

PLEASE TYPE OR PRINT

REAL ESTATE EXCISE TAX AFFIDAVIT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

This form is your receipt
when stamped by cashier.

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

(See back of last page for instructions)

☐ Check box if partial sale of property

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

1 SELLER GRANTOR	Name <u>Mike Lockard</u>	2 BUYER GRANTEE	Name <u>Douglas Krogel</u>
	<u>Kay Lockard</u>		
	Mailing Address <u>TBD P.O. Box 196</u>		Mailing Address <u>211 High St.</u>
	City/State/Zip <u>Pomeroy WA 99347</u>		City/State/Zip <u>Pomeroy WA 99347</u>
	Phone No. (including area code)		Phone No. (including area code)
3 Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee		4 List all real and personal property tax parcel account numbers – check box if personal property	
Name <u>Douglas Krogel</u>		1051071017500000 <input type="checkbox"/>	
Mailing Address <u>211 High St.</u>		<u>6</u> <input type="checkbox"/>	
City/State/Zip <u>Pomeroy WA 99347</u>		<input type="checkbox"/>	
Phone No. (including area code)		<input type="checkbox"/>	
		<input type="checkbox"/>	

5 Street address of property: 211 High St. - Pomeroy, WA 99347

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

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

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

The land referred to herein is situated in the State of Washington, County of Garfield and described as follows: Lot 10 and the West half of Lot 9 in Block 7 of Wilson's Addition to the City of Pomeroy.

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

YES NO

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

YES NO

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

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

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

If any answers are yes, complete as instructed below.

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

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

This land ☐ does ☒ does not qualify for continuance.

DEPUTY ASSESSOR

DATE

(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)

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

(3) OWNER(S) SIGNATURE

PRINT NAME

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

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

WAC No. (Section/Subsection) _____

Reason for exemption _____

Type of Document Statutory Warranty Deed (SWD)

Date of Document 05/26/11

Gross Selling Price	\$	95,000.00
*Personal Property (deduct)	\$	0.00
Exemption Claimed (deduct)	\$	0.00
Taxable Selling Price	\$	95,000.00
Excise Tax : State	\$	1,216.00
Local	\$	237.50
*Delinquent Interest: State	\$	0.00
Local	\$	0.00
*Delinquent Penalty	\$	0.00
Subtotal	\$	1,453.50
*State Technology Fee	\$	5.00
*Affidavit Processing Fee	\$	0.00
Total Due	\$	1,458.50

CV

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>Mike Lockard</u>	Name (print) <u>Douglas Krogel</u>
Date & city of signing: <u>5/26/2011 - Clarkston, WA</u>	Date & city of signing: <u>5/27/2011 - Clarkston, WA</u>

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

PAID
MAY 27 2011

COUNTY TREASURER

KAREN ROOSEVELT
GARFIELD COUNTY TREASURER

2060
me



PLEASE TYPE OR PRINT

REAL ESTATE EXCISE TAX AFFIDAVIT

CHAPTER 82.45 RCW - CHAPTER 458-61A WAC

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(See back of last page for instructions)

This form is your receipt when stamped by cashier.

☐ Check box if partial sale of property

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

1 SELLER GRANTOR	Name <u>Conrad D. Robertson, Indiv. Suc. Trustee, husband; Kimberly A. Robertson, Scott Alan Robertson and Lori Lynn Robertson Rieser</u>	2 BUYER GRANTEE	Name <u>Jackolyn Rae Robertson Trust U/A DTD, Dec. 26, 1992</u>
	Mailing Address <u>c/o 1615 Hill Road, Suite 1</u>		Mailing Address <u>c/o 1615 Hill Road, Suite 1</u>
	City/State/Zip <u>Novato, CA 94947</u>		City/State/Zip <u>Novato, CA 94947</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 _____		2-012-42-013-1000 <input type="checkbox"/>	
Mailing Address _____		2-012-43-007-3000 <input type="checkbox"/>	
City/State/Zip _____		2-012-43-018-1000 <input type="checkbox"/>	
Phone No. (including area code) _____		_____ <input type="checkbox"/>	
		List assessed value(s) <u>649736</u>	

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

5
Select Land Use Code(s):
83 - Agriculture classified under current use chapter 84.34 RCW
enter any additional codes: _____
(See back of last page for instructions)

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

6
Is this property designated as forest land per chapter 84.33 RCW? YES ☐ NO ☒
Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34? ☒ YES ☐ NO
Is this property receiving special valuation as historical property per chapter 84.26 RCW? ☐ YES ☒ NO

If any answers are yes, complete as instructed below.

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

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

This land ☒ does ☐ does not qualify for continuance.

Colleen 5/31/11
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
Conrad D. Robertson, Successor Trustee
PRINT NAME CONRAD D. ROBERTSON TRUSTEE

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-217(1)

Reason for exemption _____
Re-record to correct the legal description that was erroneous in the Grant Deed recorded 2-11-93 at Auditor's File No. 1675, excise affidavit receipt number 5185.

Type of Document Quit Claim Deed

Date of Document May 26, 2011

Gross Selling Price \$ _____

*Personal Property (deduct) \$ _____

Exemption Claimed (deduct) \$ _____

Taxable Selling Price \$ _____ 0.00

Excise Tax : State \$ _____ 0.00

0.0025 Local \$ _____ 0.00

*Delinquent Interest: State \$ _____

Local \$ _____

*Delinquent Penalty \$ _____

Subtotal \$ _____ 0.00

*State Technology Fee \$ _____ 5.00

*Affidavit Processing Fee \$ _____ 5.00

Total Due \$ _____ 10.00 CK

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

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

Signature of Grantor or Grantor's Agent <u>Conrad D. Robertson</u>	Signature of Grantee or Grantee's Agent <u>Conrad D. Robertson</u>
Name (print) <u>Conrad D. Robertson</u>	Name (print) <u>Conrad D. Robertson, Successor Trustee</u>
Date & city of signing: <u>5/26/2011 COATE MADERA</u>	Date & city of signing: <u>5/26/2011 COATE MADERA</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)).

The following described real estate, situated in the County of Garfield, State of Washington, including any after acquired title:

The Northeast quarter, the East half of the Northwest quarter, the Northeast quarter of the Southwest quarter, the North half of the Southeast quarter and the Southeast quarter of the Southeast in Section 13, in Township 12 North, Range 42 East, Willamette Meridian; The Southwest quarter of Section 7, Township 12 North, Range 43 East, Willamette Meridian; The East half of the Northwest quarter and the West half of the Northeast quarter of Section 18 in Township 12 North, Range 43 East, Willamette Meridian; EXCEPTING THEREFROM the following described lands and premises:

Beginning at the Southeast corner of Section 13, Township 12 North, Range 42 East, Willamette Meridian; thence running West 480 feet; thence North 47° East 130 feet; thence North 75° East 400 feet; thence South 190 feet to the place of beginning;

Also a strip of land 60 feet in width being 30 feet on each side of a center line described as follows: Beginning at a point 350 feet West and 165 feet North of the Southeast corner of Section 13, Township 12 North, Range 42 East, Willamette Meridian; thence North $35^{\circ} 59'$ East a distance of 416.6 feet; thence along the arc of a 10 degree curve through an angle of $35^{\circ} 51'$ L. for a distance of 358.5 feet to a point on the East line of said Section 13, Township and Range aforesaid, 825 feet North of the Southeast corner of said Section 13, containing 1.1 acres, more or less; which was deeded to Garfield County, a municipal corporation, by deed recorded in Book 41 of Deeds, Page 203;

