

REAL ESTATE EXCISE TAX AFFIDAVIT

This form is your receipt
when stamped by cashier.

PLEASE TYPE OR PRINT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

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

(See back of last page for instructions)

☐ Check box if partial sale of property

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

1 SELLER GRANTOR	Name <u>Genevieve A. Geib, a single person</u>	2 BUYER GRANTEE	Name <u>Paula Marie Williamson, a married person as her sole and</u> <u>separate property</u>
	Mailing Address <u>8895 Alderson Rd E</u>		Mailing Address <u>2304 Brantford Court</u>
	City/State/Zip <u>Wilbur, WA 99185</u>		City/State/Zip <u>Walnut Creek, CA 94596</u>
	Phone No. (including area code) <u>(509) 647-5782</u>		Phone No. (including area code) <u>(925) 938-2377 932-5988</u>
3 Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers – check box if personal property	
Name _____		See attached Exhibit "A" <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>816,998</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)

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

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)	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: <u>B</u> WAC No. (Section/Subsection) <u>458-61A-201(1)</u> Reason for exemption <u>Gift from mother to daughter</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? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> Is this property receiving special valuation as historical property per chapter 84.26 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input 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>Christopher M. Luck</u> <u>8-30-2012</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>Paula Marie Williamson</u> PRINT NAME <u>PAULA MARIE WILLIAMSON</u>	Type of Document <u>Gift Deed</u> Date of Document <u>8-27-12</u> Gross Selling Price \$ _____ 0.00 *Personal Property (deduct) \$ _____ Exemption Claimed (deduct) \$ _____ Taxable Selling Price \$ _____ 0.00 Excise Tax : State \$ _____ 0.00 <u>0.0025</u> Local \$ _____ 0.00 *Delinquent Interest: State \$ _____ Local \$ _____ *Delinquent Penalty \$ _____ Subtotal \$ _____ 0.00 *State Technology Fee \$ _____ 5.00 *Affidavit Processing Fee \$ _____ 5.00 Total Due \$ _____ 10.00 <u>CK</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>Genevieve A. Geib</u>	Signature of Grantee or Grantee's Agent <u>Paula Marie Williamson</u>
Name (print) <u>Genevieve A. Geib</u>	Name (print) <u>Paula Marie Williamson</u>
Date & city of signing: <u>8/27/12, Wilbur, WA</u>	Date & city of signing: <u>8/27/12, Wilbur, 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
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.
2. ☐ Grantor (seller) has made and will continue to make 100% of the payments on total debt of \$ _____ and has not received any consideration towards equity. No tax is due.
3. ☐ Grantee (buyer) has made and will continue to make 100% of the payments on total debt of \$ _____ and has not paid grantor (seller) any consideration towards equity. No tax is due.
4. ☐ Grantor (seller) and grantee (buyer) have made and will continue to make payments from joint account on 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.

Genevieve A. Gedi
Grantor's Signature

Paul Marie Williamson
Grantee's Signature

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

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

EXHIBIT "A"

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 $89^{\circ}24'24''$ West 5357.20 feet to the Southwest corner of said Section 17;

thence North $88^{\circ}36'02''$ East 2298.14 to a point on the centerline of the Kirby-Mayview Road, and the True Point of Beginning;

thence North $50^{\circ}11'22''$ West 44.71 feet, leaving said centerline;

thence North $09^{\circ}30'11''$ East 106.26 feet; thence North $50^{\circ}30'38''$ East 75.53 feet;

thence North $28^{\circ}23'17''$ East 101.43 feet; thence North $46^{\circ}35'46''$ East 354.52 feet;

thence North $30^{\circ}42'09''$ East 273.79 feet; thence North $09^{\circ}26'41''$ West 74.63 feet;

thence North $47^{\circ}51'55''$ East 48.42 feet; thence North $68^{\circ}51'16''$ East 141.90 feet;

thence North $52^{\circ}41'04''$ East 80.18 feet; thence North $41^{\circ}16'33''$ East 453.01 feet;

thence North $35^{\circ}26'39''$ East 320.69 feet; thence North $46^{\circ}10'45''$ East 186.46 feet;

thence North $54^{\circ}02'34''$ East 95.43 feet; thence North $23^{\circ}10'48''$ East 96.13 feet;

thence North $32^{\circ}57'43''$ East 144.36 feet;

thence South $50^{\circ}35'49''$ East 180.34 feet; returning to said centerline;

thence South $43^{\circ}04'46''$ West 1225.69 feet to a point of curve (PC);

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

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

thence South $39^{\circ}48'38''$ 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:

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

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.

