



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

Half Circle R Enterprises, LLC
If multiple owners, list percentage of ownership next to name.

1 SELLER GRANTOR	Name <u>John H. Robinson (1/3) Donald A. Robinson (1/3) Brenda G. Edwards (1/3)</u>	2 BUYER GRANTEE	Name <u>John H. Robinson (1/3) Donald A. Robinson (1/3) Brenda G. Edwards (1/3)</u>
	Mailing Address <u>P.O. Box 876</u>		Mailing Address <u>P.O. Box 876</u>
	City/State/Zip <u>Pomeroy, WA 99347</u>		City/State/Zip <u>Pomeroy, WA 99347</u>
	Phone No. (including area code) <u>509-843-1727</u>		Phone No. (including area code) <u>509-843-1727</u>
3 Send all property tax correspondence to: <input type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers - check box if personal property	
Name <u>Half Circle R Enterprises, LLC</u>		<u>See Attached For</u> <input type="checkbox"/>	
Mailing Address <u>P.O. Box 876</u>		<u>parcel #1's</u> <input type="checkbox"/>	
City/State/Zip <u>Pomeroy, WA 99347</u>		<input type="checkbox"/>	
Phone No. (including area code) <u>509-843-1727</u>		<input type="checkbox"/>	
		List assessed value(s) <u>1,530.715</u>	

4 Street address of property: _____

This property is located in ☐ unincorporated _____ County OR within ☐ city of _____

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

Legal description of property (if more space is needed, you may attach a separate sheet to each page of the affidavit)
See Attached Exhibit 'A,' 'B,' and 'C' subject to easements and rights of way of record.

5 Select Land Use Code(s): chapter 84-Open space land classified under 84.34 RCW
enter any additional codes: _____
(See back of last page for instructions)

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

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

If any answers are yes, complete as instructed below.

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

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

This land ☒ does ☐ does not qualify for continuance.

Colleen 1/25/10
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

J.H. Robinson, Donald A. Robinson, Brenda G. Edwards
PRINT NAME
John H. Robinson, Donald A. Robinson, Brenda G. Edwards

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

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

WAC No. (Section/Subsection) 458-61A-211
Reason for exemption Transfer to Half Circle R Enterprises, LLC

Type of Document Quit Claim Deed

Date of Document 1-19-2010

Gross Selling Price	\$ <u>0</u>
*Personal Property (deduct)	\$ _____
Exemption Claimed (deduct)	\$ _____
Taxable Selling Price	\$ _____
Excise Tax : State	\$ _____
Local	\$ _____
*Delinquent Interest: State	\$ _____
Local	\$ _____
*Delinquent Penalty	\$ _____
Subtotal	\$ <u>0</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 J.H. Robinson
Grantor or Grantor's Agent Donald A. Robinson, Brenda G. Edwards
Name (print) JOHN H. ROBINSON, Donald A. Robinson, Brenda G. Edwards
Date & city of signing: 1/15/2010, Bellingham, WA 98225

Signature of J.H. Robinson
Grantee or Grantee's Agent Donald A. Robinson, Brenda G. Edwards
Name (print) JOHN H. ROBINSON, Donald A. Robinson, Brenda G. Edwards
Date & city of signing: 1/15/2010, Bellingham, WA 98225

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)).

ATTACHMENT TO REAL ESTATE EXCISE TAX AFFIDAVIT

Parcel ID	#2-012-42-031-1010-0000
	#1-070-31-001-1000-0000
	#2-012-42-004-2000-0000
	#2-012-42-005-4000-0000
	#2-012-42-008-1000-0000
	#2-012-42-009-2000-0000
	#2-012-42-017-1000-0000
	#2-012-42-001-1010-0000
	#2-012-42-012-1000-0000
	#2-012-43-006-3000-0000
	#2-012-43-007-2010-0000

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

(Home)

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

Parcel No. 2-012-42-031-1010

That part of the Southeast quarter of the Northeast quarter of Section 31, lying within the following described tract:

Commencing at the Northeast corner of said Section 31; thence South 00°05' East along the East line of said Section a distance of 1336.7 feet to the Northeast corner of the Southeast quarter of the Northeast quarter of said Section, said point being the True Point of Beginning; thence South 00°05' East along the East line of said Section, 2661.5 feet to the Southeast corner of the Northeast quarter of the Southeast quarter of said Section; thence North 89°51' West along the South line of the Northeast quarter of the Southeast quarter of said Section 1355 feet; thence North 43°41' West 144.4 feet to the center of the Pomeroy and Almota Road; thence along the centerline of said Road North 58°36' East 163.3 feet; thence North 30°09' East 317 feet; thence North 23°34' East 422.2 feet; thence North 34°19' East 212.7 feet; thence North 25°21' East 402.5 feet; thence North 35°16' East 158.8 feet; thence North 22°52' East 404.8 feet; thence North 24°20' East 421.8 feet; thence North 07°29' East 382.2 feet; thence North 89°51' East along the North line of the Southeast quarter of the Northeast quarter of said Section 219 feet to the place of beginning.

ALSO that part of the Northeast quarter of the Northeast quarter of said Section 31, more particularly described as follows:

Commencing at the Northeast corner of said Section 31; thence South 00°05' East along the East line of said Section a distance of 734.6 feet to a point, said point being the True Point of Beginning; thence South 00°05' East along the East line of said Section, 602.1 feet to the Southeast corner of the Northeast quarter of the Northeast quarter of said Section; thence South 89°51' West 219.0 feet along the South line of said Northeast quarter of the Northeast quarter of said Section; thence North 07°29' East 240.6 feet; thence North 27°09' East 409.3 feet to the place of beginning.

Parcel No. 1-070-31-001-1000

That part of the Northeast quarter of the Southeast quarter of Section 31, lying within the following described tract:

Commencing at the Northeast corner of said Section 31; thence South 00°05' East along the East line of said Section a distance of 1336.7 feet to the Northeast corner of the Southeast quarter of the Northeast quarter of said Section, said point being the True Point

-continued

EXHIBIT "A"
Page 1

of Beginning; thence South $00^{\circ}05'$ East along the East line of said Section, 2661.5 feet to the Southeast corner of the Northeast quarter of the Southeast quarter of said Section; thence North $89^{\circ}51'$ West along the South line of the Northeast quarter of the Southeast quarter of said Section 1355 feet; thence North $43^{\circ}41'$ West 144.4 feet to the center of the Pomeroy and Almota Road; thence along the centerline of said Road North $58^{\circ}36'$ East 163.3 feet; thence North $30^{\circ}09'$ East 317 feet; thence North $23^{\circ}34'$ East 422.2 feet; thence North $34^{\circ}19'$ East 212.7 feet; thence North $25^{\circ}21'$ East 402.5 feet; thence North $35^{\circ}16'$ East 158.8 feet; thence North $22^{\circ}52'$ East 404.8 feet; thence North $24^{\circ}20'$ East 421.8 feet; thence North $07^{\circ}29'$ East 382.2 feet; thence North $89^{\circ}51'$ East along the North line of the Southeast quarter of the Northeast quarter of said Section 219 feet to the place of beginning.

(Lower Place)

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

That part of the Northwest quarter of the Northwest quarter of said Section 4, more particularly described as follows:

Beginning at the South line thereof, in the public road; thence North 09°30' west 379.50 feet; thence North 11°30' East 396.00 feet; thence North 20°30' East 330.00 feet; thence North 28°30' East 495.00 feet to the North line of said Section 4; thence West 943.80 feet to the Northwest corner of said Section 4; thence South to the Southwest corner of the Northwest quarter of the Northwest quarter of said Section 4; thence East to the place of beginning.