Also a strip of land 60 feet in width being 30 feet on each side of a center line described as follows: Beginning at a point on the South line of said Section 13, Township and Range aforesaid, 460 feet West of the Southeast corner of said Section 13; thence North $66^{\circ} 55'$ West, a distance of 990 feet to a point on the West side of the Southeast quarter of the Southeast quarter of said Section 13, 380 feet North of the Southwest corner of the said Southeast quarter of the Southeast quarter of said Section 13, Township and Range aforesaid, containing 1.36 acres, more or less, the same being deeded to Garfield County, a municipal corporation by Deed recorded in Book 41 of Deeds, Page 242;

Also school grounds of School District No. 10, described as follows: Beginning at the Southwest corner of Section 7, Township 12 North, Range 43 East, Willamette Meridian; thence East 208 feet; thence North 208 feet; thence West 208 feet; thence South 208 feet to the starting point, containing one acre;

Also a strip of land deeded to Garfield County, State of Washington, described as follows: Beginning at a point on the West boundary of Section 7, Township 12 North, Range 43 East, Willamette Meridian, 408.8 feet South of the West quarter corner of said Section 7; thence on an arc of a 14 degree curve to right, through an angle of $89^{\circ} 56'$ for 642.4 feet, a strip of land 30 feet wide being on the right of a center line and in addition all the land cut off the Northwest corner of the Northwest quarter of the Southwest quarter of said Section 7, by the above described center line; thence North $89^{\circ} 34'$ East for 2189.3 feet to the center of Section 7, Township and Range aforesaid, a strip of land 30 feet being on the right of center line as shown by deed recorded in Book 41 of Deeds, page 583.

Together with all water, water rights, ditches, and rights of way for ditches appurtenant thereto or in anywise appertaining;



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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>Conrad Robertson, Successor Trustee of the Jackolyn Rae Robertson Trust</u>	2 BUYER GRANTEE	Name <u>Storybook Ranch, LLC</u>
	Mailing Address <u>c/o 1615 Hill Road, Suite 1</u>		Mailing Address <u>1300 Quarry Crt. #213</u>
	City/State/Zip <u>Novato, CA 94947</u>		City/State/Zip <u>Richmond, CA 94801</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 _____		2-012-42-013-1000 <input type="checkbox"/>	
Mailing Address _____		2-012-43-007-3000 <input type="checkbox"/>	
City/State/Zip _____		2-012-43-018-1000 <input type="checkbox"/>	
Phone No. (including area code) _____		_____ <input type="checkbox"/>	
		List assessed value(s) <u>649736</u>	

4 Street address of property: _____

This property is located in Garfield County

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

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

See Attached Legal Description

<p>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)</p> <p>Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/></p> <p>6 Is this property designated as forest land per chapter 84.33 RCW? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/></p> <p>Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/></p> <p>Is this property receiving special valuation as historical property per chapter 84.26 RCW? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/></p> <p>If any answers are yes, complete as instructed below.</p> <p>(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information.</p> <p>This land <input checked="" type="checkbox"/> does <input type="checkbox"/> does not qualify for continuance.</p> <p><u>Colleen</u> <u>5/31/11</u> DEPUTY ASSESSOR DATE</p> <p>(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale.</p> <p>(3) OWNER(S) SIGNATURE <u>Kimberly Ann Robertson</u> PRINT NAME <u>Kimberly Ann Robertson</u></p>	<p>7 List all personal property (tangible and intangible) included in selling price.</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>If claiming an exemption, list WAC number and reason for exemption:</p> <p>WAC No. (Section/Subsection) <u>458-61A-211(1)</u></p> <p>Reason for exemption _____</p> <p>Mere change in identity _____</p> <p>Type of Document <u>Quit Claim Deed</u></p> <p>Date of Document <u>May 26, 2011</u></p> <table> <tr> <td>Gross Selling Price \$</td> <td>_____</td> </tr> <tr> <td>*Personal Property (deduct) \$</td> <td>_____</td> </tr> <tr> <td>Exemption Claimed (deduct) \$</td> <td>_____</td> </tr> <tr> <td>Taxable Selling Price \$</td> <td>0.00</td> </tr> <tr> <td>Excise Tax : State \$</td> <td>0.00</td> </tr> <tr> <td><u>0.0025</u> Local \$</td> <td>0.00</td> </tr> <tr> <td>*Delinquent Interest: State \$</td> <td>_____</td> </tr> <tr> <td>Local \$</td> <td>_____</td> </tr> <tr> <td>*Delinquent Penalty \$</td> <td>_____</td> </tr> <tr> <td>Subtotal \$</td> <td>0.00</td> </tr> <tr> <td>*State Technology Fee \$</td> <td>5.00</td> </tr> <tr> <td>*Affidavit Processing Fee \$</td> <td>5.00</td> </tr> <tr> <td>Total Due \$</td> <td>10.00</td> </tr> </table> <p>A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS</p>	Gross Selling Price \$	_____	*Personal Property (deduct) \$	_____	Exemption Claimed (deduct) \$	_____	Taxable Selling Price \$	0.00	Excise Tax : State \$	0.00	<u>0.0025</u> Local \$	0.00	*Delinquent Interest: State \$	_____	Local \$	_____	*Delinquent Penalty \$	_____	Subtotal \$	0.00	*State Technology Fee \$	5.00	*Affidavit Processing Fee \$	5.00	Total Due \$	10.00
Gross Selling Price \$	_____																										
*Personal Property (deduct) \$	_____																										
Exemption Claimed (deduct) \$	_____																										
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<u>0.0025</u> Local \$	0.00																										
*Delinquent Interest: State \$	_____																										
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Subtotal \$	0.00																										
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*Affidavit Processing Fee \$	5.00																										
Total Due \$	10.00																										

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

Signature of Grantor or Grantor's Agent <u>Conrad Robertson</u>	Signature of Grantee or Grantee's Agent <u>Kimberly Ann Robertson</u>
Name (print) <u>CONRAD ROBERTSON</u>	Name (print) <u>Kimberly Ann Robertson</u>
Date & city of signing: <u>MAY 26, 2011 Corte Madera</u>	Date & city of signing: <u>May 26, 2011, Corte Madera</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)).

MAY 31 2011

KAREN ROOSEVELT
GARFIELD COUNTY TREASURER

TUE

The following described real estate, situated in the County of Garfield, State of Washington, including any after acquired title:

The Northeast quarter, the East half of the Northwest quarter, the Northeast quarter of the Southwest quarter, the North half of the Southeast quarter and the Southeast quarter of the Southeast in Section 13, in Township 12 North, Range 42 East, Willamette Meridian; The Southwest quarter of Section 7, Township 12 North, Range 43 East, Willamette Meridian; The East half of the Northwest quarter and the West half of the Northeast quarter of Section 18 in Township 12 North, Range 43 East, Willamette Meridian; EXCEPTING THEREFROM the following described lands and premises:

Beginning at the Southeast corner of Section 13, Township 12 North, Range 42 East, Willamette Meridian; thence running West 480 feet; thence North 47° East 130 feet; thence North 75° East 400 feet; thence South 190 feet to the place of beginning;

Also a strip of land 60 feet in width being 30 feet on each side of a center line described as follows:

Beginning at a point 350 feet West and 165 feet North of the Southeast corner of Section 13, Township 12 North, Range 42 East, Willamette Meridian; thence North 35° 59' East a distance of 416.6 feet; thence along the arc of a 10 degree curve through an angle of 35° 51' L. for a distance of 358.5 feet to a point on the East line of said Section 13, Township and Range aforesaid, 825 feet North of the Southeast corner of said Section 13, containing 1.1 acres, more or less; which was deeded to Garfield County, a municipal corporation, by deed recorded in Book 41 of Deeds, Page 203;

Also a strip of land 60 feet in width being 30 feet on each side of a center line described as follows:

Beginning at a point on the South line of said Section 13, Township and Range aforesaid, 460 feet West of the Southeast corner of said Section 13; thence North 66° 55' West, a distance of 990 feet to a point on the West side of the Southeast quarter of the Southeast quarter of said Section 13, 380 feet North of the Southwest corner of the said Southeast quarter of the Southeast quarter of said Section 13, Township and Range aforesaid, containing 1.36 acres, more or less, the same being deeded to Garfield County, a municipal corporation by Deed recorded in Book 41 of Deeds, Page 242;

