



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>ELEANOR D. DUCKWORTH, Trustee of Marital Trust created</u> <u>u/t/w of Gary L. Duckworth, Deceased, dated December 15, 1983</u>	2 BUYER GRANTEE	Name <u>COLUMBIA CENTER FARM, LLC</u>
	Mailing Address <u>1520 Arlington</u>		Mailing Address <u>1520 Arlington</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 _____	2-010-42-008-4000; 2-010-42-009-3000; <input type="checkbox"/>	
	Mailing Address _____	2-010-42-010-2001; 2-010-42-015-2001; <input type="checkbox"/>	
	City/State/Zip _____	2-010-42-016-1000; 2-010-42-017-4000; <input type="checkbox"/>	
	Phone No. (including area code) _____	2-010-42-015-1010 <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 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 marked as Exhibit "A".

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

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

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

If any answers are yes, complete as instructed below.

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

This land ☒ does ☐ does not qualify for continuance.

Colleen Wedemeyer 6/2/10  
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

Eleanor D. Duckworth  
PRINT NAME  
Eleanor D. Duckworth

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

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

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

Reason for exemption

Transfer where gain is not recognized under the Internal Revenue Code, Section 721.

Type of Document Quitclaim DeedDate of Document May 28 2010

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

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

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

Signature of  
Grantor or Grantor's Agent Eleanor D. Duckworth, Trustee  
Name (print) Eleanor D. Duckworth, Trustee  
Date & city of signing: Pomeroy 5/28/2010

Signature of  
Grantee or Grantee's Agent Eleanor D. Duckworth, Manager  
Name (print) Eleanor D. Duckworth, Manager  
Date & city of signing: Pomeroy 5/28/2010

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

REV 84 0001ae (a) (05/08/07)

THIS SPACE - TREASURER'S USE ONLY

DEPT. OF REVENUE

PAID  
JUN 02 2010  
KAREN ROOSEVELT  
GARFIELD COUNTY TREASURER

1874

TWE

EXHIBIT "A"

TO

REAL ESTATE EXCISE TAX AFFIDAVIT

Columbia Center Farm located in Garfield County, Washington, and described as follows:

The Southeast Quarter of the Northeast Quarter and the East Half of the Southeast Quarter of Section 8; the South Half of the North Half and the whole of the South Half of Section 9; the South Half of the Southwest Quarter of Section 10 and that part of the North Half of the Southwest Quarter of Section 10 lying South of the public road (containing 16 acres, more or less); the West Half of the Northwest Quarter of Section 15; the whole of Section 16; and the Southeast Quarter of the Northeast Quarter and the East Half of the Southeast Quarter of Section 17, all in Township 10 North, Range 42 East, W.M.

The Northeast Quarter of the Northeast Quarter of Section 17, Township 10 North, Range 42 East, W.M.

SUBJECT TO a permanent, nonexclusive easement retained by Boise Cascade Corporation for itself, its successors and assigns over and across the below-described lands:

A strip of land 60 feet wide running through Section 9, Township 10 North, Range 42 East, Willamette Meridian, more particularly described as follows: commencing at a point on the South line of the Southeast Quarter of the Southwest Quarter of the said Section 9 where the road now used by C. M. and M. H. Baldwin crosses said line, being in and near the bottom of the dry Pataha Creek; thence running in a northeasterly direction following the center of said private road as established in the spring of 1904 to where said road intersects the public road at Columbia Center.

Also a strip of land 60 feet in width described as follows: commencing at a point on the South line of the Southeast Quarter of the Southeast Quarter of Section 16, Township 10 North, Range 42 East, of the Willamette Meridian where the road used by C. M. Baldwin and M. H. Baldwin crosses said line and being in or near the bottom of the dry Pataha Creek; thence running in a northwesterly direction following the center line of said private road to its intersection with the South line of the Southeast Quarter of the Southwest Quarter of Section 9 of said township and range, all in the county of Garfield, state of Washington.

The Southwest Quarter of the Northeast Quarter and the North Half of the Southwest Quarter of Section 2, Township 10 North, Range 42 East, W.M.

The South Half of the Northwest Quarter of Section 2, Township 10 North, Range 42 East, W.M.

EXCEPT the following tract, to wit:

Beginning at the Northwest corner of the Southwest Quarter of the Northwest Quarter of said Section 2, and running thence east 25.25 chains; thence south  $37^{\circ}15'$  west 13.50 chains; thence south  $62^{\circ}20'$  west 4.67 chains; thence south  $69^{\circ}$  west 2.88 chains; thence south  $74^{\circ}30'$  west 8 chains; thence south  $64^{\circ}45'$  west 2.30 chains to the west line of said Section 2; thence north 16.65 chains to the place of beginning.

The South Half of the Southwest Quarter and the West Half of the Southeast Quarter of Section 2, Township 10 North, Range 42 East, W.M.

EXCEPT that part lying south and east of the Sweeney Gulch County Road.

The fractional South Half of Section 3, Township 10 North, Range 42 East, W.M., more particularly described as follows: Beginning at a point 48 rods north of the Southeast corner of the Southwest Quarter of the Southwest Quarter of said Section 3, and running thence westerly to a point 16 rods west and 3 rods south of the place of beginning; thence north 20 rods; thence easterly to a point 20 rods north of the place of beginning; thence south to a point 25.53 chains south of the Northwest corner of the Northeast Quarter of the Southwest Quarter of said Section; thence North  $35^{\circ}10'$  east 7.30 chains; thence north  $55^{\circ}36'$  east 15.50 chains; thence north  $63^{\circ}35'$  east 16.25 chains; thence north  $69^{\circ}20'$  east 11.25 chains to the North line of the Southeast Quarter of said Section 3; thence east to the Northeast corner of the Southeast Quarter of said Section 3; thence south to the Southeast corner of said Section 3; thence west to the Southeast corner of the Southwest Quarter of the Southwest Quarter of said Section 3; thence north 48 rods to the place of beginning.

The Northwest Quarter and the North Half of the Southwest Quarter lying north of the public road of Section 10, Township 10 North, Range 42 East, W.M.

That part of the East Half and the East Half of the Southwest Quarter of Section 10, Township 10 North, Range 42 East, W.M.

EXCEPT that part lying south and east of the Sweeny Gulch County Road.

That part of the Northwest Quarter of the Northwest Quarter of Section 11, Township 10 North, Range 42 East, W.M.

EXCEPT that part lying east and south of the Sweeny Gulch County Road.

The East Half of the Northwest Quarter of Section 15, Township 10 North, Range 42 East, W.M.

Beginning at the Southeast corner of the Northeast Quarter of the Southwest Quarter of Section 15, Township 10 North, Range 42 East, W.M., and running thence west to the East line of the Sweeny Gulch County Road running through said Northeast Quarter of the Southwest Quarter; thence along the East line of said County Road north  $28^{\circ}20'$  west 195 feet; thence north  $11^{\circ}20'$  east 135 feet; thence north  $32^{\circ}40'$  west 150 feet; thence north  $15^{\circ}10'$  west 220 feet; thence north  $28^{\circ}10'$  west 120 feet; thence north  $18^{\circ}30'$  west 660 feet to the line running through the center of said Section 15; thence east on said center line to the Northeast corner of said Northeast Quarter of the Southwest Quarter; thence south on the North and South center line of said Section to the place of beginning.

That part of the Northeast Quarter, the East Half of the Southeast Quarter, and the Northwest Quarter of the Southeast Quarter of Section 15, Township 10 North, Range 42, East, W.M.

EXCEPT that part lying east of the Sweeny Gulch County Road and lying north and east of State Highway No. 128 from the intersection of Sweeny Gulch County Road and State Highway No. 128.

The South 850 feet of the Northwest quarter of the Northeast quarter of Section 15, Township 10 North, Range 42 East, W.M.; lying North and West of Secondary State Highway No. 3-K, and West of County Road.





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	STUART MCKENZIE	2 BUYER GRANTEE	Name	GORDON MCKENZIE & SUSAN MCKENZIE, husband & wife
	Mailing Address	4411 HILLTOP DRIVE		Mailing Address	4411 HILLTOP DRIVE
	City/State/Zip	PASCO, WA 99301		City/State/Zip	PASCO, WA 99301
	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		2-010-42-033-4005 4035 <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: NONE ASSIGNED

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)

AN UNDIVIDED HALF INTEREST IN REAL ESTATE DESCRIBED IN EXHIBIT A ATTACHED HERETO

5 Select Land Use Code(s):  
19 - Vacation and cabin  
enter any additional codes:  
(See back of last page for instructions)

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

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

If any answers are yes, complete as instructed below.

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

This land ☐ does ☐ does not qualify for continuance.

DEPUTY ASSESSOR

DATE

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

(3) OWNER(S) SIGNATURE

PRINT NAME

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

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

WAC No. (Section/Subsection)

Reason for exemption

Type of Document STATUTORY WARRANTY DEED

Date of Document 5/10/10

Gross Selling Price \$ 25,000.00

\*Personal Property (deduct) \$

Exemption Claimed (deduct) \$

Taxable Selling Price \$ 25,000.00

Excise Tax : State \$ 320.00

0.0025 Local \$ 62.50

\*Delinquent Interest: State \$

Local \$

\*Delinquent Penalty \$

Subtotal \$ 382.50

\*State Technology Fee \$ 5.00

\*Affidavit Processing Fee \$

Total Due \$ 387.50

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

Name (print) STUART MCKENZIE

Date & city of signing: 5/26/10 PASCO

Signature of Grantee or Grantee's Agent

Name (print) GORDON MCKENZIE

Date & city of signing: 5/26/10 PASCO

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

PAID  
JUN 04 2010

KAREN ROOSEVELT  
GARFIELD COUNTY TREASURER

1875

the

**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 form is your receipt  
when stamped by cashier.

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

(See back of last page for instructions)

☐ Check box if partial sale of property

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

1 SELLER GRANTOR	Name <u>Rose Technical, LLC</u>	2 BUYER GRANTEE	Name <u>Jeffery R. Dibbiscoombe</u>
	Mailing Address <u>120 State Ave NE #1416</u>		Mailing Address <u>1456 Kaniksu Loop</u>
	City/State/Zip <u>Olympia, WA 98501</u>		City/State/Zip <u>Walla Walla, WA 99362</u>
	Phone No. (including area code) <u>(360) 754-1551</u>		Phone No. (including area code) <u>(509) 200-2525</u>
3	Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee	List all real and personal property tax parcel account numbers – check box if personal property	List assessed value(s)
Name _____	2010420334075 <input type="checkbox"/>	\$11,535.00	
Mailing Address _____	<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 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)  
Please see attach

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

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

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

If any answers are yes, complete as instructed below.

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

This land ☐ does ☒ does not qualify for continuance.  
Laura Smith 6/8/10  
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

PRINT NAME

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

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

WAC No. (Section/Subsection) \_\_\_\_\_

Reason for exemption \_\_\_\_\_

Type of Document Statutory Warranty Deed

Date of Document 6/4/10

Gross Selling Price \$	12,700.00
*Personal Property (deduct) \$	
Exemption Claimed (deduct) \$	
Taxable Selling Price \$	12,700.00
Excise Tax : State \$	162.56
<u>0.0025</u> Local \$	31.75
*Delinquent Interest: State \$	
Local \$	
*Delinquent Penalty \$	
Subtotal \$	194.31
*State Technology Fee \$	5.00
*Affidavit Processing Fee \$	
Total Due \$	199.31

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>Molly Krause</u>	Signature of Grantee or Grantee's Agent <u>Molly Krause</u>
Name (print) <u>Molly Krause</u>	Name (print) <u>Molly Krause</u>
Date & city of signing: <u>6/4/10 Olympia</u>	Date & city of signing: <u>6/4/10 Olympia</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)).