That part of the Northeast quarter of the Southwest quarter of said Section 4, more particularly described as follows:

Beginning at the Northwest corner thereof; thence East 198.00 feet; thence South 43°30' East 280.50 feet; thence South 04°30' West 564.30 feet; thence South 02°00' West 603.90 feet; thence West 330.00 feet; thence North 1351.68 feet to the place of beginning.

That part of the Southeast quarter of the Southwest quarter of said Section 4, more particularly described as follows:

Beginning at the center of the Southwest quarter of said Section 4; thence South 1320.00 feet to the South line of said Section 4; thence East 339.90 feet to the centerline of the County Road; thence along said centerline North 15°15' East 275.88 feet; thence along said centerline North 04°00' East 396.00 feet; thence along said centerline North 04°30' West 330.00 feet; thence along said centerline North 09°00' West 333.30 feet to the line running East and West through the center of the Southwest quarter of said Section 4; thence West 375.54 feet to the place of beginning.

The Southwest quarter of the Northwest quarter, and the West half of the Southwest quarter of Section 4.

EXCEPT beginning at the Southeast corner of said Southwest quarter of the Northwest quarter; thence North 1351.68 feet; thence West 808.50 feet; thence South 08°00' East 264.00 feet; thence South 03°00' East 1013.10 feet; thence South 86°00' East 696.30 feet to the place of beginning.

The East half of the Northeast quarter, the Southeast quarter, and the East half of the Southwest quarter of Section 5.

The East half, the East half of the West half, the Southwest quarter of the Northwest quarter, and the Northwest quarter of the Southwest quarter of Section 8, EXCEPT beginning at the quarter Section corner on the West line thereof; thence South 36°00'

-continued-

East 846.78 feet; thence South 32°00' East to the South line of the Northwest quarter of the Southwest quarter of said Section 8; thence West on said line to the Southwest corner of the Northwest quarter of the Southwest quarter of said Section 8; thence North to the place of beginning.

The Northwest quarter of the Northeast quarter of Section 9.

ALSO that part of the West half of said 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 9; thence West to the Southwest corner of said Section 9; thence North 5280 feet to the Northwest corner of said Section 9; thence East 2640 feet to the Northeast corner of the Northwest quarter; thence South 1320 feet to the Southeast corner of the Northeast quarter of the Northwest quarter of said Section 9; thence West 1330 feet to the place of beginning.

The North half of the Northeast quarter of Section 17.

EXCEPT public road rights of way

APNs: 2-012-42-004-2000, 2-012-42-005-4000, 2-012-42-008-1000
2-012-42-009-2000, 2-012-42-017-1000

(Upper Place)

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

Government Lots 2 and 3, the Southeast quarter of the Northwest quarter, the South half of the Northeast quarter, the Southeast quarter, and the East half of the Southwest quarter of Section 1.

The Northeast quarter of the Northwest quarter, the South half of the Northwest quarter, the Northeast quarter, and the South half of Section 12.

ALSO that part of the Northwest quarter of the Northwest quarter of said Section 12, more particularly described as follows:

Beginning on the South line of said subdivision at a point 924 feet East of the Southwest corner thereof; thence East 396.0 feet to the Southeast corner of said subdivision; thence North on the East line thereof 928.95 feet; thence southwesterly in a straight line to the place of beginning.

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

Government Lots 5, 6, and 7, the Southeast quarter of the Northwest quarter, and the East half of the Southwest quarter of Section 6.

Government Lots 1 and 2 of Section 7.

ALSO that part of Government Lot 1 of Section 1, Township 12 North, Range 42 E.W.M., and of Government Lot 4 of Section 6, Township 12 North, Range 43 E.W.M., more particularly described as follows:

Beginning at the Southeast corner of said Government Lot 4 of Section 6; thence North 132.0 feet; thence North 81°15' West 1551.0 feet; thence North 53°30' West 495.0 feet; thence North 69°45' West 330.0 feet; thence North 74°15' West 382.8 feet to the West line of said Government Lot 1 of Section 1; thence South to the Southwest corner of said Government Lot 1 of Section 1; thence East to the place of beginning.

EXCEPT public road rights of way.

APNs: 2-012-42-001-1010, 2-012-42-012-1000
2-012-43-006-3000, 2-012-43-007-2010



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>Reed B & Deborah H Heckly</u>	2 BUYER GRANTEE	Name <u>National Residential Nominer Services Inc.</u>
	Mailing Address <u>P O Box 687</u>		Mailing Address <u>10125 Crosstown Circle Ste 380</u>
	City/State/Zip <u>Republic WA 99166</u>		City/State/Zip <u>Eden Prairie MN 55344</u>
	Phone No. (including area code) <u>509-775-2340</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	
Name _____		<u>2-012-44-027-4020</u> <input type="checkbox"/>	
Mailing Address _____		<input type="checkbox"/>	
City/State/Zip _____		<input type="checkbox"/>	
Phone No. (including area code) _____		<input type="checkbox"/>	
		List assessed value(s)	

4 Street address of property: 909 Valentine Ridge Rd

This property is located in Select Location 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)

5 Select Land Use Code(s):

Select Land Use Codes 1

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.

Aura Smith 1/21/10
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

Reed B Heckly Deborah H Heckly
PRINT NAME

REED B HECKLY Deborah H Heckly

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 Warranty Deed

Date of Document 12/21/09

Gross Selling Price \$ 195,000

*Personal Property (deduct) \$ _____

Exemption Claimed (deduct) \$ _____

Taxable Selling Price \$ 195,000.00 0.00

Excise Tax : State \$ 2496.00 0.00

0.0000 Local \$ 487.50 0.00

*Delinquent Interest: State \$ _____

Local \$ _____

*Delinquent Penalty \$ _____

Subtotal \$ 2983.50 0.00

*State Technology Fee \$ 5.00

*Affidavit Processing Fee \$ _____

Total Due \$ 2988.50 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>Reed B Heckly</u>	Signature of Grantee or Grantee's Agent <u>Deborah H Heckly</u>
Name (print) <u>REED B HECKLY</u>	Name (print) <u>Deborah H Heckly</u>
Date & city of signing: <u>12-21-2009 Republic WA</u>	Date & city of signing: <u>12/21/2009 Republic 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
JAN 21 2010

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 44 E.W.M.

That part of the East half of the Southeast quarter of Section 27, more particularly described as follows:

Commencing at the Southwest corner of the Northeast quarter of the Southeast quarter of said Section 27; thence North $88^{\circ}14'$ East 64.02 feet to the True Point of Beginning; thence continue North $88^{\circ}14'$ East 158.02 feet; thence South $10^{\circ}15'$ West 245.46 feet; thence South $05^{\circ}44'$ West 245.65 feet; thence South $44^{\circ}46'$ East 85.00 feet; thence North $15^{\circ}47'$ East 22.70 feet; thence South $79^{\circ}56'$ East 214.03 feet; thence North $24^{\circ}14'$ East 272.45 feet; thence North $26^{\circ}37'$ East 769.76 feet; thence North $51^{\circ}36'$ West 54.33 feet; thence South $81^{\circ}35'$ West 249.28 feet; thence North $06^{\circ}23'$ West 207.68 feet; thence North $07^{\circ}56'$ East 103.24 feet; thence North $16^{\circ}01'$ East 380.76 feet; thence North $26^{\circ}59'$ East 210.08 feet; thence North $06^{\circ}21'$ East 114.09 feet; thence South $31^{\circ}38'$ West 224.27 feet; thence South $65^{\circ}00'$ West 112.70 feet; thence South $52^{\circ}10'$ West 241.77 feet; thence South $33^{\circ}36'$ West 161.22 feet; thence South $06^{\circ}42'$ West 206.48 feet; thence South $06^{\circ}27'$ West 226.86 feet; thence South $04^{\circ}21'$ West 120.55 feet; thence North $88^{\circ}14'$ West 93.84 feet; thence South $50^{\circ}06'$ West 27.94 feet; thence South $24^{\circ}08'$ West 33.50 feet; thence South $12^{\circ}10'$ West 240.04 feet to the place of beginning.