Also school grounds of School District No. 10, described as follows: Beginning at the Southwest corner of Section 7, Township 12 North, Range 43 East, Willamette Meridian; thence East 208 feet; thence North 208 feet; thence West 208 feet; thence South 208 feet to the starting point, containing one acre;

Also a strip of land deeded to Garfield County, State of Washington, described as follows: Beginning at a point on the West boundary of Section 7, Township 12 North, Range 43 East, Willamette Meridian, 408.8 feet South of the West quarter corner of said Section 7; thence on an arc of a 14 degree curve to right, through an angle of 89° 56' for 642.4 feet, a strip of land 30 feet wide being on the right of a center line and in addition all the land cut off the Northwest corner of the Northwest quarter of the Southwest quarter of said Section 7, by the above described center line; thence North 89° 34' East for 2189.3 feet to the center of Section 7, Township and Range aforesaid, a strip of land 30 feet being on the right of center line as shown by deed recorded in Book 41 of Deeds, page 583.

Together with all water, water rights, ditches, and rights of way for ditches appurtenant thereto or in anywise appertaining;



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(See back 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>Donald Isle Foster, a single man</u>	2 BUYER GRANTEE	Name <u>Donald Isle Foster, as Trustee of The Donald Isle Foster Revocable Trust u/t/d February 16, 1999</u>
	Mailing Address <u>899 Island Dr, #510</u> <u>2497 South Callente Road</u>		Mailing Address <u>899 Island Dr, #510</u> <u>2497 South Callente Road</u>
	City/State/Zip <u>Palm Springs, California 92264-0445</u> <u>RANCHO MIRAGE 92270</u>		City/State/Zip <u>Palm Springs, California 92264-0445</u> <u>RANCHO MIRAGE, CA 92270</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 _____		2-010-42-023-1010 <input type="checkbox"/>	
Mailing Address _____		<input type="checkbox"/>	
City/State/Zip _____		<input type="checkbox"/>	
Phone No. (with area code) _____		<input type="checkbox"/>	
		List assessed value(s) <u>\$34,315.00 71,862</u>	

4 Street address of property: _____This property is located in ☒ unincorporated Garfield County OR within ☐ city of _____☐ Check box if any of the listed parcels are being segregated from a larger parcel.

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

THE WEST ONE-HALF (1/2) OF THE NORTHEAST ONE-QUARTER (1/4) AND THE NORTH ONE-HALF (1/2) OF THE SOUTHEAST ONE-QUARTER (1/4), COMPRISING APPROXIMATELY 160 ACRES, MORE OR LESS, IN SECTION 23, TOWNSHIP 10N RANGE 42E, W.M. NEAR POMEROY, WASHINGTON.

5 Enter Abstract Use Categories: <u>6</u> (Please see list on the back page of this form) If exempt from property tax per chapter 84.36 RCW (nonprofit organization), include: Seller's Exempt Reg. No.: _____	6	YES	NO	7 List all personal property (tangible and intangible) included in selling price. N/A																														
	Is this property designated as forest land per chapter 84.33 RCW? <input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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"/>	<input type="checkbox"/>																															
	Is this property receiving special valuation as historical property per chapter 84.26 RCW? <input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>																															
If any answers are yes, complete as instructed below.																																		
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Signature of Grantor or Grantor's Agent <u><i>Donald Isle Foster</i></u>	Signature of Grantee or Grantee's Agent <u><i>Donald Isle Foster</i></u>
Name (print) <u>DONALD ISLE FOSTER</u>	Name (print) <u>DONALD ISLE FOSTER</u>
Date & city of signing <u>PAUM SPRINGS, CA 5/4/11</u>	Date & city of signing <u>PAUM SPRINGS, CA 5/4/11</u>

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

REV 84 0001ae (a) (06/29/05)

THIS SPACE FOR TREASURER'S USE ONLY

COUNTY TREASURER

JUN 01 2011
KAREN ROOSEVELT
GARFIELD COUNTY TREASURER

2063
me



PLEASE TYPE OR PRINT

REAL ESTATE EXCISE TAX AFFIDAVIT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

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

(See back of last page for instructions)

☐ Check box if partial sale of property

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

1 SELLER GRANTOR	Name <u>RECONTRUST COMPANY, N.A.</u>	2 BUYER GRANTEE	Name <u>FEDERAL NATIONAL MORTGAGE ASSOCIATION</u>
	Mailing Address <u>1800 TAPO CANYON ROAD</u>		Mailing Address <u>400 NATIONAL WAY</u>
	City/State/Zip <u>SIMI VALLEY, CA 93063</u>		City/State/Zip <u>SIMI VALLEY, CA 93065</u>
	Phone No. (including area code) <u>(800) 281-8219</u>		Phone No. (including area code) <u>(800) 281-8219</u>
3	Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee Name _____ Mailing Address _____ City/State/Zip _____ Phone No. (including area code) _____	List all real and personal property tax parcel account numbers – check box if personal property <u>1 070 36 029 1190 0000</u> <input type="checkbox"/> _____ _____ _____	List assessed value(s) <u>\$105500.00</u> _____ _____

4 Street address of property: 64 W. COLUMBIA ST.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 LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

5 Select Land Use Code(s): <u>11 - Household, single family units</u> enter any additional codes: _____ (See back of last page for instructions)	7 List all personal property (tangible and intangible) included in selling price. <u>NONE</u> _____ _____ _____																										
Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) <u>458-61A-208(4)</u> Reason for exemption <u>NON-JUDICIAL FORECLOSURE AUDITOR'S FILE #7608</u> _____ _____ _____																										
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Signature of Grantor or Grantor's Agent _____	Signature of Grantee or Grantee's Agent _____	
Name (print) <u>G HERNANDEZ</u>	Name (print) <u>G HERNANDEZ</u>	
Date & city of signing: <u>5/20/11</u> <u>SIMI VALLEY, CA</u>	Date & city of signing: <u>5/20/11</u> <u>SIMI VALLEY, 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 (RCW 9A.20.020 (1C)).

PAID
JUN 01 2011

KAREN ROOSEVELT
GARFIELD COUNTY TREASURER

Order No. GA-5091

SCHEDULE C

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

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

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

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

SCHEDULE C

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

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

The West half of the Northwest quarter and the Southwest quarter of Section 10.

EXCEPT that part of said Southwest quarter lying South of North Meadow Creek Road.

Tax Lot 1 in Section 9, more particularly described as follows:

Beginning at a point 10 feet West of the center of the Northwest quarter of said Section 9;
thence South 06°40' West 175 feet; thence South 12°00' East 370 feet;
thence South 49°32' East 1770 feet; thence South 07°10' East 110 feet;
thence South 36°00' West 175 feet; thence South 41°00' East 245 feet;
thence South 26°10' East 220 feet; thence South 27°45' West 835 feet;
thence South 19°00' West 230 feet; thence South 04°00' East 390 feet;
thence South 18°15' East 175 feet; thence South 01°20' West 120 feet to the South line of said Section;
thence East to the Southeast corner; thence North to the Northeast corner;
thence West 1320 feet; thence South 1320 feet;
thence West 2650 feet to the place of beginning.

EXCEPT beginning at the center point of the Northwest quarter of said Section 9;
thence West 10 feet; thence South 06°40' West 175 feet;
thence South 12°00' East to the East line of the Southwest quarter of the Northwest quarter of said Section 9;
thence North along the East line of the Southwest quarter of the Northwest quarter of said Section 9 to the place of beginning.