AFTER RECORDING MAIL TO:

Jeffery R. Dibbiscoombe

1456 Kaniksu Loop

Walla Walla, WA 99362

Filed for Record at Request of:      Rose Technical, LLC  
120 State Ave. NE #1416  
Olympia, WA 98501

---

Attachment A

**Legal Description**

That part of the Southeast Quarter of Section 33, Township 10 North, Range 42 East, W.M., more particularly described as follows: Commencing at the Southeast corner of said Section 33; thence North along the East boundary line of said Section 33, a distance of 1479.17 feet; thence West a distance of 1440.43 feet, to the true point of beginning; thence South 22 degrees 45' West, a distance of 115.99 feet, to a point of curve; thence around a curve to the right with a radius of 481.54 feet, for a distance of 121.86 feet, to a point of reverse curve; thence around a curve to the left with a radius of 36.0 feet, for a distance of 48.70 feet; thence South 16 degrees 29' 56" West, a distance of 144.30 feet, to a point of curve; thence around a curve to the left with a radius of 253.26 feet for a distance of 143.89 feet; thence North 74 degrees 26' 30" West, a distance of 497.30 feet; thence deflect right 111 degrees 31' 30" and continue around a curve to the left with a radius of 550.0 feet for a distance of 158.23 feet; thence North 20 degrees 36' East, a distance of 209.96 feet, to a point of curve; thence around a curve to the left with a radius of 150.0 feet for a distance of 70.76; thence East, a distance of 466.47 feet to the true place of beginning, containing five acres more or less. RESERVING the Westerly and Easterly 25 feet more or less for road purposes. ALSO RESERVING a strip of land for road purposes lying 25 feet on either side of the following described centerline: Commencing at the Northeast corner of the above described tract; thence West a distance of 111.49 feet to the true point of beginning; thence South 20 degrees 26 1/2' East, a distance of 112.94 feet; thence South 3 degrees 28 1/2' East, a distance of 50.64 feet to the point of terminus of this centerline.

Situated in the County of Garfield, State of Washington.





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>DIANE R. ANDERSON</u>	2 BUYER GRANTEE	Name <u>THE ANDERSON FAMILY LIVING TRUST</u>	
	Mailing Address <u>9548 SVL Box</u>		DATED <u>AUGUST 1997</u>	
	City/State/Zip <u>SPRING VALLEY LAKE, CA 92395</u>		Mailing Address <u>9548 SVL Box</u>	
	Phone No. (including area code) _____		City/State/Zip <u>SPRING VALLEY LAKE, CA 92395</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		List assessed value(s) <u>662,102</u>
Name <u>MORSE RICHARDSON</u>		2-012-42-019-4010 <input type="checkbox"/>		
Mailing Address <u>3619 25TH ST.</u>		2-012-42-029-2000 <input type="checkbox"/>		
City/State/Zip <u>SAN FRANCISCO, CA 94110</u>		2-012-42-030-1000 <input type="checkbox"/>		
Phone No. (including area code) _____				

4 Street address of property: \_\_\_\_\_  
This property is located in Garfield  
☐ Check box if any of the listed parcels are being segregated from another parcel, are part of a boundary line adjustment or parcels being merged.  
Legal description of property (if more space is needed, you may attach a separate sheet to each page of the affidavit)  
AN UNDIVIDED ONE-THIRD (1/3) INTEREST IN: SE1/4SW1/4, S1/2SE1/4 SECTION 19; W1/2 SECTION 29; and E1/2W1/2 SECTION 30 All in T.W.P. 12 N., R 42 E.W.M.

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

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

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

If any answers are yes, complete as instructed below.

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

This land ☒ does ☐ does not qualify for continuance.

## (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

DIANE R. ANDERSON STEWART ANDERSON  
TRUSTEE TRUSTEE  
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) 459-61A-211(2)(g)

Reason for exemption \_\_\_\_\_

TRANSFER TO REVOCABLE LIVING TRUSTType of Document QUIT CLAIM DEEDDate of Document 6/9/10

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

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 DIANE R. ANDERSON  
Name (print) DIANE R. ANDERSON  
Date & city of signing: 06/ /10

Signature of  
Grantee or Grantee's Agent STEWART ANDERSON  
Name (print) STEWART ANDERSON, TRUSTEE  
Date & city of signing: 06/ /10

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

REV 84.0001ae (2/22/10)

THIS SPACE - TREASURER'S USE ONLY

DEPT. OF REVENUE

KAREN ROOSEVELT  
GARFIELD COUNTY TREASURER

1877 me





PLEASE TYPE OR PRINT

## REAL ESTATE EXCISE TAX AFFIDAVIT

CHAPTER 82.45 RCW - CHAPTER 458-61A WAC

This form is your receipt  
when stamped by cashier.

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

(See back of last page for instructions)

☐ Check box if partial sale of property

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

1 SELLER GRANTOR	Name <u>Michael A. Carpinito, Trustee of the M. Carpinito Grand. Trust #1</u> <u>and Daniel J. Carpinito, Trustee of the M. Carpinito Grand. Trust #3</u>	2 BUYER GRANTEE	Name <u>Carpinito Grandchildren LLC, a Washington limited liability</u> <u>company</u>
	Mailing Address <u>1148 North Central</u>		Mailing Address <u>1148 North Central</u>
	City/State/Zip <u>Kent, WA 98032</u>		City/State/Zip <u>Kent, WA 98032</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 _____	2-014-41-021-3001 <input type="checkbox"/>	<u>490,640</u>
	Mailing Address _____	2-014-41-021-3002 <input type="checkbox"/>	
	City/State/Zip _____	2-014-41-028-2001 <input type="checkbox"/>	
	Phone No. (including area code) _____	2-014-41-028-2002 <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 Exhibit A attached and incorporated herein

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

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

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

If any answers are yes, complete as instructed below.

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

This land ☐ does ☐ does not qualify for continuance.

[Signature] 6/9/10  
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

PRINT NAME

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

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

WAC No. (Section/Subsection) 458-61A-211(4)

Reason for exemption \_\_\_\_\_

~~More change in identity or form where no change in beneficial ownership has occurred.~~Type of Document Quit Claim DeedDate of Document 5/28/10

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

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

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

Signature of Grantor or Grantor's Agent <u>[Signature]</u>	Signature of Grantee or Grantee's Agent <u>[Signature]</u>
Name (print) <u>Michael Carpinito, Trustee / Daniel J. Carpinito</u>	Name (print) <u>Michael Carpinito, Manager / Daniel J. Carpinito</u>
Date & city of signing: <u>5-28-2010 KENT, WA</u>	Date & city of signing: <u>5-28-2010 KENT, WA</u>

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

REV 84 0001ae (2/22/10)

THIS SPACE - TREASURER'S USE ONLY

DEPT. OF REVENUE

KAREN ROOSEVELT  
GARFIELD COUNTY TREASURER

1878 the

EXHIBIT A

Tract 2

In Township 14 North, Range 41 E.W.M.

The Southwest quarter and 45 acres of improved land lying within the North half of Section 21.

The Northwest quarter of Section 28.

TOGETHER WITH easements for ingress and egress along an existing roadway across the South half of Section 29, said Township and Range, as described in instruments recorded February 18, 2003 as Garfield County Auditor's No. 7654 and March 28, 2007 as Auditor's No. 20070168.

Parcel Nos.            2-014-41-021-3001, 2-014-41-021-3002  
                             2-014-41-028-2001, 2-014-41-028-2002

Abbr. Legal:            SW1/4 and Tax 1, Sec. 21; NW1/4 Sec. 28, T14N, R41E.

---

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

This form is your receipt  
when stamped by cashier.

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

(See back of last page for instructions)

☐ Check box if partial sale of property

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

<b>SELLER GRANTOR</b>	Name <u>Raymond V. Curnutt and Sherry A. Curnutt,</u> husband and wife, and Kenny Davis, single	<b>BUYER GRANTEE</b>	Name <u>Justin Hickman and Annette Hickman</u> husband and wife	
	Mailing Address <u>PO Box 752</u>		Mailing Address <u>19003 S Haney Rd</u>	
	City/State/Zip <u>Pomeroy WA 99347</u>		City/State/Zip <u>Kennewick WA 99337</u>	
	Phone No. (including area code) _____		Phone No. (including area code) _____	
Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers - check box if personal property		List assessed value(s)
Name <u>Justin Hickman and Annette Hickman husband an</u>		20104203410450000 <input type="checkbox"/>		
Mailing Address <u>19003 S Haney Rd</u>		_____ <input type="checkbox"/>		
City/State/Zip <u>Kennewick WA 99337</u>		_____ <input type="checkbox"/>		
Phone No. (including area code) _____		_____ <input type="checkbox"/>		

Street address of property: \_\_\_\_\_

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

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

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

The North half of the South half of the Southwest quarter of the Northeast quarter of Section 34, Township 10 North, Range 42 E.W.M.  
Subject to and together with a non-exclusive easement for ingress, egress and utilities over existing roads, as described in documents  
recorded as Garfield County Auditor's Nos. 85563 and 87235.

Select Land Use Code(s):  
19 Vacation and cabin

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"/>

	YES	NO
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.

Jaura Sweet  
DEPUTY ASSESSOR

6/10/10  
DATE

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

**(3) OWNER(S) SIGNATURE**

PRINT NAME

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

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

WAC No. (Section/Subsection) \_\_\_\_\_

Reason for exemption \_\_\_\_\_

Type of Document Statutory Warranty Deed

Date of Document 06/03/10

Gross Selling Price \$	16,000.00
*Personal Property (deduct) \$	0.00
Exemption Claimed (deduct) \$	0.00
Taxable Selling Price \$	16,000.00
Excise Tax : State \$	204.80
Local \$	40.00
*Delinquent Interest: State \$	0.00
Local \$	0.00
*Delinquent Penalty \$	0.00
Subtotal \$	244.80
*State Technology Fee \$	5.00
*Affidavit Processing Fee \$	0.00
Total Due \$	249.80

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

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

Signature of  
Grantor or Grantor's Agent [Signature]

Name (print) Raymond V. Curnutt and Sherry A. Curnutt

Date & city of signing: 6-7-10 Clarkston WA

Signature of  
Grantee or Grantee's Agent [Signature]

Name (print) Justin Hickman and Annette Hickman

Date & city of signing: 6-7-10 Clarkston WA

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





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.

