zip <u>Pomeroy, WA 99347</u>		Mailing Address <u>PO Box 3621</u>
	Phone No. (including area code) _____		City/State/Zip <u>Portland, OR 97208-3621</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	
Name <u>Same as Grantor</u>		2-013-40-028-4000 <input type="checkbox"/>	
Mailing Address _____		2-013-40-032-1000 <input type="checkbox"/>	
City/State/Zip _____		<input type="checkbox"/>	
Phone No. (including area code) _____		<input type="checkbox"/>	
		List assessed value(s) <u>138,127</u> <u>336,272</u>	

4 Street address of property: _____
This property is located in Garfield
☐ Check box if any of the listed parcels are being segregated from another parcel, are part of a boundary line adjustment or parcels being merged.
Legal description of property (if more space is needed, you may attach a separate sheet to each page of the affidavit)
SEE EXHIBITS A THRU F ATTACHED HERETO.

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)

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

6 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.

Kathia Vordermeyer 5/21/12
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

PRINT NAME

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

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

WAC No. (Section/Subsection) WAC-458-61A-206 (3)

Reason for exemption _____

Government entity with power and threat to exercise eminent domain.Type of Document EasementDate of Document 1-25-12

Gross Selling Price \$	3,800.00
*Personal Property (deduct) \$	
Exemption Claimed (deduct) \$	3,800.00
Taxable Selling Price \$	0.00
Excise Tax : State \$	0.00
<u>0.0025</u> Local \$	0.00
*Delinquent Interest: State \$	
Local \$	
*Delinquent Penalty \$	
Subtotal \$	0.00
*State Technology Fee \$	5.00
*Affidavit Processing Fee \$	5.00
Total Due \$	10.00

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>R. Clay Barr</u>	Signature of Grantee or Grantee's Agent <u>Wynne McCabe</u>
Name (print) <u>R. Clay Barr</u>	Name (print) <u>Wynne McCabe</u> Bonneville Power Administration
Date & city of signing: <u>1-25-12 Clarkston, WA</u>	Date & city of signing: <u>5-2-12 Pomeroy</u>

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

REV 84 0001ae (2/2/11)

THIS SPACE - TREASURER'S USE ONLY

TAXPAYER

KAREN ROOSEVELT
GARFIELD COUNTY TREASURER

Treasurer

2184

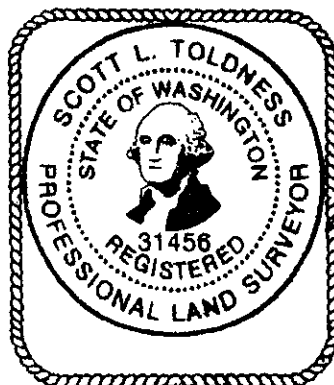
The

AZC-1-AR-2 PARCEL 2

A right-of-way 20 feet wide, over and along an existing road, over and across part of the S1/2SE1/4 of Section 28, 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 2, dated October 20, 2010 attached hereto and made a part hereof.

EXHIBIT A

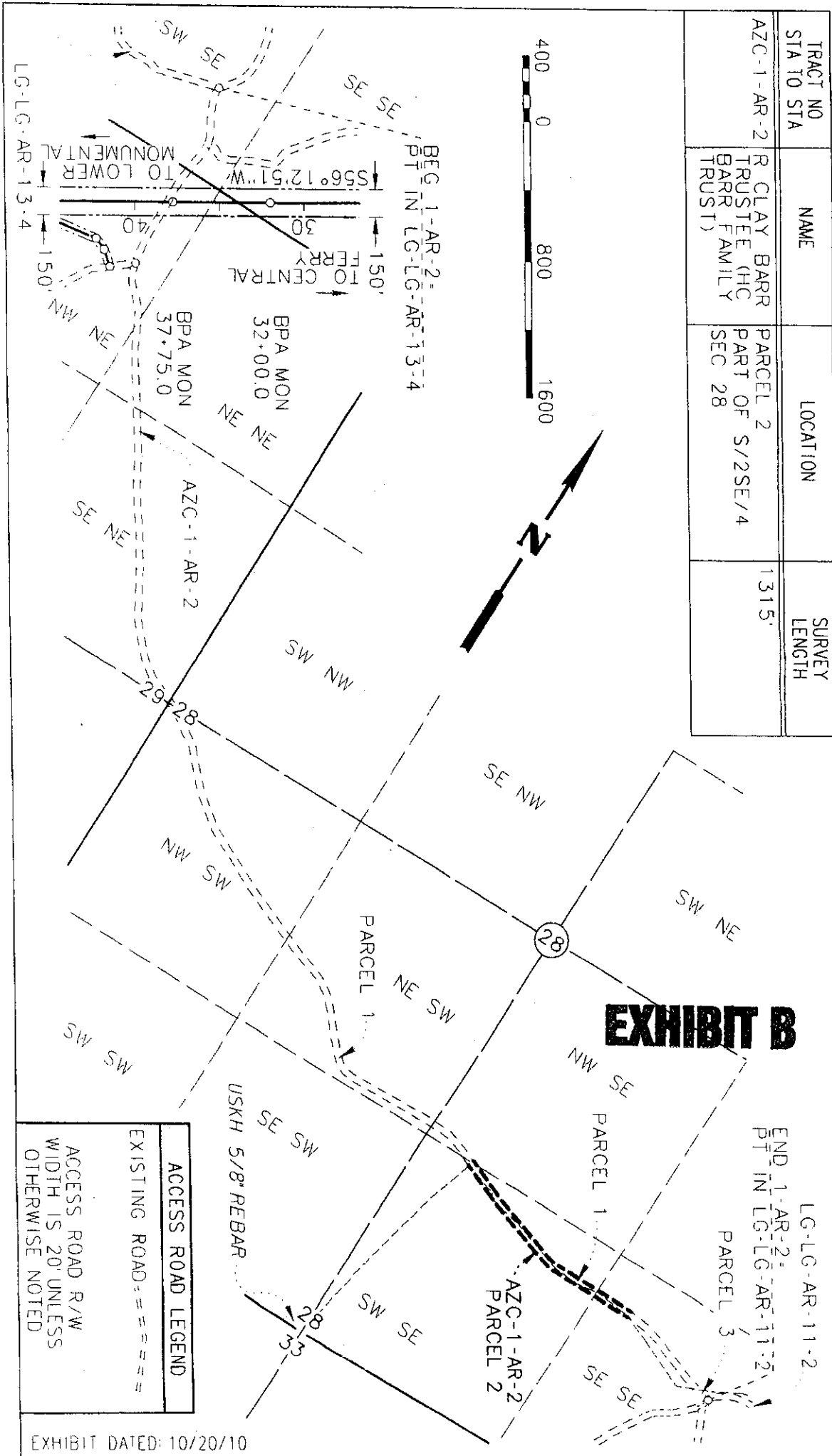
Place Stamp Here



Scott L. Toldness
10/25/10

Prepared By KEB ST
Checked By ST

TRACT NO STA TO STA	NAME	LOCATION	SURVEY LENGTH
AZC-1-AR-2	R CLAY BARR TRUSTEE (HC BARR FAMILY TRUST)	PARCEL 2 PART OF S/2SE/4 SEC 28	1315'



ACCESS ROAD LEGEND
EXISTING ROAD: =====
ACCESS ROAD R/W WIDTH IS 20' UNLESS OTHERWISE NOTED

EXHIBIT DATED: 10/20/10

BONNEVILLE POWER ADMINISTRATION
CENTRAL FERRY-LOWER MONUMENTAL NO 1
ACCESS ROAD ACQUISITION EXHIBIT FOR:
AZC-1-AR-2-PARCEL 2
SEC 28 T13N R40E WM
GARFIELD COUNTY, WA

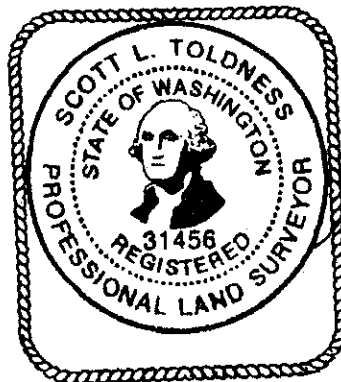
DRAWN: KKK CHECKED: *BLC*
Jay D. Grant 10/25/10
SUPERVISOR, SURVEYING AND MAPPING DATE

AZC-1-AR-2-PARCEL 3

A right-of-way 20 feet wide, over and along an existing road, over and across part of the SE1/4SE1/4 of Section 28, 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 3, dated October 20, 2010 attached hereto and made a part hereof.