SUBJECT TO BUT TOGETHER WITH an easement for ingress and egress over and across roads as they now exist and traverse in said East half of the Southeast quarter.

ALSO TOGETHER WITH an easement for ingress and egress from and to Valentine Ridge Road over and across an existing road in the North half of the South half of Sections 27 and 28.



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>Wayne Landkammer</u> Mailing Address <u>1324 Setlow Court</u> City/State/Zip <u>Clarkston, WA 99403</u> Phone No. (including area code) _____	2 BUYER GRANTEE Name <u>Mary Cass</u> Mailing Address <u>2380 Florence Lane</u> City/State/Zip <u>Clarkston, WA 99403</u> Phone No. (including area code) _____	
3 Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee Name _____ Mailing Address _____ City/State/Zip _____ Phone No. (including area code) _____	List all real and personal property tax parcel account numbers - check box if personal property <u>2-010-43-004-4000</u> <input type="checkbox"/> <u>2-010-43-009-1000</u> <input type="checkbox"/> <u>2-011-43-026-2050</u> <input type="checkbox"/> _____ <input type="checkbox"/>	List assessed value(s) <u>134,458</u> _____ _____

4 Street address of property: _____

This property is located in Garfield County

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

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

see attached Exhibit "A"

5 Select Land Use Code(s):
91- Undeveloped land (land only)
enter any additional codes: _____
(See back of last page for instructions)

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

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.

Bleeden Ledgerwood 1/15/10
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
Mary Cass Wayne Landkammer
PRINT NAME

8 I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.	
Signature of Grantor or Grantor's Agent <u>Rosa A. Cox</u> Name (print) <u>RESA A COX</u> Date & city of signing: <u>1/15/10</u> POMEROY	Signature of Grantee or Grantee's Agent <u>Richard D. Burns</u> Name (print) <u>RICHARD D. BURNS</u> Date & city of signing: <u>1/15/10</u> POMEROY

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

REV 84 0001ae (07/07/09)

THIS SPACE - TREASURER'S USE ONLY

COUNTY TREASURER

KAREN ROOSEVELT
GARFIELD COUNTY TREASURER

JAN 15 2010

1822

EXHIBIT "A"

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

In Township 10 North, Range 43 E.W.M.

The Southeast quarter of the Northwest quarter, the South half of the Northeast quarter, the Southeast quarter, the North half of the Southwest quarter, and the Southeast quarter of the Southwest quarter of Section 4.

EXCEPT that part of the Northeast quarter of the Southwest quarter of said Section 4, more particularly described as follows: Commencing at the section corner common to Sections 4, 5, 8 and 9, said Township and Range, being an aluminum monument; thence North $02^{\circ}18'30''$ East on the section line between said Sections 4 and 5 a distance of 1150.56 feet to the True Point of Beginning; thence North $86^{\circ}19'32''$ East on the subdivisional line 431.35 feet to a $5/8''$ rebar also being on the fence line; thence North $16^{\circ}45'53''$ East on said fence line 831.07 feet to a $5/8''$ rebar being at an angle point of the fence line; thence North $07^{\circ}06'42''$ East on said fence line 228.24 feet to a $5/8''$ rebar being at an angle point of the fence line; thence North $14^{\circ}11'44''$ East on said fence line 173.95 feet to a $5/8''$ rebar being on the subdivisional line of said Section 4; thence South $84^{\circ}20'14''$ West on the subdivisional line 698.16 feet to the quarter corner between said Sections 4 and 5 being an aluminum monument; thence South $02^{\circ}18'30''$ East on the section line between said Sections 4 and 5 a distance of 1150.56 feet to the place of beginning.

The Northwest quarter, the North half of the Northeast quarter, and the Southwest quarter of the Northeast quarter of Section 9.

EXCEPT that part of the Northwest quarter of the Northwest quarter of said Section 9, more particularly described as follows: Commencing at the section corner common to Sections 4, 5, 8 and 9, said Township and Range, being an aluminum monument and the True Point of beginning; thence North $88^{\circ}18'17''$ East on the section line between said Sections 4 and 9, a distance of 561.05 feet to a $5/8''$ rebar, being on a fence line; thence South $10^{\circ}20'41''$ East on said fence line 73.40 feet to a $5/8''$ rebar also being an angle point of the fence line; thence South $23^{\circ}28'22''$ East 639.85 feet to a $5/8''$ rebar also being an angle point of the fence line; thence South $51^{\circ}25'32''$ West 147.94 feet to a $5/8''$ rebar also being an angle point of the fence line; thence South $46^{\circ}59'33''$ West 717.93 feet to a $5/8''$ rebar also being an angle point of the fence line; thence South $55^{\circ}04'26''$ West on said fence line 241.71 feet to a $5/8''$ rebar; thence North $00^{\circ}25'11''$ East on the section line between said Sections 8 and 9 a distance of 18.76 feet to a $5/8''$ rebar; thence North $00^{\circ}25'11''$ East on said section line 1344.11 feet to the place of beginning.

-continued-

In Township 11 North, Range 43E.W.M.

That part of the Northwest quarter of Section 26 lying southerly of Alpowa Creek Road.

APNs: 2-010-43-004-4000, 2-010-43-009-1000, 2-011-43-026-2050

**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 documentations 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:** Attorney, escrow agent, title company agent, or title insurance company 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.

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

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) towards the equity. Any payment towards equity is taxable.
2. ☐ Grantee (buyer) will make payments on 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) towards the equity. Total of debt relief and equity payment are 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 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 payments on existing debt 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 existing debt before and after the transfer. Grantee (buyer) has not paid grantor (seller) any consideration towards equity. No tax is due.

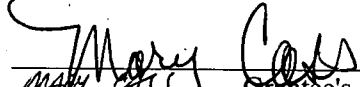
Has there been or will there be a refinance of the debt? ☐ YES ☐ NO

If 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.



Grantor's Signature



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 458-61A213.

NOTE: Exchange Facilitator must sign below.

Exchange Facilitator's Signature



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>Wayne M. Brown, individually, & as</u> <u>Trustee of the Wayne M. Brown 1994 Revocable</u> <u>Living Trust</u>	2 BUYER GRANTEE	Name <u>Rebecca Ann Lowry and</u> <u>Linda Kay McKeirnan</u>
	Mailing Address <u>P.O. Box 437</u>		Mailing Address <u>See attached</u>
	City/State/Zip <u>Pomeroy, WA 99347</u>		City/State/Zip _____
	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 _____		2-013-43-034-4001 <input type="checkbox"/>	
Mailing Address _____		2-013-43-035-3001 <input type="checkbox"/>	
City/State/Zip _____		2-012-43-002-2001 <input type="checkbox"/>	
Phone No. (including area code) _____		2-012-43-003-1001 <input type="checkbox"/>	
		List assessed value(s) <u>1105.148</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 another parcel, are part of a boundary line adjustment or parcels being merged.

