

REAL ESTATE EXCISE TAX AFFIDAVIT

This form is your receipt

R PRINT CHAPTER 82.45 RCW – CHAPTER 458-61A WAC when stamped by cashier. THIS AFFIDAVIT WILL NOT BE ACCEPTED UNLESS ALL AREAS ON ALL AR PLEASE TYPE OR PRINT

	Check box if partial sale of property		If multiple owners, list percentage of ownership hext to name.
1	Name Genevieve A. Geib, a single person	2	Name Paula Marie Williamson, a married person as her sole and
. ¥			separate property
SELLER GRANTOR	Mailing Address 8895 Alderson Rd E	- TER	Mailing Address 2304 Brantford Court
SEL	City/State/Zip Wilbur, WA 99185	BUYER GRANTEE	City/State/Zip Walnut Creek, CA 94596
	Phone No. (including area codc) (509) 647-5782	- Ŭ	Phone No. (including area code)(925) 988-2557 934 37 388
3	Send all property tax correspondence to: Same as Buyer/Grantee		al and personal property tax parcel account hbers – check box if personal property List assessed value(s)
Nan	ne	See att	ached Exhibit "A"
Mai	ling Address		<u> </u>
City	//State/Zip		
Pho	ne No. (including area code)		
	<u></u>		

Street address of property: _

4

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)

As per attached Exhibit "A", which by this reference is incorporated herein and made a part hereof

5 Select Land Use Code(s):			⁷ List all personal property (tangible and intangible) included in selling
94 - Open space land classified under chapter 84.34 RCW			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)?			
6	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?		$\overline{\checkmark}$	B
Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34?			WAC No. (Section/Subsection) 458-61A-201(1) Reason for exemption
Is this property receiving special valuation as historical property per chapter 84.26 RCW?		1	Gift from mother to daughter
If any answers are yes, complete as instructed below.			
(1) NOTICE OF CONTINUANCE (FOREST LAND OR CUR	RENT U	SE)	Type of Document Gift Deed
NEW OWNER(S): To continue the current designation as fores classification as current use (open space, farm and agriculture, o	r timber)	land,	Date of Document 8-27-12
you must sign on (3) below. The county assessor must then det land transferred continues to qualify and will indicate by signing			Gross Selling Price \$0.00
land no longer qualifies or you do not wish to continue the desig	nation o	r	*Personal Property (deduct) \$
classification, it will be removed and the compensating or additi be due and payable by the seller or transferor at the time of sale.		s will	Exemption Claimed (deduct) \$
84.33.140 or RCW 84.34.108). Prior to signing (3) below, you t		act	Taxable Selling Price \$0.00
your local county assessor for more information.			Excise Tax : State \$ 0.00
This land Edges Edges not qualify for continuance.			
Muster Much 8-30		12	*Delinquent Interest: State \$
DEPUTY ASSESSOR	DATE		Local \$
(2) NOTICE OF COMPLIANCE (HISTORIC PROPI NEW OWNER(S): To continue special valuation as historic	property	/,	*Delinquent Penalty \$ Subtotal \$ 0.00
sign (3) below. If the new owner(s) does not wish to continu additional tax calculated pursuant to chapter 84.26 RCW, sh	e, all		
payable by the seller or transferor at the time of sale.	an oc uu	ie and	
() (3) OWNER(S) SIGNATURE			Alluavit Processing Fee S
Saule Mary Willow	MDC	1/2	Total Due \$10.00 CP
PAULA MARIE WILLIA	HS	<u>01</u> 7	A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS
8 I CERTIFY UNDER PENALTY	OF PER	JURY '	THAT THE FOREGOING IS TRUE AND CORRECT.
Signature of Grantor or Grantor's Agent	Sec	i	Signature of Grantee or Grantee's Agent
Name (print) Genevieve A. Gelb			Name (print) <u>Paula Marie Williamson</u>
Date & city of signing: <u>8 127,12. Wilbur, WA</u>			Date & city of signing: <u>B</u> 1,27/12, Wilbur, WA
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 thous	risonmer and dolla	nt in the ırs (\$5,(e state correctional institution for a maximum term of not more than five years, or by a 000.00), or by both imprisonment and fine (RCW 9A.20.020 (1C)).
REV 84 0001ae (6/28/12) THIS S	PACE		COUNTY TREASURER
		لمل	AUG 3 0 2012 U 2 2 3 9
			4400

KAREN ROOSEVELT GARFIELD COUNTY TREASURER WE



State of Washington Department of Revenue Miscellaneous Tax Section PO Box 47477 Olympia WA 98504-7477

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

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

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

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

The persons signing below do hereby declare under penalty of perjury that the following is true (check appropriate statement): **1. DATE OF SALE**: (WAC 458-61A-306(2))

I, (print name)

_____ certify that the____

(type of instrument), dated ______, was delivered to me in escrow by _______(seller's name). **NOTE:** Agent named here must sign below and indicate name of firm. The payment of the tax is considered current if it is not more than 90 days beyond the date shown on the instrument. If it is past 90 days, interest and penalties apply to the date of the instrument.

Reasons held in escrow:_

Signature

Firm Name

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

Grantor (seller) gifts equity valued at \$ ______ to grantee (buyer).

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

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

A: Gifts with consideration

- 1. Grantor (seller) has made and will continue to make all payments after this transfer on the total debt of \$______ and has received from the grantee (buyer) \$______
 - (include in this figure the value of any items received in exchange for property). Any consideration received by grantor is taxable.
- 2. Grantee (buyer) will make payments on _____% of total debt of \$_____for which grantor (seller) is liable and pay grantor (seller) \$______(include in this figure the value of any items received in exchange for property). Any consideration received by grantor is taxable.

B: Gifts without consideration

- 1. There is no debt on the property; Grantor (seller) has not received any consideration towards equity. No tax is due.

- 4. Grantor (seller) and grantee (buyer) have made and will continue to make payments from joint account on total debt before and after the transfer. Grantee (buyer) has not paid grantor (seller) any consideration towards equity. No tax is due.

Has there been or will there be a refinance of the debt? YES NO (If yes, please call (360) 570-3265 to see if this transfer is taxable). If grantor (seller) was on title as co-signor only, please see WAC 458-61A-215 for exemption requirements. The undersigned acknowledges this transaction may be subject to audit and have read the above information regarding record-keeping requirements and evasion penalties.

<u>ie a Len</u> Grantor's Signature enerie a

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

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

Exchange Facilitator's Signature

For tax assistance, contact your local County Treasurer/Recorder or visit http://dor.wa.gov or call (360) 570-3265. To inquire about the availability of this document in an alternate format, visit http://dor.wa.gov. Teletype (TTY) users may call (360) 705-6718. REV 84 0002ea (9/7/11) COUNTY TREASURER

- 1. 2-013-43-017-3000
- 2. 2-013-43-017-4000
- 3. 2-013-43-020-2020
- 4. 2-013-43-020-4000
- 5. 2-013-43-029-1000

All of Grantor's one-half $(\frac{1}{2})$ undivided interest in the following:

All in Township 13 North, Range 43 E.W.M.

1. The South half of Section 17.

SUBJECT TO an easement for road purposes over a 30 feet by 50 feet tract in the Northeast corner thereof.

EXCEPT commencing at the Southeast corner of Said Section 17; thence North 89°24'24" West 5357.20 feet to the Southwest corner of said Section 17;

thence North 88°36'02"East 2298.14 to a point on the centerline of the Kirby-Mayview Road, and the True Point of Beginning;

thence North 50°11'22" West 44.71 feet, leaving said centerline;

thence North 09°30'11" East 106.26 feet; thence North 50°30'38" East 75.53 feet;

thence North 28°23'17" East 101.43 feet; thence North 46°35'46" East 354.52 feet;

thence North 30°42'09" East 273.79 feet; thence North 09°26'41" West 74.63 feet;

thence North 47°51'55" East 48.42 feet; thence North 68°51'16" East 141.90 feet;

thence North 52°41'04" East 80.18 feet; thence North 41°16'33" East 453.01 feet;

thence North 35°26'39" East 320.69 feet; thence North 46°10'45" East 186.46 feet;

thence North 54°02'34" East 95.43 feet; thence North 23°10'48" East 96.13 feet;

thence North 32°57'43" East 144.36 feet;

thence South 50°35'49" East 180.34 feet; returning to said centerline;

thence South 43°04'46" West 1225.69 feet to a point of curve (PC);

thence 444.45 feet along said curve concave to the SE (Central Angle=02°05'08", radius=12,210.66 feet) with its long chord bearing South 42°02'12" West 444.43 feet to a point of tangency (PT);

thence South 40°59'38" West 410.21 feet to a PC; thence 236.67 feet along said curve concave to the SE (Central Angle=01°11'00", radius=11,459.72 feet) with its long chord bearing South 40°24'08" West 236.67 feet to a PT;

thence South 39°48'38" West 159.20 feet to the place of beginning.

2. The Southeast quarter of Section 20, Township 13 North, Range 43 E.W.M., EXCEPT that part lying northerly of the following described line:

EXHIBIT "A"

Beginning at the Northwest corner of the Southeast quarter of said Section 20, thence South 57°35'57" East a distance of 254.79 feet; thence South 45°07'26" East a distance of 177.07 feet; thence South 72°39'37" East a distance of 565.94 feet; thence South 57°31'05" East a distance of 302.41 feet; thence North 81°09'01" East a distance of 359.08 feet; thence North 84°14'59" East a distance of 321.75 feet; thence North 84°34'23" East a distance of 289.53 feet; thence North 49°47'51" East a distance of 331.15 feet; thence North 28°43'39" East a distance of 287.89 feet; thence North 42°09'36" East a distance of 141.84 feet; thence North 14°51'35" East a distance of 68.55 feet; thence North 44°34'57" East a distance of 13.34 feet; thence North 83°56'18" East a distance of 68.99 feet to the point of terminus of said line.

