



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.

SELLER GRANTOR	Name <u>Robert W. Sliter and Ronda L. Sliter</u>	BUYER GRANTEE	Name <u>Howard L. Neal and Betty Neal</u>
	<u>husband and wife</u>		<u>husband and wife</u>
	Mailing Address <u>PO Box 321</u>		Mailing Address <u>770 Arlington Street</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) _____	
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>Howard L. Neal and Betty Neal husband and wife</u>		<u>10580100211500000</u> <input type="checkbox"/>	
Mailing Address <u>770 Arlington Street</u>		<u>10700602911500000</u> <input type="checkbox"/>	
City/State/Zip <u>Pomeroy WA 99347</u>		_____ <input type="checkbox"/>	
Phone No. (including area code) _____		_____ <input type="checkbox"/>	
		List assessed value(s)	

Street address of property: 770 Arlington Street, Pomeroy, WA 99347This property is located in ☐ unincorporated Garfield County OR within ☒ city of Pomeroy☐ Check box if any of the listed parcels are being segregated from a larger parcel.

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

The West 50 feet of Lot 2, Block 1, Darby's Addition to the City of Pomeroy. Also beginning at a point 16.0 feet South and 35.5 feet West of the Southeast corner of said Lot 2; thence West 34.5 feet; thence South 45.0 feet; thence East 34.5 feet, thence North 45.0 feet to the point of beginning.

Select Land Use Code(s):

11 Household, single family units

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

(See back of last page for instructions)

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

YES NO

☐ ☒

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

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 DeedDate of Document 10/13/10

Gross Selling Price \$	120,000.00
*Personal Property (deduct) \$	0.00
Exemption Claimed (deduct) \$	0.00
Taxable Selling Price \$	120,000.00
Excise Tax : State \$	1,536.00
Local \$	300.00
*Delinquent Interest: State \$	0.00
Local \$	0.00
*Delinquent Penalty \$	0.00
Subtotal \$	1,836.00
*State Technology Fee \$	5.00
*Affidavit Processing Fee \$	0.00
Total Due \$	1,841.00

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 Robert W. SliterName (print) Robert W. Sliter and Ronda L. SliterDate & city of signing: 10-25-10 Clarkston

Signature of

Grantee or Grantee's Agent Howard L. NealName (print) Howard L. Neal and Betty NealDate & city of signing: 10-20-10 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)).

**PAID**  
OCT 27 2010

DOR



PLEASE TYPE OR PRINT

## REAL ESTATE EXCISE TAX AFFIDAVIT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

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(See back of last page for instructions)

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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>Joanne Beale</u>	2 BUYER GRANTEE	Name <u>Joanne Beale and Thomas Beale, Trustees of the Joanne Beale</u>
	a widow		Trust Dated <u>May 26, 2010</u>
	Mailing Address <u>512 Highway 12 E</u>		Mailing Address <u>512 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>
3	Send all property tax correspondence to: <input type="checkbox"/> Same as Buyer/Grantee	List all real and personal property tax parcel account numbers – check box if personal property	
	Name <u>Robert Kelly</u>	Schedule Attached <input type="checkbox"/>	
	Mailing Address <u>2015 6th Avenue, Space 13</u>	<input type="checkbox"/>	
	City/State/Zip <u>Clarkston, WA 99403</u>	<input type="checkbox"/>	
	Phone No. (including area code) <u>(509) 295-6347</u>	<input type="checkbox"/>	
		List assessed value(s) <u>236900</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: \_\_\_\_\_  
(See back of last page for instructions)

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

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

If any answers are yes, complete as instructed below.

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

This land ☒ does ☐ does not qualify for continuance.

Joanne Beale 10/28/10  
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  
Joanne Beale  
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(2)(g)  
Reason for exemption Transfer to Trust

Type of Document Statutory Warranty Deed  
Date of Document October 13, 2010

Gross Selling Price \$	0.00
*Personal Property (deduct) \$	0.00
Exemption Claimed (deduct) \$	0.00
Taxable Selling Price \$	0.00
Excise Tax : State \$	0.00
<u>0.0025</u> Local \$	0.00
*Delinquent Interest: State \$	
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 Joanne Beale Signature of Grantee or Grantee's Agent Joanne Beale  
Name (print) Joanne Beale Name (print) Joanne Beale, Trustee  
Date & city of signing: 10/13/10 LEWISTON, ID. Date & city of signing: 10-13-10 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)).