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

See Exhibit "A"

5 Select Land Use Code(s): _____

Enter any additional codes: 83

(See back of last page for instructions)

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

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

If any answers are yes, complete as instructed below.

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

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

This land ☒ does ☐ does not qualify for continuance.

Colleen 1-14-10
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

Linda Kay McKeirnan Rebecca Ann Lowry
PRINT NAME

Linda Kay McKeirnan Rebecca Ann Lowry

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-201

Reason for exemption love and affection - gift

Type of Document Deed of Gift

Date of Document 1-14-10

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
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 Grantor or Grantor's Agent Wayne M. Brown

Name (print) Wayne M. Brown

Date & city of signing: _____

Signature of Grantee or Grantee's Agent Rebecca Ann Lowry

Name (print) Rebecca Ann Lowry

Date & city of signing: 1/2/10 - Pomeroy, Az

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
JAN 14 2010

me

**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 documentations 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:** Attorney, escrow agent, title company agent, or title insurance company 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.

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

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) towards the equity. Any payment towards equity is taxable.
2. ☐ Grantee (buyer) will make payments on 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) towards the equity. Total of debt relief and equity payment are 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 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 payments on existing debt 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 existing 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 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.

Wayne M. Brown
Grantor's Signature
Wayne M. Brown

Rebecca Ann Lowry
Grantee's Signature
Rebecca Ann Lowry

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

Linda Kay McKeirman
Linda Kay McKeirman

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 458-61A213.

NOTE: Exchange Facilitator must sign below.

Exchange Facilitator's Signature

EXHIBIT "A"

GRANTORS: Wayne M. Brown, individually and as Trustee of the
Wayne M. Brown 1994 Revocable Living Trust

GRANTEES: Rebecca Ann Lowry
4603 N. Black Rock Pl.
Tucson, AZ 85750

Linda Kay McKeirnan
301 Connell Hill Rd.
Pomeroy, WA 99347

Parcel Numbers

2-013-43-034-4001 2-013-43-035-3001
2-012-43-002-2001 2-012-43-003-1001

Legal Description

STATE OF WASHINGTON, County of Garfield:

In Township 13 North, Range 43 E.W.M.

The Southeast quarter of Section 34.

That part of the West half of the Southwest quarter of Section 35,
more particularly described as follows:

BEGINNING at a point which bears South 89°45' East 30 feet from the
Southwest corner of Section 35; thence along the South line of said
Section 35 South 89°45' East 485 feet to the westerly line of the
County Road right-of-way; thence following the westerly line of said
right-of-way North 04°10' West 32.40 feet; thence along the arc of a
curve to the right whose radius is 2835.0 feet through an angle of
07°48' a distance of 385.90 feet; thence North 03°38' East 463.30
feet; thence along the arc of a curve to the left whose radius is
788.60 feet to a point which is 30.0 feet East of the West line of
said Section 35; thence South 03°10' West parallel to and 30.0 feet
distant from said West line 1633.30 feet to the place of beginning.

EXCEPT that part of the Southwest quarter of said Section 35 and the
Southeast quarter of said Section 34 conveyed to Garfield County for
road by deed recorded in Garfield County Book of Deeds 48 at page 465.

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

Government Lots 3 and 4 in Section 2.

That part of Government Lot 2 in said Section 2 lying West of the County Road, more particularly described as follows:

BEGINNING at the Northwest corner of said Lot 2; thence South 1516.0 feet to the Southwest corner of said Lot 2; thence North 89°44' East 202.0 feet along the South line of said Lot 2 to the centerline of the County Road; thence along said centerline North 33°00' East 532.60 feet; thence North 19°40' East 78.0 feet; thence North 05°20' West 199.50 feet; thence North 11°48' East 188.0 feet; thence North 10°22' West 127.30 feet; thence North 21°30' West 527.50 feet to the intersection of said County Road with the North line of said Lot 2; thence South 89°08' West 322.0 feet along the North line of said Lot 2 to the place of beginning, the corners and lines of said Lot 2 being as established by fence lines on September 7, 1926.

Government Lots 1 and 2 in Section 3.

EXCEPT county roads.



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>WYLDE 2003 REVOCABLE</u>	2 BUYER GRANTEE	Name <u>EQUITY TRUST COMPANY CUSTODIAN DBA STERLING</u>	
	Mailing Address _____		TRUST FBO ROBERT CHALFANT	
	City/State/Zip <u>LENORE, ID</u>		Mailing Address <u>C/O PO BOX</u>	
	Phone No. (including area code) _____		City/State/Zip <u>POMEROY, WA 99347</u>	
3		List all real and personal property tax parcel account numbers – check box if personal property		List assessed value(s)
Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee		1-052-03-002-2000 <input type="checkbox"/>		
Name _____		_____ <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: 1270 MAIN STREET

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 2, W. 5' OF LOT 1, BLOCK 3, POMEROY'S 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)? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) _____ Reason for exemption _____	
6	Is this property designated as forest land per chapter 84.33 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Is this property receiving special valuation as historical property per chapter 84.26 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If any answers are yes, complete as instructed below. (1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information. This land <input type="checkbox"/> does <input type="checkbox"/> does not qualify for continuance.	Type of Document <u>STATUTORY WARRANTY DEED</u> Date of Document <u>1/8/10</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>	
DEPUTY ASSESSOR _____ DATE _____ (2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale. (3) OWNER(S) SIGNATURE _____ PRINT NAME _____		A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS	

8	I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.		
Signature of Grantor or Grantor's Agent	<u>Ed L. Wylde</u>	Signature of Grantee or Grantee's Agent <u>Rich Burns</u>	
Name (print)	<u>ED L. WYLDE</u>	Name (print)	<u>RICH BURNS</u>
Date & city of signing:	<u>01/08/10 POMEROY</u>	Date & city of signing:	<u>01/08/10 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 (07/07/09)

THIS SPACE FOR TREASURER'S USE ONLY

COUNTY TREASURER

PAYED
JAN 12 2010

1820 me

KAREN ROOSEVELT
GARFIELD COUNTY TREASURER



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>Clarice D. Brown, individually & as Trustee of the Clarice D. Brown 1994 Revocable Living Trust</u>	2 BUYER GRANTEE	Name <u>Roger Dye and Mary Dye</u>
	Mailing Address <u>P.O. Box 437</u>		<u>See Exhibit A for additional grantees</u>
	City/State/Zip <u>Pomeroy, WA 99347</u>		Mailing Address <u>1325 Bell Plain Rd.</u>
	Phone No. (including area code) _____		City/State/Zip <u>Pomeroy, WA 99347</u>
3 Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers – check box if personal property	
Name _____		<u>See Exhibit A</u> <input type="checkbox"/>	
Mailing Address _____		<input type="checkbox"/>	
City/State/Zip _____		<input type="checkbox"/>	
Phone No. (including area code) _____		<input type="checkbox"/>	
		List assessed value(s) <u>546,219</u>	