A tract of land in said Section 20, more particularly described as follows:

Commencing at the Northwest corner of said Section 20;

thence South 04°12'10" West 1328.13 feet to the West quarter corner of the Northwest quarter of said Section 20;

thence South 04°12'10" West 528.00 feet along the West line of said Section 20 to the True Point of Beginning (North 04°12'10" East 001.75 feet from the West quarter section corner of said Section 20);

thence North 41°38'05" East 703.96 feet (700.02 feet recorded);

thence North 24°05'56" East 163.45 feet; thence North 51°56'39" East 363.32 feet;

thence North 78°11'39" East 87.20 feet; thence North 53°08'17" East 82.34 feet;

thence North 39°45'36" East 160.03 feet; thence North 81°12'23" East 219.73 feet;

thence North 39°44'43" East 135.87 feet; thence North 43°35'15" East 77.91 feet;

thence South 71°04'18" East 157.49 feet; thence South 05°50'06" West 29.68 feet;

thence South 72°09'10" East 177.62 feet; thence South 84°48'15" East 80.87 feet;

thence South 35°53'02" East 195.95 feet; thence South 67°42'45" East 51.32 feet;

thence South 38°14'38" East 215.66 feet; thence South 72°18'00" East 175.65 feet;

thence North 88°16'27" East 151.08 feet; thence South 41°45'99" East 142.62 feet;

thence South 57°08'58" East 188.85 feet; thence South 11°32'45" East 33.24 feet;

thence South 04°19'45" West 188.74 feet; thence South 34°58'20" West 116.75 feet;

thence South 24°15'18" West 1170.37 feet; thence South 89°59'17" West to the West line of said Section 20; thence North 04°12'10" East to the place of beginning.

TOGETHER WITH a 60' wide access easement whose centerline is further described as follows:

Beginning on the southerly right of way line of said County Road No. 4250 (South 66°36'07" East 1304.84 feet from the Northwest corner of said Section 20); thence South 53°12'29" East 124.06 feet to a point intersecting with the above described property and the termination of said easement's centerline.

Said easement is to be a continuous strip from said County Road to said above described property and its boundary is 30 feet both sides of the above described centerline. Said boundary lines are to be truncated, or extended to form a continuous strip

ALSO TOGETHER WITH a 15 feet wide access easement which centerline is further described as follows:

Beginning on the Southeast right of way boundary line of said County Road No. 4250 (South 76°28'18" East 1741.09 feet from the Northwest corner of said Section 20); thence

EXHIBIT "A"

South 05°28'31" West 309.34 feet; thence South 76°41'47" West 164.78 feet; thence North 85°48'41" West 146.78 feet, to a point intersecting with the above described property, and the termination of said easement centerline.

Said easement is to be a continuous strip from said County Road to said above described property and its boundary is 7.50 feet both sides of the above described centerline. Said boundary lines are to be truncated or extended to form a continuous strip.

ALSO TOGETHER WITH a 60' wide access easement which southern boundary line is described as follows:

Beginning at the Southeast corner of the Northwest quarter of Section 20; thence South 89°59'17" West 490.54 feet to a point intersecting with the above described property. Said easement to be a continuous strip from said described property to and allowing access to the Southeast quarter of Section 20, and its boundary is 60 feet in width.

ALSO beginning at the Northeast corner of the Northwest quarter of said Section 20; thence South along the quarter section line to its intersection with the northerly right of way of Sullivan Road;

thence northwesterly along said northerly right of way line to its intersection with the southerly right of way line of County Road No. 4250;

thence northeasterly along said southerly right of way line to its intersection with the North section line of said Section 20;

thence easterly along said North section line to the place of beginning.

EXCEPT that property currently constituting the cemetery located in said described area.

ALSO a tract of land in said Section 20, more particularly described as follows:

Beginning at the Northwest corner of said Section 20;

thence South 04°12'10" West 1328.13 feet to the West quarter corner of the Northwest quarter of said Section 20;

thence East to the northerly right of way line of County Road No. 4250;

thence northeasterly along said northerly right of way line to its intersection with the North section line of said Section 20;

thence westerly along said North section line to the place of beginning.

3. The Northeast quarter of Section 29.

EXCEPT the following described tract:

Beginning at the Northeast corner of the Southeast quarter of said Section 29;

thence North on section line 152.295 feet;

thence in a westerly direction parallel with the South line of said Section 29 to a point on the quarter section line intersecting said Section North and South;

thence South to a point being the center point of said Section 29;

thence in an easterly direction to the place of beginning.

SUBJECT TO an easement 33 feet square in the Northeast corner of said Section 29. EXCEPT public road rights of way.

EXHIBIT "A"



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) If multiple

	Check box if partial sale of property	t page for ins	If multiple owners, list percentage o	of ownership next to name.
1	Name Joshua F. Grant, Trustee of the Garth A. Bull, Sr.	2	Name First Christian Church of Pomeroy	, Washington, a Washington
× R	Trust 2, a trust Mailing Address P O Box 619		non-profit corporation	
LEI			Mailing Address PO Box 699	
SELLER GRANTOR	City/State/Zip Wilbur, WA 99185	BUYER	City/State/Zip Pomeroy, WA 99347	
	Phone No. (including area code) (509) 647-5578		Phone No. (including area code)	
3	Send all property tax correspondence to: 🗹 Same as Buyer/Grantee		al and personal property tax parcel account bers – check box if personal property	List assessed value(s)
Nan	ne	1-051-2	23-006-2900-0000	
Mai	ling Address		_	
City	//State/Zip			
Pho	ne No. (including area code)		_	

4 Street address of property: _

This property is located in Select Location

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 and the East half of Lot 6, Block 23, Wilson's Addition, City of Pomeroy.

5 Select Land Use Code(s):			7 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	NÖ	
Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)?			
6	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?		\checkmark	
Is this property classified as current use (open space, farm and		\checkmark	WAC No. (Section/Subsection) 458' 614-210
agricultural, or timber) land per chapter 84.34?	_	_	Reason for exemption
Is this property receiving special valuation as historical property per chapter 84.26 RCW?			Irrevocable Trust
If any answers are yes, complete as instructed below.			
(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURR	ENT U	SE)	Type of Document Special Warranty Deed
NEW OWNER(S): To continue the current designation as forest classification as current use (open space, farm and agriculture, or	land or timber)) land.	Date of Document 8/24/12
you must sign on (3) below. The county assessor must then dete	rmine i	f the	Gross Selling Price \$0.00
land transferred continues to qualify and will indicate by signing land no longer qualifies or you do not wish to continue the desigr	below.	If the	*Personal Property (deduct) \$
classification, it will be removed and the compensating or addition	nal taxe		Exemption Claimed (deduct) \$
be due and payable by the seller or transferor at the time of sale. (RCW		Taxable Selling Price \$0.00
84.33.140 or RCW 84.34.108). Prior to signing (3) below, you m your local county assessor for more information.	ay com	act	Excise Tax : State \$0.00
This land \square does \square does not qualify for continuance.			0.0000 Local \$0.00
			*Delinquent Interest: State \$
DEPUTY ASSESSOR	DATE		Local \$
(2) NOTICE OF COMPLIANCE (HISTORIC PROPE	RTY)		*Delinquent Penalty \$
NEW OWNER(S): To continue special valuation as historic p sign (3) below. If the new owner(s) does not wish to continue	property all	у,	Subtotal \$0.00
additional tax calculated pursuant to chapter 84.26 RCW, sha	ll be du	ie 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
PRINT NAME			
			A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS
8 I CERTIFY ENDER PENALTY C)F PER	JURY	THAT THE FOREGOING IS TRUE AND CORRECT.
Signature of	1		Signature of
Grantor or Grantor's Agent	~ \	_	Grantee on Grantee's Agent
Name (print) Joshua F. Grant, Trustee			Name (print) Joshua F. Grant
Date & city of signing: <u>8/24/12. Wilbur, WA</u>			Date & city of signing: <u>8/24/12</u> , Wilbur, WA
Perjury: Perjury is a class C felony which is punishable by impr fine in an amount fixed by the court of not more than five thousa	ison me nd do lla	nt in the	e state correctional institution for a maximum term of not more than five years, or by a 2000 , or by both impresentment and fine (RCW 9A.20.020 (1C)).
REV 84 0001ae (6/28/12) THIS SE	ACE	TRE	ASURER'S USE ONLY) COUNTY TREASURER
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	N. S.	1000	TUROCOSIVEIT
	0 4 10 1	KAH חובובו	COUNTY TREASURER
	GAH		

RECORDED IN

MAR 1 8 1991

NO.2438 LAST WILL AND TESTAMENT

COUNTY CLERK GARFIELD COUNTY, WASH.

OF

GARTH A. BULL

I, GARTH A. BULL, domiciled in the County of Garfield, State of Washington, being over the age of eighteen years and being of sound and disposing mind and memory and not acting under duress, menace, fraud or the undue influence of any person whomsoever, do hereby make, publish and declare this my Last Will and Testament.