EXHIBIT C

Place Stamp Here



Scott Toldness
10/20/10

Prepared By REB *ST*
Checked By *ST*

TRACT NO STA TO STA	NAME	LOCATION	SURVEY LENGTH
AZC-1-AR-2	R CLAY BARR TRUSTEE (HC BARR FAMILY TRUST)	PARCEL 3 PART OF SE/4SE/4 SEC 28	95'

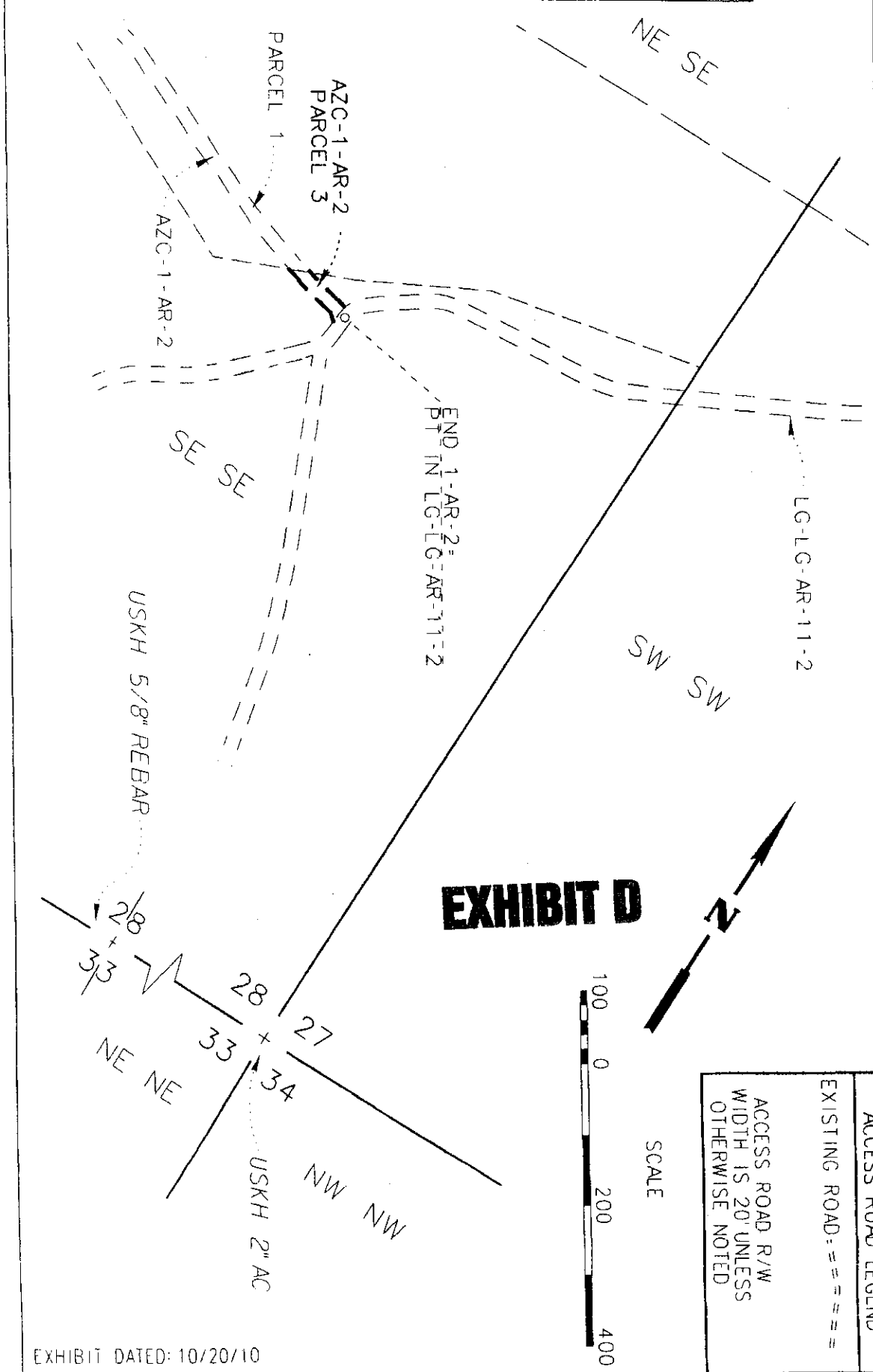


EXHIBIT DATED: 10/20/10

BONNEVILLE POWER ADMINISTRATION
CENTRAL FERRY-LOWER MONUMENTAL NO 1
ACCESS ROAD ACQUISITION EXHIBIT FOR:
AZC-1-AR-2-PARCEL 3
SEC 28 T13N R40E WM
GARFIELD COUNTY, WA

DRAWN: KLK CHECKED: BLL
Jay D. Conant 10/25/10
SUPERVISOR, SURVEYING AND MAPPING DATE

AZC-2-AR-2 PARCEL 1

A right-of-way 20 feet wide, over and along an existing road, over and across the E1/2NW1/4 of Section 32, 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 1, dated May 27, 2011, attached hereto and made a part hereof.