4 Street address of property: Garmland, Garfield County, WA

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

☐ 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): enter any additional codes: (See back of last page for instructions)	7 List all personal property (tangible and intangible) included in selling price.
Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
6 Is this property designated as forest land per chapter 84.33 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	If claiming an exemption, list WAC number and reason for exemption:
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	WAC No. (Section/Subsection) <u>458-61A-201</u>
Is this property receiving special valuation as historical property per chapter 84.26 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Reason for exemption <u>Gift - love and affection</u>
If any answers are yes, complete as instructed below.	Type of Document <u>Deed of Gift</u>
(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.	Date of Document <u>Jan. 11, 2010</u>
This land <input checked="" type="checkbox"/> does <input type="checkbox"/> does not qualify for continuance.	Gross Selling Price \$ <u>0.00</u>
<u>Colleen Edgerwood</u> 1/11/10 DEPUTY ASSESSOR DATE	*Personal Property (deduct) \$ <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.	Exemption Claimed (deduct) \$ <u>0.00</u>
(3) OWNER(S) SIGNATURE	Taxable Selling Price \$ <u>0.00</u>
<u>On file</u>	Excise Tax : State \$ <u>0.00</u>
<u>Roger Dye</u> PRINT NAME	Local \$ <u>0.00</u>
<u>Mary Dye</u>	*Delinquent Interest: State \$ <u>0.00</u>
	Local \$ <u>0.00</u>
	*Delinquent Penalty \$ <u>0.00</u>
	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>Clarice D Brown</u>	Signature of Grantee or Grantee's Agent <u>Roger Dye</u>
Name (print) <u>Clarice D. Brown</u>	Name (print) <u>Roger Dye</u>
Date & city of signing: <u>1-11-10</u>	Date & city of signing: <u>1-11-10</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 documentations 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:** Attorney, escrow agent, title company agent, or title insurance company 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.

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

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) towards the equity. Any payment towards equity is taxable.
2. ☐ Grantee (buyer) will make payments on 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) towards the equity. Total of debt relief and equity payment are 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 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 payments on existing debt 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 existing 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 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.

Clarice D. Brown

Grantor's Signature

Clarice D. Brown

Roger Dye

Grantee's Signature

Roger Dye, Mary Dye

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

EXHIBIT "A"

GRANTORS: Clarice D. Brown, individually, and as Trustee of
the Clarice D. Brown 1994 Revocable Living Trust

GRANTEES: Roger & Mary Dye (undivided 9% interest)
Rodney & Desire Dye (undivided 9% interest)
Colleen Angel (undivided 4.5% interest)
Kevin Angel (undivided 4.5% interest)
Carolyn & Mike Beckwith (undivided 9% interest)

Parcel Numbers

2-012-43-019-1003	2-012-43-020-3003
2-012-43-021-1001	2-012-43-021-3006
2-012-43-022-3001	2-012-43-029-1013

Legal Description

STATE OF WASHINGTON, County of Garfield:

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

That part of the Northeast quarter of Section 19 lying South and East of Connell Hill Road, and the North half of the Northeast quarter of said Section 19 EXCEPT the West 297 feet thereof.

The South half and the West half of the Northwest quarter of said Section 20.

EXCEPT that part of the West half of the Northwest quarter of said Section 20, more particularly described as follows:

BEGINNING at the Northwest corner of said Section 20, being marked by a 2" iron pipe; thence along the North line of said Section 20 on a bearing of North 89°51'44" East a distance of 1320.00 feet to the Northeast corner of the West half of the Northwest quarter of said Section 20; thence along the East line of said West half of the Northwest quarter South 00°45'55" East 1937.90 feet to the Southeast corner of the Northeast quarter of the Southwest quarter of the Northwest quarter of said Section 20; thence North 65°16'00" West 529.18 feet to the point of intersection with the centerline of an existing 50.00 feet

wide road right of way, said road being named Connell Hill Road; thence continue southerly and westerly along the centerline of said Connell Hill Road to its point of intersection with the West line of said Section 20; thence northerly along said West line 1990 feet, more or less, to the Northwest corner of said Section 20, being the place of beginning.

ALSO EXCEPT that part of the West half of the Northwest quarter of said Section 20, more particularly described as follows:

COMMENCING at the Northwest corner of said Section 20, being marked by a 2" iron pipe; thence along the North line of said Section 20 on a bearing of North $89^{\circ}51'44''$ East a distance of 1320.00 feet to the Northeast corner of the West half of the Northwest quarter of said Section 20; thence along the East line of said West half of the Northwest quarter South $00^{\circ}45'55''$ East 1937.90 feet to the Southeast corner of the Northeast quarter of the Southwest quarter of the Northwest quarter of said Section 20; thence North $65^{\circ}16'00''$ West 340.00 feet to the True Point of Beginning; thence South $48^{\circ}29'10''$ West 436.83 feet along the centerline of an easement for access to its point of intersection with the centerline of Connell Hill Road; thence 87.77 feet along a curve to the left with a radius of 175 feet and a chord bearing North $34^{\circ}07'05''$ East 86.85 feet to a point of tangency; thence North $19^{\circ}45'00''$ East 315.33 feet along said Connell Hill Road; thence South $65^{\circ}16'00''$ East 189.18 feet to the place of beginning.

The West half of the Southwest quarter, the Southeast quarter of the Southwest quarter, and the Southwest quarter of the Southeast quarter, the Southeast quarter of the Northeast quarter, and the Northeast quarter of the Southeast quarter of Section 21.

The Southwest quarter of the Northwest quarter, the Northwest quarter of the Southwest quarter of Section 22, and that part of the Southeast quarter of the Northwest quarter and of the Northeast quarter of the Southwest quarter of said Section 22 lying westerly of the County Road.

That part of the Northwest quarter of the Northeast quarter of Section 29 lying North of the County Road.

EXCEPT public road rights of way.



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>Lynn Cottrill</u>	2 BUYER GRANTEE	Name <u>Stuart McKenzie, an undivided 1/2 interest and</u> <u>Glendine Leonard, an undivided 1/2 interest</u>	
	Mailing Address <u>2110 Westlake Drive</u>		Mailing Address _____	
	City/State/Zip <u>Clarkston, WA 99403</u>		City/State/Zip _____	
	Phone No. (including area code) _____		Phone No. (including area code) _____	
3	Send all property tax correspondence to: <input type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers - check box if personal property	List assessed value(s)
	Name <u>Glendine Leonard</u>		<u>2-010-42-033-4035</u> <input type="checkbox"/>	
	Mailing Address <u>900 N. Hoffsetter</u>		<input type="checkbox"/>	
	City/State/Zip <u>Colville, WA 99144</u>		<input type="checkbox"/>	
	Phone No. (including area code) _____		<input type="checkbox"/>	

4 Street address of property: _____

This property is located in Garfield County

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

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

see attached Exhibit "A"

5 Select Land Use Code(s): <u>19 - Vacation and cabin</u> enter any additional codes: _____ (See back of last page for instructions)	7 List all personal property (tangible and intangible) included in selling price.
6 Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) _____ Reason for exemption _____
6 Is this property designated as forest land per chapter 84.33 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Is this property receiving special valuation as historical property per chapter 84.26 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If any answers are yes, complete as instructed below. (1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation of 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>Christine A. Luach 1-7-10</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	Type of Document <u>Statutory Warranty Deed</u> Date of Document <u>1/7/10</u> Gross Selling Price \$ <u>50,000.00</u> *Personal Property (deduct) \$ _____ Exemption Claimed (deduct) \$ _____ Taxable Selling Price \$ <u>50,000.00</u> Excise Tax : State \$ <u>640.00</u> <u>0.0025</u> Local \$ <u>125.00</u> *Delinquent Interest: State \$ _____ Local \$ _____ *Delinquent Penalty \$ _____ Subtotal \$ <u>765.00</u> *State Technology Fee \$ <u>5.00</u> *Affidavit Processing Fee \$ _____ Total Due \$ <u>770.00</u> A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS

8 Signature of Grantor or Grantor's Agent <u>Resa Cox</u> Name (print) <u>Resa Cox</u> Date & city of signing: <u>1/7/10</u> Pomeroy	I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT. Signature of Grantee or Grantee's Agent <u>Richard D. Burns</u> Name (print) <u>Richard D. Burns</u> Date & city of signing: <u>1/7/10</u> Pomeroy
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Perjury: Perjury is a class C felony which is punishable by imprisonment in the state correctional institution for a maximum term of not more than five years, or by a fine in an amount fixed by the court of not more than five thousand dollars (\$5,000.00), or by both imprisonment and fine (RCW 9A.20.020 (1C)).