I hereby revoke all wills and codicils executed by me prior to the date of this instrument.

ARTICLE I: My immediate family now consists of my spouse, HELEN D. BULL, and one son, GARTH ANTHONY BULL, JR., and one daughter, JUDY ANN BULL. No other children have been born to or adopted by me. All of the provisions of this will regarding my children shall apply to my children above-named.

<u>ARTICLE II</u>: I appoint my spouse, HELEN D. BULL as personal representative of my estate, or in the event she is unable or unwilling to so act, I appoint JOSHUA F. GRANT as personal representative of my estate to act as such without bond and without the intervention of any court except as may be required under the laws of the State of Washington in the case of non-intervention wills. Should it be necessary for a representative of my estate to qualify in any jurisdiction outside of the State of Washington wherein my domiciliary personal representative is unable or unwilling to qualify, then I appoint such person as may be designated by my domiciliary personal representative to act without bond and without the intervention of any court, to the extent permitted by law.

Gasth a Bull

First of Four Pages

<u>ARTICLE III</u>: I give, devise and bequeath all the rest, remainder and residue of my estate to my spouse, HELEN D. BULL.

ARTICLE IV: In the event my spouse should predecease me or die within thirty (30) days of my death, I give, devise and bequeath all the rest, remainder and residue of my estate to JOSHUA F. GRANT, in trust, to be held, managed, paid and administered as follows:

(a) As a guide to the trustee in providing for the care of my children, each of whom need the assistance of a trustee, it is my desire that my children shall remain in our family home so long as that is practical and feasible and I request that the trustee expend funds as the trustee feels necessary for that purpose. The beneficiaries of this trust are my children above-named or the survivor of them.

(b) During the period of this trust, the trustee shall apply for the benefit of the beneficiaries herein the entire net income from this trust as shall be required in the trustee's discretion after considering all other available sources of income for said beneficiaries to be necessary for said children's maintenance, support and education.

(c) If the income distributable to the beneficiaries hereof is not sufficient to meet the requirements of maintenance, support and education in the judgment of the trustee, then the trustor authorizes the trustee to apply for the benefit of the beneficiaries as much of the principal of the trust estate as the trustee, in his discretion shall deem necessary to meet said needs of maintenance, support and education even to the full extent of the entire trust principal.

(d) The trustee shall, at all times prior to distribution in full of the trust estate, add the net income therefrom to the principal thereof.

(e) This trust shall terminate at the simultaneous death of my children or the survivor of them passes away.

(f) Neither the income nor the principal of the trust or trusts created by this will shall be alienable by any beneficiary, whether an income beneficiary or remainderman by assignment or by any other method, and the same shall not be subject to be taken by the beneficiary's creditors or by any representative thereof by any process whatever, including but not limited to proceedings in bankruptcy. This provision shall not limit the right to disclaim.

(g) The trustee shall render annual statements of account to the beneficiaries hereof, or to the legal

<u>Harth a Bull</u> Testator

Second of Four Pages

guardian of the estate of any beneficiary then currently entitled to receive any beneficial interest hereunder. By so doing, the trustee shall be relieved from compliance with the Trustee's Accounting Act of the State of Washington, any amendments thereto and any similar laws of any jurisdiction wherein this trust is administered.

(h) The trustee shall be entitled to be paid out of the assets of the trust such compensation for acceptance and administration and for payments and distributions made by trustee, including extra compensation for unusual or extraordinary services performed by trustee, as is customarily and generally charged for such legal and trust services in the community for like services performed for similar trusts, and trustee shall be entitled to reimbursement out of the assets of the trust for all costs and expenses reasonably incurred.

(i) Trustor grants to trustee the continuing, absolute, discretionary power to deal with any property, real or personal, held in the trust estate as freely as trustor might in the handling of trustor's own affairs. Such power may be exercised independently and without the prior approval of any court of judicial authority, and no person dealing with trustee shall be required to inquire into the propriety of any of trustee's actions. The trustee shall not be required to furnish a bond herein. The trustee is empowered to employ such agents as trustee may deem necessary or advisable for the proper administration of the trust or in connection with any uncertainty, controversy or litigation which may arise hereunder and pay reasonable compensation to such agents for their services.

(j) Upon the termination of this trust, the trustee shall distribute all funds in the trust estate as provided in Article V below.

<u>ARTICLE V</u>: I give, devise and bequeath all the rest, remainder and residue of my estate to the POMEROY CHRISTIAN CHURCH.

IN TESTIMONY WHEREOF, I have hereunto set my hand to this, my Last Will and Testament, consisting of three typewritten pages, this page included, and on the margin of the preceding pages, I have attached my signature for greater security, on this $\frac{\partial O}{\partial O}$ day of March, 1985.

Larth a Bull

Third of Four Pages



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

This form is your receipt

2241

pr i	EASE TYPE OR PRINT CHAPTER 82.45 RCW	/ – CHAP	TER 458-61A WAC	when stamped by cashier.
. 131			AS ON ALL PAGES ARE FULLY COM	• •
	(See back of last			
	Check box if partial sale of property		If multiple owners, list percentage	of ownership next to name.
1	Name Shannon M. Hawthorne and Dorothy J. Tiede, Co-Trustees	2	Name Shannon M. Hawthorne Dorothy	J. Tiede Michael F. McGough
<u>بر</u>	under the Mcgough Living Trust Dated January 8, 1998	(1)	Mary C. McGough George E. McGoug	h Megan E. Cormier ea. 1/36 int.
SELLER	Mailing Address 1239 SW Normandy Terrace	UVER	Mailing Address 1239 SW Normandy Terrace	
GRA	City/State/Zip Normandy Park, WA 98166	GRAJ	City/State/Zip Normandy Park, WA 981	66
Ĩ	Phone No. (including area code)	0	Phone No. (including area code)	
3	Send all property tax correspondence to: 🗹 Same as Buyer/Grantee		I and personal property tax parcel account bers – check box if personal property	List assessed value(s)
Nar	ne		2-003-4000	164,893
	iling Address	_2-012-4	2-004-1000	253,703
City	y/State/Zip	_2-013-4	2-032-1010	37,768
Pho	one No. (including area code)	2-013-4	2-033-1000	55,347
			I	

4 Street address of property: Route 3 (Deadman Road), Box 13, 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)

Abbreviated legal: SW 1/4 and S 1/2 NW 1/4 Sec 3, SE 1/4, PT of SW 1/4 and S 1/2 NE 1/4 Sec 4, all in Twn 12 Rng 42; E 1/2 Sec 33, W 1/2 NW 1/4 Sec 34, all in Twn 13 Rnge 42; Lots 3 & 4 Sec 3 Twn 12 Rng 42; Lots 1, 2, 3, \$ 4 Sec 4 Twn 12 Rng 42;

SEE COMPLETE LEGAL DESCRIPTION ON EXHIBIT A, ATTACHED HERETO.

5 Select Land Use Code(s):			7 List all personal property (tangible and intangible) include	led in selling
11 - Household, single family units			price.	
enter any additional codes:				
(See back of last page for instructions)	YES	NO		
ls this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)?				
6	YES	NO	If claiming an exemption, list WAC number and reason f	for exemption:
Is this property designated as forest land per chapter 84.33 RCW?			In claiming an exemption, list with manufer and reason i	or exemption.
Is this property classified as current use (open space, farm and	✓		WAC No. (Section/Subsection) 458-61A-202(3)(b)	
agricultural, or timber) land per chapter 84.34?			Reason for exemption	
Is this property receiving special valuation as historical property per chapter 84.26 RCW?		7	Inheritance Transfer	
If any answers are yes, complete as instructed below.				
(I) NOTICE OF CONTINUANCE (FOREST LAND OR CURR		SE)	Type of Document Trustee's Deed	
NEW OWNER(S): To continue the current designation as forest classification as current use (open space, farm and agriculture, or		land	Date of Document <u>\$-29-12</u>	
you must sign on (3) below. The county assessor must then deter	mine if	fthe	Gross Selling Price \$	0.00
land transferred continues to qualify and will indicate by signing land no longer qualifies or you do not wish to continue the design			*Personal Property (deduct) \$	
classification, it will be removed and the compensating or addition			Exemption Claimed (deduct) \$	
be due and payable by the seller or transferor at the time of sale, the seller of the			Taxable Selling Price \$	
84.33.140 or RCW 84.34.108). Prior to signing (3) below, you myour local county assessor for more information.	ay conta	act	Excise Tax : State \$	
This land M does does not qualify for continuance.			0.0025 Local \$	
Kenid Vordelaniegeen 9/4	-112		*Delinquent Interest: State \$	
DEPUTY ASSESSOU	DATE	·····	Local \$	
(2) NOTICE OF COMPLIANCE (HISTORIC PROPE			*Delinquent Penalty \$	
NEW OWNER(S): To continue special valuation as historic p sign (3) below. If the new owner(s) does not wish to continue	property	',	Subtotal \$	0.00
additional tax calculated pursuant to chapter 84.26 RCW, sha	ll be du	e and	*State Technology Fec \$	5.00
payable by the seller or transferor at the time of sale.			*Affidavit Processing Fee \$	r 00
(3) OWNER(S) SIGNATURE			Total Due \$	
PRINT NAME			A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/	
		.	*SEE INSTRUCTIONS	
8 I CERTIFY UNDER PENALTY ()F PER	JURY 1	FHAT THE FOREGOING IS TRUE AND CORRECT.	
Signature of Arannon Pawt	tion	w	Signature of thannon the	othome
Grantor or Grantor's Agent Jourthy Litte			Grantce or Grantce's Agent _ Just Ly Juste,	
Name (print) Shannon M. Hawthorne and Dorothy J. Tiede			Name (print) <u>Shannon M. Hawthorne and Dorothy J. Tiede</u>	
Date & city of signing: 8-29-12 Burien, U	1		Date & city of signing: 8-29-12 Buricy, LA	
Perjury: Perjury is a class C felony which is punishable by impr fine in an amount fixed by the court of not more than five thousa		nt in the rs (\$5/2	state correctional institution for a maximum term of not more than 00,00), or by both imprisonment and fine (RCW 9A.20.020 (1C)).	five years, or by a
REV 84 0001ae (6/28/12) THIS SI		THE !	A SURER SUSE ONLY COUNTY TH	EASURER
		5	<u><u></u><u></u><u></u><u></u><u></u><u></u><u></u><u></u><u></u><u></u><u></u><u></u><u></u><u></u><u></u><u></u><u></u><u></u><u></u></u>	
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潮劇用		MMgn		WUED	
distant 1		March 32	In the second	Sec. But	W. washing