<b>1</b> SELLER GRANTOR	Name <u>Northwest Trustee Services, Inc.</u>	<b>2</b> BUYER GRANTEE	Name <u>Gary Bye and Kayleen Bye, husband and wife</u>
	Mailing Address <u>PO Box 997</u>		Mailing Address <u>22 Sullivan Road</u>
	City/State/Zip <u>Bellevue WA 98009</u>		City/State/Zip <u>Pomeroy, WA 99347</u>
	Phone No. (including area code)		Phone No. (including area code)
<b>3</b> Send all property tax correspondence to <input checked="" type="checkbox"/> Same as Buyer/Grantee		<b>4</b> List all real and personal property tax parcel account numbers - check box if personal property	
Name _____		2-013-43-017-1010 <input type="checkbox"/>	
Mailing Address _____		<input type="checkbox"/>	
City/State/Zip _____		<input type="checkbox"/>	
Phone No. (including area code) _____		<input type="checkbox"/>	

**5** Street address of property: 2903 Kirby Mayview Rd

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)

Legal Description Attached

**6** Select Land Use Code(s): 83

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

**7** 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

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

None

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

WAC No. (Section/Subsection) 458-61A-208(4)

Reason for exemption Foreclosure

Deed of Trust # 20070410

Type of Document Trustee's Deed

Date of Document 6/8/10

Gross Selling Price \$	\$64,401.00
*Personal Property (deduct) \$	0.00
Exemption Claimed (deduct) \$	\$64,401.00
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

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

Signature of Grantor or Grantor's Agent Shawn Campbell  
Name (print) Northwest Trustee Services, Inc. - Shawn Campbell  
Date & city of signing: 6/8/2010 Bellevue, WA

Signature of Grantee or Grantee's Agent Gary Bye  
Name (print) Gary Bye  
Date & city of signing: June 11, 2010

**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)).



### Legal Description

That part of the South half of the Northeast quarter of Section 17, Township 13 North, Range 43 E.W.M., more particularly described as follows: Commencing at the Southeast corner of the Southeast quarter of the Northeast quarter of said Section 17; thence West along the South line of the Northeast quarter of said Section 17 a distance of 928.75 feet to a point on the West right-of-way line of the County Road, said point being the true place of beginning; thence continue West 491.42 feet; thence North 02 degrees 13' 20" East 559.35 feet; thence South 85 degrees 23' 09" East 774.69 feet; thence North 22 degrees 44' 30" East 264.00 feet; thence South 87 degrees 30' 00" East 146.00 feet to a point on the West right-of-way line of the County Road; thence South 03 degrees 08' 00" West along said right-of-way line a distance of 67.27 feet to a point of curve; thence continue along said right-of-way line around a curve to the right with a radius of 390.00 feet for a distance of 2945.73 feet; thence South 46 degrees 26' 00" West along said right-of-way line a distance of 588.04 feet to the place of beginning. Bearing of the South line of Section 17 is assumed to be West/ East.



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.

<b>1</b>	<b>SELLER GRANTOR</b> Name <u>Robert L. Hoverson</u> Mailing Address <u>700 Pipewell Lane</u> City/State/Zip <u>Cincinnati, OH 45243</u> Phone No. (including area code) <u>(513) 891-5535</u>	<b>2</b>	<b>BUYER GRANTEE</b> Name <u>Sleeman/Hoverson Farms, LLC</u> Mailing Address <u>8700 Pipewell Lane</u> City/State/Zip <u>Cincinnati, OH 45243</u> Phone No. (including area code) <u>(513) 891-5535</u>
<b>3</b>	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 2-012-40-022-4010; 2-012-40-023-3000 <input type="checkbox"/> 2-012-40-023-4020; 2-012-40-024-2000 <input type="checkbox"/> 2-012-40-025-2000; 2-012-40-026-1000 <input type="checkbox"/> 2-012-40-026-4020 <input type="checkbox"/> List assessed value(s) <u>287415</u>	

**4** Street address of property: None  
This property is located in Garfield County  
☐ Check box if any of the listed parcels are being segregated from another parcel, are part of a boundary line adjustment or parcels being merged.  
Legal description of property (if more space is needed, you may attach a separate sheet to each page of the affidavit)  
See Legal Description attached as Exhibit "A"

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

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

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

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 6/14/2010  
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**  
Signature on file with Assessor's Office  
PRINT NAME  
Robert L. Hoverson

**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(f)  
Reason for exemption  
A merge change in identity or form -- family corporation and partnership

Type of Document Quit Claim Deed  
Date of Document 5/19/10

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

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>Joseph P. Rouse</u> Name (print) <u>Joseph P. Rouse, Attorney</u> Date & city of signing: <u>June</u> , 2010, <u>Cincinnati, Ohio</u>	Signature of Grantee or Grantee's Agent <u>Claire V. Parrish</u> Name (print) <u>Claire V. Parrish, Attorney</u> Date & city of signing: <u>June</u> , 2010, <u>Cincinnati, Ohio</u>
--	--

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

**PAID**  
JUN 14 2010

KAREN ROOSEVELT  
GARFIELD COUNTY TREASURER

1881 *the*

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

Southeast Quarter of the Southeast Quarter of Section 22;

South Half of the Southwest Quarter and South Half of Southeast Quarter of Section 23, except the right of way of the O. W. R. R. & N. Co., and the right of way of Primary State Highway No. 3, and also except Tax No. 4 in said Section 23 as shown on the records of the assessor of Garfield County, Washington;

Southwest Quarter of the Southwest Quarter, South Half of the Southeast Quarter of the Southwest Quarter, Southwest Quarter of the Southwest Quarter of the Southeast Quarter, in Section 24;

Northwest Quarter; West Half of West Half of the Northeast Quarter; North Half of Southwest Quarter and North Half of Southeast Quarter of Southwest Quarter; West Half of the Northwest Quarter of Southeast Quarter, and Northwest Quarter of the Southwest Quarter of Southeast Quarter; in Section 24;

West Half of the Northwest Quarter of the Northeast Quarter; and the North Half of the Northwest Quarter, in Section 25;

North Half of North Half, Southwest Quarter of Northwest Quarter, Northwest Quarter of Southwest Quarter, West Half of the Southwest Quarter of the Southwest Quarter, in Section 26, except the right of way of the O. W. R. R. & N. Co.;

All in Township 12 North, Range 40 EWM, Garfield County, Washington.



PLEASE TYPE OR PRINT

## REAL ESTATE EXCISE TAX AFFIDAVIT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

This form is your receipt  
when stamped by cashier.

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

(See back of last page for instructions)

☐ Check box if partial sale of property

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

<b>1</b> SELLER GRANTOR	Name <u>Joanne Beale</u>	<b>2</b> BUYER GRANTEE	Name <u>Joanne Beale and Thomas Beale, Trustees of the Joanne Beale</u>
	<u>a widow</u>		Trust Dated <u>May 26, 2010</u>
	Mailing Address <u>516 Highway 12 E</u>		Mailing Address <u>516 Highway 12 E</u>
	City/State/Zip <u>Pomeroy, WA 99347</u>		City/State/Zip <u>Pomeroy, WA 99347</u>
	Phone No. (including area code) <u>(509) 843-1830</u>		Phone No. (including area code) <u>(509) 843-1830</u>
<b>3</b>	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>Joanne Beale, Trustee</u>		<u>see attached schedule</u> <input type="checkbox"/>
	Mailing Address <u>516 Highway 12 E</u>		<input type="checkbox"/>
	City/State/Zip <u>Pomeroy, WA 99347</u>		<input type="checkbox"/>
	Phone No. (including area code) <u>(509) 843-1830</u>		<input type="checkbox"/>
			List assessed value(s) <u>832394</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 schedule

**5** Select Land Use Code(s):  
83 - Agriculture classified under current use chapter 84.34 RCW  
enter any additional codes: 11 - single family unit  
(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 6/15/2010  
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  
Joanne Beale

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

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

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

Reason for exemption \_\_\_\_\_

Transfer to trustType of Document Statutory Warranty DeedDate of Document 5/26/10

Gross Selling Price \$	0.00
*Personal Property (deduct) \$	0.00
Exemption Claimed (deduct) \$	
Taxable Selling Price \$	0.00
Excise Tax : State \$	0.00
<u>0.0025</u> Local \$	0.00
*Delinquent Interest: State \$	0.00
Local \$	0.00
*Delinquent Penalty \$	0.00
Subtotal \$	0.00
*State Technology Fee \$	5.00
*Affidavit Processing Fee \$	
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 Joanne Beale  
Name (print) Joanne Beale  
Date & city of signing: May 26, 2010; Lewiston, ID

Signature of  
Grantee or Grantee's Agent Joanne Beale  
Name (print) Joanne Beale, Trustee  
Date & city of signing: May 26, 2010; Lewiston, ID

**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)).



**ATTACHED SCHEDULE TO EXCISE TAX AFFIDAVIT**

Part 4:

<b>Tax Parcel Nos.</b>	<b>2-011-42-002-2000</b>	<b>2-001-42-003-1010</b>	<b>2-011-43-022-2000</b>
	<b>2-011-43-023-2000</b>	<b>2-012-41-009-1000</b>	<b>2-012-42-007-4000</b>
	<b>2-012-42-008-3000</b>	<b>2-012-42-017-2000</b>	<b>2-012-42-018-1000</b>
	<b>2-012-42-034-4000</b>	<b>2-012-42-035-3010</b>	<b>2-012-44-011-4000</b>

Situate in Garfield County, State of Washington, to wit:

**I. Alpowa Ridge Land**

The South Half of the Northwest Quarter, the South Half of the Southeast Quarter of Section 22, the West Half, the West Half of the Northeast Quarter, except approximately one acre in the Northeast corner thereof; and the Northwest Quarter of the Southeast Quarter of Section 23, in Township 11, North, of Range 43, E.W.M., containing 600 acres more or less.

**II. Pataha Land**

Lot Four, Section 2, Township 11 North, Range 42, E.W.M. Except the following: Beginning at the SE corner of said Lot 4; thence North along the East line of said Lot Four 330 feet; thence West 198 feet; thence South 330 feet to the South line of said Lot 4; thence East 198 feet to the place of beginning;

Beginning at the Southeast corner of Section 34, Township 12 North, Range 42, E.W.M., thence West 22.47 8/11 chains; thence North 20 chains; thence East 22.47 8/11 chains to East line of said Section 34; thence South to starting point, except the following; beginning at a point where the South line of the county road intersects the line between Sections 34 and 35, 250 feet North of the Section corner; thence South 45° West 140 feet; thence South 72°45' West 225 feet; thence North 36° West 64 feet; thence North 72°45' East 225 feet; thence North 45° East 120 feet; thence East 47 feet; thence South 40 feet to place of beginning;

Beginning at the Southeast corner of Southwest Quarter of Southwest Quarter of Section 35, Township 12 North, Range 42, E.W.M., thence West to Southwest corner of said Section 35; thence North 280 feet; thence easterly by a straight line to starting point.

Beginning at the Northeast corner of Section 3, Township 11 North, Range 42, E.W.M., thence West 1484 feet; thence South 660 feet; thence Westerly by a straight line to a point 429 feet South of the Northwest corner of Northeast Quarter of said Section 3; thence South 973.5 feet; thence East to East line of said Section 3; thence North to starting point.

**III. Morgan Land**

Section 9 in Township 12 North, Range 41 E.W.M.

**IV. Dixon Land**

Beginning at a point 528 feet West of the Northeast corner of the Southeast Quarter of the Northwest Quarter of Section 17, Township 12 North, Range 42 E.W.M., thence West 807 feet, thence South 660 feet, thence Northeasterly in a straight line to the place of beginning.