REV 84 0001ae (07/07/09)

THIS SPACE - TREASURER'S USE ONLY

COUNTY TREASURER

PAID
JAN 07 2010

KAREN ROOSEVELT
GARFIELD COUNTY TREASURER

1818

KR

Order No. GA-4951

EXHIBIT "A"

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

In Township 10 North, Range 42 E.W.M

That part of the Southeast quarter of Section 33, more particularly described as follows: Commencing at the Southeast corner of said Section 33; thence West along the South line of said Section 33 a distance of 2534.10; thence North 1309.34 feet to a point previously described as being 1309.34 feet North and 175.0 feet East of the Southwest corner of said Southeast quarter; thence West 196.55 feet to a point on the West line of said Southeast quarter; thence North $00^{\circ}03'35''$ West along said West line 359.0 feet to the True Point of Beginning; thence continue North $00^{\circ}03'35''$ West 498.64 feet; thence East 479.36 feet; thence South 597.64 feet; thence West 114.12 feet; thence North 99.0 feet; thence West 364.72 feet to the place of beginning.

SUBJECT TO a road easement over and across the West 50 feet of the above described tract.

ALSO SUBJECT TO easements for waterline and utilities as they now exist and traverse over and across the above described tract.

ALSO SUBJECT TO the terms and conditions contained in the Articles of Incorporation of the Baker's Pond Water Users Association, recorded May 24, 1976 as Garfield County Auditor's No. 15381, if a member of said Association.



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>DUANE ROOSEVELT & AMANDA ROOSEVELT</u>	2 BUYER GRANTEE	Name <u>WALTER G. MORGAN & LAURIANN M. LOMEN</u>	
	Mailing Address <u>PO BOX</u>		Mailing Address <u>PO BOX 219</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 _____		1-054-68-002-2190 <input type="checkbox"/>	_____
	Mailing Address _____		1-054-68-003-2180 <input type="checkbox"/>	_____
	City/State/Zip _____		_____ <input type="checkbox"/>	_____
	Phone No. (including area code) _____		_____ <input type="checkbox"/>	_____

4 Street address of property: _____
This property is located in 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)
LOTS 1, 2, AND 3 IN BLOCK 68 OF DEPOT ADDITION TO THE CITY OF POMEROY.

5 Select Land Use Code(s): <u>09 - Land with mobile home</u> enter any additional codes: _____ (See back of last page for instructions)	7 List all personal property (tangible and intangible) included in selling price.
Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) _____ Reason for exemption _____
6 Is this property designated as forest land per chapter 84.33 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Is this property receiving special valuation as historical property per chapter 84.26 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If any answers are yes, complete as instructed below. (1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information. This land <input type="checkbox"/> does <input type="checkbox"/> does not qualify for continuance. _____ 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>QUIT CLAIM DEED</u> Date of Document <u>12/14/09</u> Gross Selling Price \$ <u>20,000.00</u> *Personal Property (deduct) \$ _____ Exemption Claimed (deduct) \$ _____ Taxable Selling Price \$ <u>20,000.00</u> Excise Tax : State \$ <u>256.00</u> <u>0.0025</u> Local \$ <u>50.00</u> *Delinquent Interest: State \$ _____ Local \$ _____ *Delinquent Penalty \$ _____ Subtotal \$ <u>306.00</u> *State Technology Fee \$ <u>5.00</u> *Affidavit Processing Fee \$ _____ Total Due \$ <u>311.00</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>[Signature]</u>	Signature of Grantee or Grantee's Agent <u>[Signature]</u>
Name (print) <u>RICH BURNS</u>	Name (print) <u>LAURIANN M. LOMEN</u>
Date & city of signing: <u>12/14/09 POMEROY</u>	Date & city of signing: <u>12/14/09 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 0001e (7/31/08)

PAID
JAN 07 2010

TENS SPACE - TREASURER'S USE ONLY

COUNTY TREASURER

1817

KAREN ROOSEVELT
GARFIELD COUNTY TREASURER



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>Western Farm Services</u>	2 BUYER GRANTEE	Name <u>C.R.P. PRODUCTION SERVICES, INC.</u>
	Mailing Address <u>7251 W. 4th Street</u>		Mailing Address <u>7251 W. 4th Street</u>
	City/State/Zip <u>Greeley, CO 80634</u>		City/State/Zip <u>Greeley, CO 80634</u>
	Phone No. (including area code) <u>(970) 356-4400</u>		Phone No. (including area code) <u>(970) 356-4400</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>see attached</u> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	List assessed value(s) <u>213,365</u>

4 Street address of property: 2600 and 2702 Villard, Pomeroy, WA
This property is located in ☐ unincorporated _____ County OR within ☒ city of Pomeroy
☐ Check box if any of the listed parcels are being segregated from another parcel, are part of a boundary line adjustment or parcels being merged.
Legal description of property (if more space is needed, you may attach a separate sheet to each page of the affidavit)
see attached

5 Select Land Use Code(s):
28, B1
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.

DEPUTY ASSESSOR

DATE

(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)

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

(3) OWNER(S) SIGNATURE

PRINT NAME

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

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

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

Reason for exemption Corporate merger

Type of Document Affidavit of Merger

Date of Document July 15, 2009

Gross Selling Price	\$	<u>0</u>
*Personal Property (deduct)	\$	<u>0</u>
Exemption Claimed (deduct)	\$	<u>0</u>
Taxable Selling Price	\$	<u>0</u>
Excise Tax : State	\$	<u>0</u>
Local	\$	<u>0</u>
*Delinquent Interest: State	\$	<u>0</u>
Local	\$	<u>0</u>
*Delinquent Penalty	\$	<u>0</u>
Subtotal	\$	<u>0</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 J. Billy Pirkle
Name (print) J. Billy Pirkle
Date & city of signing: July 15, 2009

Signature of Grantee or Grantee's Agent J. Billy Pirkle
Name (print) J. Billy Pirkle
Date & city of signing: July 15, 2009

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)).