EXHIBIT E

CHECKED BY JDM

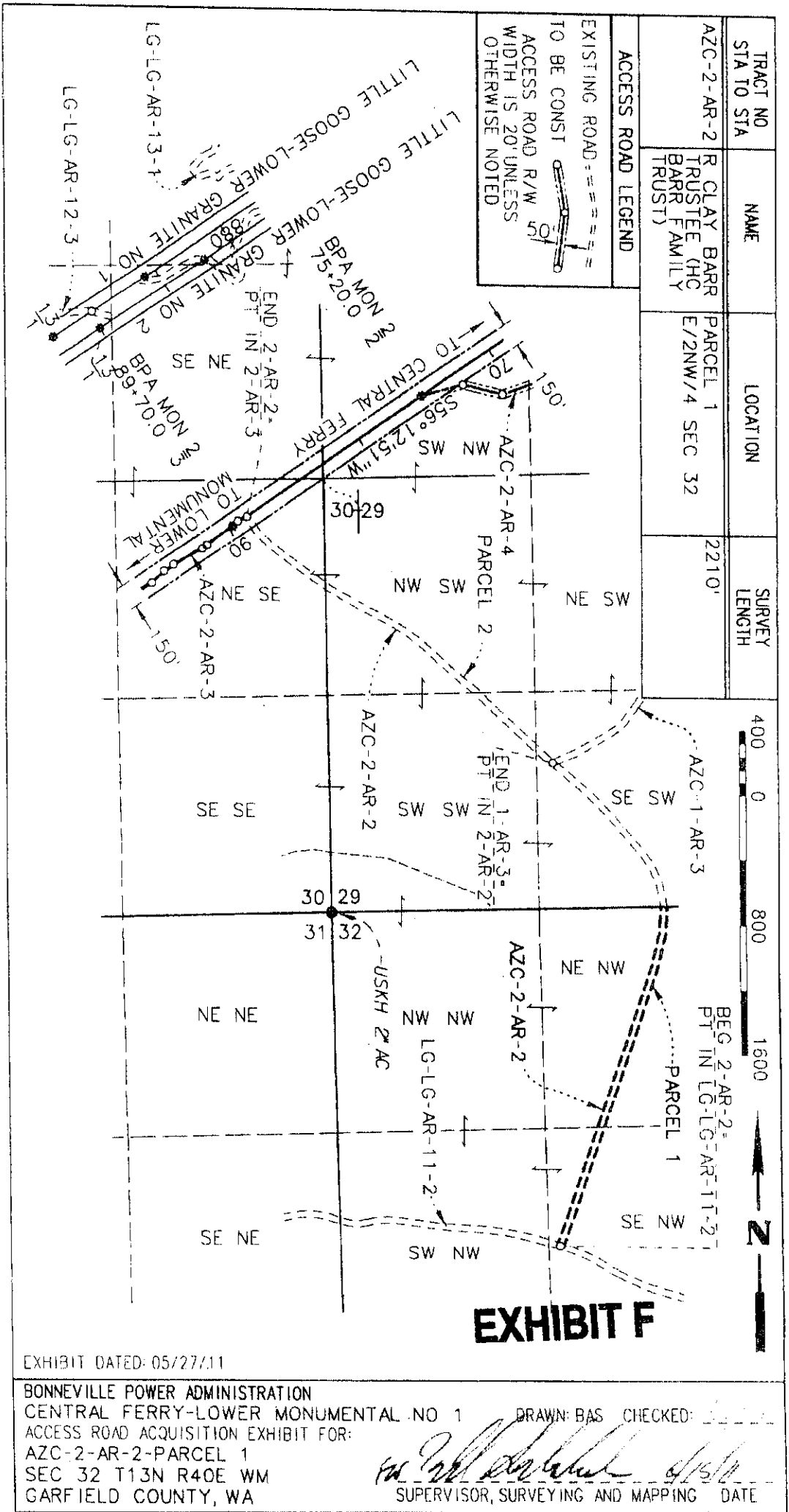


EXHIBIT DATED: 05/27/11

BONNEVILLE POWER ADMINISTRATION
CENTRAL FERRY-LOWER MONUMENTAL NO 1
ACCESS ROAD ACQUISITION EXHIBIT FOR:
AZC-2-AR-2-PARCEL 1
SEC 32 T13N R40E WM
GARFIELD COUNTY, WA

DRAWN: BAS CHECKED:

[Signature]
SUPERVISOR, SURVEYING AND MAPPING DATE



PLEASE TYPE OR PRINT

REAL ESTATE EXCISE TAX AFFIDAVIT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

This form is your receipt
when stamped by cashier.**THIS AFFIDAVIT WILL NOT BE ACCEPTED UNLESS ALL AREAS ON ALL PAGES ARE FULLY COMPLETED**

(See back of last page for instructions)

☐ Check box if partial sale of property

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

1 SELLER GRANTOR	Name <u>Federal National Mortgage Association</u>	2 BUYER GRANTEE	Name <u>MORNINGSIDE FUNDING, LLC</u>	
	Mailing Address <u>14421 Dallas Parkway Suite 100</u>		Mailing Address <u>2370 RICE BLVD, SUITE 200</u>	
	City/State/Zip <u>Dallas, TX. 75254</u>		City/State/Zip <u>HOUSTON, TX. 77005</u>	
	Phone No. (including area code) _____		Phone No. (including area code) _____	
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>MORNINGSIDE FUNDING, LLC</u>			
	Mailing Address <u>2370 RICE BLVD, SUITE 200</u>			
	City/State/Zip <u>HOUSTON, TX. 77005</u>			
	Phone No. (including area code) _____			
		1062010091010 <input type="checkbox"/>		
		<input type="checkbox"/>		
		<input type="checkbox"/>		
		<input type="checkbox"/>		

4 Street address of property: 1475 MAIN ST, POMEROY, WA 99347This property is located in Garfield☐ 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)

All that certain parcel of land situate in the County of Garfield, State of Washington, described as follows:

The East 55 feet of Lots 2 and 9 in Block 1 of Day's Addition to the City of Pomeroy.

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

enter any additional codes: _____

(See back of last page for instructions)

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

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

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

☐ ☒

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

☐ ☒

If any answers are yes, complete as instructed below.

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

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

This land ☐ does ☐ does not qualify for continuance.

DEPUTY ASSESSOR

DATE

(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)

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

(3) OWNER(S) SIGNATURE

PRINT NAME

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

NONE

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

WAC No. (Section/Subsection) 458-61A-205 (2)

Reason for exemption

GOVERNMENT SELLER

Type of Document Special/Limited Warranty DeedDate of Document April 23, 2012Gross Selling Price \$ 28,475.00

*Personal Property (deduct) \$ _____

Exemption Claimed (deduct) \$ 28,475.00Taxable Selling Price \$ 0.00Excise Tax : State \$ 0.000.0025 Local \$ 0.00

*Delinquent Interest: State \$ _____

Local \$ _____

*Delinquent Penalty \$ _____

Subtotal \$ 0.00*State Technology Fee \$ 5.00*Affidavit Processing Fee \$ 5.00Total Due \$ 10.00 *CK*

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

*SEE INSTRUCTIONS

8

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

Signature of

Grantor or Grantor's Agent *Kevin Barker*Name (print) KEVIN BARKERDate & city of signing: 4/24/2012--ALBUQUERQUE, NM.

Signature of

Grantee or Grantee's Agent *Donna Barbour*Name (print) DONNA BARBOURDate & city of signing: 4/24/2012--ALBUQUERQUE, NM.

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

REV 84 0001ae (a) (1/10/08)

THIS SPACE - TREASURER'S USE ONLY

COUNTY TREASURER

PAID
1007122
KAREN ROOSEVELT
GARFIELD COUNTY TREASURER

2185
Tue

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.

SELLER GRANTOR	1 Name <u>MICHAEL D. AKERS</u>	BUYER GRANTEE	2 Name <u>MICHAEL D. AKERS and KARIN L. AKERS</u>
	Mailing Address <u>302 6th Street</u>		Mailing Address <u>302 6th Street</u>
	City/State/Zip <u>Pomeroy, WA 99347</u>		City/State/Zip <u>Pomeroy, WA 99347</u>
	Phone No. (including area code) <u>(509) 780-2929</u>		Phone No. (including area code) <u>(509) 780-2929</u>
3 Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee	List all real and personal property tax parcel account numbers – check box if personal property		
Name _____	1-070-31-017-1100 <input checked="" type="checkbox"/>		
Mailing Address _____	<input type="checkbox"/>		
City/State/Zip _____	<input type="checkbox"/>		
Phone No. (including area code) _____	<input type="checkbox"/>		
List assessed value(s)			

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)

5 Select Land Use Code(s): <u>11 - Household, single family units</u> <input checked="" type="checkbox"/> enter any additional codes: _____ (See back of last page for instructions)	6 List all personal property (tangible and intangible) included in selling price.
Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) <u>458-61A-203(1)</u> Reason for exemption <u>Establish / Separate Community Property</u>
Is this property designated as forest land per chapter 84.33 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Type of Document <u>warranty deed</u>
Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Date of Document <u>4-24-12</u>
Is this property receiving special valuation as historical property per chapter 84.26 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Gross Selling Price \$ <u>0.00</u>
If any answers are yes, complete as instructed below.	*Personal Property (deduct) \$ _____
(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.	Exemption Claimed (deduct) \$ _____
This land <input type="checkbox"/> does <input checked="" type="checkbox"/> does not qualify for continuance.	Taxable Selling Price \$ <u>0.00</u>
DEPUTY ASSESSOR _____ DATE _____	Excise Tax : State \$ <u>0.0025</u> Local \$ <u>0.00</u>
(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.	*Delinquent Interest: State \$ _____ Local \$ _____
(3) OWNER(S) SIGNATURE <u>Michael Akers</u> <u>Karin L Akers</u> PRINT NAME	*Delinquent Penalty \$ _____
	Subtotal \$ <u>0.00</u>
	*State Technology Fee \$ <u>5.00</u>
	*Affidavit Processing Fee \$ <u>5.00</u>
	Total Due \$ <u>10.00</u>
	A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS

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

Signature of Grantor or Grantor's Agent <u>Michael Akers</u>	Signature of Grantee or Grantee's Agent <u>Karin L Akers</u>
Name (print) <u>Michael Akers</u>	Name (print) <u>Karin L Akers</u>
Date & city of signing: <u>04/24/12 Pomeroy, WA</u>	Date & city of signing: <u>4/24/2012</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 (11/30/11)

THIS SPACE - TREASURER'S USE ONLY

COUNTY TREASURER

KAREN ROOSEVELT
GARFIELD COUNTY TREASURER

2186

2186
Twe

Situated in the State of Washington, County of Garfield

Beginning at the Northeast corner of Block 24 in Wilson's Addition to the City of Pomeroy; thence southerly along the East line of said Block 24 a distance of 120 feet; thence at right angles westerly along the North line of the alley, a distance of 60 feet; thence at right angles northerly on a line parallel to the East line of said Block 24 a distance of 120 feet; thence Easterly along the South line of High Street a distance of 60 feet to the place of beginning.



PLEASE TYPE OR PRINT

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

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when stamped by cashier.

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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>Michael J McKeirnan, Personal Rep for the Estate of Sister</u>	2 BUYER GRANTEE	Name <u>Angela M Collins 1/3; Michael J McKeirnan 1/3;</u>		
	<u>Agnes Cletus McKeirnan</u>		<u>Eileen M Koth 1/3</u>		
	Mailing Address <u>197 Mojonnier Rd</u>		Mailing Address <u>197 Mojonnier Rd</u>		
	City/State/Zip <u>Walla Walla, WA 99362</u>		City/State/Zip <u>Walla Walla, WA 99362</u>		
	Phone No. (including area code) <u>(509) 301-5341</u>		Phone No. (including area code) <u>(509) 301-5341</u>		
3	Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers - check box if personal property		List assessed value(s) <u>1,235,562</u>
	Name _____		2-012-43-026-2000; 2-012-43-027-1000 <input type="checkbox"/>		
	Mailing Address _____		2-012-43-028-4000; 2-012-43-029-1000 <input type="checkbox"/>		
	City/State/Zip _____		2-012-43-032-1000 <input type="checkbox"/>		
	Phone No. (including area code) _____		<input type="checkbox"/>		

4 Street address of property: _____
This property is located in Garfield County
☐ Check box if any of the listed parcels are being segregated from another parcel, are part of a boundary line adjustment or parcels being merged.
Legal description of property (if more space is needed, you may attach a separate sheet to each page of the affidavit)
SEE ATTACHED EXHIBIT "A"

5	Select Land Use Code(s): <u>83 - Agriculture classified under current use chapter 84.34 RCW</u> enter any additional codes: _____ (See back of last page for instructions)	7	List all personal property (tangible and intangible) included in selling price. _____ _____ _____ _____	
	Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) <u>458-61a-202(1)</u> Reason for exemption <u>Inheritance</u> _____ _____ Type of Document <u>Special Warranty Deed</u> Date of Document <u>4-27-12</u> Gross Selling Price \$ _____ *Personal Property (deduct) \$ _____ Exemption Claimed (deduct) \$ _____ Taxable Selling Price \$ _____ 0.00 Excise Tax : State \$ _____ 0.00 <u>0.0025</u> Local \$ _____ 0.00 *Delinquent Interest: State \$ _____ Local \$ _____ *Delinquent Penalty \$ _____ Subtotal \$ _____ 0.00 *State Technology Fee \$ _____ 5.00 *Affidavit Processing Fee \$ _____ 5.00 Total Due \$ _____ 10.00 CK	
	6			Is this property designated as forest land per chapter 84.33 RCW? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
	Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>			
	Is this property receiving special valuation as historical property per chapter 84.26 RCW? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>			
If any answers are yes, complete as instructed below. (1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information. This land <input checked="" type="checkbox"/> does <input type="checkbox"/> does not qualify for continuance. <u>Kelma Vorsemege</u> <u>5/9/12</u> DEPUTY ASSESSOR DATE (2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale. (3) - OWNER(S) SIGNATURE <u>Angela Collins</u> <u>Michael McKeirnan</u> <u>Eileen Koth</u> <u>Angela M. Collins</u> <u>Eileen Koth</u> PRINT NAME A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS				

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

Signature of Grantor or Grantor's Agent <u>[Signature]</u>	Signature of Grantee or Grantee's Agent <u>[Signature]</u>
Name (print) <u>Michael J McKeirnan, PR for Est of Michael J McKeirnan</u>	Name (print) <u>Michael J McKeirnan</u>
Date & city of signing: <u>4-27-12 Walla Walla</u>	Date & city of signing: <u>4-27-12 Walla Walla</u>

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

EXHIBIT "A"

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

In Township 12 North, Range 43 E.W.M.

The Northwest quarter and the Southwest quarter of the Northeast quarter of Section 26.

The Northeast quarter and the North half of the Southeast quarter of Section 27.

ALSO that part of the Northwest quarter of said section 27, more particularly described as follows:

Commencing at the Northeast corner of said Northwest quarter;
thence South on the half section line 1020 feet to the True Point of Beginning;
thence South 305 feet; thence West 100 feet to the East line of the County Road;
thence North $18^{\circ}10'$ East 321 feet to the place of beginning

The North half of the Northwest quarter, the Northwest quarter of the Northeast quarter, and the North half of the Southeast quarter of Section 28.

ALSO that part of the Southeast quarter of the Northwest quarter and of the Northeast quarter of the Southwest quarter of said Section 28, more particularly described as follows:

Beginning at the Southeast corner of said Northeast of the Southwest quarter of Section 28; thence West on the South line of said subdivision 862 feet,
thence North on a line parallel to the East line thereof to a point on the North line of said Southeast quarter of the Northwest quarter of Section 28;
thence East 862 feet to the Northeast corner of said Southeast quarter of the Northwest quarter; thence South on the half section line to the place of beginning.

The Northeast quarter of the Northeast quarter and the Southeast quarter of the Southeast quarter of Section 29.

The Northeast Quarter of Section 32.

EXCEPT public road rights of way.

FILED
KATHY MARTIN
COUNTY CLERK

2011 NOV 30 P 1:13

WALLA WALLA COUNTY
WASHINGTON

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON
FOR WALLA WALLA COUNTY
IN PROBATE

IN THE MATTER OF THE ESTATE OF)

Cause No. 11-4-00206-1

SISTER AGNES CLETUS McKEIRNAN, Deceased.)

LETTERS TESTAMENTARY

STATE OF WASHINGTON)

) ss.

County of Walla Walla)

WHEREAS, the Last Will and Testament and First Codicil of Sister Agnes Cletus McKeirnan, deceased, was on the ____ day of November, A.D., 2011, duly exhibited, proven and recorded in our said Superior Court; and whereas, it appears in and by said First Codicil that **MICHAEL J. McKEIRNAN** is appointed as Personal Representative thereon, and whereas, said **MICHAEL J. McKEIRNAN** has duly qualified,

NOW THEREFORE, know all people by these presents, that we do hereby authorize the said **MICHAEL J. McKEIRNAN** to execute said Will and First Codicil according to law.

Witness my hand and seal of said court this 30 day of November, A.D., 2011.

KATHY MARTIN

By: Kathy Martin

Deputy

STATE OF WASHINGTON)

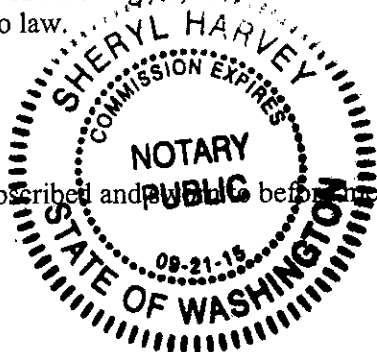
) ss.