ALSO EXCEPT from said Tax Lot 1 all that part lying South of the North Meadow Gulch Road and South Meadow Creek Road, and the following described tract:
Commencing at a point where the centerline of the South Meadow Creek Road intersects the South line of said Section 9;
thence North 47°40'30" West along said centerline 26.76 feet;
thence North 39°50'30" West along said centerline 258.66 feet;
thence North 31°48'00" West along said centerline 765.11 feet to a point on the centerline of the North Meadow Gulch Road;
thence North 50°36'00" West along said centerline 359.23 feet;
thence North 67°40'00" West along said centerline 35.94 feet;
thence North 16°39'30" West 181.07 feet; thence North 48°45'30" West 237.06 feet, said;

-continued-

point being the True Point of Beginning
thence South 41°01'00" West 75.44 feet; thence North 36°27'30" West 164.51 feet;
thence North 59°39'00" West 65.99 feet; thence North 46°50'00" West 145.81 feet;
thence North 65°36'00" West 230.63 feet; thence North 55°24'00" West 103.78 feet;
thence North 44°43'00" West 328.47 feet; thence South 38°08'00" West 381.85 feet to
a point on the centerline of the North Meadow Gulch Road;
thence easterly along the centerline of said North Meadow Gulch Road 1200.00 feet;
thence northwesterly in a straight line to the place of beginning.

ALSO EXCEPT that part of the Southeast quarter of said Section 9, more particularly
described as follows:

Beginning at the monument at the Southeast corner of said Section 9;
thence West along the South line of said Section 9 a distance of 223.18 feet to a point on
the centerline of the County Road;
thence North 47°40'30" West along said centerline 26.76 feet;
thence North 39°50'30" West along said centerline 258.66 feet;
thence North 31°48'00" West along said centerline 765.11 feet;
thence North 50°36'00" West along said centerline 359.23 feet;
thence North 67°40'00" West along said centerline 282.95 feet;
thence North 00°24'30" West 235.90 feet; thence North 36°36'00" East 44.04 feet;
thence South 54°39'00" East 363.61 feet; thence South 67°57'00" East 122.49 feet;
thence South 75°36'00" East 233.64 feet; thence South 85°32'00" East 154.69 feet;
thence South 05°41'00" East 93.24 feet to a point on the centerline of the County Road;
thence North 78°25'00" East along said centerline 380.38 feet;
thence South 19°41'00" West 705.04 feet;
thence South 33°15'00" East 152.42 feet; thence South 38°17'00" East 68.71 feet;
thence South 41°58'00" East 161.75 feet; thence South 35°00'00" East 78.21 feet;
thence South 35°26'00" East 65.19 feet; thence South 46°59'00" East 34.23 feet;
thence South 63°30'00" East 55.41 feet to the place of beginning.

The bearing of the fence line on the South line of Section 9 is assumed to be East/West.

ALSO EXCEPT that part of the Southeast quarter of Section 9 lying South of North
Meadow Creek Road and East of a line more particularly described as follows:

Beginning at the Southeast corner of said Section 9;
thence North 63°30'00" West 55.41 feet; thence North 46°59'00" West 34.23 feet;
thence North 35°26'00" West 65.19 feet; thence North 35°00'00" West 78.21 feet;
thence North 41°58'00" West 161.75 feet; thence North 38°17'00" West 68.71 feet;
thence North 33°15'00" West 152.42 feet;
thence North 19°41'00" East 705.04 feet to a point on the centerline of North Meadow
Gulch Road and the point of terminus of said line.

ALSO EXCEPT public road rights of way.



PLEASE TYPE OR PRINT

REAL ESTATE EXCISE TAX AFFIDAVIT

This form is your receipt
when stamped by cashier.

CHAPTER 82.45 RCW – CHAPTER 458-61 WAC

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

☐ Check box if partial sale of property

If multiple owners, list percentage of ownership next to name

1. SELLER GRANTOR	Name	TOM D. KEATTS DEBRA RAE KEATTS	
	Mailing Address	358 GOULD CITY MAYVIEW ROAD	
	City/State/Zip	POMEROY, WA 99347	
	Phone No. (including area code)	509-843-1352	
2. BUYER GRANTEE	Name	TDK LAND HOLDING, L.L.C.	
	Mailing Address	358 GOULD CITY MAYVIEW ROAD	
	City/State/Zip	POMEROY, WA 99347	
	Phone No. (including area code)	509-843-1352	
3.	Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee	List all real and personal tax parcel account numbers – check box if personal property	
	Name	Listed assessed value(s)	
	Mailing Address	20-12-42-001-3000; <input type="checkbox"/> 2-012-42-002-3000; <input type="checkbox"/> 2-012-42-003-2000; <input type="checkbox"/> 2-012-42-011-1000; <input type="checkbox"/> 2-012-42-012-2000; <input type="checkbox"/> 2-012-42-014-3010; <input type="checkbox"/>	
	City/State/Zip	383,075	
	Phone No. (with area code)		

4. Street address of property:

This Property is located in ☐ unincorporated **GARFIELD** County OR within ☐ city of☐ Check box if any of the listed parcels are being segregated from a larger parcel.

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

Per attached Exhibit A

5. Enter Abstract Use Categories <u>83</u> (Please see list on back page of this form) If exempt from property tax per chapter 84.36 RCW (nonprofit organization), include: Seller's Exempt Reg. No.:	7. List all personal property (tangible and intangible) included in selling price.
6. Is this property designated as forest land chapter 84.33 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Is this property receiving special valuation as historical property per chapter 84.26 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If any answers are yes, complete as instructed below. (1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information. This land <input checked="" type="checkbox"/> does <input type="checkbox"/> does not qualify for continuance <u>Colleen</u> <u>June 2, 2011</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) do not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale. (3) OWNER(S) SIGNATURE <u>Tom D. Keatts</u> <u>Debra Rae Keatts</u> Tom D. Keatts, Manager of the TDK Land Holding, L.L.C. Debra Rae Keatts, Manager of the TDK Land Holding, L.L.C.	If claiming an exemption, list WAC number reason for exemption: WAC No. (Section/Subsection) <u>458-61-211 (2) (A)</u> Reason for exemption <u>Contribution to a Limited Liability Company</u> Type of Document <u>Statutory Warranty Deed</u> Date of Document <u>May 16 2011</u> Gross Selling Price \$ <u>-0-</u> *Personal Property (deduct) \$ <u></u> Exemption Claimed (deduct) \$ <u></u> Taxable Selling Price \$ <u>-0-</u> Excise Tax: State \$ <u></u> Local \$ <u></u> *Delinquent Interest: State \$ <u></u> Local \$ <u></u> *Delinquent Penalty \$ <u></u> *County Technology Fee \$ <u></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 Tom D. Keatts
 Name (print) Tom D. Keatts
 Date & city of signing: May 16, 2011 PomeroY

 Signature of Grantee or Grantee's Agent Tom D. Keatts
 Name (print) Tom D. Keatts, Manager
 Date & city of signing: May 16, 2011 PomeroY

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

REV 84 0001a (06/23/05)

THIS SPACE – TREASURER'S USE ONLY

COUNTY TREASURER

 KAREN ROOSEVELT
 GARFIELD COUNTY TREASURER

Exhibit "A"

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

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

The West half of the Southwest quarter of Section 1.

The South half and the West 495.0 feet of the Southwest quarter of
Northwest quarter of Section 2.

The South half of the Northeast quarter and the Southeast quarter
of Section 3.

The East half of Section 11.

The Northwest quarter of the Northwest quarter of Section 12.

EXCEPT beginning at the Southeast corner of said Northwest
quarter of the Northwest quarter of Section 12; thence North
928.95 feet; thence southwesterly to a point on the South line of
said Northwest quarter of the Northwest quarter 396.0 feet West of
the place of beginning; thence East 396.0 feet to place of
beginning.

The Northeast quarter of the Northeast quarter of Section 14.