REAL ESTATE EXCISE TAX AFFIDAVIT

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CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

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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>Joshua F. Grant, Trustee of the Garth A. Bull, Sr.</u>	2 BUYER GRANTEE	Name <u>First Christian Church of Pomeroy, Washington, a Washington</u>
	<u>Trust 2, a trust</u>		<u>non-profit corporation</u>
	Mailing Address <u>P O Box 619</u>		Mailing Address <u>P O Box 699</u>
	City/State/Zip <u>Wilbur, WA 99185</u>		City/State/Zip <u>Pomeroy, WA 99347</u>
	Phone No. (including area code) <u>(509) 647-5578</u>		Phone No. (including area code) _____

3	Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee	List all real and personal property tax parcel account numbers – check box if personal property	List assessed value(s)
	Name _____		
	Mailing Address _____		
	City/State/Zip _____		
	Phone 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):

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"/>

	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) 458-61A-210

Reason for exemption

Irrevocable Trust

Type of Document Special Warranty Deed

Date of Document 8/24/12

Gross Selling Price \$	0.00
*Personal Property (deduct) \$	
Exemption Claimed (deduct) \$	
Taxable Selling Price \$	0.00
Excise Tax : State \$	0.00
<u>0.0000</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>Joshua F. Grant, Trustee</u>	Name (print) <u>Joshua F. Grant</u>
Date & city of signing: <u>8/24/12, Wilbur, WA</u>	Date & city of signing: <u>8/24/12, Wilbur, 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)).

FILEDRECORDED IN _____
BOOK _____ PAGE _____

MAR 18 1991

No. 2438
LAST WILL AND TESTAMENT
OF

COUNTY CLERK
GARFIELD COUNTY, WASH.**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.

ARTICLE II: 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.

Garth A Bull
Testator

ARTICLE III: 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

Garth A Bull
Testator

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.

ARTICLE V: 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 20 day of March, 1985.

Garth A Bull
Testator

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>Shannon M. Hawthorne and Dorothy J. Tiede, Co-Trustees</u>	2 BUYER GRANTEE	Name <u>Shannon M. Hawthorne Dorothy J. Tiede Michael F. McGough</u>
	under the <u>McGough Living Trust Dated January 8, 1998</u>		<u>Mary C. McGough George E. McGough Megan E. Cormier ea. 1/36 int.</u>
	Mailing Address <u>1239 SW Normandy Terrace</u>		Mailing Address <u>1239 SW Normandy Terrace</u>
	City/State/Zip <u>Normandy Park, WA 98166</u>		City/State/Zip <u>Normandy Park, WA 98166</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 _____		2-012-42-003-4000 <input type="checkbox"/>	
Mailing Address _____		2-012-42-004-1000 <input type="checkbox"/>	
City/State/Zip _____		2-013-42-032-1010 <input type="checkbox"/>	
Phone No. (including area code) _____		2-013-42-033-1000 <input type="checkbox"/>	
		List assessed value(s) <u>164,893</u> <u>253,703</u> <u>37,768</u> <u>55,347</u>	

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 Rng 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):
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.

Keshia Vordermeegen 9/4/12
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.

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

WAC No. (Section/Subsection) 458-61A-202(3)(b)

Reason for exemption

Inheritance Transfer

Type of Document Trustee's Deed

Date of Document 8-29-12

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

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

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

Signature of Shannon Hawthorne
Grantor or Grantor's Agent Dorothy Tiede
Name (print) Shannon M. Hawthorne and Dorothy J. Tiede
Date & city of signing: 8-29-12 Burien, Wa

Signature of Shannon Hawthorne
Grantee or Grantee's Agent Dorothy Tiede
Name (print) Shannon M. Hawthorne and Dorothy J. Tiede
Date & city of signing: 8-29-12 Burien, Wa


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

STATE OF WASHINGTON DEPARTMENT OF HEALTH

Local File Number **13400**

Washington State Certificate of Death

State File Number

1. Legal Name (include AKA's if any) First Middle LAST Suffix Francis P. McGough				2. Death Date 10/26/2007	
3. Sex (M/F) Male	4a. Age - Last Birthday 78	4b. Under 1 Year Months Days 10 26	4c. Under 1 Day Hours Minutes 10 26	5. Social Security Number 519-24-9451	6. County of Death Grant
7. Birthdate 03/16/1929		8a. Birthplace (City, Town, or County) Spokane	8b. (State or Foreign Country) Washington	9. Decedent's Education BA Degree	
10. Was Decedent of Hispanic Origin? (Yes or No) If yes, specify. No			11. Decedent's Race(s) White		12. Was Decedent ever in U.S. Armed Forces? No
13a. Residence: Number and Street (e.g., 624 SE 3 rd St.) (Include Apt. No.) 94 Pelican Pl N.E.				13b. City or Town Moses Lake	
13c. Residence: County Grant		13d. Tribal Reservation Name (if applicable) ---	13e. State or Foreign Country Washington		13f. Zip Code + 4 98837
14. Estimated length of time at residence. 41 Years		15. Marital Status at Time of Death Married		16. Surviving Spouse's Name (Give name prior to first marriage) Martha Burns	
17. Usual Occupation (Indicate type of work done during most of working life. (DO NOT USE RETIRED).) Salesman			18. Kind of Business/Industry (Do not use Company Name) Sheet Metal		
19. Father's Name (First, Middle, Last, Suffix) John McGough			20. Mother's Name Before First Marriage (First, Middle, Last) Florence Witt		
21. Informant's Name Megan Cormier		22. Relationship to Decedent Daughter		23. Mailing Address: Number and Street or RFD No. City or Town State Zip 94 Pelican Pl N.E., Moses Lake, WA 98837	
24. Place of Death, if Death Occurred in a Hospital: Decedent's Home					
25. Facility Name (if not a facility, give number & street or location) 94 Pelican Pl N.E.			26a. City, Town, or Location of Death Moses Lake		26b. State WA
27. Zip Code 98837		28. Method of Disposition Cremation			
29. Place of Final Disposition (Name of cemetery, crematory, other place) Columbia Basin Crematory		30. Location-City/Town, and State Moses Lake, WA			
31. Name and Complete Address of Funeral Facility Kayser's Chapel of Memories Inc., 831 S. Pioneer Way, Moses Lake, WA 98837			32. Date of Disposition 10/29/2007		
33. Funeral Director Signature X 					