The Southeast Quarter of the Southeast Quarter of Section 7; the Southwest Quarter of the Southwest Quarter of Section 8; West Half of the Northwest Quarter, the Northeast Quarter of the Northwest Quarter of Section 17; the East Half of the Northeast Quarter and the Northwest Quarter of the Northeast Quarter of Section 18, EXCEPT the following tract, to-wit: Beginning at a point 528 feet East of the Southwest corner of the Northwest Quarter of Section 17, thence East 807 feet, thence North 660 feet, thence Southwesterly in a straight line to the place of beginning,

All in Township 12 North, Range 42 E.W.M., Garfield County, Washington.

**V. Stimmel Land**

Lot 2 and the West Half of the Northeast Quarter, the Northeast Quarter of the Northwest Quarter, the East Half of the Southwest Quarter, and the Southeast Quarter of Section 11; Lot 5 of Section 12; the East Half, and the East Half of the West Half of Section 14; Lots 1, 4 and 5 of Section 13; all in Township 12 North, Range 44 E.W.M.

EXCEPT those portions heretofore taken for public use by the United States of America, designated as Tract 901-1 and Tract 901-2.



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.

SELLER GRANTOR	Name <u>TERRY FINCH</u>	BUYER GRANTEE	Name <u>CONNIE FINCH as a member of the Donley Family, L.L.C.</u>
	Mailing Address <u>PO BOX 88</u>		Mailing Address <u>810 NW CLIFFORD</u>
	City/State/Zip <u>ALBION, WA 99102</u>		City/State/Zip <u>PULLMAN, WA 99163</u>
	Phone No. (including area code)		Phone No. (including area code) <u>509-592-6192</u>
Send all property tax correspondence to: <input type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers - check box if personal property	
Name <u>SAME AS CURRENT RECORD</u>		2-011-42-003-3000 <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>9877</u>	

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

## Select Land Use Code(s):

83 - Agriculture classified under current use chapter 84.34 RCW

enter any additional codes:

(See back of last page for instructions)

Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)? YES ☐ NO ☒Is this property designated as forest land per chapter 84.33 RCW? YES ☐ NO ☒  
Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34? YES ☐ NO ☒Is this property receiving special valuation as historical property per chapter 84.26 RCW? YES ☐ NO ☒

If any answers are yes, complete as instructed below.

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

This land ☒ does ☐ does not qualify for continuance.Colleen 6/18/2010  
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  
C Finch 6/3/10  
PRINT NAME

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) 458-84-040 614-203(2)

Reason for exemption

DISSOLUTION OF MARRIAGE, WHITMAN COUNTY CAUSE NO.  
09-3-00106-3Type of Document QUIT CLAIMDate of Document 5-25-10

Gross Selling Price \$

\*Personal Property (deduct) \$

Exemption Claimed (deduct) \$

Taxable Selling Price \$ 0.00

Excise Tax : State \$ 0.00

0.0025 Local \$ 0.00

\*Delinquent Interest: State \$

Local \$

\*Delinquent Penalty \$

Subtotal \$ 0.00

\*State Technology Fee \$ 5.00

\*Affidavit Processing Fee \$ 5.00

Total Due \$ 10.00

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

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

Signature of  
Grantor or Grantor's Agent Terry Finch  
Name (print) TERRY FINCH  
Date & city of signing: 5-25-10Signature of  
Grantee or Grantee's Agent C Finch  
Name (print) CONNIE FINCH  
Date & city of signing: 6/3/10

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 0001se (2/22/10)

THIS SPACE - TREASURER'S USE ONLY  
JUN 18 2010COUNTY TREASURER  
DoRKAREN ROOSEVELT  
GARFIELD COUNTY TREASURER1883  
TUE

In Township 11 North, Range 42, E. W. M.

That part of the South half of the Northwest quarter, the Southwest quarter, and the West half of the Southeast quarter of Section 3, lying East of Hutchens Hill Road.

EXCEPT that part of the Northwest quarter of Section 3, more particularly described as follows:

Commencing at the Northwest corner of said Section 3; thence East along the North line of said Section 3 a distance of 2674.91 feet to the Northeast corner of said Northwest quarter; thence South 01°23'12" East along the East line of said Northwest quarter 1307.44 feet to the True Point of Beginning; thence continue South 01°23'12" East 351.00 feet; thence South 89°58'25" West 1163.94 feet to a point on the East right of way line of Hutchens Hill Road; thence deflect right and continue along said right of way line around a curve to the left with a radius of 2030.00 feet for a distance of 240.41 feet; thence North 28°50'00" West along said right of way line 152.79 feet; thence North 89°58'25" East 1332.34 feet to the place of beginning.

All according to that certain Survey recorded November 17, 2006 as Garfield County Auditor's No. 20060711.

ALSO EXCEPT that part of the South half of Section 3, more particularly described as follows:

Commencing at the Northwest corner of said Section 3; thence East along the North line of said Section 3 a distance of 2674.91 feet to the North quarter corner of said Section 3; thence South 01°23'12" East 2627.44 feet to the center of said Section 3; thence South 24°56'29" East 1430.53 feet to the True Place of Beginning; thence South 269.06 feet; thence South 62°43'00" West 323.06 feet; thence South 70°41'00" West 119.66 feet; thence South 44°53'00" West 140.16 feet; thence South 00°38'00" West 38.69 feet; thence South 20°12'00" West 32.17 feet; thence South 40°01'00" West 134.83 feet to a point on the East right of way line of Hutchens Hill Road; thence North 39°24'00" West along said right of way line 63.29 feet to point of curve; thence continue along said right of way line around a curve to the right with a radius of 620.00 feet for a distance of 417.33 feet; thence North 00°50'00" West along said right of way line 189.66 feet; thence North 08°00'00" West along said right of way line 169.44 feet to a point of curve; thence continue along said right of way line around a curve to the left with a radius of 430.00 feet for a distance of 126.30 feet; thence South 82°22'00" East 70.23 feet; thence South 54°55'00" East 163.71 feet; thence North 88°36'00" East 97.37 feet; thence North 88°45'00" East 207.00 feet; thence South 75°21'00" East 343.40 feet to the place of beginning.



ALSO EXCEPT that part of the South half of Section 3, more particularly described as follows:

Commencing at the Northwest corner of said Section 3; thence East along the North line of said Section 3 a distance of 2674.91 feet to the North quarter corner of said Section 3; thence South  $01^{\circ}23'12''$  East 2627.44 feet to the center of said Section 3; thence South  $24^{\circ}56'29''$  East 1430.53 feet; thence South 269.06 feet to the True Point of Beginning; thence South  $62^{\circ}43'00''$  West 323.06 feet; thence South  $70^{\circ}41'00''$  West 119.66 feet; thence South  $44^{\circ}53'00''$  West 140.16 feet; thence South  $00^{\circ}38'00''$  West 38.69 feet; thence South  $20^{\circ}12'00''$  West 32.17 feet; thence South  $40^{\circ}01'00''$  West 134.83 feet to a point on the East right of way line of Hutchens Hill Road; thence South  $39^{\circ}24'00''$  East along said right of way line 62.76 feet to a point of curve; thence continue along said right of way line around a curve to the right with a radius of 430.00 feet for distance of 205.22 feet; thence South  $67^{\circ}30'00''$  East 81.01 feet; thence North  $64^{\circ}23'00''$  East 233.16 feet; thence North  $85^{\circ}45'00''$  East 455.05 feet; thence North  $04^{\circ}10'00''$  West 701.90 feet; thence South  $62^{\circ}43'00''$  West 246.16 feet to the place of beginning.



PLEASE TYPE OR PRINT

REAL ESTATE EXCISE TAX AFFIDAVIT  
CHAPTER 82.45 RCW - CHAPTER 458-61A WACThis form is your receipt  
when stamped by cashier.

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

(See back of last page for instructions)

☐ Check box if partial sale of property

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

SELLER GRANTOR	1 Name <u>TERRY FINCH</u>	BUYER GRANTEE	2 Name <u>CONNIE FINCH</u>	
	Mailing Address <u>PO BOX 86</u>		Mailing Address <u>810 NW CLIFFORD</u>	
	City/State/Zip <u>ALBION, WA 99102</u>		City/State/Zip <u>PULLMAN, WA 99163</u>	
	Phone No. (including area code)		Phone No. (including area code)	
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>SAME AS YOUR RECORDS SHOW</u>		1-052-09-004-1892 1P 3-3 <input type="checkbox"/>		<u>79591</u>
Mailing Address		2-012-43-031-1002 10Q3 <input type="checkbox"/>		
City/State/Zip		<input type="checkbox"/>		
Phone No. (including area code)		<input type="checkbox"/>		

1 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)

LOT 4, BLOCK 9 POMEROY'S ADDITION TO CITY OF POMEROY  
THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 12N, RANGE 43 EWM

Select Land Use Code(s):

11 - Household, single family units 1#83

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

☐ ☒

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

Connie Finch  
PRINT NAME

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) 458-01-940 61A-203(2)

Reason for exemption

DISSOLUTION OF MARRIAGE, WHITMAN COUNTY CAUSE NO.  
09-3-00108-3Type of Document QUIT CLAIMDate of Document 5-25-10

Gross Selling Price \$

\*Personal Property (deduct) \$

Exemption Claimed (deduct) \$

Taxable Selling Price \$

0.00

Excise Tax : State \$

0.00

0.0025 Local \$

0.00

\*Delinquent Interest: State \$

Local \$

\*Delinquent Penalty \$

Subtotal \$

0.00

\*State Technology Fee \$

5.00

\*Affidavit Processing Fee \$

5.00

Total Due \$

10.00

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

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

Signature of

Grantor or Grantor's Agent

Name (print)

Date &amp; city of signing:

Signature of

Grantee or Grantee's Agent

Name (print)

Date &amp; city of signing:

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

REV 84 0001ae (2/22/10)

THIS SPACE - TREASURER'S USE ONLY

COUNTY TREASURER

JUN 18 2010

DOR

KAREN ROOSEVELT  
GARFIELD COUNTY TREASURER

1884

TUE



PLEASE TYPE OR PRINT

## REAL ESTATE EXCISE TAX AFFIDAVIT

CHAPTER 82.45 RCW - CHAPTER 458-61A WAC

This form is your receipt  
when stamped by cashier.

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

(See back of last page for instructions)

☐ Check box if partial sale of property

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

1 SELLER GRANTOR	Name	Debbie F. Voyles & Dawn A. Gandolfi, Co-Trustees of the	2 BUYER GRANTEE	Name	Debbie F. Voyles, 50% interest
		Fellows Family Trust dated December 20, 1990			<del>Dawn A. Gandolfi</del> , 50% interest <u>Dawn A. Gandolfi</u>
	Mailing Address	8155 Las Animas Court		Mailing Address	8155 Las Animas Court
	City/State/Zip	Gilroy, CA 95020		City/State/Zip	Gilroy, CA 95020
	Phone No. (including area code)	(408) 847-2155		Phone No. (including area code)	(408) 847-2155
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		201 343 007 2000 <input type="checkbox"/>		<u>2950</u>
	Mailing Address		<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 Garfield County☐ Check box if any of the listed parcels are being segregated from another parcel, are part of a boundary line adjustment or parcels being merged.