County of Walla Walla)

OATH

MICHAEL J. McKEIRNAN, being first duly sworn, says: I am the same person mentioned in the above Letters Testamentary as Personal Representative; I do solemnly swear that I will support the Constitution and Law of the State of Washington, and that I will faithfully perform the duties of my said trust as Personal Representative according to law.

Subscribed and sworn to before me this 29 day of November, 2011.



Sheryl Harvey

Notary for the State of Washington
Residing at Walla Walla

REAL ESTATE EXCISE TAX AFFIDAVIT

PLEASE TYPE OR PRINT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

This form is your receipt
when stamped by cashier.

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

(See back of last page for instructions)

☐ Check box if partial sale of property

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

1 SELLER GRANTOR	Name <u>Northwest Trustee Services, Inc.</u>	2 BUYER GRANTEE	Name <u>JPMorgan Chase Bank, National Association</u>
	Mailing Address <u>PO Box 997</u>		Mailing Address <u>10790 Rancho Bernardo Road</u>
	City/State/Zip <u>Bellevue, WA 98009-0997</u>		City/State/Zip <u>San Diego, CA 92127</u>
	Phone No. (including area code) _____		Phone No. (including area code) _____
3	Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee	List all real and personal property tax parcel account numbers – check box if personal property	
	Name _____	2-012-41-03-41020 <input type="checkbox"/>	
	Mailing Address _____	_____ <input type="checkbox"/>	
	City/State/Zip _____	_____ <input type="checkbox"/>	
	Phone No. (including area code) _____	_____ <input type="checkbox"/>	
		List assessed value(s) <u>151,289</u>	

4 Street address of property: 63 Vannatton Grade Road

This property is located in Pomeroy

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

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

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): <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. None																										
	Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) <u>458-61A-208(4)</u> Reason for exemption <u>Foreclosure - Deed of Trust # 20060046</u>																										
6	Is this property designated as forest land per chapter 84.33 RCW? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> Is this property receiving special valuation as historical property per chapter 84.26 RCW? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> If any answers are yes, complete as instructed below. (1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information. This land <input type="checkbox"/> does <input type="checkbox"/> does not qualify for continuance.		Type of Document <u>Trustee's Deed</u> Date of Document <u>5/8/12</u>																										
		<table border="0"> <tr> <td>Gross Selling Price \$</td> <td>145,414.50</td> </tr> <tr> <td>*Personal Property (deduct) \$</td> <td>0.00</td> </tr> <tr> <td>Exemption Claimed (deduct) \$</td> <td>145,414.50</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>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>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</td> </tr> </table>		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
Gross Selling Price \$	145,414.50																												
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*Affidavit Processing Fee \$	5.00																												
Total Due \$	10.00																												
DEPUTY ASSESSOR _____ DATE _____ (2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale. (3) OWNER(S) SIGNATURE _____ PRINT NAME _____		A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS																											

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

Signature of Grantor or Grantor's Agent <u>Penni Warren</u>	Signature of Grantee or Grantee's Agent <u>Julie Bouffleur</u>
Name (print) <u>Northwest Trustee Services, Inc. Penni Warren</u>	Name (print) <u>Northwest Trustee Services, Inc. Julie Bouffleur</u>
Date & city of signing: <u>05/09/2012, Bellevue, WA</u>	Date & city of signing: <u>05/09/2012, 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

2189

This form is your receipt
when stamped by cashier.

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

(See back of last page for instructions)

☐ Check box if partial sale of property

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

1 SELLER GRANTOR	Name <u>Lloyd Harris</u>	2 BUYER GRANTEE	Name <u>Marshall Dawson</u>	
	Mailing Address _____		Mailing Address <u>P.O. Box 187</u>	
	City/State/Zip _____		City/State/Zip <u>Pomeroy, WA 99347</u>	
	Phone No. (including area code) _____		Phone No. (including area code) <u>(509) 830-6550</u>	
3 Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee Name <u>Marshall Dawson</u> Mailing Address <u>PO Box 187</u> City/State/Zip <u>Pomeroy, WA 99347</u> Phone No. (including area code) <u>(509) 830-6550</u>		List all real and personal property tax parcel account numbers - check box if personal property <u>1-053-21-005-1036</u> <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/>		List assessed value(s) _____ _____ _____ _____

4 Street address of property: 1972 Columbia
This property is located in ☐ unincorporated _____ County OR within ☒ city of Pomeroy
☐ Check box if any of the listed parcels are being segregated from another parcel, are part of a boundary line adjustment or parcels being merged.
Legal description of property (if more space is needed, you may attach a separate sheet to each page of the affidavit)
Lot 5 in Block 21 of Mulkey's Revised Addition in the City of Pomeroy.

5 Select Land Use Code(s):
11,
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"/>

	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.
n/a

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

WAC No. (Section/Subsection) n/a

Reason for exemption n/a

Type of Document n/a Quit Claim Deed

Date of Document n/a 4-30-12

Gross Selling Price \$ 8000.00

*Personal Property (deduct) \$ _____

Exemption Claimed (deduct) \$ _____

Taxable Selling Price \$ _____

Excise Tax : State \$ 102.40

Local \$ 20.00

*Delinquent Interest: State \$ _____

Local \$ _____

*Delinquent Penalty \$ _____

Subtotal \$ 122.40

*State Technology Fee \$ 5.00

*Affidavit Processing Fee \$ _____

Total Due \$ 127.40 **OK**

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>Lloyd W. Harris</u>	Signature of Grantee or Grantee's Agent <u>Marshall Dawson</u>
Name (print) <u>LLOYD W. HARRIS</u>	Name (print) <u>Marshall Dawson</u>
Date & city of signing: <u>SPokane Valley, WA 5/7/12</u>	Date & city of signing: <u>Pomeroy, WA 5-15-12</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)).

REV 84 0001a (04/30/09)

THIS SPACE - TREASURER'S USE ONLY

KAREN ROOSEVELT

CARFIELD COUNTY TREASURER

COUNTY TREASURER

2189 THE

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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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>Angela M Collins, Michael J. McKeirnan and Eileen M Koth</u>	2 BUYER GRANTEE	Name <u>Cavan Fields LLC, a Washington Limited Liability Co</u>
	Mailing Address <u>197 Mojonner Rd</u>		c/o <u>Michael J. McKeirnan</u>
	City/State/Zip <u>Walla Walla, WA 99362</u>		Mailing Address <u>197 Mojonner Rd</u>
	Phone No. (including area code) <u>(509) 301-5341</u>		City/State/Zip <u>Walla Walla, WA 99362</u>
3 Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee Name _____ Mailing Address _____ City/State/Zip _____ Phone No. (including area code) _____		List all real and personal property tax parcel account numbers – check box if personal property <u>2-012-43-026-2000; 2-012-43-027-1000</u> <input type="checkbox"/> <u>2-012-43-028-4000; 2-012-43-029-1000</u> <input type="checkbox"/> <u>2-012-43-032-1000</u> <input type="checkbox"/> <input type="checkbox"/>	
		List assessed value(s) <u>1,235,562</u>	

4 Street address of property: _____

This property is located in Garfield County

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

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

SEE ATTACHED EXHIBIT "A"

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"/>

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

If any answers are yes, complete as instructed below.

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

This land ☒ does ☐ does not qualify for continuance.