Part 1 completed by Funeral Director

Part 2 completed by Certifier

34. Enter the <u>chain of events</u> - diseases, injuries, or complications - that directly caused the death. DO NOT enter terminal events such as cardiac arrest, respiratory arrest, or ventricular fibrillation without showing the etiology. DO NOT ABBREVIATE. Add additional lines if necessary.					
IMMEDIATE CAUSE (Final disease or condition resulting in death) → a. Adenocarcinoma of colon with metastasis				Interval between Onset & Death Months	
Due to (or as a consequence of):				Interval between Onset & Death	
Sequentially list conditions, if any, leading to the cause listed on line a. Enter the UNDERLYING CAUSE (disease or injury that initiated the events resulting in death) LAST				Interval between Onset & Death	
Due to (or as a consequence of):				Interval between Onset & Death	
Due to (or as a consequence of):				Interval between Onset & Death	
Due to (or as a consequence of):				Interval between Onset & Death	
35. Other significant conditions contributing to death but not resulting in the underlying cause given above				36. Autopsy? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
37. Were autopsy findings available to complete the Cause of Death? <input type="checkbox"/> Yes <input type="checkbox"/> No					
38. Manner of Death <input checked="" type="checkbox"/> Natural <input type="checkbox"/> Homicide <input type="checkbox"/> Accident <input type="checkbox"/> Undetermined <input type="checkbox"/> Suicide <input type="checkbox"/> Pending		39. If female <input type="checkbox"/> Not pregnant within past year <input type="checkbox"/> Not pregnant, but pregnant within 42 days before death <input type="checkbox"/> Pregnant at time of death <input type="checkbox"/> Not pregnant, but pregnant 43 days to 1 year before death <input type="checkbox"/> Unknown if pregnant within the past year		40. Did tobacco use contribute to death? <input type="checkbox"/> Yes <input type="checkbox"/> Probably <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown	
41. Date of Injury (MM/DD/YYYY)	42. Hour of Injury (24hrs)	43. Place of Injury (e.g., Decedent's home, construction site, restaurant, wooded area)		44. Injury at Work? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unk	
45. Location of Injury: Number & Street Apt. No. City or Town County State Zip Code + 4					
46. Describe how injury occurred				47. If transportation injury, specify: <input type="checkbox"/> Driver/Operator <input type="checkbox"/> Pedestrian <input type="checkbox"/> Passenger <input type="checkbox"/> Other (Specify)	
48a. Certifying Physician - (Name, Address, Phone, License No.) X Allen Quinn, D.O.				48b. Medical Examiner/Coroner - (Name, Address, Phone, License No.) X 98837	
49. Name and Address of Certifier - Physician, Medical Examiner or Coroner (Type or Print) Allen Quinn, D.O., 1550 S. Pioneer Way, Ste. 200, Moses Lake, WA				50. Hour of Death (24hrs) 2:15	
51. Name and Title of Attending Physician if other than Certifier (Type or Print)				52. Date Signed (MM/DD/YYYY) 10-29-2007	
53. Title of Certifier D.O.	54. License Number WA 0P00001193	55. ME/Coroner File Number		56. Was case referred to ME/Coroner? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
57. Registrar Signature X Vicky L. Rutherford, Deputy Registrar				58. Date Received (MM/DD/YYYY) 10/29/2007	
59. Amendments					