REV 84 0001ae (2/22/10)

THIS SPACE - TREASURER'S USE ONLY

DEPT. OF REVENUE

KAREN ROOSEVELT  
GARFIELD COUNTY TREASURER

**ATTACHED SCHEDULE TO**  
**REAL ESTATE EXCISE TAX AFFIDAVIT**

Section 3:

Tax Parcel Nos.	2-011-44-004-1000	2-012-44-014-3000	2-012-44-015-3000
	2-012-44-016-4000	2-012-44-021-1000	2-012-44-022-1000
	2-012-44-023-2000	2-012-44-033-3000	2-012-43-014-2000
	2-012-43-015-1000		

Section 4: Situate in Garfield County, State of Washington  
An undivided 10.5556% Interest

The South half of the North half, and the North half of the Southeast quarter of Section 14, Township 12 North, Range 43 E.W.M., EXCEPT Bethel Cemetery Grounds, beginning at a point 30 feet East and 30 feet North of the Southwest corner of the Northwest quarter of the Southeast quarter of said Section, thence North 330 feet, thence East 330 feet, thence South 330 feet, thence West 330 feet to place of beginning; ALSO EXCEPT beginning at the Northeast corner of the Southeast quarter of the Northeast quarter of Section 14, Township 12 North, Range 43 E.W.M., thence West on the North line of said subdivision a distance of 162.53 feet, thence South parallel with the East line of said Section 14 to the South line of the Northeast quarter of the Southeast quarter of said Section, thence East along said South line a distance of 162.53 feet to the East line of said Section, thence North along said line to the place of beginning.

The North half of the Northwest quarter of Section 14, Township 12 North, Range 43 E.W.M.; also beginning at the Southwest corner of the North west quarter of the Northeast quarter of said Section, thence East on line 660 feet to the center of the County Road, thence North 44°41' East 180 feet, thence North 35°35' East 665 feet, thence North 23°20' East 470 feet, thence leaving the County Road North 68°30' West 440 feet, thence North 23°45' West 60 feet to the North line of said Northwest quarter of Northeast quarter, thence West on said line 900 feet to the Northwest corner of said tract, thence South one-quarter mile to the place of beginning. The South half of the Northeast quarter of Section 15, Township 12 North, Range 43 E.W.M.

The West half of the Southwest quarter of Section 14, the South half of Section 15, the South half of the Southeast quarter of Section 16, the Northeast quarter of Section 21, the North half and the North half of the Southeast quarter of Section 22, the West half of the Northwest quarter and the Northwest quarter of the Southwest quarter of Section 23, all in Township 12 North, Range 44 E.W.M.

The South half of the North half, and the South half of Section 33, Township 12 North, Range 44 E.W.M., and Lots 1, 2, 3 and 4 of Section 4, Township 11 North, Range 44 E.W.M.

EXCEPT County Roads.



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☐ Check box if partial sale of property

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

SELLER GRANTOR	Name <u>Janice Ledgerwood,</u> <u>an unmarried person</u>	BUYER GRANTEE	Name <u>Laurie A. Moyer amd Kenneth I Moyer, Jr.,</u> <u>wife and husband</u>
	Mailing Address <u>PO Box 844</u>		Mailing Address <u>1400 Wells Bench Rd 6778 Dent Bridge Rd</u>
	City/State/Zip <u>Pomeroy WA 99347</u>		City/State/Zip <u>Orofino ID 83544</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	
Name <u>Laurie A. Moyer and Kenneth I. Moyer wife and</u>		<u>10512201028600000</u> <input type="checkbox"/>	
Mailing Address <u>1400 Wells Bench Rd</u>		<input type="checkbox"/>	
City/State/Zip <u>Orofino ID 83544</u>		<input type="checkbox"/>	
Phone No. (including area code) _____		<input type="checkbox"/>	
		List assessed value(s)	

Street address of property: 456 Columbia Street, Pomeroy, WA 99347

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

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

Legal description of property (if more space is needed, you may attach a separate sheet to each page of the affidavit)  
The East 46 feet of Lot 10 in Block 22 of Wilson's Addition to the City of Pomeroy

Select Land Use Code(s):  
11 Household, single family units

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

(See back of last page for instructions)

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

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

If any answers are yes, complete as instructed below.