in contra				ate Certificat		A CONTRACTOR	State File Numbe			<u></u>
1 Fil 1.	Legal Name (Include AKA's if any) First	VVa Middle		In Centificat	Suffix	2. Death Da				
	Franc	is P.		Jough			6/2007			
3.	Sex (M/F) 4a. Age - Last B Male 78	inthday 4b. Under 1 Months	1 Year Days	4c. Under 1 Day Hours Minu	ites 5	cial Security Nur 19–24–94	51	6. County Gra		
7.	Birthdate 8a. Bi	rthplace (City, Town DOKANE		(State or Foreign Co Vashingtor	.,	9. Decedent's E BA De				
10	Was Decedent of Hispanic Origin NO	(Yes or No) If yes. s	pecify.	11. Decedent's	s Race(s)				12. Was Decedent ever in L Armed Forces? NO	U.S.
113	Ba. Residence: Number and Street (e.g., 624 SE 5 th St.) (1	nclude Apt. No.)	WIIICC			13b. City o		· · · · · · · · · · · · · · · · · · ·	
13	94 Pelican Pl N 3c. Residence: County	・上・ 13d. Tribal Reserv	vation Name (if ap				13f. Zip Code	es Lak +4	13g. Inside City Limi	
14	Grant 4. Estimated length of time at reside	nce. 15. Marital S	itatus at Time of	Death 16. Survi	<u>ashingtor</u> iving Spouse's M	Name (Give name	98837 prior to first marriag	e)	Yes 🕅 No 🗖	JUni
	41 Years 7. Usual Occupation (Indicate type of v	Marrı	.ed	Ma	artha Bur	ns				
	Salesman		tor working me. (b)		Sheet	: Metal				
	9. Father's Name (First, Middle, Last, S John McGough				Flore	ence Witt		iddle, Last)		
3 2	1. Informant's Name Megan Cormier		ionship to Deced Aughter			er and Street or RFD >	Noses La		zio A 98837	
24	4. Place of Death, if Death Occurred in a		مصاحبو بالبالية		· Place of Death, if	Death Occurred S lent's Ho	omewhere Other that	an a Hospital		
2	5. Facility Name (If not a facility, give n 94 Pelican PL N	umber & street or loca	ation)				cation of Death	26b. State WA		
				Name of cemetery	, crematory, other		30. Location-	City/Town,	and State	
	8. Method of Disposition Cremation 1. Name and Complete Address of		mbia Bas	in Cremato	ory	98837	Moses	Lake	of Disposition	
	Kayser's Chapel of 3. Funeral Director Signature X	Memories	_ Inc., 8	31 S. Pion	neer Way,	, Moses L	ake, WA	10/2	29/2007	
	14. Enter the <u>chain of events</u> – diser- tentricular fibrillation without showing MMEDIATE CAUSE (Final disease condition resulting in death)	g the etiology. DO	omplications – tha NOT ABBREVIA	se of Death (See in at directly caused .TE. Add addition 	the death. DO nal lines if neces	NOT enter termi isary.		as cardiac a	arrest, respiratory arrest, Interval between Onset & C MCMTMS Interval between Onset & C	Deat
<u>× (0 0 ≧ <</u>	entricular fibrillation without showing MMEDIATE CAUSE (Final disease condition resulting in death) Sequentially list conditions, if any, le o the cause listed on line a. Enter th	g the etiology. DO or <u>a. Ade</u> ading <u>b.</u>	omplications – tha NOT ABBREVIA	at directly caused TE. Add addition 	the death. DO nal lines if neces	NOT enter termi isary. た <u>hのでがいれ</u> ince of):		as cardiac a	Interval between Onset 3 (Mcwth.5	Dear Dear
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STATE OF WASHUNGTON DEPARTMENT OF HEADER

	MARTHA	JANE	McGOUG	Н	Ν	lov. 28,	2011		
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Female Ginhdate	and the second se	rthplace (City, Town, a	· · · ·	le or Foreign Cauntry	9. Oec	edentis Educa			
<u>Dec. 24</u>	<u>1931 Po</u>	omerov	Was	hington 1. Decedent's Race	Ба	<u>achelor'</u>	<u>s Degr</u>	ee	42.000
NO	or Hispanic Origin	r (Yes or No) If yes, see	ICIP/.	White	ers;				12. Was Decedent ever in U.S. Armed Forces? NO
3a. Residence: N 816 E. P	umber and Street. LUM	7 Yes or Not If yes, see e.g., 524 SE 57 St.) (Inc 13d. Tribat Reserved	lude Apt. No.1				,	es Lak	
Grant	ounty	13d. Tribal Reservat	ion Name II applica	Washing		12	If. Zio Code 98837	+ 1	13g. Inside City Limits?
		nce. 15. Marial Sta		ith 116. Surviving S	Scouse's or Dom	esuc Partner's	Marné (Give	name prior t	ø first marriaş≆i
4 1/2 ve 17. Usual Occupat	at s ion (Indicate type of)	Widowe work done during most o	() (working life, цво мо	T USE RETIRED]. 18. KI	Ind of Business/Ir	ndustry (Do not	use Company	Namej	<u> </u>
School Te					Education				
Oscar But	e (First, Middle, Last, 3 INS	Suffix)			iother's Name Be Ida Mae Jo		iage (First, M	iddle, Last)	
21. Informant's Na			ship to Decedent	23. Mailing Addre	ess: Numberand SV load 2 S.E		Cayor Town		98837
Megan CO 24. Place of Death, if	Death Occurred in a	Hospital:		Place	of Death, if Death (Docurred Somewi	here Olher tha	an a Hospitai	
				: [ong Term	Care Fa			a 27. Zip Coce
		umper & street or location		≥r	Moses		or Desth	WA	98837
28. Method of Disc	position	29, Place of F	nal Disposition (Na	ame of cemetery, crema		31). Location-		
<u>Crematior</u> 31. Name and Cor	mplete Address of	Funeral Facility	831	<u>Crematory</u> S. Pioneer	r Wav			32. Date o	Washington
Kavser's	Chapel of	Memories.	Inc. Mose	es Lake, Wa	ashington	98837		Nov.	29, 2011
33. Funeral Direc	tor Signature X (level	w. Lay	sy					
				f Death (See instructio					
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ventricular fibrillati	on without showing	g the atiology. DO N	plications – that di OT ABBREVIATE.	rectly caused the de Add additional line	eath, DO NOT si is if necessary.	ntar terminal e		is cardiac a	arrest, respiratory arrest, or Interval betwaan Onset & Death
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MCGOUGH LIVING TRUST Article One Trust Creation

Section 1. Parties to Our Trust

Our Trust Agreement, dated <u>JAN 0 8 1998</u>, is made between FRANCIS P. MCGOUGH, the Husband Trustor, also known as FRANCIS PATRICK MCGOUGH, and MARTHA J. MCGOUGH, the Wife Trustor, also known as MARTHA JANE MCGOUGH (collectively referred to as "Trustors"), and the following Initial Trustees:

FRANCIS P. MCGOUGH MARTHA J. MCGOUGH

Section 2. Name of Our Trust

Our Trust may be referred to as the:

MCGOUGH LIVING TRUST, dated ____JAN 0 8 1998____.

The formal name of our Trust and the designation to be used for the transfer of title to the name of our Trust is:

FRANCIS P. MCGOUGH and MARTHA J. MCGOUGH, Trustees, or their successors in trust, under the MCGOUGH LIVING TRUST, dated JAN 0.8 1998 and any amendments thereto.

Section 3. Revocable Living Trust

Our Trust is a revocable trust.