STATE OF WASHINGTON DEPARTMENT OF HEALTH

Local File Number **13489**

Washington State Certificate of Death

State File Number

Part 1 completed by Funeral Director

Part 2 completed by Certifier

1. Legal Name (Include AKA's if any): First Middle LAST MARTHA JANE McGOUGH				2. Death Date Nov. 28, 2011	
3. Sex (M/F) Female	4a. Age - Last Birthday 79	4b. Under 1 Year Months Days 0 0	4c. Under 1 Day Hours Minutes 0 0	5. Social Security Number 519-34-4867	6. County of Death Grant
7. Birthdate Dec. 24, 1931		8a. Birthplace (City, Town, or County) Pomeroy	8b. (State or Foreign Country) Washington	9. Decedent's Education Bachelor's Degree	
10. Was Decedent of Hispanic Origin? (Yes or No) If yes, specify. No			11. Decedent's Race(s) White		12. Was Decedent ever in U.S. Armed Forces? No
13a. Residence: Number and Street (e.g., 324 SE 5 th St.) (Include Apt. No.) 816 E. Plum				13b. City or Town Moses Lake	
13c. Residence: County Grant		13d. Tribal Reservation Name (if applicable)		13e. State or Foreign Country Washington	13f. Zip Code + 4 98837
14. Estimated length of time at residence. 4 1/2 years		15. Marital Status at Time of Death Widowed		16. Surviving Spouse's or Domestic Partner's Name (Give name prior to first marriage)	
17. Usual Occupation (Indicate type of work done during most of working life. (DO NOT USE RETIRED)) School Teacher				18. Kind of Business/Industry (Do not use Company Name) Education	
19. Father's Name (First, Middle, Last, Suffix) Oscar Burns			20. Mother's Name Before First Marriage (First, Middle, Last) Ida Mae Johnson		
21. Informant's Name Megan Cormier		22. Relationship to Decedent Daughter		23. Mailing Address: Number and Street or RFD No. City or Town State Zip 16098 Road 2 S.E., Moses Lake, WA 98837	
24. Place of Death, if Death Occurred in a Hospital: Long Term Care Facility					
25. Facility Name (if not a facility, give number & street or location) LakeRidge Solana Alzheimer's Care Center				26a. City, Town, or Location of Death Moses Lake	26b. State WA
28. Method of Disposition Cremation		29. Place of Final Disposition (Name of cemetery, crematory, other place) Columbia Basin Crematory		30. Location-City/Town, and State Moses Lake, Washington	
31. Name and Complete Address of Funeral Facility Kayser's Chapel of Memories, Inc., Moses Lake, Washington 98837				32. Date of Disposition Nov. 29, 2011	
33. Funeral Director Signature X Cerald W. Kayser					

Cause of Death (See instructions and examples)					
34. Enter the chain of events - diseases, injuries, or complications - that directly caused the death. DO NOT enter terminal events such as cardiac arrest, respiratory arrest, or ventricular fibrillation without showing the etiology. DO NOT ABBREVIATE. Add additional lines if necessary.					
IMMEDIATE CAUSE (Final disease or condition resulting in death)		a. Alzheimer's Disease - end stage		Interval between Onset & Death four years	
Sequentially list conditions, if any, leading to the cause listed on line a. Enter the UNDERLYING CAUSE (disease or injury that initiated the events resulting in death) LAST		b.		Interval between Onset & Death	
		c.		Interval between Onset & Death	
		d.		Interval between Onset & Death	
35. Other significant conditions contributing to death but not resulting in the underlying cause given above DM type 2, Hypertension, osteoporosis				36. Autopsy? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
38. Manner of Death <input checked="" type="checkbox"/> Natural <input type="checkbox"/> Homicide <input type="checkbox"/> Accident <input type="checkbox"/> Undetermined <input type="checkbox"/> Suicide <input type="checkbox"/> Pending				39. If female <input checked="" type="checkbox"/> Not pregnant within past year <input type="checkbox"/> Not pregnant, but pregnant within 42 days before death <input type="checkbox"/> Pregnant at time of death <input type="checkbox"/> Not pregnant, but pregnant 43 days to 1 year before death <input type="checkbox"/> Unknown if pregnant within the past year	
41. Date of Injury (mm/dd/yyyy)		42. Hour of Injury (24hrs)		43. Place of Injury (e.g., Decedent's home, construction site, restaurant, wooded area)	
45. Location of Injury: Number & Street: Apt. No.				47. If transportation injury, specify: <input type="checkbox"/> Driver/Operator <input type="checkbox"/> Pedestrian <input type="checkbox"/> Passenger <input type="checkbox"/> Other (Specify)	
46. Describe how injury occurred				44. Injury at Work? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unk	
48a. Certifying Physician: [Signature]			48b. Medical Examiner/Coroner: [Signature]		
49. Name and Address of Certifier - Physician, Medical Examiner or Coroner (Type or Print) Kristy Thompson, DO, 165 Granger St Moses Lake WA				50. Hour of Death (24hrs) 0330	
51. Name and Title of Attending Physician (if other than Certifier) (Type or Print)				52. Date Signed (mm/dd/yyyy) 11/28/2011	
53. Title of Certifier DO		54. License Number 000002271		55. ME/Coroner File Number	
57. Registrar Signature [Signature]				58. Date Received (mm/dd/yyyy) 11-29-2011	
59. Attender(s)					

DOH C1-003 (2/10)

THIS IS A CERTIFIED COPY OF THE RECORD ON FILE WITH CENTER FOR HEALTH STATISTICS. CERTIFIED COPY MUST HAVE THE OFFICIAL SEAL

MCGOUGH LIVING TRUST

Article One

Trust Creation

Section 1. Parties to Our Trust

Our Trust Agreement, dated JAN 08 1998, 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 08 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 08 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.