JAN 05 2010

KAREN ROOSEVELT
GARFIELD COUNTY TREASURER

1816
COUNTY TREASURER

KR

TAY. 71

A parcel of land situate in the South Half of the South Half (S½S½) of Section 32, Township 12 North, Range 42 East of the Willamette Meridian, in the City of Pomeroy, County of Garfield, State of Washington, described as follows:

Commencing at the southwest corner of Block 15 of Mulkey's Revised Addition to the Town of Pomeroy, said corner being the intersection of the east line of Eighteenth Street, 70.0 feet wide as now established, and the north line of Columbia Street, 80.0 feet wide as now established;

thence along said east line of Eighteenth Street, North 00 degrees 04 minutes 20 seconds East, 305.88 feet to the northwest corner of Parcel No. 1 as conveyed by Union Pacific Railroad Company to Union Pacific Land Resources Corporation by Quitclaim Deed, recorded June 28, 1976, in the records of said County;

thence along the northwesterly line of said deeded Parcel No. 1, North 73 degrees 13 minutes 31 seconds East, 825.70 feet;

thence along the northerly line of said deeded Parcel No. 1, South 89 degrees 52 minutes 29 seconds East, 2028.19 feet to the TRUE POINT OF BEGINNING, said point also being the northeast corner of that parcel of land conveyed by Union Pacific Land Resources Corporation to Richard A. Waldher and Meribeth Waldher by Bargain and Sale Deed, recorded July 31, 1985, in the records of said County;

thence continuing along said northerly line, South 89 degrees 52 minutes 29 seconds East, 110.00 feet to the centerline of vacated 11th Street;

thence along said centerline, South 00 degrees 07 minutes 31 seconds West, 47.56 feet to a point 15.0 feet normally distant northerly from the centerline of the main track of the Pomeroy Branch of the Oregon-Washington Railroad & Navigation Company, as now constructed and operated;

thence parallel with said centerline of the main track, North 81

1

degrees 40 minutes 50 seconds West, 63.14 feet;

thence South 08 degrees 19 minutes 10 seconds West, 6.00 feet to the beginning of a nontangent curve, concave southerly, to which point a radial line bears North 08 degrees 19 minutes 10 seconds East, 1211.36 feet, said point also being 9.0 feet normally distant northerly from the centerline of said main track;

thence westerly, along said curve and concentric with said centerline of the main track, through a central angle of 02 degrees 24 minutes 29 seconds, 50.91 feet to the southeast corner of said parcel conveyed to Richard A. Waldher and Meribeth Waldher;

thence along the easterly line of said conveyed parcel, North 05 degrees 54 minutes 41 seconds East, 38.50 feet to the TRUE POINT OF BEGINNING.

Said parcel contains an area of 4,735 square feet (0.109 acres), more or less.

EXHIBIT B

Legal Description

The following described premises located in Garfield County, Washington and legally described as follows:

WARRANTY DEED NO. 13176, TAX LOT 1

Beginning at a point on the south line of Villard or Main Street in the City of Pomeroy a distance of 69.3 feet east of the intersection of said south line with the west line of the southeast quarter of the southeast quarter of Section 32, in Township 12, N. R. 42, E. W. M.; thence east along said south line a distance of 260 feet; thence south $0^{\circ} 16'$ east a distance of 85 feet; thence south $89^{\circ} 44'$ west a distance of 260 feet; thence north $0^{\circ} 16'$ west 85 feet to the point of beginning.

Except that portion thereof, if any, lying within the right-of-way of the Oregon-Washington Railroad and Navigation Company.

Together with all easements, rights, privileges and appurtenances thereto, all buildings, land improvements and personal property thereon, and all of Grantor's right, title and interest (if any) in all public ways adjoining the premises.

STATUTORY WARRANTY DEED NO. 12560

Lots 1 through 15 inclusive, Block 75, Depot Addition to Pomeroy, according to the recorded plat thereof.

Also Tax Lot #34 in Section 32, Township 12, north, Range 42, E. W. M. described as follows: BEGINNING at the northwest corner of Lot 16, Block 75, Depot Addition to Pomeroy; thence north 16° feet; thence west 180 feet to the southwest corner of Lot 9, Block 75, said Depot Addition; thence south 16 feet to the northwest corner of Lot 10, said Block and Addition; thence east 180 feet to the point of beginning.

EXHIBIT B

Legal Description

The following described real estate, situated in Garfield County, Washington:

That part of the South half of the South half of Section 32, Township 12 North, Range 42 E.W.M., in the City of Pomeroy, more particularly described as follows:

Commencing at the Southwest corner of Block 15 of Mulkey's Revised Addition, said point being the intersection of the East line of 18th Street, 70 feet wide as now established and the North line of Columbia Street, 80 feet wide as now established; thence South 89°52'29" East along said North line 740.16 feet; thence North 0°07'31" East 136 feet; thence North 82°36'40" East 1223.24 feet; thence North 0°07'31" 100 feet; thence North 87°41'31" East 766.06 feet; thence North 2°18'29" West 67.12 feet to the True Place of Beginning, said point being a point on a curve; thence deflect right and continue around a curve to the right with a radius of 1193.36 feet for a distance of 147.20 feet; thence South 81°40'50" East 4.10 feet; thence South 2°18'29" East 48.20 feet; thence North 87°41'31" East 24.84 feet; thence South 89°52'29" East 35.00 feet; thence North 0°07'31" East 62.44 feet; thence North 81°40'50" West 63.14 feet; thence South 8°19'10" West 6.00 feet to a point on a curve, thence deflect right and continue around a curve to the left with a radius of 1211.36 feet for a distance of 150.54 feet; thence South 2°18' 29" East 18.03 feet to the true place of beginning.

SUBJECT TO: Presumption of prescriptive easement for private driveway and utilities for the benefit of William Slusser, for the following-described property:

Beginning at a point 94 feet North of the Southeast corner of Block 29 of Depot Addition to the City of Pomeroy; thence North 179.3 feet to the O.W.R.&N. Co. Depot Grounds; thence North 82°28' East 173.7 feet; thence North 100 feet; thence North 87°34' East 360 feet; thence South 165 feet; thence South 45° West 218 feet; thence West 380 feet to the place of beginning.

SUBJECT TO: Presumption of prescriptive easement for private driveway and utilities for the benefit of Melvin Scott and Virginia Scott, husband and wife, for the following-described property:

Beginning at a point 110 feet South of the Northeast corner of Block 38, Depot Addition to the City of Pomeroy, thence South 330 feet, thence South 87°34' West 528 feet, thence North 330 feet to the South line of the lands owned by O. W. R. & N. Co., thence North 87°34' East 528 feet to the place of beginning EXCEPT beginning at a point where the line between the Southeast quarter of the Southeast quarter and the Southwest quarter of the Southeast quarter of Section 32, Township 12 North, Range 42 E.W.M. intersects the South boundary line of the right-of-way of the O. W. R. & N. Co., thence South 330 feet, thence South 87°43' West 150 feet, thence North 330 feet, thence to the South line of the right-of-way of the O. W. R. & N. Co., thence North 87°34' East 150 feet to the point of beginning.

SUBJECT TO: Reservation of all mineral rights in deed recorded May 14, 1986 as Garfield County Auditor's No. 86227, to Union Pacific Land Resources Corporation, Grantor.

SUBJECT TO: Easements for private roads granted to Standard Oil Co. and Inland Elevator Company, recorded as Garfield County Auditor's Nos. 15293, 15387, and 15566.

SUBJECT TO: Presumption of prescriptive easement for private driveway and utilities for the benefit of William Slusser and Melvin Scott Properties.