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

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

5 Select Land Use Code(s):

81 - Agriculture (not classified under current use law)

enter any additional codes: \_\_\_\_\_

(See back of last page for instructions)

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

YES NO

☐ ☒

6 Is this property designated as forest land per chapter 84.33 RCW?

YES NO

☐ ☒

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

☐ ☒

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

☐ ☒

If any answers are yes, complete as instructed below.

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

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

This land ☐ does ☒ does not qualify for continuance.

DEPUTY ASSESSOR

DATE

## (2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)

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

## (3) OWNER(S) SIGNATURE

PRINT NAME

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

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

WAC No. (Section/Subsection) 458-61A-202/7B

Reason for exemption \_\_\_\_\_

Inheritance under parents' trust following death of James G. FellowsType of Document QuitclaimDate of Document 5/27/10

Gross Selling Price \$ \_\_\_\_\_

\*Personal Property (deduct) \$ \_\_\_\_\_

Exemption Claimed (deduct) \$ \_\_\_\_\_

Taxable Selling Price \$ 0.00Excise Tax : State \$ 0.000.0025 Local \$ 0.00

\*Delinquent Interest: State \$ \_\_\_\_\_

Local \$ \_\_\_\_\_

\*Delinquent Penalty \$ \_\_\_\_\_

Subtotal \$ 0.00\*State Technology Fee \$ 5.00\*Affidavit Processing Fee \$ 5.00Total Due \$ 10.00A 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 Debbie F. Voyles & Dawn A. Gandolfi

Signature of

Grantee or Grantee's Agent Debbie F. Voyles & Dawn A. GandolfiName (print) Debbie F. Voyles & Dawn A. Gandolfi, Co-TrusteesName (print) Debbie F. Voyles & Dawn A. GandolfiDate & city of signing: June 15<sup>th</sup>, 2010, Santa Cruz, CaliforniaDate & city of signing: June 15<sup>th</sup>, 2010, Santa Cruz, California

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

REV 84 0001ae (2/22/10)

THIS SPACE - TREASURER'S USE ONLY

DEPT. OF REVENUE

KAREN ROOSEVELT  
GARFIELD COUNTY TREASURER1885 the

EXHIBIT A  
Legal Description

That real property situated in the County of Garfield, State of Washington, and more particularly described as follows:

Commencing at a stone placed on a cog wheel casting about seven (7) inches in diameter, the same having two cogs broken off, located in Lot One (1) SECTION SEVEN (7), TOWNSHIP THIRTEEN (13), NORTH RANGE FORTY-THREE (43), East of the Willamette Meridian at the easterly margin of the County Road touching the same and being One Hundred Fifty-four feet four inches southeasterly from a certain other stone place on a No. 2 Hodge Header casting, said last named casting bearing Number 83-1/4H, thence following the margin of said road in a northwesterly direction 208 71/100 feet, thence at right angles to said road in an easterly direction 208 71/100 feet, thence at right angles southerly 208 71/100 feet, thence at right angles westerly to the place of beginning, containing one acre more or less.

Parcel No. 201 343 007-2000



We declare under penalty of perjury, under the laws of the State of California, that the foregoing statements are true and correct, and that this declaration was executed at Santa Cruz, California on June 15, 2010.

Debbie F. Voyles  
Debbie F. Voyles, Trustee  
Fellows Family Trust  
dated December 20, 1990

Dawn A. Gandolfi  
Dawn A. Gandolfi, Trustee  
Fellows Family Trust  
dated December 20, 1990

8115 Los Animas Court  
Gilroy, CA 95020  
(408) 847-2155

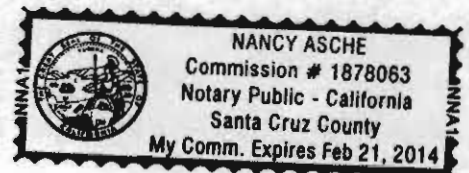
STATE OF CALIFORNIA           )  
  ) ss.  
COUNTY OF SANTA CRUZ       )

On June 15, 2010, before me, Nancy Asche,  
Notary Public, personally appeared **Debbie F. Voyles and Dawn A. Gandolfi**, who proved to  
me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~/are subscribed to  
the within instrument and acknowledged to me that ~~he~~/~~she~~/they executed the same in  
~~his~~/~~her~~/their authorized capacity(ies), and that by ~~his~~/~~her~~/their signature(s) on the instrument  
the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY of PERJURY under the laws of the State of California that  
the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Nancy Asche (Seal)



**TRUSTEE'S CERTIFICATION OF TRUST**  
(Probate Code Section 18100.5)

**Fellows Family Trust dated December 20, 1990**

We, Debbie F. Voyles and Dawn A. Gandolfi, hereby declare:

1. On December 20, 1990, James G. Fellows and Viola F. Fellows as Settlers and Trustees executed a Declaration of Trust establishing a revocable living trust known as the Fellows Family Trust dated December 20, 1990, which was amended and restated on December 19, 2001, and further amended on October 26, 2004, and again on November 8, 2006 (the "Trust").

2. Viola F. Fellows died on March 31, 2008. As a result of her death and pursuant to the terms of the Trust, the Trust continued as a revocable family trust for the lifetime benefit of James G. Fellows. James G. Fellows died on March 15, 2010.

3. Debbie F. Voyles and Dawn A. Gandolfi are the current Trustees of the Trust.

4. The Trust became an irrevocable trust upon the death of James G. Fellows.

5. The Trust is currently in full force and has not been revoked, amended or modified in any manner which would cause any representation contained in this certification to be incorrect. This certification is signed by all of the currently acting Trustees of the Trust.

6. The attached pages are photocopies of parts of the Trust (designating the Trustees and Successor Trustees, reciting the powers of the Trustees, depicting the Settlers' signatures, and acknowledging the signatures) and are true and correct copies of the original, including amendments thereto.

7. The situs of the Trust is the State of California.

8. Title to Trust assets should be taken as follows: *"Debbie F. Voyles and Dawn A. Gandolfi, Co-Trustees of the Fellows Family Trust dated December 20, 1990."*

9. The taxpayer identification number for the Trust is: 30-6232325.

CERTIFICATION OF VITAL RECORD

# COUNTY OF SANTA CRUZ

SANTA CRUZ, CALIFORNIA

## CERTIFICATE OF DEATH

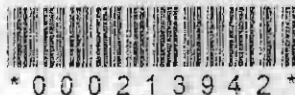
3201044000285

STATE FILE NUMBER		LOCAL REGISTRATION NUMBER	
1. NAME OF DECEDENT- FIRST (Given) <b>JAMES</b>		3. LAST (Family) <b>FELLOWS</b>	
2. MIDDLE <b>G.</b>		4. DATE OF BIRTH mm/dd/ccyy <b>02/04/1925</b>	
5. AGE Yrs. <b>85</b>		6. SEX <b>M</b>	
9. BIRTH STATE/FOREIGN COUNTRY <b>ID</b>		10. SOCIAL SECURITY NUMBER <b>534-28-3468</b>	
11. EVER IN U.S. ARMED FORCES? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> UNK		12. MARITAL STATUS/SADP* (at Time of Death) <b>WIDOWED</b>	
13. EDUCATION - highest Level/Degree (see worksheet on back) <b>HS GRADUATE</b>		14. WAS DECEDENT HISPANIC/LATINO(A)/SPANISH? (if yes, see worksheet on back) <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
15. USUAL OCCUPATION - Type of work for most of life. DO NOT USE RETIRED <b>ELECTRICAL TROUBLESHOOTER</b>		16. DECEDENT'S RACE - Up to 3 races may be listed (see worksheet on back) <b>CAUCASIAN</b>	
17. USUAL RESIDENCE (Street and number, or location) <b>445 LARCH LANE</b>		18. KIND OF BUSINESS OR INDUSTRY (e.g., grocery store, road construction, employment agency, etc.) <b>PUBLIC UTILITIES</b>	
19. YEARS IN OCCUPATION <b>38</b>			
20. DECEDENT'S RESIDENCE (Street and number, or location) <b>445 LARCH LANE</b>			
21. CITY <b>SANTA CRUZ</b>		22. COUNTY/PROVINCE <b>SANTA CRUZ</b>	
23. ZIP CODE <b>95062</b>		24. YEARS IN COUNTY <b>49</b>	
25. STATE/FOREIGN COUNTRY <b>CA</b>			
26. INFORMANT'S NAME, RELATIONSHIP <b>DEBBIE F. VOYLES, DAUGHTER</b>		27. INFORMANT'S MAILING ADDRESS (Street and number, or rural route number, city or town, state and zip) <b>8115 LAS ANIMAS CT., GILROY, CA 95020</b>	
28. NAME OF SURVIVING SPOUSE/SRDP*-FIRST <b>-</b>		29. MIDDLE <b>-</b>	
30. LAST (BIRTH NAME) <b>-</b>			
31. NAME OF FATHER/PARENT-FIRST <b>WILLIAM</b>		32. MIDDLE <b>RICHARD</b>	
33. LAST <b>FELLOWS</b>		34. BIRTH STATE <b>OR</b>	
35. NAME OF MOTHER/PARENT-FIRST <b>EDNA</b>		36. MIDDLE <b>FAY</b>	
37. LAST (BIRTH NAME) <b>HART</b>		38. BIRTH STATE <b>OR</b>	
39. DISPOSITION DATE mm/dd/ccyy <b>03/22/2010</b>		40. PLACE OF FINAL DISPOSITION <b>PAULSEN CEMETERY LOCKWOOD RD., LOCKWOOD, CA 93932</b>	
41. TYPE OF DISPOSITION(S) <b>BU</b>		42. SIGNATURE OF EMBALMER <b>JOHN AZZARO</b>	
43. LICENSE NUMBER <b>EMB7341</b>		44. NAME OF FUNERAL ESTABLISHMENT <b>BENITO &amp; AZZARO PACIFIC GARDENS</b>	
45. LICENSE NUMBER <b>FD799</b>		46. SIGNATURE OF LOCAL REGISTRAR <b>POKI NAMKUNG, M.D.</b>	
47. DATE mm/dd/ccyy <b>03/18/2010</b>			
101. PLACE OF DEATH <b>DOMINICAN HOSPITAL</b>		102. IF HOSPITAL, SPECIFY ONE <input checked="" type="checkbox"/> IP <input type="checkbox"/> ER/OP <input type="checkbox"/> DOA <input type="checkbox"/> Hospice	
103. IF OTHER THAN HOSPITAL, SPECIFY ONE <input type="checkbox"/> Nursing Home/LTC <input type="checkbox"/> Decedent's Home <input type="checkbox"/> Other			
104. COUNTY <b>SANTA CRUZ</b>		105. CITY <b>SANTA CRUZ</b>	
106. FACILITY ADDRESS OR LOCATION WHERE FOUND (Street and number, or location) <b>1555 SOQUEL DRIVE</b>			
107. CAUSE OF DEATH Enter the chain of events - diseases, injuries, or complications - that directly caused death. DO NOT enter terminal events such as cardiac arrest, respiratory arrest, or ventilator dislodgement without showing the etiology. DO NOT ABBREVIATE. <b>IMMEDIATE CAUSE (Final disease or condition resulting in death) A PROSTATE CANCER</b>		108. DEATH REPORTED TO CORONER? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
109. SEQUENTIALLY, list conditions, if any, leading to cause on Line A. Enter UNDERLYING CAUSE (disease or injury that initiated the events resulting in death) LAST <b>NONE</b>		109. BIOPSY PERFORMED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
110. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RESULTING IN THE UNDERLYING CAUSE GIVEN IN 107 <b>NONE</b>		110. AUTOPSY PERFORMED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
111. WAS OPERATION PERFORMED FOR ANY CONDITION IN ITEM 107 OR 110? (If yes, list type of operation and date) <b>NO</b>		111A. IF FEMALE, PREGNANT IN LAST YEAR? <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> UNK	
114. I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE DEATH OCCURRED AT THE HOUR, DATE, AND PLACE STATED FROM THE CAUSES STATED. Decedent Attended Since Decedent Last Seen Alive (A) mm/dd/ccyy (B) mm/dd/ccyy <b>10/31/2008 03/15/2010</b>		115. SIGNATURE AND TITLE OF CERTIFIER <b>JAMES L POTH JR M.D.</b>	
116. TYPE ATTENDING PHYSICIAN'S NAME, MAILING ADDRESS, ZIP CODE <b>JAMES L POTH JR M.D. 1668 DOMINICAN WAY, SANTA CRUZ, CA 95065</b>		116. LICENSE NUMBER <b>G14210</b>	
117. DATE mm/dd/ccyy <b>03/17/2010</b>			
119. I CERTIFY THAT IN MY OPINION DEATH OCCURRED AT THE HOUR, DATE, AND PLACE STATED FROM THE CAUSES STATED. MANNER OF DEATH <input type="checkbox"/> Natural <input type="checkbox"/> Accident <input type="checkbox"/> Homicide <input type="checkbox"/> Suicide <input type="checkbox"/> Pending Investigation <input type="checkbox"/> Could not be determined		120. INJURED AT WORK? <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> UNK	
121. INJURY DATE mm/dd/ccyy		122. HOUR (24 Hours)	
123. PLACE OF INJURY (e.g., home, construction site, wooded area, etc.)			
124. DESCRIBE HOW INJURY OCCURRED (Events which resulted in injury)			
125. LOCATION OF INJURY (Street and number, or location, and city, and zip)			
126. SIGNATURE OF CORONER / DEPUTY CORONER		127. DATE mm/dd/ccyy	
128. TYPE NAME, TITLE OF CORONER / DEPUTY CORONER			
STATE REGISTRAR		FAX AUTH.#	
CENSUS TRACT			