If, for any reason, any Death Trustee named above is unable or unwilling to serve, the following Successor Death Trustee(s) shall serve in the priority listed until the list has been exhausted. Unless otherwise specified, if Co-Death Trustees are serving, the next following named Successor Death Trustee(s) shall serve only after all of the Co-Death Trustees cease to act as Trustees:

SHANNON M. HAWTHORNE and DOROTHY J. TIEDE, Co-Trustees

f. Death Trustees of MARTHA J. MCGOUGH

Upon the death of MARTHA J. MCGOUGH, she or her Incapacity Trustee, if either is serving as Trustee, shall be replaced by the following Death Trustee(s):

FRANCIS P. MCGOUGH

If, for any reason, any Death Trustee named above is unable or unwilling to serve, the following Successor Death Trustee(s) shall serve in the priority listed until the list has been exhausted. Unless otherwise specified, if Co-Death Trustees are serving, the next following named Successor Death Trustee(s) shall serve only after all of the Co-Death Trustees cease to act as Trustees:

SHANNON M. HAWTHORNE and DOROTHY J. TIEDE, Co-Trustees

Section 5. Definition of Incapacity

A Trustee shall be considered incapacitated in the event that such Trustee has been determined to be legally incompetent by a court of competent jurisdiction; has been certified by two licensed physicians to be unable to properly handle his or her own affairs by reason of physical illness or mental illness; or otherwise is unable freely to communicate for a period of 90 days.

Section 6. No Designated Successor Trustees

If at any time there is no Trustee acting under our Trust Agreement and there is no person or institution designated and qualified as a Successor Trustee, a majority of the beneficiaries then eligible to receive distributions of income or principal under our Trust Agreement, or their Personal Representatives, shall appoint a Successor Trustee. If any trust existing under our Trust Agreement lacks a Trustee and no successor is appointed pursuant to this Article, the vacancy shall be filled by a court of competent jurisdiction.

Article Eleven

Division and Distribution of Trust Property

Section 1. Division of Trust Property Into Shares

Our Trustee shall divide our Trust Estate not previously distributed into separate shares of equal value as follows:

a. One Share for Each Living Child

Our Trustee shall create one share for each of our then living children.

b. One Share for Each Deceased Child

Our Trustee shall create one share for each of our deceased children who has then living descendants.

Section 2. Distribution of Trust Shares for Our Living Children

Unless distributions from a trust share are withheld pursuant to Section 1 of Article Fifteen or as otherwise provided in Section 4 of this Article, our Trustee shall promptly distribute the trust share set aside for each of our living children to such children free of trust.

Section 3. Distribution of Trust Share for Descendant of Deceased Child

Unless distributions from a trust share are withheld pursuant to Section 1 of Article Fifteen or as otherwise provided in Section 4 of this Article, our Trustee shall promptly distribute, free of trust, the trust share set aside for our deceased children to their descendants, per stirpes.

Section 4. Distributions to Underage or Incapacitated Beneficiaries

Notwithstanding any provision to the contrary in our Trust Agreement other than Section 2 of Article Fifteen, if any beneficiary otherwise entitled to receive a distribution of trust property is under the age of 25 years or is incapacitated, as defined in Article Fifteen, our Trustee shall retain and administer such beneficiary's trust share for such beneficiary's benefit as follows:

a. Our Trustee's Discretion

Our Trustee may pay to, or apply for, the benefit of such beneficiary so much of the net income and principal of such beneficiary's trust share as our Trustee, in our Trustee's discretion, deems proper considering all other resources then known to be available to such beneficiary.

b. Payments Made to Beneficiary or Personal Representative

Our Trustee is authorized to make payments under this Section 4 directly to the beneficiary, to the beneficiary's Personal Representative or to any other person our Trustee may deem proper to be used for the benefit of the beneficiary.

c. Trustee's Decisions Are Final

All decisions by our Trustee as to whom our Trustee makes payments, the purposes for which payments are made and the amounts to be paid out of any trust share are within our Trustee's discretion.

d. Undistributed Net Income

All undistributed net income shall be accumulated and added to the principal of the trust share.

e. Termination and Distribution

Unless distributions from a trust share are withheld pursuant to Section 1 of Article Fifteen, our Trustee shall distribute the trust share to the respective beneficiary of the share under this Section 4 on the later to occur of (i) the date upon which such beneficiary reaches the age of 25 years or (ii) when such beneficiary is no longer incapacitated, as determined by a court of competent jurisdiction or upon certification by two licensed physicians that such beneficiary is properly able to care for such beneficiary's property and person.

f. Death of Incapacitated or Underage Beneficiary

Subject to the other provisions of this Section 4, if any beneficiary whose trust share is being held in trust under this Section 4 dies before the complete distribution of such beneficiary's trust share, the beneficiary's interest in such trust share shall lapse and our Trustee shall distribute such beneficiary's trust share to such beneficiary's then living descendants, per stirpes; or, if none, to our then living descendants, per stirpes. If we have no then living descendants, our Trustee shall distribute such beneficiary's trust share as provided in the Articles that follow.

We certify that we understand our Trust Agreement and that it correctly states the terms and conditions under which our Trust Estate is to be held, managed and disposed of by our Trustee. We approve this revocable living trust in all particulars and request our Trustee to execute it.

Trustors: MARTHA J. MCGOUĠH FRANCIS P. MCGOUGH Trustegs: FRANCIS P. MCGO STATE OF WASHINGTON)

COUNTY OF SPOKANE

On this day personally appeared before me FRANCIS P. MCGOUGH and MARTHA J. MCGOUGH, Trustors and Trustees, to me known to be the individual, or individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

)

SS

Dated: JAN 0 8 1998

OFFICIAL SEAL JULIE A. SCHIRMER NOTARY PUBLIC-STATE OF WASHINGTON COUNTY OF SPOKANE My Commission Expires June 10, 2000

Notary Public in and for the State

of Washington, residing at Spokane My commission expires: <u>10/10/00</u>

Prepared by: Rial Moulton Rial Moulton Attorney at Law Rock Pointe III, Ste. 3450 1330 N. Washington Spokane, WA 99201 (509) 328-2150 or (800) 949-4556 FAX (509) 324-9098

Page 1 of 2

The Southwest Quarter, and the South Half of the Northwest Quarter of Section Three; Also the Southeast Quarter and the South Half of the Northeast Quarter of Section Four, all in Township Twelve North, Range Forty-two E.W.M. Also a tract of land described as follows:

Beginning at the Southeast corner of the Southwest Quarter of Section Four, Township Twelve, North, Range Forty-two E. W. M., thence West on the section line one thousand and ten feet to the center of the County Road; thence following the center of said County Road North 17 38' East two hundred feet; thence North 6' 10' East two hundred seventy-five feet; thence North 0' 45' East three hundred and fifteen feet; thence north 11' 10' East three hundred ninety-five feet; thence North 23' 10' West two hundred seventy feet; thence North 4' 45' East five hundred seventy-five feet; thence North 8' 20' East three hundred twenty feet; thence North 7' 10' West one hundred sixty feet; thence North 22' 45' West one hundred eighty feet; thence North 58' 45' West Two hundred fortyfive feet; thence north 86' west two hundred fifteen feet; thence North 85' 10' West five hundred thirty feet; thence North 5' 15' West one thousand sixty feet; thence North 9' 50' West one hundred sixty feet to the North line of the southwest quarter of the northwest quarter of said section four; thence East two thousand fifteen feet to the Northeast corner of the Southeast quarter of the Northwest quarter of said section four; thence south to the place of beginning, containing one hundred twenty-two acres, more or less.

The East Half of Section 33, the West Half of the Northwest Quarter of Section 34, Township 13 North, Range 42, East of the Willamette Meridian, and Lots 3 and 4 of Section 3, Township 12 North, Range 42, East of the Willamette Meridian. Lots 1, 2, 3, and fractional Lot 4 of Section 4, Township 12 North, Range 42, East of the Willamette Meridian, except that part of Lot 4 of Section 4 aforesaid, described as follows: Beginning at the South line thereof in the public road, thence North 9 30' West 5.75 chains, thence North 11° 30' East 6 chains, thence North 20° 30' East 5 chains, thence North 26° 30' East 7.50 chains to the North line of said Section, thence West 14.30 chains to the Northwest Corner of said Section, thence South to the Southwest Corner of Lot 4, Section 4, thence East to place of beginning; Also the East Half of the Southeast Quarter and the Southeast Quarter; the East Half of the Southwest Quarter of Section 33; all in Township 13 North, Range 42, East of the Willamette Meridian, except the following tract, viz: Beginning at a point 165 feet West of the center of the Southeast Quarter of Section 32, in Township 13 North, Range 42, East of the Willamette Meridian, except the following tract, viz: Beginning at a point 165 feet West of the center of the Southeast Quarter of Section 32, in Township 13 North, Range 42, East of the Willamette Meridian, thence running South 0° 35' West 215 feet, thence South 36° 30' West 200 feet; thence South 0° 10' East 290 feet, thence South 15, West 150 feet, thence South 20° 30' West 300 feet, thence South 20° 30' West 300 feet, thence South 3° 10' West 220 feet, thence South 3° East 290 feet, thence South 3° 10' West 220 feet, thence South 3° East 260 feet, thence North 12° 50' Yest 380 feet, thence North 4′ 50' East 300 feet thence North 12° 40' East 260 feet, thence North 12° 30' East 300 feet, thence North 12° 40' East 260 feet, thence North 12° 40' East 300 feet, thence North 12° 40' East 300 feet, thence North 12° 40' East 300 feet, thence North 3° 45' East 940 feet, thence East 190 feet to the place of beginning, said excepted tract containing 7.00 acres, more or less. Also except the following tract, to-wit: Beginning at the center of the Southeast Quarter of Section 32, Tomship 13' North, Range 42, East of the Willamette Meridian, thence South 3° 50' East 150 feet, thence South 11° East 120' feet, thence North 14° 30' East 300 feet, thence North 13° 30' West 380 feet, thence North 16° Sect 380 feet, thence North 10° East 350 feet, thence South 13° 30' West 380 feet, thence North 16° Sect 130' feet, thence South 16° Sect 340 feet, thence South 16° Sect 340 feet, thence South 11° 30' West 380 feet, thence North 10° East 150 feet, thence South 16° West 340 feet, thence South 11° 30' West 340 feet, thence South 16° Sect 130 feet, thence South 13° 30' West 340 feet, thence South 13° 30' West 340 feet, thence South 13° 30' West 340 feet, thence South 13° 30' West 320 feet, thence South 13° 30' West 130 feet, thence South 13° 30' West 310 feet, thence South 10° 30' West 320 feet, thence South 13° 30' West 130 feet, thence South 13° 30' West 130 feet, thence South 13° 30' West 320 feet, thence South 13° 30' West 130 feet, thence South 13° 30' West 130 feet, thence South 13° 30' West 130 feet, thence South 13° 30' Seat 350 feet, thence South