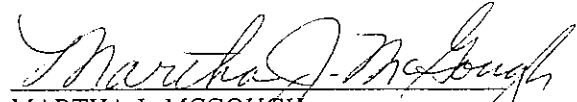
f. Death of Incapacitated or Underage Beneficiary

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.

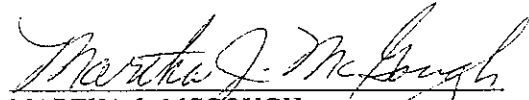
Trustors:


FRANCIS P. MCGOUGH


MARTHA J. MCGOUGH

Trustees:


FRANCIS P. MCGOUGH


MARTHA J. MCGOUGH

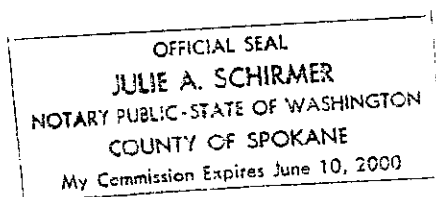
STATE OF WASHINGTON)

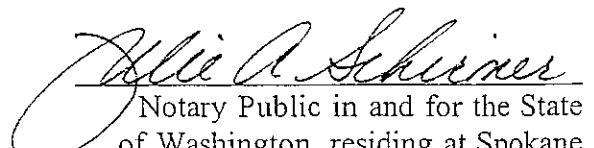
SS

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.

Dated: JAN 08 1998




Notary Public in and for the State
of Washington, residing at Spokane
My commission expires: 12/10/00

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

EXHIBIT A

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 $17^{\circ} 38'$ East two hundred feet; thence North $6^{\circ} 10'$ East two hundred seventy-five feet; thence North $0^{\circ} 45'$ East three hundred and fifteen feet; thence North $11^{\circ} 10'$ East three hundred ninety-five feet; thence North $23^{\circ} 10'$ West two hundred seventy feet; thence North $4^{\circ} 45'$ East five hundred seventy-five feet; thence North $8^{\circ} 20'$ East three hundred twenty feet; thence North $7^{\circ} 10'$ West one hundred sixty feet; thence North $28^{\circ} 45'$ West one hundred eighty feet; thence North $58^{\circ} 45'$ West Two hundred forty-five feet; thence North 86° West two hundred fifteen feet; thence North $85^{\circ} 10'$ West five hundred thirty feet; thence North $5^{\circ} 15'$ West one thousand sixty feet; thence North $9^{\circ} 50'$ 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 $9^{\circ} 30'$ West 5.75 chains, thence North $11^{\circ} 30'$ East 6 chains, thence North $20^{\circ} 30'$ East 5 chains, thence North $28^{\circ} 30'$ 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 Southwest Quarter of the Southeast Quarter; the East Half of the Southeast Quarter and the Southeast Quarter of the Northeast Quarter of Section 32; the South Half of the Northwest Quarter, 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, thence running South $0^{\circ} 35'$ West 215 feet, thence South $36^{\circ} 30'$

EXHIBIT A

Page 2 of 2

West 200 feet; thence South $0^{\circ} 10'$ East 290 feet, thence South 15° West 150 feet, thence South 24° West 480 feet, thence South $26^{\circ} 20'$ West 250 feet, thence South $20^{\circ} 30'$ West 330 feet, thence South $7^{\circ} 15'$ West 470 feet, thence South 3° East 290 feet, thence South $3^{\circ} 30'$ West 220 feet, thence South 23° East 130 feet, thence West 110 feet, thence North $12^{\circ} 50'$ West 380 feet, thence North $4^{\circ} 50'$ East 300 feet thence North $12^{\circ} 40'$ East 260 feet, thence North $21^{\circ} 30'$ East 300 feet, thence North $25^{\circ} 30'$ East 800 feet, thence North $3^{\circ} 45'$ 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, Township 13 North, Range 42, East of the Willamette Meridian, thence South 31° East 150 feet, thence South 11° East 120 feet, thence South $18^{\circ} 50'$ West 190 feet, thence South $35^{\circ} 20'$ East 210 feet, thence North $4^{\circ} 30'$ East 370 feet, thence North $18^{\circ} 30'$ East 530 feet; thence North 11° East 150 feet, thence North 5° West 150 feet, thence North $20^{\circ} 15'$ West 580 feet, thence North $13^{\circ} 30'$ West 380 feet, thence North 1° East 440 feet, thence North 16° West 340 feet, thence North 220 feet, thence South 16° East 550 feet, thence South $13^{\circ} 30'$ East 350 feet, thence South $20^{\circ} 15'$ East 600 feet, thence South 5° East 180 feet, thence South 11° West 170 feet, thence South $18^{\circ} 30'$ West 540 feet, thence South $4^{\circ} 30'$ West 420 feet, thence South 24° East 120 feet, thence South $1^{\circ} 30'$ East 140 feet, thence South 74° West 110 feet, thence North 56° West 90 feet, thence North $1^{\circ} 30'$ East 150 feet, thence North $10^{\circ} 30'$ West 130 feet, thence North $35^{\circ} 20'$ West 190 feet, thence North $18^{\circ} 50'$ East 215 feet, thence North 11° West 115 feet, thence North 31° West 170 feet, thence East 65 feet to the place of beginning. Also, excepting the following described tract: Beginning at the center of the Southeast Quarter of Section 32, Township 13 North, Range 42, East of the Willamette Meridian, thence running North 2280 feet, thence South 16° East 340 feet, thence South 1° West 440 feet, thence South $13^{\circ} 30'$ East 380 feet, thence South $20^{\circ} 15'$ East 580 feet, thence South 5° East 150 feet, thence South 11° West 150 feet, thence South $18^{\circ} 30'$ West 530 feet, thence South $4^{\circ} 30'$ West 370 feet, thence North $35^{\circ} 20'$ West 210 feet, thence North $18^{\circ} 50'$ East 190 feet, thence North 11° West 120 feet, thence North 31° West 150 feet to the place of beginning.