ALSO that part of the Northwest quarter of the Northeast quarter
of said Section 14 lying North of North Meadow Creek Road,

ALSO beginning at the Southeast corner of the Northeast quarter
of the Northeast quarter of said Section 14; thence South 26°54'
West 169.6 feet; thence North 86°53' West 384.6 feet; thence
South 46°01' West 527.7 feet; thence North 56°05' West 230.5
feet; thence North 24°00' West 401.5 feet, thence East on the
South line of said Northeast quarter of Northeast quarter 1195.0
feet to the place of beginning;

EXCEPT public road rights of way.

Tax Parcel No's:

2-012-42-001-3000; 2-012-42-002-3000; 2-012-42-003-2000;
2-012-42-011-1000; 2-012-42-012-2000; 2-012-42-014-3010

SUBJECT TO: rights reserved in federal patents or state deeds, reservations, restrictions, land use and zoning laws, plat dedications, and restrictive and protective covenants, easements and rights-of-way of record or in apparent use; and existing or future municipal, county, state or other governmental or quasi-governmental assessments.

SUBJECT TO: said lands have been reclassified as open space, for tax purposes. They will be subject to further taxation and interest thereupon as provided by Chapter 84.34 RCW upon withdrawal from such classification or change in use, and in some cases such classification may be withdrawn unless the new owner furnishes the assessor a "Notice of Compliance" within sixty days of a sale or transfer.

SUBJECT TO: any and all mortgages, deeds of trusts or liens of record



PLEASE TYPE OR PRINT

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

This form is your receipt
when stamped by cashier.

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

(See back of last page for instructions)

☐ Check box if partial sale of property

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

1 SELLER GRANTOR	Name <u>Connie Hill</u>	2 BUYER GRANTEE	Name <u>Lloyd Harris</u>
	Mailing Address _____		Mailing Address <u>2008 Columbia Street</u>
	City/State/Zip _____		City/State/Zip <u>Pomeroy, WA 99347</u>
	Phone No. (including area code) _____		Phone No. (including area code) <u>(509) 843-0561</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>1-053-21-005-1030</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: 2008 Columbia Street, 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)

Lot 5 in Block 21 of Mulkey's Revised Addition to the City of Pomeroy

5 Select Land Use Code(s): <u>11 - Household, single family units</u> enter any additional codes: _____ (See back of last page for instructions)	7 List all personal property (tangible and intangible) included in selling price. _____ _____ _____ _____ _____
Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) _____ Reason for exemption _____ _____
6 Is this property designated as forest land per chapter 84.33 RCW? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> Is this property receiving special valuation as historical property per chapter 84.26 RCW? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> If any answers are yes, complete as instructed below. (1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information. This land <input type="checkbox"/> does <input checked="" type="checkbox"/> does not qualify for continuance. _____ DEPUTY ASSESSOR _____ DATE (2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale. (3) OWNER(S) SIGNATURE _____ PRINT NAME	Type of Document <u>Warranty Deed</u> Date of Document <u>May 9, 2011</u> Gross Selling Price \$ <u>21,000.00</u> *Personal Property (deduct) \$ _____ Exemption Claimed (deduct) \$ _____ Taxable Selling Price \$ <u>21,000.00</u> Excise Tax : State \$ <u>268.80</u> <u>0.0025</u> Local \$ <u>52.50</u> *Delinquent Interest: State \$ _____ Local \$ _____ *Delinquent Penalty \$ _____ Subtotal \$ <u>321.30</u> *State Technology Fee \$ <u>5.00</u> *Affidavit Processing Fee \$ _____ Total Due \$ <u>326.30</u> CK A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS

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

Signature of Grantor or Grantor's Agent <u>Connie Hill</u>	Signature of Grantee or Grantee's Agent <u>Lloyd W. Harris</u>
Name (print) <u>Connie Hill</u>	Name (print) <u>Lloyd Harris</u>
Date & city of signing <u>5-9-11 Belcamp, MO</u>	Date & city of signing <u>6/6/11 Pomeroy</u>

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



PLEASE TYPE OR PRINT

REAL ESTATE EXCISE TAX AFFIDAVIT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

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

(See back of last page for instructions)

This form is your receipt
when stamped by cashier.☐ Check box if partial sale of property

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

1 SELLER GRANTOR	Name <u>Rose Bunch, Personal Representative of the Estate of</u> <u>Marian Aimone</u>	2 BUYER GRANTEE	Name <u>Steven A. Aimone, a single person</u>	
	Mailing Address <u>PO BOX 291</u>		Mailing Address <u>5 Montgomery</u>	
	City/State/Zip <u>Pomeroy WA 99347</u>		City/State/Zip <u>Pomeroy WA 99347</u>	
	Phone No. (including area code) <u>(509) 843-1139</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 _____		2-066-06-005-1600 <input type="checkbox"/>		<u>40,574</u>
Mailing Address _____		2-066-06-008-1610 <input type="checkbox"/>		
City/State/Zip _____		2-066-06-010-1520 <input type="checkbox"/>		
Phone No. (including area code) _____		2-066-07-005-1520 & 5-000-00-000-0136 <input type="checkbox"/>		

4 Street address of property: 5 MontgomeryThis 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)

Lots 1 through 10, Block 6, and the West ten (10) feet of Lot 5, Block 7, all in the original town of Pataha City, records of Garfield County, Washington. This sale also includes a 1960 Anderson 55/10 mobile home, certificate number 0317109902, license number W08995, and VIN S459.

5 Select Land Use Code(s): <u>09 - Land with mobile home</u> enter any additional codes: <u>11-Household</u> (See back of last page for instructions)	7 List all personal property (tangible and intangible) included in selling price. N/A
Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) <u>4.58-61A-215</u> Reason for exemption <u>clearing title referred to 818 2865728</u>
6 Is this property designated as forest land per chapter 84.33 RCW? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> Is this property receiving special valuation as historical property per chapter 84.26 RCW? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> If any answers are yes, complete as instructed below. (1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information. This land <input type="checkbox"/> does <input checked="" type="checkbox"/> does not qualify for continuance. <u>Debra Small</u> 6/11/11 DEPUTY ASSESSOR DATE (2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale. (3) OWNER(S) SIGNATURE _____ PRINT NAME	Type of Document <u>Special Estate Fulfillment Deed</u> Date of Document <u>6-10-11</u> Gross Selling Price \$ _____ *Personal Property (deduct) \$ _____ Exemption Claimed (deduct) \$ _____ Taxable Selling Price \$ _____ 0.00 Excise Tax : State \$ _____ 0.00 0.0025 Local \$ _____ 0.00 *Delinquent Interest: State \$ _____ Local \$ _____ *Delinquent Penalty \$ _____ Subtotal \$ _____ 0.00 *State Technology Fee \$ _____ 5.00 *Affidavit Processing Fee \$ _____ 5.00 Total Due \$ _____ 10.00 A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS

8 I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.	
Signature of Grantor or Grantor's Agent <u>Rose Bunch Personal Rep</u>	Signature of Grantee or Grantee's Agent <u>Steve Aimone</u>
Name (print) <u>Rose Bunch, Personal Representative</u>	Name (print) <u>Steven A. Aimone</u>
Date & city of signing: <u>6/10/11 Pomeroy WA</u>	Date & city of signing: <u>6-10-11 pome roy</u>

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

REV 84-0001ae (07/07/09)

THIS SPACE - TREASURER'S USE ONLY

COUNTY TREASURER

KAREN ROOSEVELT
GARFIELD COUNTY TREASURER

2008

KR



PLEASE TYPE OR PRINT

REAL ESTATE EXCISE TAX AFFIDAVIT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

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

(See back of last page for instructions)

This form is your receipt
when stamped by cashier.