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

This land ☐ does ☒ does not qualify for continuance.

DEPUTY ASSESSOR

DATE

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

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

PRINT NAME

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 11/02/10

Gross Selling Price \$	39,000.00
*Personal Property (deduct) \$	0.00
Exemption Claimed (deduct) \$	0.00
Taxable Selling Price \$	39,000.00
Excise Tax : State \$	499.20
Local \$	97.50
*Delinquent Interest: State \$	0.00
Local \$	0.00
*Delinquent Penalty \$	0.00
Subtotal \$	596.70
*State Technology Fee \$	5.00
*Affidavit Processing Fee \$	0.00
Total Due \$	601.70

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 Janice Ledgerwood

Name (print) Janice Ledgerwood,

Date & city of signing: 11/2/2010 Clarkston

Signature of  
Grantee or Grantee's Agent Laurie A Moyer

Name (print) Laurie A. Moyer amd Kenneth I Moyer, Jr.

Date & city of signing: 11-2-10 Clarkston

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

REV 84 0001a (02/13/07)

THIS SPACE - TREASURER'S USE ONLY

P A I D  
NOV 03 2010

DOR

KAREN ROOSEVELT  
GARFIELD COUNTY TREASURER

1963  
THE





PLEASE TYPE OR PRINT

**REAL ESTATE EXCISE TAX AFFIDAVIT**

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☐ Check box if partial sale of property

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

<b>1</b> SELLER GRANTOR	Name <u>Ila Lorene Wood</u>	<b>2</b> BUYER GRANTEE	Name <u>Herres Land Co., a Washington corporation</u>
	Mailing Address <u>769 Heaton Gulch Road</u>		Mailing Address <u>24 Marengo Road</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) _____
<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 _____	2-012-41- <del>0001</del> -3000 <input type="checkbox"/>	
	Mailing Address _____	2-012-41- <del>0011</del> -1000 <input type="checkbox"/>	
	City/State/Zip _____	2-012-41- <del>0012</del> -2000 <input type="checkbox"/>	
	Phone No. (including area code) _____	2-012-41- <del>0013</del> -1000 <input type="checkbox"/>	
		List assessed value(s)	

**4** Street address of property: \_\_\_\_\_

This property is located in Garfield County

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

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

See Exhibit A attached.

<b>5</b> Select Land Use Code(s): <u>83 - Agriculture classified under current use chapter 84.34 RCW</u> enter any additional codes: _____ (See back of last page for instructions)	<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 checked="" type="checkbox"/> NO	If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) _____ Reason for exemption _____ _____ _____
<b>6</b> Is this property designated as forest land per chapter 84.33 RCW? <input type="checkbox"/> YES <input type="checkbox"/> NO Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Is this property receiving special valuation as historical property per chapter 84.26 RCW? <input type="checkbox"/> YES <input type="checkbox"/> NO If any answers are yes, complete as instructed below. <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. This land <input checked="" type="checkbox"/> does <input type="checkbox"/> does not qualify for continuance. <u>Christine K. Leach</u> <u>11-08-2010</u> DEPUTY ASSESSOR DATE <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) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale. <u>Herres Land Co.</u> <b>(3) OWNER(S) SIGNATURE</b> By <u>Chris Herres</u> President PRINT NAME <u>Chris Herres, Pres of Herres Land Co.</u>	Type of Document <u>Warranty Deed</u> Date of Document <u>November 5, 2010</u> Gross Selling Price \$ <u>350,000.00</u> *Personal Property (deduct) \$ _____ Exemption Claimed (deduct) \$ _____ Taxable Selling Price \$ <u>350,000.00</u> Excise Tax : State \$ <u>4,480.00</u> <u>0.0025</u> Local \$ <u>875.00</u> *Delinquent Interest: State \$ _____ Local \$ _____ *Delinquent Penalty \$ _____ Subtotal \$ <u>5,355.00</u> *State Technology Fee \$ <u>5.00</u> *Affidavit Processing Fee \$ _____ Total Due \$ <u>5,360.00</u> CK A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS

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

Signature of Grantor or Grantor's Agent <u>Ila Lorene Wood</u>	Signature of Grantee or Grantee's Agent <u>Chris Herres</u>
Name (print) <u>Ila Lorene Wood</u>	Name (print) <u>Herres Land Co., by Chris Herres, its President</u>
Date & city of signing: <u>11/5/2010; Pomeroy, WA</u>	Date & city of signing: <u>11/5/2010;</u>

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

## EXHIBIT A

Real estate in Garfield County, Washington, described as follows:

The Southwest Quarter of the Southwest Quarter of Section 1.