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

This form is your receipt
when stamped by cashier

2242

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>Estate of Kenneth O. Miller</u>	2 BUYER GRANTEE	Name <u>Kenneth O. Miller Disclaimer Trust</u>
	Mailing Address <u>366 E Beach Street</u>		Mailing Address <u>366 E Beach Street</u>
	City/State/Zip <u>Watsonville, CA 95076</u>		City/State/Zip <u>Watsonville, CA 95076</u>
	Phone No.(including area code) _____		Phone No.(including area code) _____
3 Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee Name <u>Ethlyn Miller</u> Mailing Address <u>c/o 366 E Beach Street</u> City/State/Zip <u>Watsonville, CA 95076</u> Phone No.(including area code) _____		List all real and personal property tax parcel account numbers - check box if personal property <u>1-070-32-006-1040</u> <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/>	
		List Assessed value(s) <u>152,767</u>	

4 Street address of property: 1799 Main Street, Pomeroy, WA

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)

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.

<p>5 Select Land Use Code(s): <u>11 - Household, single family units 83</u> enter any additional codes: _____ (See back of last page for instructions)</p> <table border="0"> <tr> <td></td> <td>YES</td> <td>NO</td> </tr> <tr> <td>Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)?</td> <td><input type="radio"/></td> <td><input checked="" type="radio"/></td> </tr> </table>		YES	NO	Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)?	<input type="radio"/>	<input checked="" type="radio"/>	<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: WAC No. (Section/Subsection) <u>458-61A-202 (7c)</u> Reason for Exemption <u>Inheritance: Garfield County Probate Cause No: 11-4-00009-0, Estate of Kenneth O. Miller</u></p>									
	YES	NO														
Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)?	<input type="radio"/>	<input checked="" type="radio"/>														
<p>6</p> <table border="0"> <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="radio"/></td> <td><input checked="" type="radio"/></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="radio"/></td> <td><input type="radio"/></td> </tr> <tr> <td>Is this property receiving special valuation as historical property per chapter 84.26 RCW?</td> <td><input type="radio"/></td> <td><input checked="" type="radio"/></td> </tr> <tr> <td>If any answers are yes, complete as instructed below.</td> <td><input type="radio"/></td> <td><input type="radio"/></td> </tr> </table> <p>(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNERS(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="radio"/> does <input type="radio"/> does not qualify for continuance.</p> <p><u>Kerida Vobeckmeegen</u> <u>9/16/12</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 _____</p> <p>PRINT NAME _____</p>		YES	NO	Is this property designated as forest land per chapter 84.33 RCW?	<input type="radio"/>	<input checked="" type="radio"/>	Is this property classified as current use (open space, farm, and agricultural, or timber) land per chapter 84.34?	<input checked="" type="radio"/>	<input type="radio"/>	Is this property receiving special valuation as historical property per chapter 84.26 RCW?	<input type="radio"/>	<input checked="" type="radio"/>	If any answers are yes, complete as instructed below.	<input type="radio"/>	<input type="radio"/>	<p>Type of Document <u>Personal Representative's Deed</u> Date of Document <u>8/23/12</u> Gross Selling Price \$ <u>0.00</u> *Personal Property (deduct) \$ _____ Exemption Claimed (deduct) \$ _____ Taxable Selling Price \$ <u>0.00</u> Excise Tax : State \$ <u>0.00</u> <u>0.0025</u> Local \$ <u>0.00</u> *Delinquent Interest Penalty \$ _____ Local \$ _____ *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></p> <p>A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS</p>
	YES	NO														
Is this property designated as forest land per chapter 84.33 RCW?	<input type="radio"/>	<input checked="" type="radio"/>														
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If any answers are yes, complete as instructed below.	<input type="radio"/>	<input type="radio"/>														

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

Signature of Grantor or Grantor's Agent: <u>Ethlyn C. Miller</u>	Signature of Grantee or Grantee's Agent: <u>Ethlyn C. Miller</u>
Name (Print): <u>Ethlyn C. Miller, personal representative</u>	Name (Print): <u>Ethlyn C. Miller, Trustee</u>
Date & city of signing: <u>08/23/12 Watsonville, CA</u>	Date & city of signing: <u>08/23/12 Watsonville, CA</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.