CERTIFIED COPY OF VITAL RECORDS

STATE OF CALIFORNIA  
COUNTY OF SANTA CRUZ

DATE ISSUED **MAR 18 2010**



\*000213942\*

This is a true and exact reproduction of the document officially registered and placed on file in the Vital Records Section, Santa Cruz County Public Health Department.

*Poki Namkung*  
CHIEF PUBLIC HEALTH OFFICER  
SANTA CRUZ, CALIFORNIA

This copy not valid unless prepared on engraved border displaying seal and signature of Registrar.

PRINTED BY: 03/18/2010





**STATE OF CALIFORNIA**  
**CERTIFICATION OF VITAL RECORD**

# COUNTY OF SANTA CRUZ

SANTA CRUZ, CALIFORNIA

**CERTIFICATE OF DEATH**

3200844000435

STATE FILE NUMBER		STATE OF CALIFORNIA USE BLACK INK ONLY AND ERASURES, WRITED OUTS OR ALTERATIONS VS-11a (REV. 1/04)		LOCAL REGISTRATION NUMBER	
1. NAME OF DECEDENT — FIRST (Given) <b>VIOLA</b>		2. MIDDLE <b>FRANCES</b>		3. LAST (Family) <b>FELLOWS</b>	
AKA, ALSO KNOWN AS — include full AKA (FIRST, MIDDLE, LAST)					
9. BIRTH STATE/FOREIGN COUNTRY <b>CALIFORNIA</b>		10. SOCIAL SECURITY NUMBER <b>571-28-3250</b>		4. DATE OF BIRTH— mm/dd/yyyy <b>12/21/1922</b>	
11. EVER IN U.S. ARMED FORCES? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> UNK		12. MARITAL STATUS (at Time of Death) <b>MARRIED</b>		5. AGE Yrs. <b>85</b>	
13. EDUCATION — Highest Level/Degree (see worksheet on back) <b>SOME COLLEGE</b>		14/15. WAS DECEDENT HISPANIC/LATINO(AS)SPANISH? (If yes, see worksheet on back.) <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		7. DATE OF DEATH mm/dd/yyyy <b>03/31/2008</b>	
16. DECEDENT'S RACE — Up to 3 races may be listed (see worksheet on back) <b>CAUCASIAN</b>		8. HOUR (24 Hours) <b>2203</b>		0. SEX <b>F</b>	
17. USUAL OCCUPATION — Type of work for most of life. DO NOT USE RETIRED <b>HOMEMAKER</b>		18. KIND OF BUSINESS OR INDUSTRY (e.g., grocery store, road construction, employment agency, etc.) <b>OWN HOME</b>		19. YEARS IN OCCUPATION <b>56</b>	
20. DECEDENT'S RESIDENCE (Street and number or location) <b>445 LARCH LANE</b>					
21. CITY <b>SANTA CRUZ</b>		22. COUNTY/PROVINCE <b>SANTA CRUZ</b>		23. ZIP CODE <b>95062</b>	
24. YEARS IN COUNTY <b>47</b>		25. STATE/FOREIGN COUNTRY <b>CALIFORNIA</b>			
26. INFORMANT'S NAME, RELATIONSHIP <b>JAMES FELLOWS, SPOUSE</b>			27. INFORMANT'S MAILING ADDRESS (Street and number or rural route number, city or town, state, ZIP) <b>445 LARCH LANE, SANTA CRUZ, CA 95062</b>		
28. NAME OF SURVIVING SPOUSE — FIRST <b>JAMES</b>		29. MIDDLE <b>G.</b>		30. LAST (Maiden Name) <b>FELLOWS</b>	
31. NAME OF FATHER — FIRST <b>CHARLES</b>		32. MIDDLE <b>FRANKLIN</b>		33. LAST <b>PATTERSON</b>	
34. BIRTH STATE <b>CA</b>		35. NAME OF MOTHER — FIRST <b>LOUISA</b>		36. MIDDLE <b>A.</b>	
37. LAST (Maiden) <b>ROTH</b>		38. BIRTH STATE <b>CA</b>			
39. DISPOSITION DATE mm/dd/yyyy <b>04/05/2008</b>		40. PLACE OF FINAL DISPOSITION <b>PAULSEN CEMETERY LOCKWOOD RD., LOCKWOOD, CA 93932</b>			
41. TYPE OF DISPOSITION(S) <b>BU</b>		42. SIGNATURE OF EMBALMER <b>JOHN AZZARO</b>		43. LICENSE NUMBER <b>EMB7341</b>	
44. NAME OF FUNERAL ESTABLISHMENT <b>BENITO &amp; AZZARO PACIFIC GARDENS</b>		45. LICENSE NUMBER <b>FD799</b>		46. SIGNATURE OF LOCAL REGISTRAR <b>POKI NAMKUNG, M.D.</b>	
47. DATE mm/dd/yyyy <b>04/05/2008</b>		48. IF FEMALE, PREGNANT IN LAST YEAR? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> UNK			
101. PLACE OF DEATH <b>RESIDENCE</b>		102. IF HOSPITAL, SPECIFY ONE <input type="checkbox"/> IP <input type="checkbox"/> ER/OP <input type="checkbox"/> DCA <input type="checkbox"/> Hospice		103. IF OTHER THAN HOSPITAL, SPECIFY ONE <input type="checkbox"/> Nursing Home/LTC <input checked="" type="checkbox"/> Decedent's Home <input type="checkbox"/> Other	
104. COUNTY <b>SANTA CRUZ</b>		105. FACILITY ADDRESS OR LOCATION WHERE FOUND (Street and number or location) <b>445 LARCH LANE</b>		106. CITY <b>SANTA CRUZ</b>	
107. CAUSE OF DEATH Enter the chain of events — diseases, injuries, or complications — that directly caused death. DO NOT enter terminal events such as cardiac arrest, respiratory arrest, or ventricular fibrillation without showing the etiology. DO NOT ABBREVIATE.  IMMEDIATE CAUSE (A) <b>VENTRICULAR FIBRILLATION</b> (B) <b>CONGESTIVE HEART FAILURE</b> (C) _____ (D) _____ (E) _____ (F) _____ (G) _____ (H) _____ (I) _____ (J) _____ Sequentially, list conditions, if any, leading to cause on Line A. Enter UNDERLYING CAUSE (disease or injury that initiated the events resulting in death) LAST		108. TIME INTERVAL BETWEEN ONSET AND DEATH (A) MINS (B) YRS (C) _____ (D) _____		109. DEATH REPORTED TO CORONER? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO REFERRAL NUMBER <b>R08-00152</b>	
110. BIOPSY PERFORMED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		111. AUTOPSY PERFORMED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		112. USED IN DETERMINING CAUSE? <input type="checkbox"/> YES <input type="checkbox"/> NO	
113. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RESULTING IN THE UNDERLYING CAUSE GIVEN IN 107 <b>DIABETES, HYPERTENSION</b>					
114. WAS OPERATION PERFORMED FOR ANY CONDITION IN ITEM 107 OR 112? (If yes, list type of operation and date.) <b>NO</b>					
115. I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE DEATH OCCURRED AT THE HOUR, DATE, AND PLACE STATED FROM THE CAUSES STATED. Decedent Attended Since mm/dd/yyyy <b>07/31/2000</b>		116. SIGNATURE AND TITLE OF CERTIFIER <b>TIMOTHY W ALLARI M.D.</b>		117. LICENSE NUMBER <b>A60077</b>	
118. TYPE ATTENDING PHYSICIAN'S NAME, MAILING ADDRESS, ZIP CODE <b>TIMOTHY W ALLARI M.D. 2025 SOQUEL AVE, SANTA CRUZ, CA 95062</b>		119. I CERTIFY THAT IN MY OPINION DEATH OCCURRED AT THE HOUR, DATE, AND PLACE STATED FROM THE CAUSES STATED. MANNER OF DEATH <input type="checkbox"/> Natural <input type="checkbox"/> Accident <input type="checkbox"/> Homicide <input type="checkbox"/> Suicide <input type="checkbox"/> Pending Investigation <input type="checkbox"/> Could not be determined		120. INJURED AT WORK? <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> UNK	
121. INJURY DATE mm/dd/yyyy		122. HOUR (24 Hours)			
123. PLACE OF INJURY (e.g., home, construction site, wooded area, etc.)					
124. DESCRIBE HOW INJURY OCCURRED (Events which resulted in injury)					
125. LOCATION OF INJURY (Street and number, or location, and city, and ZIP)					
126. SIGNATURE OF CORONER / DEPUTY CORONER		127. DATE mm/dd/yyyy		128. TYPE NAME, TITLE OF CORONER / DEPUTY CORONER	
STATE REGISTRAR		A B C D E		FAX AUTH. #	
				CENSUS TRACT	

CERTIFIED COPY OF VITAL RECORDS

STATE OF CALIFORNIA } ss  
COUNTY OF SANTA CRUZ

DATE ISSUED **MAY 29 2008**



\*000190236\*

This is a true and exact reproduction of the document officially registered and placed on file in the Vital Records Section, Santa Cruz County Public Health Department.