EXCEPT beginning at the northeast corner thereof; thence West 430 feet to the centerline of the County Road; thence following said centerline South  $39^{\circ}10'$  East 235 feet; thence South  $34^{\circ}30'$  East 410 feet; thence South  $60^{\circ}10'$  East 100 feet; thence North 540 feet to the place of beginning.

That part of the Southeast Quarter of the Southwest Quarter of said Section 1, more particularly described as follows:

Beginning at the southwest corner of said Southeast Quarter of the Southwest Quarter; thence North 790 feet to the centerline of the County Road; thence following said centerline South  $60^{\circ}10'$  East 70 feet; thence South  $54^{\circ}30'$  East 250 feet; thence South  $29^{\circ}10'$  East 460 feet; thence South  $32^{\circ}45'$  East 250 feet; thence West 620 feet to the place of beginning.

The Northeast Quarter of the Northeast Quarter of Section 11.

The Northwest Quarter, the West Half of the Northeast Quarter, and the South Half of Section 12.

The North Half of the North Half of Section 13.

EXCEPT public road rights of way.

All in Township 12 North, Range 41 E.W.M.



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(See back of last page for instructions)

☐ Check box if partial sale of property

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

<b>SELLER GRANTOR</b>	1 Name <u>Michael J. Gwinn and Alice Gwinn</u> husband and wife	<b>BUYER GRANTEE</b>	2 Name <u>A M Rentals, LLC</u> a Washington limited liability company
	Mailing Address <u>Post Office Box 104</u>		Mailing Address <u>Post Office Box 104</u>
	City/State/Zip <u>Pomeroy, WA 99347</u>		City/State/Zip <u>Pomeroy, WA 99347</u>
	Phone No. (including area code) <u>(509) 843-1705</u>		Phone No. (including area code) <u>(509) 843-1705</u>
3 Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers – check box if personal property	
Name <u>A M Rentals, LLC</u>		1-052-05-005-1400; 1-051-05-004-1480; <input type="checkbox"/>	
Mailing Address <u>Post Office Box 104</u>		1-050-05-009-1000; 1-050-05-004-1020; <input type="checkbox"/>	
City/State/Zip <u>Pomeroy, WA 99347</u>		1-050-05-006-1060; 1-050-05-005-1030; <input type="checkbox"/>	
Phone No. (including area code) <u>(509) 843-1705</u>		2-014-42-034-2010 <input type="checkbox"/>	
		List assessed value(s) <u>365,823</u>	

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

This property is located in Garfield County

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

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

☒ See attached Exhibit "A"

5 Select Land Use Code(s):  
13 - Multiple family residence (Residential, multiple, 5 or more units)  
 enter any additional codes: 09, 11, 53  
 (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.

Laura Smith 10/9/10  
 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

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

Transfer to family owned limited liability companyType of Document Statutory Warranty DeedDate of Document 11-9-2010

Gross Selling Price \$	0.00
*Personal Property (deduct) \$	0.00
Exemption Claimed (deduct) \$	0.00
Taxable Selling Price \$	0.00
Excise Tax : State \$	0.00
<u>0.0025</u> Local \$	0.00
*Delinquent Interest: State \$	0.00
Local \$	0.00
*Delinquent Penalty \$	0.00
Subtotal \$	0.00
*State Technology Fee \$	5.00
*Affidavit Processing Fee \$	
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>Michael J. Gwinn</u>	Signature of Grantee or Grantee's Agent <u>Alice Gwinn</u>
Name (print) <u>Michael J. Gwinn and Alice Gwinn</u>	Name (print) <u>Michael J. Gwinn, Manager</u>
Date & city of signing: <u>11/9/10 Garfield County</u>	Date & city of signing: <u>11/9/10 Garfield County</u>

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



**EXHIBIT "A"**

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

Parcel 1:

**All of Lots 4 and 5 in Block 5 of Pomeroy's Addition**

Parcel 2:

**Lot 4 in Block 5 of Wilson's Addition to the City of Pomeroy, including a 1973 Broadmore Mobile Home, VIN No. 4266.**

Parcel 3:

**Lots 6, 7, 8 and 9 in Block 5 of the Original town, now City of Pomeroy, together with that vacated portion of 6<sup>th</sup> Street (now 10<sup>th</sup> Street) which attached thereto by the operation of law; EXCEPT the South 16 feet thereof. Together with an easement for ingress and egress, and the right to lay and maintain sewer lines, over and across said South 16 feet.**

**Beginning at the Southeast corner of Lot 13 in Cardwell's Revised Addition to the City of Pomeroy, thence North 81°51' West 79 feet; thence North 08°09' West 14 feet; thence North 81°51' East 100 feet; thence South 60°18' West to place of beginning.**

Parcel 4:

**The North 10 feet of Lot 3, the North 10 feet of the West 40 feet of Lot 4, the South 16 feet of Lots 6, 7, 8, and 9, all of Lot 10, EXCEPT that part of said Lot 10 lying North of the South crest of the Mill Ditch as shown on the Replat of Cardwell's Addition, all being in Block 5, of the Original Town, City of Pomeroy;**

**The North Half of Lot E, lying between Blocks 4 and 5 of the Original Town, City of Pomeroy;**

**SUBJECT TO an easement for sewer main over and through Lot 9, as granted by instrument recorded May 10, 1948, in Book of Deeds 44, at page 518;**

**An Easement for electric distribution line and ingress and egress granted to Pacific Power & Light by instrument recorded January 19, 1962, in Book of Deeds 48 at page 284; and**

**RESERVING unto Grantors, their successors, and/or assigns, an easement for ingress and egress over and across the South 16 feet of said Lots 6, 7, 8, 9, and 10.**

Parcel 5:

**That portion of the Northwest Quarter of the Northwest Quarter of Section 34, Township 14 North, Range 42 E.W.M. more particularly described as follows: Beginning at a point on the West line of said Section 34 that is 350 feet South of the Northwest corner of said Section 34; thence East to the right-of-way of the County Road; thence Southwesterly along said right-of-way to the West line of said Section 34; thence North on line to point of beginning.**

**EXCEPT Public Roads.**



MOBILE HOME  
REAL ESTATE EXCISE TAX AFFIDAVIT

Submit to County Treasurer of the county  
in which property is located.

Chapter 82.45 RCW  
Chapter 458-61A WAC

This form is your receipt when stamped  
by cashier.

FOR USE WHEN TRANSFERRING TITLE TO MOBILE HOME ONLY

PLEASE TYPE OR PRINT  
INCOMPLETE AFFIDAVITS WILL NOT BE ACCEPTED

REGISTERED  
OWNER

LOCATION OF  
MOBILE HOME

Name	MICHAEL J & ALICE GWINN		
Street	PO BOX 104		
City	State	Zip Code	
POMEROY	WA	99347	
Name			
Street	360 PATAHA		
City	State	Zip Code	
POMEROY	WA	99347	

NEW REGISTERED  
OWNER

LEGAL OWNER

Name	AM RENTALS		
Street	PO BOX 104		
City	State	Zip Code	
POMEROY	WA	99347	
Name			
Street			
City	State	Zip Code	

PERSONAL PROPERTY  
PARCEL or ACCOUNT NO. \_\_\_\_\_  
LIST ASSESSED VALUE(S): \$ \_\_\_\_\_

REAL PROPERTY  
PARCEL or ACCOUNT NO. \_\_\_\_\_  
LIST ASSESSED VALUE(S): \$ \_\_\_\_\_

MAKE	YEAR	MODEL	SIZE	SERIAL NO. or I.D.	REVENUE TAX CODE NO.
BROADMORE	1973		60x24	4266	

Date of Sale	11/9/2010
Taxable Sale Price	\$ 0.00
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
If exemption claimed, WAC number & title:	
WAC No. (Sec/Sub)	
WAC Title	
A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX.	

AFFIDAVIT

I certify under penalty of perjury under the laws of the State of  
Washington that the foregoing is true and correct.

Signature of Grantor/Agent Alice Gwin  
Name (print) ALICE GWINN  
Date and Place of Signing: 11/9/10 GARFIELD Co.