REV 84 0001ax (2/2/11) THIS SPACE - TREASURER'S USE ONLY

KAREN ROOSEVELT
GARFIELD COUNTY TREASURER

COUNTY TREASURER

2242

ME

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 $73^{\circ}6'$ along Northerly side of Depot Grounds or Main Street to a point which bears South $73^{\circ}6'$ 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 Southwest quarter at a point 10 feet South of Northeast corner of said forty-acre tract; thence South on East line 10 feet; thence East 120 feet; thence North 20 feet to North line of South half of Southwest quarter of said Section; 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

FILED
NOV 25 2011
Jennie Cox
CITY CLERK
GARFIELD COUNTY, WASH.

SUPERIOR COURT OF WASHINGTON FOR GARFIELD COUNTY

In the Matter of the Estate of) NO. 11-4-00009-0
KENNETH O. MILLER,)
Deceased.)
_____)

LETTERS TESTAMENTARY

STATE OF WASHINGTON)
County of Garfield) ss.

WHEREAS, the Last Will and Testament of KENNETH O. MILLER, deceased, was on the 25th day of May, 2011 duly exhibited, proven and recorded in our said Superior Court, and WHEREAS, it appears in and by said Will that ETHLYN C. MILLER is appointed Personal Representative therein, and

WHEREAS, said ETHLYN C. MILLER is duly qualified;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that we do hereby authorize the said ETHLYN C. MILLER, to execute said Will according to law.

WITNESS my hand and the seal of said Court, this 16th day of Sept., 2012.

Jennie Cox Dep.
Clerk of Superior Court

LETTERS TESTAMENTARY

RICHARD D. BURNS
ATTORNEY AT LAW
Depot Building
P.O. Box 820
Pomeroy, WA 99347
(509) 843-1396

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)

2243

☐ Check box if partial sale of property

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

1 SELLER GRANTOR	Name <u>Estate of Kenneth O. Miller</u>	2 BUYER GRANTEE	Name <u>Kenneth O. Miller Disclaimer Trust</u>
	Mailing Address <u>366 E Beach Street</u>		Mailing Address <u>366 E Beach Street</u>
	City/State/Zip <u>Watsonville, CA 95076</u>		City/State/Zip <u>Watsonville, CA 95076</u>
	Phone No.(including area code) _____		Phone No.(including area code) _____
3 Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers - check box if personal property	
Name <u>Ethlyn Miller</u>		<u>2-012-42-032-1000</u> <input type="checkbox"/>	
Mailing Address <u>c/o 366 E Beach Street</u>		<u>2-012-42-032-2000</u> <input type="checkbox"/>	
City/State/Zip <u>Watsonville, CA 95076</u>		<input type="checkbox"/>	
Phone No.(including area code) _____		<input type="checkbox"/>	
		List Assessed value(s) <u>120,251</u> <u>85,768</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)

Parts 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): <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. _____ _____ _____ _____ _____ If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) <u>458-61A-202 (7c)</u> Reason for Exemption <u>Inheritance: Garfield County Probate Cause No:</u> <u>11-4-00009-0, Estate of Kenneth O. Miller</u>						
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If any answers are yes, complete as instructed below. <table border="0"><tr><td></td><td><input type="radio"/></td><td><input type="radio"/></td></tr></table>		<input type="radio"/>	<input type="radio"/>	Exemption Claimed (deduct) \$ _____			
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(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNERS(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="radio"/> does <input type="radio"/> does not qualify for continuance.	Taxable Selling Price \$ <u>0.00</u>						
<u>Keshia VonDamm</u> <u>9/16/12</u> DEPUTY ASSESSOR DATE	Excise Tax : State \$ <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.	<u>0.0025</u> Local \$ <u>0.00</u>						
(3) OWNER(S) SIGNATURE _____ PRINT NAME	*Delinquent Interest Penalty \$ _____ Local \$ _____ *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>Ethlyn C. Miller</u>	Signature of Grantee or Grantee's Agent: <u>Ethlyn C. Miller</u>
Name (Print): <u>Ethlyn C. Miller, personal representative</u>	Name (Print): <u>Ethlyn C. Miller, Trustee</u>
Date & city of signing: <u>08/23/12 Watsonville, CA</u>	Date & city of signing: <u>08/23/12 Watsonville, CA</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.	
REV 84 0001ax (2/2/11)	COUNTY TREASURER

KAREN ROOSEVELT
GARFIELD COUNTY TREASURER

2243

FILED
MAY 25 2011
Donna Cox
COUNTY CLERK
GARFIELD COUNTY, WASH.

SUPERIOR COURT OF WASHINGTON FOR GARFIELD COUNTY

In the Matter of the Estate of) NO. 11-4-00009-0
KENNETH O. MILLER,)
Deceased.)
_____)

LETTERS TESTAMENTARY

STATE OF WASHINGTON)
County of Garfield) ss.