2009

☐ Check box if partial sale of property

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

1 SELLER GRANTOR	Name <u>HAZEN E. ODELL & JENNIE L. ODELL</u>	2 BUYER GRANTEE	Name <u>DONNIE L. MILLER & TREINA M. MILLER</u>	
	Mailing Address <u>PO BOX 754</u>		Mailing Address <u>PO BOX 336</u>	
	City/State/Zip <u>POMEROY, WA 99347</u>		City/State/Zip <u>POMEROY, WA 99347</u>	
	Phone No. (including area code) _____		Phone No. (including area code) _____	
3	Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers – check box if personal property	List assessed value(s)
	Name _____			
	Mailing Address _____			
	City/State/Zip _____			
Phone No. (including area code) _____		1-056-13-005-2330 <input type="checkbox"/>		
		<input type="checkbox"/>		
		<input type="checkbox"/>		
		<input type="checkbox"/>		

4 Street address of property: 996 ARLINGTON STREETThis 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 IN BLOCK 13 OF POTTER'S ADDITION TO THE CITY OF POMEROY, INCLUDING A 1970 MARLETTE MOBILE HOME SERIAL NUMBER 500024AB

5 Select Land Use Code(s): <u>09 - Land with mobile home</u> enter any additional codes: _____ (See back of last page for instructions)	YES	NO	
	Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	6	YES	NO
	Is this property designated as forest land per chapter 84.33 RCW?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is this property receiving special valuation as historical property per chapter 84.26 RCW?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
If any answers are yes, complete as instructed below. (1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information. This land <input type="checkbox"/> does <input type="checkbox"/> does not qualify for continuance. DEPUTY ASSESSOR _____ DATE _____ (2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale. (3) OWNER(S) SIGNATURE _____ PRINT NAME _____			
7 List all personal property (tangible and intangible) included in selling price. If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) _____ Reason for exemption _____ Type of Document <u>STATUTORY WARRANTY DEED</u> Date of Document <u>6/8/11</u> Gross Selling Price \$ <u>75,000.00</u> *Personal Property (deduct) \$ _____ Exemption Claimed (deduct) \$ _____ Taxable Selling Price \$ <u>75,000.00</u> Excise Tax : State \$ <u>960.00</u> <u>0.0025</u> Local \$ <u>187.50</u> *Delinquent Interest: State \$ _____ Local \$ _____ *Delinquent Penalty \$ _____ Subtotal \$ <u>1,147.50</u> *State Technology Fee \$ <u>5.00</u> *Affidavit Processing Fee \$ _____ Total Due \$ <u>1,152.50</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>Rich Burns</u>	Signature of Grantee or Grantee's Agent <u>Resa Cox</u>	
Name (print) <u>RICH BURNS</u>	Name (print) <u>RESA COX</u>	
Date & city of signing: <u>06/08/11 POMEROY</u>	Date & city of signing: <u>06/08/11 POMEROY</u>	

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

REV 84 0001ae (5/31/11)

THIS SPACE IS FOR THE COUNTY TREASURER'S USE ONLY

COUNTY TREASURER

KAREN ROOSEVELT
GARFIELD COUNTY TREASURER

2009

KR



PLEASE TYPE OR PRINT

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

REAL ESTATE EXCISE TAX AFFIDAVIT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

(See back of last page for instructions)

This form is your receipt when stamped by cashier.

☐ Check box if partial sale of property

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

1 SELLER GRANTOR	Name <u>Dianne K. Gates, formerly known as Dianne K. King, dealing with her separate property</u>	2 BUYER GRANTEE	Name <u>Ryan M. Malecha and Erin Malecha, husband and wife</u>
	Mailing Address <u>23740 Lancaster Road</u>		Mailing Address <u>7908 Wrigley</u>
	City/State/Zip <u>Lancaster, CA 93536</u>		City/State/Zip <u>Pasco, WA 99301</u>
	Phone No. (including area code) _____		Phone No. (including area code) _____
3 Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers – check box if personal property	
Name _____		2-010-42-027-4080 <input type="checkbox"/>	
Mailing Address _____		<input type="checkbox"/>	
City/State/Zip _____		<input type="checkbox"/>	
Phone No. (including area code) _____		<input type="checkbox"/>	
		List assessed value(s)	

4
Street address of property: _____
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)
Southwest quarter of the Southeast quarter of the Southeast quarter of Section 27, Township 10 North, Range 42 East, Willamette Meridian.

5
Select Land Use Code(s):
19 - Vacation and cabin
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 <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
---	------------------------------	--

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

If any answers are yes, complete as instructed below.

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

This land ☐ does ☐ does not qualify for continuance.

DEPUTY ASSESSOR _____ DATE _____

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

(3) OWNER(S) SIGNATURE

PRINT NAME

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

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

WAC No. (Section/Subsection) _____

Reason for exemption _____

Type of Document Statutory Warranty Deed

Date of Document June 14, 2011

Gross Selling Price \$	6,000.00
*Personal Property (deduct) \$	
Exemption Claimed (deduct) \$	
Taxable Selling Price \$	6,000.00
Excise Tax : State \$	76.80
<u>0.0025</u> Local \$	15.00
*Delinquent Interest: State \$	
Local \$	
*Delinquent Penalty \$	
Subtotal \$	91.80
*State Technology Fee \$	5.00
*Affidavit Processing Fee \$	
Total Due \$	96.80

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 Dianne K. Gates
Name (print) Dianne K. Gates
Date & city of signing: 6-8-11 Lancaster, CA

Signature of Grantee or Grantee's Agent Ryan M. Malecha
Name (print) Ryan M. Malecha
Date & city of signing: 6-16-11 Dayton, 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)).



REAL ESTATE EXCISE TAX AFFIDAVIT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

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

(See back of last page for instructions)

☐ Check box if partial sale of property

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

1 SELLER GRANTOR	Name <u>Susan Hoffard Special Needs Trust, by Brooke Young, Trustee</u>	2 BUYER GRANTEE	Name <u>Young, Brooke, 1/2 interest, as her sepaate property</u>
	Mailing Address <u>8 Elm Court</u>		Mailing Address <u>118A N. 104th St</u>
	City/State/Zip <u>San Anselmo CA 94960</u>		City/State/Zip <u>Seattle, WA 98119</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 _____		1-052-13-002-2210 <input type="checkbox"/>	
Mailing Address _____		<input type="checkbox"/>	
City/State/Zip _____		<input type="checkbox"/>	
Phone No. (including area code) _____		<input type="checkbox"/>	
		List assessed value(s)	

4 Street address of property: 1238 Pataha Street, Pomeroy, WA 99347

This property is located in Garfield County

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

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

The East 60 Feet of Lot One and the East 60 Feet of the North Half of Lot 2 in Block 13 in Pomeroy's Addition in the City of Pomeroy, Garfield County.

5 Select Land Use Code(s): <u>11 - Household, single family units</u> enter any additional codes: _____ (See back of last page for instructions)	7 List all personal property (tangible and intangible) included in selling price. <u>n/a</u>
6 Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) <u>458-61A-202 (7) (c) (e)</u> Reason for exemption _____ transfer per court order _____
Is this property designated as forest land per chapter 84.33 RCW? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> Is this property receiving special valuation as historical property per chapter 84.26 RCW? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> If any answers are yes, complete as instructed below. (1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information. This land <input type="checkbox"/> does <input type="checkbox"/> does not qualify for continuance.	Type of Document <u>Trustee Deed</u> Date of Document <u>6/13/11</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 _____ PRINT NAME _____	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 <u>CU</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>Byg</u>	Signature of Grantee or Grantee's Agent <u>Byg</u>
Name (print) <u>Brooke Young, Trustee</u>	Name (print) <u>Brooke Young</u>
Date & city of signing: <u>Seattle 6/13/11</u>	Date & city of signing: <u>Seattle 6/13/11</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)).