Keshia Vorderburg 5/15/12
 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
Angela Collins Michael J. McKeirnan
Eileen M. Koth
 PRINT NAME Angela Collins
Michael J. McKeirnan
Eileen M. Koth

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

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

WAC No. (Section/Subsection) 458-61A-211 (2) (5)

Reason for exemption
Transfer to wholly owned LLC

Type of Document Quitclaim Deed

Date of Document 4-27-12

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

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

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

Signature of Grantor or Grantor's Agent <u>[Signature]</u>	Signature of Grantee or Grantee's Agent <u>[Signature]</u>
Name (print) <u>Michael J McKeirnan</u>	Name (print) <u>Michael J McKeirnan, member</u>
Date & city of signing: <u>4-27-12 Walla Walla</u>	Date & city of signing: <u>4-27-12 Walla Walla</u>

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

EXHIBIT "A"

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

In Township 12 North, Range 43 E.W.M.

The Northwest quarter and the Southwest quarter of the Northeast quarter of Section 26.

The Northeast quarter and the North half of the Southeast quarter of Section 27.

ALSO that part of the Northwest quarter of said section 27, more particularly described as follows:

Commencing at the Northeast corner of said Northwest quarter;
thence South on the half section line 1020 feet to the True Point of Beginning;
thence South 305 feet; thence West 100 feet to the East line of the County Road;
thence North $18^{\circ}10'$ East 321 feet to the place of beginning

The North half of the Northwest quarter, the Northwest quarter of the Northeast quarter, and the North half of the Southeast quarter of Section 28.

ALSO that part of the Southeast quarter of the Northwest quarter and of the Northeast quarter of the Southwest quarter of said Section 28, more particularly described as follows:

Beginning at the Southeast corner of said Northeast of the Southwest quarter of Section 28; thence West on the South line of said subdivision 862 feet,
thence North on a line parallel to the East line thereof to a point on the North line of said Southeast quarter of the Northwest quarter of Section 28;
thence East 862 feet to the Northeast corner of said Southeast quarter of the Northwest quarter; thence South on the half section line to the place of beginning.

The Northeast quarter of the Northeast quarter and the Southeast quarter of the Southeast quarter of Section 29.

The Northeast Quarter of Section 32.

EXCEPT public road rights of way.



2191

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.

☐ Check box if partial sale of property

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

1 SELLER GRANTOR	Name <u>DIXON LAND, LLC, a Washington Limited Liability Company</u>	2 BUYER GRANTEE	Name <u>SANDRA J. DIXON, a single person</u>
	Mailing Address <u>734 Rickman Gulch</u>		Mailing Address <u>P. O. Box 250</u>
	City/State/Zip <u>Pomeroy, WA 99347</u>		City/State/Zip <u>Pomeroy, WA 99347</u>
	Phone No. (including area code) <u>(509) 843-1959</u>		Phone No. (including area code) <u>(509) 843-1959</u>
3 Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers – check box if personal property	
Name _____		<u>2-011-42-023-1010-0000</u> <input type="checkbox"/>	
Mailing Address _____		<u>2-011-42-024-2010-0000</u> <input type="checkbox"/>	
City/State/Zip _____		<input type="checkbox"/>	
Phone No. (including area code) _____		<input type="checkbox"/>	
		List assessed value(s) <u>189,408</u>	

4 Street address of property: _____

This property is located in Garfield County

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

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

See Exhibit "A"

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

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

6 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.
Sandra Smith 5/16/12
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
Sandra Dixon
PRINT NAME

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

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

WAC No. (Section/Subsection) 458-61A-212(2)(f)

Reason for exemption _____
Transfer where gain or loss on distribution is not recognized under Internal Revenue Code Section 731, from a partnership to a member.

Type of Document Quitclaim Deed

Date of Document 5-15-12

Gross Selling Price \$ _____

*Personal Property (deduct) \$ _____

Exemption Claimed (deduct) \$ _____

Taxable Selling Price \$ _____ 0.00

Excise Tax : State \$ _____ 0.00

0.0025 Local \$ _____ 0.00

*Delinquent Interest: State \$ _____

Local \$ _____

*Delinquent Penalty \$ _____

Subtotal \$ _____ 0.00

*State Technology Fee \$ _____ 5.00

*Affidavit Processing Fee \$ _____ 5.00

Total Due \$ _____ 10.00

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

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

Signature of Grantor or Grantor's Agent <u>John D. Dixon</u>	Signature of Grantee or Grantee's Agent <u>Sandra J. Dixon</u>
Name (print) <u>John D. Dixon, Manager</u>	Name (print) <u>Sandra J. Dixon</u>
Date & city of signing: <u>5/16/12</u> , Pomeroy	Date & city of signing: <u>5/16/12</u> , 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 0001ac (2/22/10)

THIS SPACE - TREASURER'S USE ONLY

COUNTY TREASURER

KAREN ROOSEVELT
GARFIELD COUNTY TREASURER

MAY 16 2012

2191

me

EXHIBIT "A"

Real property situated in Garfield County, State of Washington, more particularly described as follows, to-wit:

A vendee's interest in that part of the Southeast Quarter of the Northeast Quarter and the Northeast Quarter of the Southeast Quarter of Section 23 and the Southwest Quarter of the Northwest Quarter and the Northwest Quarter of the Southwest Quarter of Section 24, Township 11 North, Range 42, E.W.M., Garfield County, Washington, 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 $43^{\circ}21'51''$ East a distance of 93.91 feet; thence South $84^{\circ}20'52''$ East a distance of 360.24 feet; thence South $9^{\circ}31'32''$ 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 $2^{\circ}56'39''$ 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 $1^{\circ}44'58''$ 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, containing 13.74 acres.



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.

☐ Check box if partial sale of property

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

1 SELLER GRANTOR	Name <u>DIXON LAND, LLC, a Washington Limited Liability Company</u> Mailing Address <u>734 Rickman Gulch</u> City/State/Zip <u>Pomeroy, WA 99347</u> Phone No. (including area code) <u>(509) 843-1959</u>	2 BUYER GRANTEE	Name <u>SANDRA J. DIXON, a single person, and JOHNNY D. a/k/a JOHN D. DIXON, a married person</u> Mailing Address <u>P. O. Box 250</u> <u>P. O. Box 186</u> City/State/Zip <u>Pomeroy, WA 99347</u> Phone No. (including area code) <u>(509) 843-1959</u>
3	Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee Name _____ Mailing Address _____ City/State/Zip _____ Phone No. (including area code) _____	List all real and personal property tax parcel account numbers – check box if personal property <u>2-011-41-004-3030</u> <input type="checkbox"/> <u>2-011-41-004-4000</u> <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/>	List assessed value(s) <u>74850</u> _____ _____

4 Street address of property: _____
This property is located in Garfield County
☐ Check box if any of the listed parcels are being segregated from another parcel, are part of a boundary line adjustment or parcels being merged.
Legal description of property (if more space is needed, you may attach a separate sheet to each page of the affidavit)
See Exhibit "A"

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) <table><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) <u>458-61A-212(2)(f)</u> Reason for exemption _____ Transfer where gain or loss on distribution is not recognized under Internal Revenue Code Section 731, from a partnership to members. Type of Document <u>Quitclaim Deed</u> Date of Document <u>5-15-12</u> Gross Selling Price \$ _____ *Personal Property (deduct) \$ _____ Exemption Claimed (deduct) \$ _____ Taxable Selling Price \$ _____ 0.00 Excise Tax : State \$ _____ 0.00 <u>0.0025</u> Local \$ _____ 0.00 *Delinquent Interest: State \$ _____ Local \$ _____ *Delinquent Penalty \$ _____ Subtotal \$ _____ 0.00 *State Technology Fee \$ _____ 5.00 *Affidavit Processing Fee \$ _____ 5.00 Total Due \$ _____ 10.00 A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS						
	YES	NO											
Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>											
6 <table><tr><td></td><td>YES</td><td>NO</td></tr><tr><td>Is this property designated as forest land per chapter 84.33 RCW?</td><td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td></tr><tr><td>Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34?</td><td><input 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> <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>Jaime Smith</u> <u>5/16/12</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 PRINT NAME <u>John Dixon</u> <u>Sandra J. Dixon</u></p>		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"/>	
	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"/>											

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

Signature of Grantor or Grantor's Agent <u>John D. Dixon</u> Name (print) <u>John D. Dixon, Manager</u> Date & city of signing: <u>5/16/12</u> , Pomeroy	Signature of Grantee or Grantee's Agent <u>Sandra J. Dixon and John D. Dixon</u> Name (print) <u>Sandra J. Dixon and John D. Dixon</u> Date & city of signing: <u>5/16/12</u> , 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)).