WHEREAS, the Last Will and Testament of KENNETH O. MILLER, deceased, was on the 25th day of May, 2011 duly exhibited, proven and recorded in our said Superior Court, and WHEREAS, it appears in and by said Will that ETHLYN C. MILLER is appointed Personal Representative therein, and

WHEREAS, said ETHLYN C. MILLER is duly qualified;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that we do hereby authorize the said ETHLYN C. MILLER, to execute said Will according to law.

WITNESS my hand and the seal of said Court, this 16th day of Sept., 2012.

Donna Cox
Clerk of Superior Court

LETTERS TESTAMENTARY

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 $73^{\circ} 06'$ East along said northerly line 68.6 feet to a point which bears South $73^{\circ} 06'$ 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 South on said East line 10 feet; thence East 120 feet; 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 $00^{\circ}01'$ West 383.9 feet; thence North $89^{\circ}59'$ East 400 feet; thence South $00^{\circ}01'$ East 400.0 feet; thence North $89^{\circ}59'$ East 400.0 feet to a point of intersection with the East line of said Section 32; thence South $00^{\circ}01'$ 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

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>Harold N. Heitstuman and Lois D. Heitstuman, husband and wife</u>	2 BUYER GRANTEE	Name <u>Clayton Road Ranch, LLC, a Washington limited liability company</u>
	Mailing Address <u>2210 3rd Avenue</u>		Mailing Address <u>2210 3rd Avenue</u>
	City/State/Zip <u>Clarkston, WA 99403</u>		City/State/Zip <u>Clarkston, WA 99403</u>
	Phone No. (including area code) <u>(509) 758-9690</u>		Phone No. (including area code) <u>(509) 758-9690</u>
3 Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee		4 List all real and personal property tax parcel account numbers – check box if personal property	
Name _____		See Exhibit A attached <input type="checkbox"/>	
Mailing Address _____		<input type="checkbox"/>	
City/State/Zip _____		<input type="checkbox"/>	
Phone No. (including area code) _____		<input type="checkbox"/>	
		List assessed value(s) <u>735,021</u>	

4 Street address of property: _____

This property is located in Garfield County

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

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

See Exhibit A attached.

5 Select Land Use Code(s):
83 - Agriculture classified under current use chapter 84.34 RCW

enter any additional codes: _____

(See back of last page for instructions)

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

6

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

If any answers are yes, complete as instructed below.

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

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

This land ☒ does ☐ does not qualify for continuance.

Laura Smith 9/10/12
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

Harold N. Heitstuman
PRINT NAME

Harold N. Heitstuman, Manager

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)(e)

Reason for exemption

Contribution from members to LLC treated as a partnership for federal tax purposes where gain is not recognized under IRC of 1986, Section 721.

Type of Document Quitclaim Deed

Date of Document 9-4-12

Gross Selling Price \$	0.00
*Personal Property (deduct) \$	0.00
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 Cks

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>Harold N. Heitstuman</u>	Signature of Grantee or Grantee's Agent <u>Harold N. Heitstuman</u>
Name (print) <u>Harold N. Heitstuman</u>	Name (print) <u>Harold N. Heitstuman, Manager</u>
Date & city of signing: <u>9-4-12 Clarkston</u>	Date & city of signing: <u>9-4-12 Clarkston</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

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; 2-011-44-011-1000; 2-011-44-014-2000; 2-011-44-015-111 / 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.

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>First Christian Church of Pomeroy, Washington, a</u>	2 BUYER GRANTEE	Name <u>John Lee Hansen, a single person</u>
	<u>Washington non-profit corporation</u>		
	Mailing Address <u>P O Box 699</u>		Mailing Address <u>408 E Broad Avenue</u>
	City/State/Zip <u>Pomeroy, WA 99347</u>		City/State/Zip <u>Spokane, WA 99207</u>
	Phone No. (including area code) <u>(509) 843-1931</u>		Phone No. (including area code) <u>(509) 843-5065</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)	
	Name _____			<u>1-051-23-006-2900</u> <input type="checkbox"/>
	Mailing Address _____			<input type="checkbox"/>
	City/State/Zip _____			<input type="checkbox"/>
	Phone No. (including area code) _____	<input type="checkbox"/>		

4 Street address of property: 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):

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"/>

	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 Memorandum of Contract - Warranty Fulfillment Deed

Date of Document 9/7/12

Gross Selling Price \$	30,000.00
*Personal Property (deduct) \$	
Exemption Claimed (deduct) \$	
Taxable Selling Price \$	30,000.00
Excise Tax : State \$	384.00
<u>0.0025</u> Local \$	75.00
*Delinquent Interest: State \$	
Local \$	
*Delinquent Penalty \$	
Subtotal \$	459.00
*State Technology Fee \$	5.00
*Affidavit Processing Fee \$	
Total Due \$	464.00

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>Todd Ruchert</u>	Signature of Grantee or Grantee's Agent <u>John Lee Hansen</u>
Name (print) <u>Todd Ruchert</u>	Name (print) <u>John Lee Hansen</u>
Date & city of signing: <u>9/5/12, Pomeroy, WA</u>	Date & city of signing: <u>9/7/12, Wilbur, 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)).