PAID
JUN 22 2011

FILED
KING COUNTY, WASHINGTON

MAR 14 2011

SUPERIOR COURT CLERK

**CERTIFIED
COPY**

IN THE SUPERIOR COURT FOR THE STATE OF WASHINGTON
COUNTY OF KING

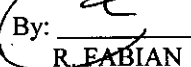
IN RE THE ESTATE OF <u>SUSAN HOFFARD</u> DECEASED.	NO: 96-4-04531-1 SEA LETTERS OF ADMINISTRATION (LTRAD)
---	--

The above named decedent died intestate leaving property in Washington State subject to administration.

BROOKE YOUNG is appointed by the Court as Administrator(s) and authorized to administer the estate according to law.

WITNESS my hand and seal of said Court: March 14, 2011.


BARBARA MINER
King County Superior Court Clerk

By:  , Deputy Clerk
R. FABIAN

STATE OF WASHINGTON)
County of King)

I, BARBARA MINER, Clerk of the Superior Court of the State of Washington, for the County of King, do hereby certify that I have compared the foregoing copy with the original instrument as the same appears on file and of record in my office, and that the same is a true and perfect transcript of said original and of the whole thereof. IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the Seal of said Superior Court at my office at Seattle on this date _____

BARBARA MINER, Superior Court Clerk

By:  , Deputy Clerk

• NOT OFFICIAL WITHOUT SEAL •

RECEIVED
MAR 16 2011

TARUTIS & BARRON, PS



CERTIFIED
COPY

FILED
KING COUNTY, WASHINGTON

MAR 11 2011

DEPARTMENT OF
JUDICIAL ADMINISTRATION

EXP07

SUPERIOR COURT OF WASHINGTON, COUNTY OF KING

In Re the Guardianship of:

SUSAN HOFFARD,

An Incapacitated Person.

No. 96-4-04531-1SEA

ORDER AUTHORIZING
CONTINUED ADMINISTRATION OF
ESTATE BY GUARDIAN
FOLLOWING DEATH OF
INCAPACITATED PERSON

(Clerks Action Required)

I. HEARING

The Guardian's Petition to Continue Administration of Estate Following Death of the Incapacitated Person filed on behalf of Brooke Young (the "Guardian"), Guardian of the Person and Estate of Susan Hoffard (the "Incapacitated Person"), having come on for hearing this day before the undersigned, and the court having considered the sworn petition and the evidence of record, it now makes the following findings of fact.

II. FINDINGS OF FACT

2.1 **Jurisdiction.** The facts alleged in the above referenced petition include all of the facts necessary to give the court jurisdiction over this matter.

ORDER AUTHORIZING CONTINUED ADMINISTRATION
OF ESTATE BY GUARDIAN FOLLOWING DEATH
OF INCAPACITATED PERSON - 1

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ORIGINAL

LAW OFFICES
TARUTIS & BARRON, P.S.
NORTHGATE OFFICE BUILDING
9750 THIRD AVENUE NE, SUITE 375
SEATTLE, WA 98115
PH: 206-223-1515 - FAX: 206-223-1325

2.2 Death of Susan Hoffard. The Incapacitated Person, Susan Hoffard, has died. There have been no filings seeking to probate her estate and the Guardian does not have a document purporting to be the Last Will and Testament of the Decedent in her possession.

2.3 Heir. The Petitioner, Brooke (Hoffard) Young, is the daughter and sole Heir of her estate.

2.4 Trust. Brooke (Hoffard) Young is the sole Beneficiary of the court supervised trust of the Decedent.

2.5 Notice. No notice of this hearing is required.

III. ORDER

The court having made the above findings, Now Therefore, **IT IS ORDERED** as follows.

3.1 Continued Administration. The Guardian's election to administer the Incapacitated Person's intestate estate under the guardianship cause number is approved and the Guardian, Brooke Young, is authorized to undertake the administration of the estate of Susan Hoffard and is appointed as Personal Representative of the estate.

3.2 Probate Proceeding. The guardianship proceedings are transferred to a probate proceeding and the Clerk of the Court shall re-index the cause as a Decedent's estate.

3.3 Blocked Account. All Guardianship assets in excess of \$3,000 shall continue to remain blocked, or shall be blocked if not already, and no funds located therein shall be expended except upon order of court. A receipt confirming funds are blocked shall be filed with the court within 60 days.

3.4 PR & Letters. Brooke Young is confirmed as Personal Representative and Letters of Administration shall be issued by the Clerk of the Court upon the filing of an oath.

//

**ORDER AUTHORIZING CONTINUED ADMINISTRATION
OF ESTATE BY GUARDIAN FOLLOWING DEATH
OF INCAPACITATED PERSON - 2**

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 NORTHGATE OFFICE BUILDING
 9750 THIRD AVENUE NE, SUITE 375
 SEATTLE, WA 98115
 PH: 206-223-1515 - FAX: 206-223-1325

1 **3.4 Notices & Publication.** The Personal Representative shall issue notices
2 of probate and publish a notice to creditors in conjunction with a notice of the final
3 accounting of the guardian.

4 **3.5 Bond.** The Personal Representative shall serve without a bond.

5 **3.6 Trust.** All funds held by the court supervised trust shall be released to
6 Brooke (Hoffard) Young, the sole Beneficiary of the trust.

7 **3.7 Lis Pendens.** The Lis Pendens created by order of this court in regard to
8 the real property described below indicating that the property cannot be sold or transferred
9 without a court order is hereby revoked and the trustee is directed to transfer the following
10 described property to Brook (Hoffard) Young, the sole Beneficiary of the trust. The real
11 property is located in the City of Pomeroy, County of Garfield, State of Washington,
12 and legally described as follows:

13 **Legal:** The East 60 Feet of Lot One and the East 60 Feet of the
14 North Half of Lot 2 in Block 13 in Pomeroy's Addition in
15 the City of Pomeroy, Garfield County.

16 **Tax Parcel ID #:** 1-052-13-002-2210

17 **Address:** 1238 Pataha Street,
18 Pomeroy, Washington

19 **3.8 Legal Proceedings.** Brook Young is authorized to settle the estate,
20 including the administration of any non probate assets within control of the Personal
21 Representative pursuant to RCW 11.18.200 as rapidly and as quickly as possible,
22 without sacrifice to the probate or non probate estate. As Personal Representative she
23 shall collect all debts due to the Deceased and pay all debts as hereinafter provided.
24 The Personal Representative shall be authorized in her own name to maintain and
25 prosecute such actions as pertain to the management and settlement of the estate, and
26 may institute suit to collect any debts due the estate or to recover any property, real or

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**ORDER AUTHORIZING CONTINUED ADMINISTRATION
OF ESTATE BY GUARDIAN FOLLOWING DEATH
OF INCAPACITATED PERSON – 3**

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SEATTLE, WA 98115
PH: 206-223-1515 – FAX: 206-223-1325

1 personal, or for trespass of any kind or character and for any injury, including, but not
2 limited to, personal injury or wrongful death.