*Poki Namkung*  
CHIEF PUBLIC HEALTH OFFICER  
SANTA CRUZ, CALIFORNIA

This copy not valid unless prepared on engraved border displaying seal and signature of Registrar.

FORM 21 (Rev. 11/06)

ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE





**AMENDMENT TO AND RESTATEMENT OF  
DECLARATION OF TRUST ESTABLISHING THE  
FELLOWS FAMILY TRUST**

This Trust Declaration, which amends in its entirety and restates the FELLOWS FAMILY TRUST dated December 20, 1990, is made this 19<sup>th</sup> day of December 2001, by JAMES G. FELLOWS and VIOLA F. FELLOWS, herein called "settlers."

Article I. Trust Estate

A. All assets titled "JAMES G. FELLOWS and VIOLA F. FELLOWS, Trustee of the FELLOWS FAMILY TRUST dated December 20, 1990, or words to that effect, presently or in the future, are referred to as the "trust estate" and shall be held, administered, and distributed according to this instrument.

B. Assets may be added to the trust estate at any time by the settlers or either of them or by any other person by inter vivos or testamentary transfer.

C. Settlers acknowledge and agree that all property transferred to this trust and the proceeds thereof is and shall retain its character as community property during the joint lifetimes of the settlers.

RICHARD G. POLSE  
ATTORNEY AT LAW  
1726 NORTH SEABRIGHT AVENUE  
SANTA CRUZ, CALIFORNIA 95062

Article II. Original and Successor Trustees

A. Reference in this declaration of trust to the "trustee" shall be deemed a reference to whoever is serving as trustee, whether original trustee, successor trustee, sole trustee, co-trustees or corporate trustee.

B. Settlor JAMES G. FELLOWS and VIOLA F. FELLOWS are currently serving as co-trustees with all of the obligations, powers, and authority contained within this instrument.

C. So long as both settlors are serving as co-trustees, the powers of the trustee may be exercised either by both settlors or by one of the settlors acting independently of the other, in which latter event the act of one settlor shall bind the other. Any person or entity dealing with the trustee under this instrument will be fully protected by the act of one settlor as trustee.

D. If one settlor resigns, or if for any reason one of the settlors becomes unable or ceases to serve as co-trustee, the other settlor shall serve as sole trustee with all of the obligations, powers and authority contained within this instrument.

E. If both settlors resign, or if for any reason both settlors become unable or cease to serve as trustee, settlors' daughters, DEBBIE F. VOYLES and DAWN A. GANDOLFI shall serve as co-trustees. If for any reason one of them fails to serve, or having commenced to serve later becomes unable or ceases to serve as co-trustee, the other of them shall serve as sole trustee. If both of them fail to serve, or having commenced to serve, both later become unable or cease to serve as trustee. DALE L. FELLOWS shall serve as trustee. While DEBBIE and DAWN are

serving as co-trustees, either one of them can sign checks not to exceed \$3,000.00 provided the expenditure is necessary for the support and health care of settlors or either of them. No bank or other type of savings institution shall be responsible for insuring that the latter provision is complied with.

F. A trustee's inability to act as trustee due to physical or mental incapacity shall be conclusively established if two doctors authorized to practice medicine in the state of trustee's residence issue written declarations to the effect that the trustee is not capable of fulfilling his or her responsibilities as a trustee.

G. The trustee may resign by delivering to all income beneficiaries and successor trustees named herein written notice of such resignation. A resigned trustee shall serve as trustee until its successor shall accept office, and shall execute all instruments and do all acts necessary to vest title of the trust estate in the successor trustee.

H. A successor trustee shall have no liability for any act or failure to act of a previous trustee occurring prior to the date when said successor trustee takes office. Any successor trustee shall succeed as trustee with like effect as though originally named as such herein. All authorities and powers conferred upon the original trustee hereunder shall pass to a successor trustee.

I. No trustee shall be required to post any bond or other security for the faithful performance of any duties or obligations of such office.

J. The settlors shall serve as trustee without compensation, but a successor trustee shall be entitled to reasonable compensation from the trust estate for

services rendered as trustee. — Reasonable compensation shall be deemed an amount not in excess of what a bank trustee would charge for similar services in Santa Cruz County, California.

K. Unless the trustee has received actual written notice of the occurrence of an event affecting the beneficial interests in this trust, the trustee shall not be liable to any beneficiary of this trust for distributions made in good faith as though the event had not occurred.

L. The trustee shall make reasonable efforts to carry out the provisions of this instrument, including the maintenance or defense of any suit; provided, however, that the trustee shall be under no duty to maintain or enter into any litigation unless the trustee's expenses, including counsel fees and costs, have been advanced or guaranteed in an amount and in a manner reasonably satisfactory to the trustee.

M. The trustee is authorized to employ any custodian, investment adviser, property manager, attorney, accountant or other agent to assist in the administration of the trusts established under this instrument. Reasonable compensation for all services performed by such agents shall be paid from the trust estate out of either income or principal, as the trustee shall determine.

### Article III. Amendment and Revocation

A. While both settlors are living, the trust can be amended by written document signed by both of them.



Pages 5-12  
intentionally omitted

E. If at the time of the death of the surviving spouse, or at any later time before full distribution of the trust estate, all of settlors' issue are deceased and no other disposition of the trust estate is directed by this instrument, the trust estate shall thereupon be distributed as follows:

1. One-third thereof to [REDACTED] or if he is not then living, to his issue by right of representation;

2. One-third thereof to [REDACTED] or if he is not then living, to his issue by right of representation;

1. One-third thereof to [REDACTED] or if she is not then living, to her issue by right of representation.

#### Article XI. Powers of the Trustee

##### A. General Powers.

1. To carry out the purposes of any trust created under this instrument and subject to any limitations stated elsewhere in this instrument, the trustee is vested with the following powers with respect to the trust estate, in addition to those powers now or hereafter conferred by law.

a. To continue to hold any property and to operate at the risk of the trust estate any business that the trustee receives or acquires under the trust, as long as the trustee deems advisable.

b. To hold securities or other property in the trust estate in the name of the trustee or the trustee's nominee or to hold such securities unregistered or in such form that ownership will pass by delivery.

c. To invest and reinvest the trust estate in every kind of property that persons of prudence, discretion and intelligence acquire for their own account, specifically including but not by way of limitation, real property, personal

property, options, corporate obligations of every kind, stocks, preferred or common, shares of investment trusts, investment companies, bonds, mutual funds, mortgage participations and any common trust funds administered by a professional trustee.

d. To buy, sell and trade in securities of any nature, including short sales, on margin, and for such purposes to maintain and operate margin accounts with brokers, and to pledge any securities held or purchased with such brokers as security for loans and advances made to the trustee.

e. With respect to securities held in the trust, to have all the rights, powers and privileges of an owner (subject, always, to the trustee's fiduciary obligations as trustee), including, but not limited to, the power to vote, give proxies, and pay assessments; to participate in voting trusts, pooling agreements, foreclosures, reorganizations, consolidations, mergers, liquidations, sales and leases, and incident to such participation, to deposit securities with and transfer title to any protective or other committee on such terms as the trustee may deem advisable; and to exercise or sell stock subscriptions or conversion rights.

f. To manage, control, grant options on, sell (at public or private sale, for cash or on deferred payments within or beyond the term of the trust), convey, exchange, lease, partition, divide, improve, and repair the trust estate.

g. To lease the trust estate for terms within or beyond the term of the trust and for any purpose, including exploration for and removal of gas, oil and other minerals; and to enter into community oil leases, pooling and unitization agreements. Any such lease may be given with or without option to purchase.

h. To lend money to any person, provided that such loan shall be adequately secured and shall bear a reasonable rate of interest; and provided further that in the case of any sale of real estate, the trustee may sell on the basis of a reasonable down payment and a promissory note, bearing reasonable interest, for the balance, and provided further that such promissory note may be secured by a first or second deed of trust on the property sold, or by other property, as the trustee in the trustee's discretion deems advisable.

i. To borrow money, and to encumber or hypothecate the trust by mortgage, deed of trust, pledge, security agreement or otherwise, for the debts of the trust or a co-owner.

j. To carry, at the expense of the trust, insurance of such kinds and in such amounts as the trustee deems advisable to protect the trust estate and the trustee against any hazard.

k. To commence or defend such litigation with respect to the trust or any property of the trust estate as the trustee may deem advisable, at the expense of the trust.

l. To compromise or otherwise adjust any claims or litigation against or in favor of the trust.

m. To abandon any property or interest in the property belonging to the trust when, in the trustee's discretion, such abandonment is in the best interest of the trust and its beneficiaries.

n. To take any action and to make any election to minimize the tax liabilities of the trust and its beneficiaries.

2. Unless otherwise expressly provided in this instrument, the powers of the trustee shall be exercisable in the trustee's discretion and without the trustee being required to seek court instructions or approval from any other source. The trustee's powers shall be subject to the trustee's duty to exercise its powers equitably and in a fiduciary capacity at all times.

3. The trustee may release or restrict the scope of any power that the trustee may hold in connection with the trusts created under this instrument, whether such power is expressly granted in the instrument or expressed or implied by law. The trustee shall exercise this power in a written instrument executed by the trustee and delivered to the person or persons entitled to an accounting under the provisions of this trust.

B. Powers Relating to Distribution.

1. For the sake of the operation of the provisions of this instrument, a settlor who fails to survive the other settlor by thirty (30) days shall be treated as having predeceased said settlor, and any person who fails to survive the death of



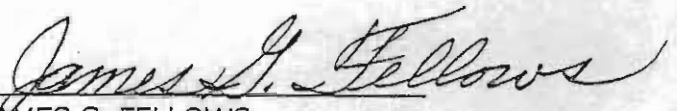
Pages 16-18  
intentionally omitted

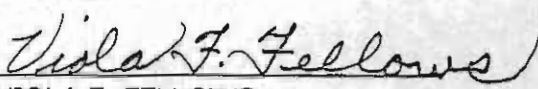
C. "Issue" defined. As used in this trust, the term "issue" shall refer to lineal descendants of all degrees, and shall include adopted persons who were minors at the date of adoption.

D. Choice of law. The validity of this trust and the construction of its provisions shall be governed by the laws of the state of California in force on the date of execution of this instrument, regardless of any change of residence of the settlors or any beneficiary, or the appointment of a trustee residing or doing business in another jurisdiction.

E. No-contest clause. If any beneficiary of this trust shall, singularly or in conjunction with any other person or persons, contest in any court the validity of this trust or of the settlors' last Wills, or seek to obtain an adjudication in any proceeding in any court that this trust or any of its provisions, or that such Wills or any of their provisions, are void, or seek otherwise to void, nullify or set aside this trust or any of its provisions, then the right of that person to take any interest given to him or her by this trust shall be determined as it would have been determined if that person had died without issue before this instrument was executed.

This instrument is executed this 19<sup>th</sup> day of December 2001, at Santa Cruz, California.