EXHIBIT "A"

Real property situated in Garfield County, State of Washington, more particularly described as follows, to-wit:

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 form is your receipt
when stamped by cashier.

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

(See back of last page for instructions)

☐ Check box if partial sale of property

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

1 SELLER GRANTOR	Name <u>Estate of Herman Waldron</u>	2 BUYER GRANTEE	Name <u>Shelby Matheny</u>
	Mailing Address <u>9403 E. MAIN</u>		<u>Deloris A. Matheny</u>
	City/State/Zip <u>SPokane Valley, WA 99206</u>		Mailing Address <u>1028 Ping Gulch Rd</u>
	Phone No. (including area code) <u>509-926-3101</u>		City/State/Zip <u>Pomeroy WA 99347</u>
3 Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers – check box if personal property	
Name _____		1-070-32-046-1290 <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: 80 N. 17th St. - Pomeroy, WA 99347This 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 land referred to herein is situated in the State of Washington, County of Garfield and described as follows: Beginning at the Northeast corner of the intersection of Main Street and 17th Street in Mulkey's Addition to the City of Pomeroy; thence North along the East line of said 17th Street 120 feet to the True Place of Beginning; thence North 60 feet; thence East at right angles to said East line 120 feet; thence South parallel to said East line 60 feet; thence West 120 feet to the place of beginning, EXCEPT the South 6 feet of the East 20 feet thereof.

5 Select Land Use Code(s): <u>11 - Household, single family units</u> enter any additional codes: _____ (See back of last page for instructions)	7 List all personal property (tangible and intangible) included in selling price. _____ _____ _____ _____
Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) _____ Reason for exemption _____ _____ _____
6 Is this property designated as forest land per chapter 84.33 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Is this property receiving special valuation as historical property per chapter 84.26 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If any answers are yes, complete as instructed below. (1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information. This land <input type="checkbox"/> does <input type="checkbox"/> does not qualify for continuance.	Type of Document <u>Statutory Warranty Deed</u> Date of Document <u>5/14/12</u> Gross Selling Price \$ <u>175,000.00</u> *Personal Property (deduct) \$ _____ Exemption Claimed (deduct) \$ _____ Taxable Selling Price \$ <u>175,000.00</u> Excise Tax : State \$ <u>2,240.00</u> <u>0.0025</u> Local \$ <u>437.50</u> *Delinquent Interest: State \$ _____ Local \$ _____ *Delinquent Penalty \$ _____ Subtotal \$ <u>2,677.50</u> *State Technology Fee \$ <u>5.00</u> *Affidavit Processing Fee \$ _____ Total Due \$ <u>2,682.50</u> CK
DEPUTY ASSESSOR _____ DATE _____ (2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale. (3) OWNER(S) SIGNATURE _____ PRINT NAME _____	A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS

8 I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.	Signature of Grantor or Grantor's Agent <u>John Samuel Waldron</u>	Signature of Grantee or Grantee's Agent <u>Shelby Matheny</u>
Name (print) <u>John Samuel Waldron, Personal Representative</u>	Name (print) <u>Shelby Matheny</u>	
Date & city of signing: <u>5/15/2012 - Clarkston, WA</u>	Date & city of signing: <u>5/15/2012 - Clarkston, 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)).

REAL ESTATE EXCISE TAX AFFIDAVIT

PLEASE TYPE OR PRINT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

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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	1 Name <u>Federal National Mortgage Association</u>	BUYER GRANTEE	2 Name <u>RealTrust IRA Alternatives, LLC fbo Frank O'Brien IRA #21468</u>
	Mailing Address <u>14221 Dallas Parkway #100</u>		Mailing Address <u>312 E. Trow Avenue Ste. 201</u>
	City/State/Zip <u>Dallas, TX 75254</u>		City/State/Zip <u>Chelan, WA 98816</u>
	Phone No. (including area code) <u>(972) 773-7408</u>		Phone No. (including area code) <u>(360) 490-4911</u>
3 Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers – check box if personal property	
Name _____		<u>1-070-36-029-1190</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: 64 West Columbia Street Pomeroy, WA 9934

This property is located in Garfield

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

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

See Exhibit "A" attached hereto and made a part hereof

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.
N/A

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

WAC No. (Section/Subsection) 458-61A-205(2)

Reason for exemption
Government transfer

Type of Document Warranty Deed

Date of Document 5/16/12

Gross Selling Price \$ _____

*Personal Property (deduct) \$ _____

Exemption Claimed (deduct) \$ _____

Taxable Selling Price \$ 0.00

Excise Tax : State \$ 0.00

0.0025 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 **OK**

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

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

Signature of
Grantor or Grantor's Agent [Signature]

Name (print) Nita Maisonet

Date & city of signing: May 16, 2012 Riverside

Signature of
Grantee or Grantee's Agent [Signature]

Name (print) Nita Maisonet

Date & city of signing: May 16, 2012 Riverside

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
MAY 18 2012

EXHIBIT "A"

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

Commencing at the Northeast corner of Tax Lot 18 (as it existed in 1965) in Section 36, Township 12 North, Range 41 E.W.M.; thence westerly along the North boundary line of said Tax Lot, 121.04 feet to the True Point of Beginning; thence South 00°00' 157.16 feet; thence northwesterly 81°30' 151.66 feet; thence North 00°00' 157.51 feet; thence easterly 81°22' 151.72 feet to the place of beginning.

TOGETHER WITH an easement over a strip of land 22.0 feet wide and 120.0 feet long commencing at a point on the East boundary of said Tax Lot 18, 120.0 feet South of the Northeast corner thereof; thence running westerly at a right angle to said boundary line.

SUBJECT TO an easement for road purposes over and across the South 15.0 feet of said tract.

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.

2195

☐ Check box if partial sale of property

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

SELLER GRANTOR	1 Name <u>PATRICK Hollingshead</u>	BUYER GRANTEE	2 Name <u>Brandi Hollingshead</u>
	Mailing Address <u>417 WARNER AVE</u>		Mailing Address <u>2659 25th ST</u>
	City/State/Zip <u>Lewiston ID</u>		City/State/Zip <u>Clarkston WA. 99403</u>
	Phone No. (including area code) <u>208. 790. 3019</u>		Phone No. (including area code) <u>509. 552. 9491</u>
3 Send all property tax correspondence to: <input type="checkbox"/> Same as Buyer/Grantee Name <u>Same</u> 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>1058010CD1040000</u> <input type="checkbox"/> <u>107031 67516100660</u> <input type="checkbox"/> _____ _____	
		List assessed value(s) _____ _____ _____	

4 Street address of property: _____
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

5 Enter Abstract Use Categories: _____ (See back of last page for instructions)	7 List all personal property (tangible and intangible) included in selling price. <u>Lot, House</u>
Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) <u>458-61A-203</u> Reason for exemption <u>Dissolution of marriage</u>
6 Is this property designated as forest land per chapter 84.33 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Is this property receiving special valuation as historical property per chapter 84.26 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If any answers are yes, complete as instructed below. (1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information. This land <input type="checkbox"/> does <input type="checkbox"/> does not qualify for continuance. DEPUTY ASSESSOR _____ DATE _____ (2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) do not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale. (3) OWNER(S) SIGNATURE PRINT NAME _____	Type of Document <u>QCD</u> Date of Document <u>11-9-07</u> Gross Selling Price \$ <u>0</u> *Personal Property (deduct) \$ _____ Exemption Claimed (deduct) \$ _____ Taxable Selling Price \$ _____ Excise Tax: State \$ _____ Local \$ _____ *Delinquent Interest: State \$ _____ Local \$ _____ *Delinquent Penalty \$ _____ Subtotal \$ _____ *State Technology Fee \$ _____ 5.00 *Affidavit Processing Fee \$ _____ 5.00 Total Due \$ _____ 10.00 A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS

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

Signature of Grantor or Grantor's Agent <u>Patrick Hollingshead</u>	Signature of Grantee or Grantee's Agent <u>Brandi Hollingshead</u>
Name (print) <u>PATRICK HOLLINGSHEAD</u>	Name (print) <u>Brandi Hollingshead</u>
Date & city of signing: <u>5/22/12 Pomeroy WA.</u>	Date & city of signing: <u>5/22/12 Pomeroy WA.</u>

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

Beginning at the Southeast corner of Lot "D", Darby's Addition to the City of Pomeroy, being at the intersection of the west right-of-way line of 7th Street and the north right-of-way line of Arlington Street, said point being 268.9 feet southerly from the northeast corner of Block 25, Wilson's Addition to the City of Pomeroy; thence westerly along the northerly right-of-way line of Arlington Street a distance of 86.8 feet to the true place of beginning; thence continue along said line a distance of 63.2 feet; thence deflect right 96 degrees 23' a distance of 50.3 feet; thence deflect right 1 degree 46' a distance of 39.9 feet; thence deflect right 77 degrees 36' a distance of 59.7 feet; thence deflect right 98 degrees 52' a distance of 94.2 feet to the true place of beginning; all being a part of said Block 25 of Wilson's Addition and part of Lots "C" and "D" in Darby's Addition.

Situated in the County of Garfield, State of Washington.

Parcel No. 1-058-01-0cd-1040

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>Bennie W. Keller and Kristina L. Keller</u>	2 BUYER GRANTEE	Name <u>Dennis R. and Judy M. Gillis</u>
	Mailing Address <u>PO Box 882</u>		Mailing Address <u>PO Box 280</u>
	City/State/Zip <u>Pomeroy, WA 99347</u>		City/State/Zip <u>Pomeroy, WA 99347-0280</u>
	Phone No. (including area code) <u>(509) 843-3951</u>		Phone No. (including area code) <u>(509) 843-3542</u>
3	Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee	List all real and personal property tax parcel account numbers – check box if personal property	
Name _____		1-070-36-047-4010 <input type="checkbox"/>	
Mailing Address _____		1-070-30-039-1280-0000 <input type="checkbox"/>	
City/State/Zip _____		<input type="checkbox"/>	
Phone No. (including area code) _____		<input type="checkbox"/>	
		List assessed value(s)	
		8113.30	

4 Street address of property: None

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)

Land situated in the State of Washington, County of Garfield and describes as follows:
In Township 12 North Range 41 E.W.M. That part of the Northwest quarter of the Southern quarter of Section 36, more particularly described as follows: Beginning at the Northeast corner of said Northwest quarter of the Southeast quarter, commencing South along of the quarter South 0°12'50" West 569.08 feet to the North right way line of Highway 12; thence along the Highway 12 bearing North 75° 33'30" West for 25.84 feet, thence North 0°12'50" East for 562.69 feet, thence South 89°50'56" East 25 feet to the beginning. This property is to be segregated from parcel 1-070-36-047-4010 and merged with parcel 1-070-039-1280.

<p>5 Select Land Use Code(s): <u>91 - Undeveloped land (land only)</u></p> <p>enter any additional codes: _____</p> <p>(See back of last page for instructions)</p> <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>7 List all personal property (tangible and intangible) included in selling price.</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>Warranty Deed</u></p> <p>Date of Document <u>05/24/2012</u></p> <p>Gross Selling Price \$ <u>2,000.00</u></p> <p>*Personal Property (deduct) \$ _____</p> <p>Exemption Claimed (deduct) \$ _____</p> <p>Taxable Selling Price \$ <u>2,000.00</u></p> <p>Excise Tax : State \$ <u>25.60</u></p> <p><u>0.0025</u> Local \$ <u>5.00</u></p> <p>*Delinquent Interest: State \$ _____</p> <p>Local \$ _____</p> <p>*Delinquent Penalty \$ _____</p> <p>Subtotal \$ <u>30.60</u></p> <p>*State Technology Fee \$ <u>5.00</u></p> <p>*Affidavit Processing Fee \$ _____</p> <p>Total Due \$ <u>35.60</u></p> <p>A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS</p>
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8 I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.

Signature of Grantor or Grantor's Agent <u>Bennie W. Keller</u>	Signature of Grantee or Grantee's Agent <u>Dennis R. Gillis</u>
Name (print) <u>Bennie W. Keller</u>	Name (print) <u>Dennis R. Gillis</u>
Date & city of signing: <u>5-24-12 Pomeroy WA</u>	Date & city of signing: <u>5/24/12 Pomeroy WA</u>

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



PLEASE TYPE OR PRINT

REAL ESTATE EXCISE TAX AFFIDAVIT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

This form is your receipt
when stamped by cashier.**THIS AFFIDAVIT WILL NOT BE ACCEPTED UNLESS ALL AREAS ON ALL PAGES ARE FULLY COMPLETED**

(See back of last page for instructions)

☐ Check box if partial sale of property

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

1 SELLER GRANTOR	Name <u>Gordon Ashcraft</u>	2 BUYER GRANTEE	Name <u>Walter Williams</u>	List all real and personal property tax parcel account numbers – check box if personal property	List assessed value(s)
	Mailing Address <u>425 8th St.</u>		<u>Wanda Williams</u>		
	City/State/Zip <u>Clarkston, WA 99403</u>		Mailing Address <u>910 Catherine St.</u>		
	Phone No. (including area code)		City/State/Zip <u>Walla Walla, WA 99362</u>		
3 Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee Name <u>Walter and Wanda Williams</u> Mailing Address <u>910 Catherine St.</u> City/State/Zip <u>Walla Walla, WA 99362</u> Phone No. (including area code)		Phone No. (including area code) <u>2-010-42-034-3070</u> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>			

4 Street address of property: Bare Land - Pomeroy, WA 99347

This property is located in Garfield County

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

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

The land referred to herein is situated in the State of Washington, County of Garfield and described as follows:
 The East half of the Southwest quarter of the Southeast quarter of the Southwest quarter of Section 34.
 TOGETHER WITH AND SUBJECT TO a non-exclusive easement for ingress, egress and utilities 30 feet in width over all dirt roads
 reasonably necessary for access to this and other tracts.

5 Select Land Use Code(s):
91 - Undeveloped land (land only)
 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"/>

	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.

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

WAC No. (Section/Subsection) _____

Reason for exemption _____

Type of Document Statutory Warranty DeedDate of Document 5/23/12

Gross Selling Price \$	16,500.00
*Personal Property (deduct) \$	
Exemption Claimed (deduct) \$	
Taxable Selling Price \$	16,500.00
Excise Tax : State \$	211.20
<u>0.0025</u> Local \$	41.25
*Delinquent Interest: State \$	
Local \$	
*Delinquent Penalty \$	
Subtotal \$	252.45
*State Technology Fee \$	5.00
*Affidavit Processing Fee \$	
Total Due \$	257.45

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>Gordon Ashcraft</u>	Signature of Grantee or Grantee's Agent <u>Walter Williams</u>
Name (print) <u>Gordon Ashcraft</u>	Name (print) <u>Walter Williams</u>
Date & city of signing: <u>05/23/2012 - Clarkston, WA</u>	Date & city of signing: <u>05/23/2012 - Walla Walla, 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)).