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

2242 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 Dack	UI last page	s tot u	(Situations)	
	Check box if partial sale of property			If multiple owners, list percentage of ownership	next to name.
1	Name Estate of Kenneth O. Miller		2	Name Kenneth O. Miller Disclaimer Trust	
SELLER GRANTOR	City/State/Zip Watsonville, CA 95076		15 <	Mailing Address <u>366 E Beach Street</u> City/State/Zip <u>Watsonville, CA 95076</u> Phone No.(including area code)	
3	Phone No.(including area code) Send all property tax correspondence to: Image: Same as Buyer/Grantee	List all	real a	nd personal property tax parcel account numbers - check box if personal property	List Assessed value(s)
Nam	e Ethlyn Miller			1-070-32-006-1040	152,767
Mail	ing Address c/o 366 E Beach Street		·	0	<u> </u>
City/	State/Zip Watsonville, CA 95076			C	
Phon	e No.(including area code)				
4	Street address of property: 1799 Main Street, Pomeroy, WA			<u></u>	

This property is located in

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)

Garfield

NW 1/4 of SW 1/4 of Section 32 in Township 12 North, Range 42 E.W.M., as fully described on the legal description attached hereto.

5 Select Land Use Code(s):			List all personal property (tangible and intangible) included in selling price.
<u>11-Household, single family units</u> 83			
enter any additional codes:			
(See back of last page for instructions)	1/50	NO	
Is this property exempt from property tax per	YES O	NO ©	
chapter 84.36 RCW (nonprofit organization)?			If claiming an exemption, list WAC number and reason for exemption:
6	YES	NO	WAC No. (Section/Subsection) 458-61A-202 (7c)
Is this property designated as forest land per chapter 84.33 RCW?	0	٥	Reason for Exemption Inheritance: Garfield County Probate Cause No:
Is this property classified as current use (open space, farm, and agricultural, or timber) land per chapter 84.34?	•	0	11-4-00009-0, Estate of Kenneth O. Miller
Is this property receiving special valuation as historical property per	0	o	
chapter 84.26 RCW?			Type of Document Personal Representative's Deed
If any answers are yes, complete as instructed below.	0	0	Date of Document 8/23/12
(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURREN			Gross Selling Price \$ 0.00
NEW OWNERS(S): To continue the current designation as forest land c use (open space, farm and agriculture, or timber) land, you must sign on	r classification (3) below. Th	n as current e county	*Personal Property (deduct) \$
assessor must then determine if the land transferred continues to qualify a below. If the land no longer qualifies or you do not wish to continue the c	and will indicat lesignation or	te by signing classification,	Exemption Claimed (deduct) \$
it will be removed and the compensating or additional taxes will be due at transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prio	nd payable by r to signing (3)	the seller or) below, you	Taxable Setling Price \$ 0.00
may contact your local county assessor for more information. This land \odot does \bigcirc does not qualify for continuance.			Excise Tax : State \$ 0.00
Vaci al marchance and		~	0.0025 Local \$ <u>0.00</u>
DEPUTY ASSESSOR		TE TE	*Delinquent Interest Penalty \$
(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)			Local \$
	en (2) helen	If the par	*Delinquent Penalty \$
NEW OWNER(S): To continue special valuation as historic property, si owner(s) does not wish to continue, all additional tax calculated pursuant shall be due and payable by the seller or transferor at the time of sale.	to chapter 84.	.26 RCW,	Subtotal\$ 0.00
			*State Technology Fee \$ 5.00
(3) OWNER(S) SIGNATURE			*Atfidavit Processing For \$ 5.00
			Total Due \$ 10 00
PRINT NAME			A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS
8 I CERTIFY UNDER P	ENALTY OF	PERJURY T	HAT THE FOREGOING IS TRUE AND CORRECT
Signature of Grantor or Grantor's Agent: Ethy Ch	sille	√	Signature of Grantee or Grantee's Agent: Ethlyn C. Miller
Name (Print): Ethlyn c. Miller, personal representative		<u>a - </u>	Name (Print): Ethelyn C. Miler, Trustee
Date & city of signing: 08/23/12 Watsonville,			Sale & city of signific 08/23/12 Watsonville, CA
Perinev: Perinev is a class C felony which is punishable by imprisonme	nt in the state	correctional ins	stitution 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 imp REV 84 0001ax (2/2/1)	nisonm See and	fine (NC) 77	ERS USE ONLY COUNTY TREASURER
NUT OF OVER LEASE 11			224

KAREN ROOSEVELT GARFIELD COUNTY TREASURER

The Northwest quarter of Southwest quarter of Section 32, Township 12, North of Range 42, E.W.M., Also beginning at a point 780 feet East of Northwest corner of Southwest quarter of Southwest quarter of said Section 32; thence South 70 feet; thence East 180 feet; thence South 180 feet to North line of Main Street in City of Pomeroy; thence East to Depot Grounds of O.W.R.&N. Co., (now Northerly line of Main Street according to official city plat), thence North 73°6' along Northerly side of Depot Grounds or Main Street to a point which bears South 73°6' West from the intersection of such Northerly line with the East line of said Southwest quarter of Southwest quarter a distance of 68.6 feet; thence North 240 feet; thence East a distance of 66 feet to East line of said Southwest quarter of South of Northeast corner of said forty-acre tract; thence South on East line 10 feet; thence East 120 feet; thence West to point of beginning. Said tract being a part of what was originally platted as Block 9, in Mulkey's addition to City of Pomeroy, and portions of vacated Villard and 3rd streets

Such lands being subject to public roads, and to rights for reservoir site and pipe lines, and to tracts conveyed for quarry sites of record, Garfield County, Washington.

Parcel NO: 1-070-32-006-1040

General Anna Carbon

1	Contraction (Creation of the Contraction of the Con
2	
3	
4	
5	
6	
7	SUPERIOR COURT OF WASHINGTON FOR GARFIELD COUNTY
8	In the Matter of the Estate of) NO. $11-4-00009-0$
10) KENNETH O. MILLER,) LETTERS TESTAMENTARY
11) Deceased.
12)
13	
14	STATE OF WASHINGTON)
15) ss. County of Garfield)
16	WHEREAS, the Last Will and Testament of KENNETH O. MILLER,
17	deceased, was on the 25th day of May, 2011 duly exhibited,
18	proven and recorded in our said Superior Court, and WHEREAS, it
19	appears in and by said Will that ETHLYN C. MILLER is appointed Personal Representative therein, and
20	WHEREAS, said ETHLYN C. MILLER is duly qualified;
21	NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that we do
22	hereby authorize the said ETHLYN C. MILLER, to execute said Will
23	according to law.
24	WITNESS my hand and the seal of said Court, this 10th day
25	of <u>Sept.</u> 2012.
26	D'Jarmin Dep.
27	Clerk of Superior Court
28	
	LETTERS TESTAMENTARY -1- RICHARD D. BURNS ATTORNEY AT LAW Depot Building P.O. Box 820 Pomeroy, WA 99347 (509) 843-1396



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

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2243

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.
Name Estate of Kenneth O. Miller	Name Kenneth O. Miller Disclaimer Trust
Mailing Address <u>366 E Beach Street</u> City/State/Zip <u>Watsonville, CA 95076</u> Phone No. (including area code)	Mailing Address <u>366 E Beach Street</u> City/State/Zip <u>Watsonville, CA 95076</u> Phone No.(including area code)
3 Send all property tax correspondence to: Image: Control of the sendence to:	List all real and personal property tax parcel account numbers - check box if personal property List Assessed value(s)
Name Ethlyn Miller	2-012-42-032-1000 120,251
Mailing Address c/o 366 E Beach Street	2-012-42-032-2000 85,768
City/State/Zip Watsonville, CA 95076	
Phone No.(including area code)	
Phone No.(including area code)	

This property is located in

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)

Garfield

Parts of Section 32 in Township 12 North, Range 42 E.W.M., as fully described on the legal description attached hereto.