3 DONE IN COURT THIS 14 DAY OF MARCH 2011.
4

5
6 
7 JUDGE/COURT COMMISSIONER
8
9 ERIC WATNESS
10 MAR 14 2011
11 COURT COMMISSIONER

12 Presented by:

13 TARUTIS & BARRON, P.S.

14 

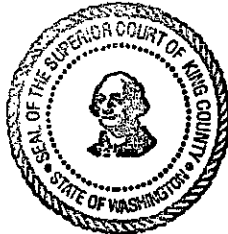
15 Gerald R. Tarutis, WSBA No. 4599
16 Of Attorneys for Guardian
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18
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**ORDER AUTHORIZING CONTINUED ADMINISTRATION
OF ESTATE BY GUARDIAN FOLLOWING DEATH
OF INCAPACITATED PERSON - 4**

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LAW OFFICES
TARUTIS & BARRON, P.S.
NORTHGATE OFFICE BUILDING
9750 THIRD AVENUE NE, SUITE 375
SEATTLE, WA 98115
PH: 206-223-1515 - FAX: 206-223-1325

I BARBARA MINER, Clerk of the Superior Court of the State of Washington for King County, do hereby certify that this copy is a true and perfect transcript of said original as it appears on file and of record in my office and of the whole thereof IN TESTIMONY WHEREOF I have affixed this seal of said Superior Court at my office at Seattle on this date _____



MAR 14 2011
BARBARA MINER Superior Court Clerk
By R. FABIAN
Deputy Clerk



PLEASE TYPE OR PRINT

REAL ESTATE EXCISE TAX AFFIDAVIT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

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

(See back of last page for instructions)

☒ Check box if partial sale of property

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

1 SELLER GRANTOR	Name <u>Jeffreys Living Trust, dated 11/6/97 and Hinman Trust, dated 12/8/10</u>	2 BUYER GRANTEE	Name <u>Lonny E. Flynn and Dona J. Flynn</u>
	Mailing Address <u>PO Box 933</u>		Mailing Address <u>11 Fairgrounds Rd.</u>
	City/State/Zip <u>Pomeroy WA 99347</u>		City/State/Zip <u>Pomeroy, WA 99347</u>
	Phone No. (including area code)		Phone No. (including area code)
3	Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee	List all real and personal property tax parcel account numbers – check box if personal property	
Name _____		2-012-42-034-3006 <input type="checkbox"/>	
Mailing Address _____		2-012-42-034-3007 <input type="checkbox"/>	
City/State/Zip _____		2-066-01-004-1001 <input type="checkbox"/>	
Phone No. (including area code) _____		see legal description for addit. parcel no. <input type="checkbox"/>	
		List assessed value(s)	

4 Street address of property: Land Only, Pomeroy, WA 99347

This property is located in Garfield County

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

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

2-066-01-004-1002, 2-066-02-010-1101, 2-066-02-010-1102

****Please note that the following parcels numbers are not a partial sale: 2-012-42-034-3006 and 2-012-42-034-3007**

Legal Description is attached.

<p>5 Select Land Use Code(s):</p> <p><u>91 - Undeveloped land (land only)</u></p> <p>enter any additional codes: _____</p> <p>(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="checkbox"/></td> <td><input checked="" type="checkbox"/></td> </tr> </table> <p>6</p> <table border="0"> <tr> <td>Is this property designated as forest land per chapter 84.33 RCW?</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34?</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Is this property receiving special valuation as historical property per chapter 84.26 RCW?</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> </tr> </table> <p>If any answers are yes, complete as instructed below.</p> <p>(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE)</p> <p>NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information.</p> <p>This land <input type="checkbox"/> does <input checked="" type="checkbox"/> does not qualify for continuance.</p> <p><u>Lauren Smith</u> <u>6/24/11</u> DEPUTY ASSESSOR DATE</p> <p>(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)</p> <p>NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale.</p> <p>(3) OWNER(S) SIGNATURE</p> <p>_____ PRINT NAME</p>		YES	NO	Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is this property designated as forest land per chapter 84.33 RCW?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is this property receiving special valuation as historical property per chapter 84.26 RCW?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>7 List all personal property (tangible and intangible) included in selling price.</p> <p>If claiming an exemption, list WAC number and reason for exemption:</p> <p>WAC No. (Section/Subsection) _____</p> <p>Reason for exemption _____</p> <p>Type of Document <u>Warranty Deed</u></p> <p>Date of Document <u>6/23/11</u></p> <table border="0"> <tr> <td>Gross Selling Price \$</td> <td>68,000.00</td> </tr> <tr> <td>*Personal Property (deduct) \$</td> <td></td> </tr> <tr> <td>Exemption Claimed (deduct) \$</td> <td></td> </tr> <tr> <td>Taxable Selling Price \$</td> <td>68,000.00</td> </tr> <tr> <td>Excise Tax : State \$</td> <td>870.40</td> </tr> <tr> <td><u>0.0025</u> Local \$</td> <td>170.00</td> </tr> <tr> <td>*Delinquent Interest: State \$</td> <td></td> </tr> <tr> <td>Local \$</td> <td></td> </tr> <tr> <td>*Delinquent Penalty \$</td> <td></td> </tr> <tr> <td>Subtotal \$</td> <td>1,040.40</td> </tr> <tr> <td>*State Technology Fee \$</td> <td>5.00</td> </tr> <tr> <td>*Affidavit Processing Fee \$</td> <td></td> </tr> <tr> <td>Total Due \$</td> <td>1,045.40</td> </tr> </table> <p>A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS</p>	Gross Selling Price \$	68,000.00	*Personal Property (deduct) \$		Exemption Claimed (deduct) \$		Taxable Selling Price \$	68,000.00	Excise Tax : State \$	870.40	<u>0.0025</u> Local \$	170.00	*Delinquent Interest: State \$		Local \$		*Delinquent Penalty \$		Subtotal \$	1,040.40	*State Technology Fee \$	5.00	*Affidavit Processing Fee \$		Total Due \$	1,045.40
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*Affidavit Processing Fee \$																																										
Total Due \$	1,045.40																																									

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

Signature of Grantor or Grantor's Agent <u>Orlin K. Jeffreys</u>	Signature of Grantee or Grantee's Agent <u>Lonny E. Flynn</u>
Name (print) <u>Orlin K. Jeffreys, Trustee</u>	Name (print) <u>Lonny E. Flynn</u>
Date & city of signing: <u>06/23/11, Clarkston, WA</u>	Date & city of signing: <u>06/23/11, Clarkston, WA</u>

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

REV 84 0001e (4/18/08)

THIS SPACE - TREASURER'S USE ONLY

COUNTY TREASURER

PAID
JUN 24 2011
KAREN ROOSEVELT
GARFIELD COUNTY TREASURER

2072

KR

Exhibit 'A'

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

That part of Lots 1, 2, 3, and 4 in Block 1, and that part of Lots 1, 2, and 3 in Block 2, and the vacated streets and alleys abutting thereon, in the Original Town of Pataha City, and that part of the Southeast quarter of the Southwest quarter of Section 34, Township 12 North, Range 42 E.W.M., more particularly described as follows:

Commencing at the Southeast corner of Lot 5 in said Block 1; thence North $09^{\circ}12'23''$ East 130.00 feet; thence South $80^{\circ}47'37''$ East 21.25 feet to the True Point of Beginning; thence continue South $80^{\circ}47'37''$ East 217.22 feet to a point on the East line of said Southeast quarter of the Southwest quarter; thence North $00^{\circ}05'47''$ East along said East line 347.61 feet to the Northeast corner of said Southeast quarter of the Southwest quarter; thence South $89^{\circ}57'21''$ West along the North line of said Southeast quarter of the Southwest quarter 459.41 feet; thence South $09^{\circ}12'23''$ West 180.41 feet; thence South $80^{\circ}47'37''$ East 185.00 feet; thence South $09^{\circ}12'23''$ West 60.00 feet; thence South $29^{\circ}43'00''$ East 35.29 feet; thence North $80^{\circ}40'00''$ East 88.68 feet; thence South $09^{\circ}12'23''$ West 29.75 feet to the place of beginning.

TOGETHER WITH BUT SUBJECT TO the rights of others, an easement for ingress and egress, lying 10 feet on each side of the following described centerline:
Commencing at the Southeast corner of said Lot 5, said point being on the North right of way line of U.S. Highway 12; thence North $80^{\circ}47'37''$ West along said right of way line 96.69 feet to the True Point of Beginning; thence North $12^{\circ}57'00''$ East 94.21 feet; thence North $45^{\circ}38'00''$ East 64.08 feet; thence North $80^{\circ}40'00''$ East 77.77 feet to the point of terminus of the described centerline.