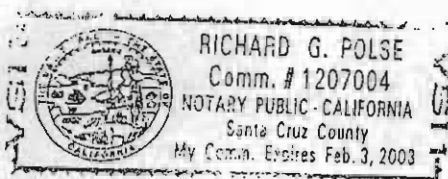
  
JAMES G. FELLOWS,  
Settlor and Trustee

  
VIOLA F. FELLOWS,  
Settlor and Trustee

STATE OF CALIFORNIA     )  
                                      ) ss  
COUNTY OF SANTA CRUZ    )

On this 19<sup>TH</sup> day of December 2001, before me, the undersigned notary public, personally appeared JAMES G. FELLOWS and VIOLA F. FELLOWS, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.



*Richard G. Polse*



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.

<b>1</b> SELLER GRANTOR	Name <u>City of Pomroy</u>	<b>2</b> BUYER GRANTEE	Name <u>Garfield County Fire Dist. 1</u>
	Mailing Address _____		Mailing Address <u>P.O. Box 700</u>
	City/State/Zip _____		City/State/Zip <u>Pomroy WA 99347</u>
	Phone No. (including area code) _____		Phone No. (including area code) <u>509-843-1851</u>
<b>3</b> 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>5-050-05-002-1070</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: 949 + 177 Main St

This property is located in ☐ unincorporated \_\_\_\_\_ County OR within ☒ city of Pomroy

☐ 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)

South 110 feet of Lot 3, South 110 feet of West 40 feet of Lot 4 in Block 5 of the original town.

<b>5</b> Enter Abstract Use Categories: _____ (See back of last page for instructions)	<b>7</b> 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 type="checkbox"/> NO	If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) <u>458-61A-215</u> Reason for exemption <u>to clear title</u>
<b>6</b> Is this property designated as forest land per chapter 84.33 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Type of Document <u>Quit Claim Deed</u>
Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Date of Document <u>6-3-10</u>
Is this property receiving special valuation as historical property per chapter 84.26 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Gross Selling Price \$ _____
If any answers are yes, complete as instructed below.	*Personal Property (deduct) \$ _____
<b>(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE)</b> NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information.	Exemption Claimed (deduct) \$ _____
This land <input type="checkbox"/> does <input type="checkbox"/> does not qualify for continuance.	Taxable Selling Price \$ _____
	Excise Tax: State \$ _____
	Local \$ _____
	*Delinquent Interest: State \$ _____
	Local \$ _____
	*Delinquent Penalty \$ _____
	Subtotal \$ _____
	*State Technology Fee \$ _____ 5.00
	*Affidavit Processing Fee \$ _____ 5.00
	Total Due \$ _____ 10.00
	A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS
<b>(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)</b> NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) do not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale.	
<b>(3) OWNER(S) SIGNATURE</b>	
DEPUTY ASSESSOR _____ DATE _____	
PRINT NAME _____	

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

Signature of Grantor or Grantor's Agent <u>Alan R. Gould</u>	Signature of Grantee or Grantee's Agent <u>Wyne McCabe</u>
Name (print) <u>Alan R. Gould Mayor</u>	Name (print) <u>Wyne McCabe Dist Sec</u>
Date & city of signing: <u>6-3-10 Pomroy</u>	Date & city of signing: <u>5-28-10 Pomroy</u>

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





PLEASE TYPE OR PRINT

## REAL ESTATE EXCISE TAX AFFIDAVIT

CHAPTER 82.45 RCW - CHAPTER 458-61A WAC

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

(See back of last page for instructions)

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

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

1 SELLER GRANTOR	Name <u>Joann L. Storey</u>	2 BUYER GRANTEE	Name <u>Kenneth R. Storey</u>	
	1333 Birch			
	Mailing Address		Mailing Address <u>PO Box 536</u>	
	City/State/Zip <u>Lewiston, ID 83501</u>		City/State/Zip <u>Pomeroy, WA 99347</u>	
	Phone No. (including area code) <u>(509) 254-3663</u>		Phone No. (including area code)	
3	Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers - check box if personal property	List assessed value(s)
	Name		<u>1-063-03-005-7000</u> <input type="checkbox"/>	
	Mailing Address		<input type="checkbox"/>	
	City/State/Zip		<input type="checkbox"/>	
	Phone No. (including area code)		<input type="checkbox"/>	

4 Street address of property: 324 Centre Street, Pomeroy, WashingtonThis 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)

Lots 4 and 5 in Block 3 of Highland Addition to the City of Pomeroy, except the south 8 feet of Lot 4, records of Garfield County, known as 324 Centre Street, Pomeroy, Washington.

5	Select Land Use Code(s): <u>11 - Household, single family units</u> enter any additional codes: (See back of last page for instructions)	7	List all personal property (tangible and intangible) included in selling price.
	Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)?		
	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		
6	Is this property designated as forest land per chapter 84.33 RCW?		If claiming an exemption, list WAC number and reason for exemption:
	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		WAC No. (Section/Subsection) <u>458-61A-203</u>
	Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34?		Reason for exemption
	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		<u>Dissolution in Garfield County Superior Court Cause No. 10-3-00003-9</u>
	Is this property receiving special valuation as historical property per chapter 84.26 RCW?		
	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Type of Document <u>Quitclaim Deed</u>
	If any answers are yes, complete as instructed below.		Date of Document <u>6-15-10</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.		Gross Selling Price \$
	This land <input type="checkbox"/> does <input type="checkbox"/> does not qualify for continuance.		*Personal Property (deduct) \$
	DEPUTY ASSESSOR _____ DATE _____		Exemption Claimed (deduct) \$
	(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.		Taxable Selling Price \$ <u>0.00</u>
	(3) OWNER(S) SIGNATURE _____		Excise Tax : State \$ <u>0.0025</u> Local \$ <u>0.00</u>
	PRINT NAME _____		*Delinquent Interest: State \$ _____ Local \$ _____
			*Delinquent Penalty \$ _____
			Subtotal \$ <u>0.00</u>
			*State Technology Fee \$ <u>5.00</u>
			*Affidavit Processing Fee \$ <u>5.00</u>
			Total Due \$ <u>10.00</u>
			A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS

8	I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.		
Signature of Grantor or Grantor's Agent	<u>Joann L. Storey</u>	Signature of Grantee or Grantee's Agent	<u>Kenneth R. Storey</u>
Name (print)	<u>Joann L. Storey</u>	Name (print)	<u>Kenneth R. Storey</u>
Date & city of signing:	<u>06/15/2010, Lewiston, ID</u>	Date & city of signing:	<u>06/15/10,</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)).

REV 84 0001ae (2/22/10)

THIS SPACE TREASURER'S USE ONLY

DEPT. OF REVENUE

PAID  
JUN 23 2010

KAREN ROOSEVELT  
GARFIELD COUNTY TREASURER

1887 THE



PLEASE TYPE OR PRINT

# REAL ESTATE EXCISE TAX AFFIDAVIT

CHAPTER 82.45 RCW - CHAPTER 458-61A WAC

This form is your receipt when stamped by cashier.

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

(See back of last page for instructions)

☐ Check box if partial sale of property

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

<b>1</b>	<b>SELLER GRANTOR</b> Name <u>DAN JOHNSON</u> Mailing Address <u>419 HWY 12 W</u> City/State/Zip <u>POMEROY, WA 99347</u> Phone No. (including area code) _____	<b>2</b>	<b>BUYER GRANTEE</b> Name <u>TRAVIS S. JOHNSON (55%) &amp; JENNIFER L. STILLER (45%)</u> Mailing Address <u>C/O 419 HWY 12 W</u> City/State/Zip <u>POMEROY, WA 99347</u> Phone No. (including area code) _____
<b>3</b>	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>8-012-41-035-2010</u> <input type="checkbox"/> _____ _____ _____ _____ List assessed value(s) <u>70,725</u>	

**4** Street address of property: NONE LISTED  
This property is located in Garfield County  
☐ Check box if any of the listed parcels are being segregated from another parcel, are part of a boundary line adjustment or parcels being merged.  
Legal description of property (if more space is needed, you may attach a separate sheet to each page of the affidavit)  
LOT 8 AND THE N 90 FEET OF LOT 8; W 65 FEET OF LOT 2 AND THE N 190 FEET OF LOTS 9 & 10 ALL IN MULKEY'S ADDITION TO THE CITY OF POMEROY  
See Exhibit "A" attached

<b>5</b> Select Land Use Code(s): <u>11 - Household, single family units</u> enter any additional codes: _____ (See back of last page for instructions)	<b>7</b> List all personal property (tangible and intangible) included in selling price. _____ _____ _____ _____ _____ If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) <u>458-61A-201</u> Reason for exemption <u>GIFT</u> Type of Document <u>QUIT CLAIM DEED OF GIFT</u> Date of Document <u>6/23/10</u> Gross Selling Price \$ _____ 0.00 *Personal Property (deduct) \$ _____ Exemption Claimed (deduct) \$ _____ Taxable Selling Price \$ _____ 0.00 Excise Tax : State \$ _____ 0.00 <u>0.0025</u> Local \$ _____ 0.00 *Delinquent Interest: State \$ _____ Local \$ _____ *Delinquent Penalty \$ _____ Subtotal \$ _____ 0.00 *State Technology Fee \$ _____ 5.00 *Affidavit Processing Fee \$ _____ 5.00 Total Due \$ _____ 10.00  A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS
<b>6</b> Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO 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 checked="" type="checkbox"/> does <input type="checkbox"/> does not qualify for continuance. <u>Jenna Smith</u> <u>6/24/10</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 _____ <b>8</b> I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.	

Signature of Grantor or Grantor's Agent <u>Dan Johnson</u> Name (print) <u>DAN JOHNSON</u> Date & city of signing: <u>06/23/10 POMEROY</u>	Signature of Grantee or Grantee's Agent <u>Rich Burns</u> Name (print) <u>RICH BURNS</u> Date & city of signing: <u>06/23/10 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 (2/22/10)

THIS SPACE - TREASURER'S USE ONLY

DEPT. OF REVENUE

JUN 24 2010

1888

KAREN ROOSEVELT  
GARFIELD COUNTY TREASURER

EXHIBIT "A"

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

In Township 12 North, Range 41 E.W.M.

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

Commencing at the West quarter corner of said Section 35; thence along the West line of said Section 35, South  $00^{\circ}28'39''$  East 924.71 feet to a point on the South right of way line of U.S. Highway 12, said point being the True Point of Beginning; thence continuing along said West line of Section 35, South  $00^{\circ}28'39''$  East 625.93 feet; thence East at a right angle, North  $89^{\circ}31'21''$  East 330.00 feet; thence North at a right angle, North  $00^{\circ}28'39''$  West 694.50 feet to a point on said South right of way line of U.S. Highway 12; thence along said right of way line South  $77^{\circ}47'06''$  West 337.05 to the place of beginning.

SUBJECT TO an easement for ingress and egress across and along the existing driveway more fully described in document recorded July 15, 2009 as Garfield County Auditor's No. 20090429.



**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

x \_\_\_\_\_  
Grantee's Signature

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

I, (print name) \_\_\_\_\_, certify that I am acting as an Exchange Facilitator in transferring real property to \_\_\_\_\_ pursuant to IRC Section 1031, and in accordance with WAC 458-61A-213.

**NOTE:** Exchange Facilitator must sign below.

\_\_\_\_\_  
Exchange Facilitator's Signature



**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 458-61A-213.

**NOTE:** Exchange Facilitator must sign below.

\_\_\_\_\_  
Exchange Facilitator's Signature