5			7
Select Land Use Code(s):	0 W		List all personal property (tangible and intangible) included in selling price.
83 - Agriculture classified under current use chapter 84.34 R	CW		
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)?	0	0	If claiming an exemption, list WAC number and reason for exemption:
6	YES	NO	WAC No. (Section/Subsection) 458-61A-202 (7c)
Is this property designated as forest land per chapter 84.33 RCW?	0	٥	Reason for Exemption Inheritance: Garfield County Probate Cause No:
Is this property classified as current use (open space, farm, and agricultural, or timber) land per chapter 84.34?	۲	o	11-4-00009-0, Estate of Kenneth O. Miller
Is this property receiving special valuation as historical property per	0	0	
chapter 84.26 RCW?	-	-	Type of Document Personal Representative's Deed
If any answers are yes, complete as instructed below.	0	0	Date of Document 8/23/12
(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT	USE)		Gross Selling Price \$ 0.00
NEW OWNERS(S): To continue the current designation as forest land or	classification	n as current	
use (open space, farm and agriculture, or timber) land, you must sign on (, assessor must then determine if the land transferred continues to qualify an	below. Th	e county	*Personal Property (deduct) \$
below. If the land no longer qualifies or you do not wish to continue the de	esignation or	classification,	Exemption Claimed (deduct) \$
it will be removed and the compensating or additional taxes will be due and transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior	to signing (3)) below, you	Taxable Selling Price \$ 0.00
may contact your local county assessor for more information. This land O does O does not qualify for continuance.			Excise Tax : State \$ 0.00
	_		0.0025 Local \$ 0.00
Lefnia Vordentiels-		2 .TE	*Delinquent Interest Penalty \$
(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)			Local \$
	m (3) below	If the new	*Delinquent Penalty \$
NEW OWNER(S): To continue special valuation as historic property, sig owner(s) does not wish to continue, all additional tax calculated pursuant t	to chapter 84.	.26 RCW,	
shall be due and payable by the seller or transferor at the time of sale.			Subtotal\$ 0.00
			*State Technology Fee \$ 5.00
(3) OWNER(S) SIGNATURE			*Affidavit Processing Fee \$ 5.00
			Total Due \$ 10.00
PRINT NAME			A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS
8 I CERTIFY UNDER PE	NALTY OF	PERJURY T	HAT THE FOREGOING IS TRUE AND CORRECT
			<u> </u>
Signature of Grantor or Grantor's Agent Other C. W	rell	$\boldsymbol{\omega}_{-}$	Signature of Grantee or Grantee's Agent: Ethlyn C. Mille
Name (Print): Ethlyn c. Miller, personal representative		A = G	Name (Print Bhern C. Miler, Trustee
Date & city of signing: 08/23/12 Watsonville		15	Dire sony designing: 08/23/12 Watsonville, CA
Perjury: Perjury is a class C felony which is punishable by imprisonmen	t in the state	correctional in	titution for a maximum territof not more than five years, or by a fine in an amount fixed by the 2002 105. COUNTY TREASURER
court of not more than five thousand dollars (\$5,000.00), or by both impr REV 84 0001ax (2/2/11)	THIS SPAC	E - TREASUR	ER'S USE ONLY COUNTY TREASURER
· · · ·			4440

KAREN ROOSEVELT GARFIELD COUNTY TREASURER



	MAY 2 5 2011
	COUNTY, WASH.
	SUPERIOR COURT OF WASHINGTON FOR GARFIELD COUNTY
In	the Matter of the Estate of) NO. $11-4-00009-0$
KE	NNETH O. MILLER,) LETTERS TESTAMENTARY
) Deceased.)
)
ST	ATE OF WASHINGTON)
Co	unty of Garfield)
	WHEREAS, the Last Will and Testament of KENNETH O. MILLER,
	ceased, was on the 25th day of May, 2011 duly exhibited,
-	oven and recorded in our said Superior Court, and WHEREAS, it
	pears in and by said Will that ETHLYN C. MILLER is appointed
Ре	rsonal Representative therein, and
	WHEREAS, said ETHLYN C. MILLER is duly qualified; NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that we do
he	reby authorize the said ETHLYN C. MILLER, to execute said Will
	cording to law.
	WITNESS my hand and the seal of said Court, this 10th day
of	Sept, 2012
	malan
	Clerk of Superior Court
LET	TERS TESTAMENTARY -1- RICHARD D. BURNS ATTORNEY AT LAW Depot Building P.O. Box 820 Pomeroy, WA 99347 (509) 843-1396

EXHIBIT "A"

Situated in the State of Washington, County of Garfield and described as follows:

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

The North Half of Section 32.

The Northwest quarter of the Southwest quarter of Section 32 and the following described tract: Beginning at a point 780 feet East of the Northwest corner of the Southwest quarter of the Southwest quarter of said Section 32; thence South 70 feet; thence East 180 feet; thence South 180 feet to the North line of Main Street; thence East on said North line to the O.W.R. &N. Co. Depot grounds (northerly line of Main Street); thence North 73° 06' East along said northerly line 68.6 feet to a point which bears South 73° 06' West from the intersection of said northerly line with the East line of said Southwest quarter of the Southwest quarter; thence North 240 feet; thence East 66 feet to the East line of said Southwest quarter of the Southwest quarter at a point 10 feet South of the Northeast corner of said Southwest quarter of the Southwest quarter; thence North 20 feet to the North line of the South half of the Southwest quarter of said Section 32; thence West along said line to the place of beginning begin a part of the originally platted Block 9 of Mulkey's addition to the City of Pomeroy, and part of vacated Villard Street and 3rd street. EXCEPT City reservoir site and pipeline.

EXCEPT that part of the Southeast quarter of the Northeast quarter of said Section 32, more particularly described as follows: Beginning on the East line of said Section 32, at a point 143 feet North of the one quarter corner on the East line of said Section 32; thence West for 400 feet; thence North 400 feet; thence East 400 feet; thence South along the East line of said Section 32 for 400 feet to the place of beginning.

ALSO EXCEPT that part of the Southeast quarter of the Northeast quarter of said Section 32, more particularly described as follows: Beginning at the Southeast corner of the Northeast quarter of said Section 32; thence westerly along the South line of said Northeast quarter to a point of intersection with the North right of way line of the existing County Road; thence northwesterly along said right of way line 200.7 feet; thence North 00°01' West 383.9 feet; thence North 89°59' East 400 feet; thence South 00°01' East 400.0 feet to a point of intersection with the East line of said Section 32; thence South 00°01' East 143.0 feet to the place of beginning.

ALSO EXCEPT that part of the Southwest quarter of the Northeast quarter of Section 32, more particularly described as follows: Commencing at the Southwest corner of the Northeast quarter of said Section 32; thence East along the South line of said Southwest quarter of the Northeast quarter 260 feet, more or less, to the intersection of said South line with the West right of way line of 23rd Street and the True Point of Beginning; thence North 165 feet; thence West 264 feet; thence South 165 feet to a point on the South line of said Southwest quarter of the Northeast quarter; thence East 264 feet along said South line to the place of beginning.

ALSO EXCEPT that part of the Southwest quarter of the Northeast quarter of Section 32, more particularly described as follows: Beginning at a point on the South line of said Southwest quarter of the Northeast quarter that is 307.9 feet East of the Southwest corner thereof; thence South 89°45' East 600 feet; thence North 00°15' East 400 feet, more or less, to a point on the Southwesterly right of way line of Mayview Road; thence North 89°45' West 600 feet; thence South 00°15' West 400 feet, more or less, to the place of beginning.

SUBJECT TO an access easement across said tract to and from the Mayview Road as described in deed recorded in Garfield County Auditor's Book of Deeds 47 at Page 536.

ALSO EXCEPT that part of the Southeast quarter of the Northwest quarter of Section 32, more particularly described as follows: Beginning at the center of said Section 32, said point being a stone monument marked with an "X" set in concrete; thence along the South line of said Southeast quarter of the Northwest quarter, North 89°42' West 100.0 feet; thence North 00°18' East 100.0 feet; thence South 89°42' East 100.00 feet thence South 00°18' West 100.0 feet to the place of beginning.

ALSO EXCEPT Public road rights of way.





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 (See back of last pag	e for ins	If multiple owners, list percentage of ownership next to name.		
1	Name Harold N. Heitstuman and Lois D. Heitstuman, husband and wife		Name Clayton Road Ranch, LLC, a Washington limited liability		
			company		
SELLER GRANTOR	Mailing Address 2210 3rd Avenue	BUYER GRANTEE	Mailing Address 2210 3rd Avenue		
SEI SEI	City/State/Zip Clarkston, WA 99403	GRA -	City/State/Zip Clarkston, WA 99403		
	Phone No. (including area code) (509) 758-9690	- -	Phone No. (including area code)(509) 758-9690		
3	Send all property tax correspondence to: Same as Buyer/Grantee		eal and personal property tax parcel account nbers – check box if personal property List assessed value(s)		
Nan	ne	<u>See Ex</u>	xhibit A attached 735, 031		
Mai	ling Address		D		
City	/State/Zip				
Pho	ne No. (including area code)				

4

This property is located in Garfield County

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

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

See Exhibit A attached.