Tax Parcel No. 1-070-32-063-1460

Commencing at the intersection of the centerlines of Main Street and 25th Street in the City of Pomeroy, which is indicated by a monument established by the Washington State Highway Department; thence south $89^{\circ}44'$ east along the centerline of Main Street 729.0 feet; thence south $00^{\circ}16'$ west 40.0 feet to the south line of Main Street and the True Point of Beginning; thence continuing on said course 255.25 feet to the centerline of Pataha Creek; thence south $86^{\circ}36'$ west along the centerline of Pataha Creek 207.78 feet; thence north $83^{\circ}24'$ west along the said centerline 127.53 feet; thence north $61^{\circ}58'$ west along said centerline to the west line of the southeast quarter of the southeast quarter of Section 32, Township 12 North, Range 42 E.W.M.; thence north $00^{\circ}16'$ east along said section line 120.0 feet; thence south $89^{\circ}44'$ east 329.3 feet; thence north $00^{\circ}16'$ east 85.0 feet to the south line of said Main Street; thence south $89^{\circ}44'$ east along said south line 99.0 feet to the place of beginning.

EXCEPT any part lying within the O.W.R&N CO. right-of-way.

SUBJECT TO an easement for electric transmission and distribution lines granted to Pacific Power & Light Co. by instrument recorded August 10, 1962 in Garfield County Auditor's Book of Deeds 48 at Page 216.

3. Parcel Numbers

1-070-32-071-1540

1-0700-32-001-1000

1-070-32-034-1190

1-070-32-063-1460

1-070-32-044-1280

1-070-32-084-1280

1-054-75-015-2600

EXHIBIT B

Legal Description

The following described premises located in Garfield County, Washington and legally described as follows:

WARRANTY DEED NO. 13176, TAX LOT 1

Beginning at a point on the south line of Villard or Main Street in the City of Pomeroy a distance of 69.3 feet east of the intersection of said south line with the west line of the southeast quarter of the southeast quarter of Section 32, in Township 12, N. R. 42, E. W. M.; thence east along said south line a distance of 260 feet; thence south $0^{\circ} 16'$ east a distance of 85 feet; thence south $89^{\circ} 44'$ west a distance of 260 feet; thence north $0^{\circ} 16'$ west 85 feet to the point of beginning.

Except that portion thereof, if any, lying within the right-of-way of the Oregon-Washington Railroad and Navigation Company.

Together with all easements, rights, privileges and appurtenances thereto, all buildings, land improvements and personal property thereon, and all of Grantor's right, title and interest (if any) in all public ways adjoining the premises.

STATUTORY WARRANTY DEED NO. 12560

Lots 1 through 15 inclusive, Block 75, Depot Addition to Pomeroy, according to the recorded plat thereof.

Also Tax Lot #34 in Section 32, Township 12, north, Range 42, E. W. M. described as follows: BEGINNING at the northwest corner of Lot 16, Block 75, Depot Addition to Pomeroy; thence north 16° feet; thence west 180 feet to the southwest corner of Lot 9, Block 75, said Depot Addition; thence south 15 feet to the northwest corner of Lot 10, said Block and Addition; thence east 180 feet to the point of beginning.



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>R. CLAY BARR and CASSANDRA L. BARR</u> husband and wife	2 BUYER GRANTEE	Name <u>RUSSELL BRYAN ADAMS</u>
	Mailing Address <u>P.O. BOX 528</u>		Mailing Address <u>1859 Highway 12</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 _____	2-012-40-015-2000 <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: 1859 Highway 12, 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)

See attached legal description.

5 Select Land Use Code(s):
Select Land Use Codes
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.

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 Notice of Real Estate Contract

Date of Document 12-30-09

Gross Selling Price \$	175,000.00
*Personal Property (deduct) \$	
Exemption Claimed (deduct) \$	
Taxable Selling Price \$	175,000.00
Excise Tax : State \$	2,240.00
0.0025 Local \$	437.50
*Delinquent Interest: State \$	
Local \$	
*Delinquent Penalty \$	
Subtotal \$	2,677.50
*State Technology Fee \$	5.00
*Affidavit Processing Fee \$	
Total Due \$	2,682.50

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

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

Signature of Grantor or Grantor's Agent [Signature]
Name (print) R. Clay Barr
Date & city of signing: 12-30-09 Dayton

Signature of Grantee or Grantee's Agent [Signature]
Name (print) Russell Bryan Adams
Date & city of signing: 12-30-09 Dayton

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)).

P A I D
JAN 04 2010

1815
TUE

KAREN ROOSEVELT
GARFIELD COUNTY TREASURER

Return to:

Blue Mountain Title
P.O. Box 7
Dayton, WA 99328

REAL ESTATE EXCISE TAX
AMT. PAID \$ 2677.50
RECEIPT NO. 1815
DATE 1-4-09
GARFIELD COUNTY TREASURER
BY Tuan R. S. P.

B-1133

STATUTORY WARRANTY DEED

Grantor(s): R. CLAY BARR and CASSANDRA L. BARR, husband and wife
Grantee(s): RUSSELL BRYAN ADAMS
Desc: Frac. NW ¼ SW ¼ of Sec. 15, Twp. 12 N, Rg. 40 E, WM
Parcel #: 2-012-40-015-2000

THE GRANTOR(S) R. CLAY BARR and CASSANDRA L. BARR,
husband and wife

for and in consideration of - - -Ten Dollars and Other Valuable
Consideration - - -

in hand paid, conveys and warrants to RUSSELL BRYAN ADAMS

the following described real estate, situated in the County of Garfield, State of Washington.

Lot 1 of the Clay Barr Short Plat, more particularly described as follows:

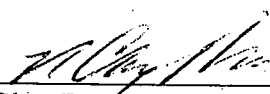
A tract of land located in the Northwest quarter of the Southwest quarter of Section 15 in Township 12 North, Range 40 East, Willamette Meridian, Garfield County, Washington State, being more particularly described as follows:

Commencing at the Southwest corner of Section 15, said point being monumented with a 2 inch aluminum cap stamped "USKH PLS 25893" and bears South 0° 10' 25" East 2,646.64 feet from the Northwest corner of

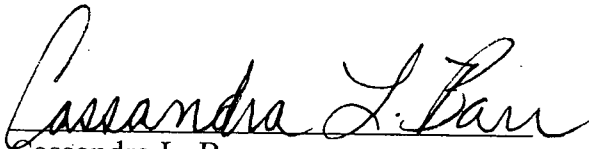
the Southwest quarter of said Section 15; said point being monumented with a one-half inch smooth iron pin with an unstamped brass tag; thence North 0° 10' 25" West 1,323.32 feet to the Southwest corner of the Northwest quarter of the Southwest quarter of said Section 15 and the point of beginning for this description; thence North 0° 10' 25" West 617.21 feet, along the West line of the Northwest quarter of the Southwest quarter of said Section 15, to the Southwesterly right of way line of Highway 12; thence along a curve to the right having a central angle of 5° 05' 00", radius length of 3,531.25 feet, chord bearing of South 59° 18' 34" East, chord length of 313.20 feet, a curve length of 313.30 feet, along the Southwesterly right of way line of Highway 12; thence South 56° 46' 04" East 846.43 feet, along the Southwesterly right of way line of Highway 12 to the South line of the Northwest quarter of the Southwest quarter of said Section 15; thence North 89° 37' 00" West 975.49 feet, along the South line of the Northwest quarter of the Southwest quarter of said Section 15 to the point of beginning.

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated 12-30-09, and conditioned for the conveyance of the above described property, and the covenants of warranty herein contained shall not apply to any title, interest or encumbrance arising by, through or under the Purchaser in said Contract, and shall not apply to any taxes, assessments or other charges levied, assessed or becoming due subsequent to the date of the Contract.

Dated this 30 day of Dec, 2009.



R. Clay Barr



Cassandra L. Barr