Street address of property: _

			· · · · · · · · · · · · · · · · · · ·
5 Select Land Use Code(s):			2 List all personal property (tangible and intangible) included in selling
83 - Agriculture classified under current use chapter 84.34 RCW		l	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)?		\checkmark	
6	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?		\square	If claiming an exemption, list wAC humber and reason to exemption.
Is this property classified as current use (open space, farm and			WAC No. (Section/Subsection) 458-61A-212(2)(e)
agricultural, or timber) land per chapter 84.34?	_		Reason for exemption
Is this property receiving special valuation as historical property per chapter 84.26 RCW?		7	Contribution from members to LLC treated as a partnership for federal tax purposes where gain is not recognized under IRC of 1986, Section 721.
If any answers are yes, complete as instructed below.			
(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURP	RENT U	SE)	Type of Document Quitclaim Deed
NEW OWNER(S): To continue the current designation as forest	land or		Date of Document 9-4-12
classification as current use (open space, farm and agriculture, or	timber) land,	
you must sign on (3) below. The county assessor must then deter land transferred continues to qualify and will indicate by signing	ermine i below	f the If the	Gross Selling Price \$0.00
land no longer qualifies or you do not wish to continue the desig	nation o	r une	*Personal Property (deduct) \$ 0.00
classification, it will be removed and the compensating or addition	onal tax		Exemption Claimed (deduct) \$
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		lact	Taxable Selling Price \$0.00
your local county assessor for more information.	lay con	uci	Excise Tax : State \$0.00
This fand does does does not qualify for continuance.			0.0025 Local \$0.00
Aura Amich 91	1	2	*Delinquent Interest: State \$
DEPUTY ASSESSOR	DATE	<u>~</u>	Local \$
(2) NOTICE OF COMPLIANCE (HISTORIC PROPE	RTY)		*Delinquent Penalty \$
NEW OWNER(S): To continue special valuation as historic	propert	у,	Subtotai \$ 0.00
sign (3) below. If the new owner(s) does not wish to continue additional tax calculated pursuant to chapter 84.26 RCW, sha	dl be di	ue 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 Duc \$10.00 C/LS
		5.1	57726 A minimum of \$10.00 is due in FEE(S) And/or TAX *SEE INSTRUCTIONS
Harold N. Heitstuman, Manager HAICOIA			*SEE INSTRUCTIONS
			THAT THE FOREGOING IS TRUE AND CORRECT.
Signature of Grantor or Grantor's Agent	ita	£	Signature of Grantee's Agent 20 augull U, Wight
Name (print) Harold N. Heitstuman			Name (print) Harold N. Heitstuman, Manager
Date & city of signing: 9- 4-12 (Cast	in	5	Date & city of signing: _ 9-4-12_ Carbeter
Perjury: Perjury is a class C felony which is punishable by imp	risonme	nt in the	e state correctional institution for a maximum term of not more than five years, or by a 000,00), or by both imprisonment and fine (RCW 9A.20.020 (1C)).
		$\overline{\mathbf{h}}$	COUNTY TREASURER
REV 84 0001ae (11/30/11) THIS S	PACE	ノジ	COUNT INLASONER
			2244
		5	
			The
	GARF		EN ROOSEVELT COUNTY TREASURER

EXHIBIT A

Parcel nos.: 2-011-44-001-3000; 2-011-44-012-2000; 2-011-44-002-4000; 2-011-44-003-3000; 2-011-44-004-3000; 2-011-44-005-1000; 2-011-44-009-1000; 2-011-44-010-1000; 2-011-44-014-2000; 2-011-44-015-LH /000

Real estate situated in Garfield County, State of Washington, more particularly described as:

In Township 11 North, Range 44 E.W.M.:

That part of Lots 2, 4, and 6, the Southeast Quarter of the Northwest Quarter, the Southwest Quarter, the West Half of the Southeast Quarter, and the Southeast Quarter of the Southeast Quarter of Section 1; the North Half, and the North Half of the South Half of Section 12, lying westerly of the following described line: Beginning at a point on the Washington Coordinate System, South Zone, the y coordinate being North 432,380.00 feet and the x coordinate being East 2,820,650.00 feet (said point being approximately 800 feet North and 1,800 feet East of the northwest corner of said Section 1); thence South 23°07'59" East 3436.29 feet; thence South 50°55'54" East 2642.30 feet; thence South 22°26'00" West 701.7 feet; thence South 43°26'00" West 1051.5 feet; thence South 36°21'00" West 2202.6 feet; thence South 21°06'00" West 754.5 feet; thence South 48°04'00" East 1503.7 feet; thence South 01°34'00" East 396.2 feet to a point on the South line of the North Half of the South Half of said Section 12.

The South Half of the Southeast Quarter, and the Southeast Quarter of the Southwest Quarter of Section 2.

The Southwest Quarter of the Northeast Quarter, the Northwest Quarter of the Southeast Quarter, the South Half of the Northwest Quarter, and the Southwest Quarter of Section 3.

The South Half, and the South Half of the North Half of Section 4.

Lot 1, the Southeast Quarter of the Northeast Quarter, the East Half of the Southwest Quarter of the Northeast Quarter, and the East Half of the Southeast Quarter of Section 5.

The North Half, the North Half of the South Half, the Southeast Quarter of the Southwest Quarter, and the South Half of the Southeast Quarter of Section 9.

EXCEPT the East 330.0 feet of the South 660.0 feet of the Southeast Quarter of the Southeast Quarter of said Section 9. TOGETHER WITH an easement for ingress and egress 20 feet in width between the herein tract and the county road known as Clayton Road located to the West of the herein described tract, over and across the existing access road.

All of Section 10.

All of Section 11.

The Northwest Quarter, and the West Half of the Northeast Quarter of Section 14.

The North Half of the North Half, and the Southwest Quarter of the Northwest Quarter of Section 15.

TOGETHER WITH an easement for a private road over and across the following described lands, from South to North, and upon the line of a road heretofore traveled, approximately on the North and South center line of such lands, as follows: The North Half of the North Half of said Section 4, and the South Half and the South Half of the North Half of Section 33, Township 12 North, Range 44 E.W.M. as acquired by deed recorded in Garfield County Auditor's Book of Deeds 41 at page 591.

EXCEPT rights of way for County Roads.



PLEASE TYPE OR PRINT

REAL ESTATE EXCISE TAX AFFIDAVIT

This form is your receipt

R PRINT CHAPTER 82.45 RCW – CHAPTER 458-61A WAC 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	Name First Christian Church of Pomeroy, Washington, a		2	Name John Lee Hansen, a single person		
SELLER	Washington non-profit corporation Mailing Address P O Box 699 City/State/Zip Pomeroy, WA 99347		BUYER GRANTEE			
				Mailing Address 408 E Broad Avenue		
SEL GRA				City/State/Zip Spokane, WA 99207		
	Phone No. (including area code) (509) 843-1931		Ŭ	Phone No. (including area code) (509) 843-5065		
3	Send all property tax correspondence to: 🖌 Same as Buyer/Grantee	List		and personal property tax parcel account bers – check box if personal property	List assessed value(s)	
Nai	ne		<u>051-2</u>	3-006-2900		
Ma	iling Address					
Cit	//State/Zip	.		□		
Pho	nc No. (including area code)			□		
<u> </u>		1				

4 Street address of property: 451 High St. This property is located in Pomeroy

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

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

Lot 5 and the East half of Lot 6 in Block 23 of Wilson's Addition to the City of Pomeroy.

5 Select Land Use Code(s):			⁷ List all personal property (tangible and intangible) included in selling		
11 - Household, single family units			price.		
enter any additional codes:		<u> </u>			
(See back of last page for instructions)	YES	NO			
Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)?					
6	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?		1			
Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34?		∢	WAC No. (Section/Subsection) Reason for exemption		
Is this property receiving special valuation as historical property per chapter 84.26 RCW?		\checkmark			
If any answers are yes, complete as instructed below.					
(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURE	RENT U	SE)	Type of Document Memorandum of Contract - Warranty Fulfillment Deed		
NEW OWNER(S): To continue the current designation as forest classification as current use (open space, farm and agriculture, or	t land or timber)	land,	Date of Document 917(12-		
you must sign on (3) below. The county assessor must then deta land transferred continues to qualify and will indicate by signing	ermine i	f the If the	Gross Selling Price \$ 30,000.00		
land no longer qualifies or you do not wish to continue the desig	nation o	r uic r	*Personal Property (deduct) \$		
classification, it will be removed and the compensating or addition	onal taxe	es will	Exemption Claimed (deduct) \$		
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		act	Taxable Selling Price \$		
your local county assessor for more information.			Excise Tax : State \$ 384.00		
This land does does not qualify for continuance.			0.0025 Local \$75.00		
			*Delinguent Interest: State \$		
DEPUTY ASSESSOR	DATE		Local \$		
(2) NOTICE OF COMPLIANCE (HISTORIC PROPE			*Delinquent Penalty \$		
NEW OWNER(S): To continue special valuation as historic sign (3) below. If the new owner(s) does not wish to continue	property	/,	Subtotal \$459.00		
sign (3) below. If the new owner(s) does not wish to continue, additional tax calculated pursuant to chapter 84.26 RCW, shall payable by the seller or transferor at the time of sale.		ie and	*State Technology Fee \$5.00		
(3) OWNER(S) SIGNATURE			*Affidavit Processing Fee \$		
			Total Due \$ 464.00		
PRINT NAME			A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS		
8 I CERTIFY UNDER PENALTY	OF PER	JURY	THAT THE FOREGOING IS TRUE AND CORRECT.		
Signature of Grantor or Grantor's Agent <u>Teto</u> furbut			Signature of Grantee or Grantee's Agent # Hun lee hausen		
Name (print) Todd Ruchert			Name (print) John Lee Hansen		
Date & city of signing: // S/12, Pomeroy, WA			Date & city of signing: 9/ 1/12, Wilbur, WA		
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	risonme nd dolla	nt in the urs (\$5 ,0	e state correctional institution for a maximum term of not more than five years, or by a 000.00), or py beth imprisonment and fine (RCW 9A.20.020 (1C)).		
REV 84 0001ac (6/28/12) THIS S	1 11	- <i>11</i> '	1 1 2012 COUNTY TREASURER		
-		U LI			
	KA	REN	ROOSEVELT 224		
GA	NUEL				