Signature of Grantee/Agent Michael J Gwin  
Name (print) Michael J. Gwin  
Date & Place of Signing: 11/9/10 Garfield Co.

TREASURER'S CERTIFICATE

I hereby certify that property taxes due Garfield  
County on the mobile home described hereon have been paid to and  
including the year 2010  
11-9-2010 Karen L. Roosevelt, Treasurer  
Date County Treasurer or Deputy

If, in selling (or otherwise transferring ownership of) a mobile home  
which possesses a tax lien, the seller does not inform the buyer (new  
owner) of such a lien, the seller is guilty of deliberate deception as it  
applies to Fraud and/or Theft as defined in Title 9 and 9A RCW (RCW  
9.45.060, RCW 9A.56.010 (4d), and RCW 9A.56.020).

THIS SPACE - TREASURER'S USE ONLY

PAYED  
NOV 09 2010

KAREN ROOSEVELT  
GARFIELD COUNTY TREASURER

COUNTY TREASURER  
1907  
KR

STATE OF WASHINGTON					
VEHICLE CERTIFICATE OF OWNERSHIP					
CERTIFICATE NUMBER 0500510201					
LICENSE NUMBER #65188	DATE OF APPLICATION 01/05/2005	MODEL YEAR 1973	MAKE BROAM	POWER/USE MOB	SERIES & BODY STYLE 60/24
VEHICLE IDENTIFICATION NUMBER (VIN) 4266	FLEET/EQUIP. NUMBER	SCALE WT.	MILEAGE 000000	ODOMETER CODE EXEMPTION	
COMMENTS/ BRANDS 16260-1972			DRIVE STATE WA	PRIOR TITLE NUMBER 7431601936	
SAME AS LEGAL OWNER BELOW			SIGNATURE(S) OF REGISTERED OWNER(S) BELOW, HEREBY RELEASES ALL INTEREST IN VEHICLE DESCRIBED ABOVE.		
BY _____			DATE OF SALE _____		
BY _____			DATE OF SALE _____		
SALE PRICE _____			SIGNATURE(S) OF LEGAL OWNER(S) BELOW, HEREBY RELEASES ALL INTEREST IN VEHICLE DESCRIBED ABOVE.		
GWINN, MICHAEL J GWINN, ALICE PO BOX 104 POMEROY WA 99347-0104			FIRST LEGAL OWNER SIGNATURE & TITLE _____ DATE RELEASED _____		
BY _____			SECOND LEGAL OWNER SIGNATURE & TITLE _____ DATE RELEASED _____		
LEGAL OWNERS: I hereby certify that the above information is true and correct to the best of my knowledge and belief. I am not aware of any other persons claiming an interest in this vehicle.			LEGAL OWNERS: I hereby certify that the above information is true and correct to the best of my knowledge and belief. I am not aware of any other persons claiming an interest in this vehicle.		
KEEP IN A SAFE PLACE			ANY ALTERATION OR ERASURE VOIDS THIS TITLE		

Seller: Please DETACH HERE

STATE OF WASHINGTON - DEPARTMENT OF LICENSING  
**VEHICLE REPORT OF SALE**

Seller: Please DETACH HERE

REQUIRED WHENEVER OWNERSHIP CHANGES - INCLUDING DEALER TRADES

DOL USE ONLY

**WARNING: THIS FORM DOES NOT TRANSFER OWNERSHIP**

PLEASE PRINT OR TYPE - SEE IMPORTANT INSTRUCTIONS BELOW.

LICENSE NUMBER #65188	VEHICLE IDENTIFICATION NUMBER (VIN) 4266	MODEL YEAR 1973	MAKE BROAM	SERIES/BODY 60/24	CERTIFICATE NUMBER 0500510201
TRANSFEROR/SELLER: To be released from civil/criminal liability for the operation of the vehicle you must fill in this form COMPLETELY. The completed form MUST be delivered to your local Washington vehicle license office, within 5 days from the date of sale of the vehicle. A service fee will apply.			VISIT THE DOL WEBSITE AT: <a href="http://www.dol.wa.gov">www.dol.wa.gov</a>		
NAME OF SELLER/TRANSFEROR (CURRENT REGISTERED OWNER)			NAME OF PURCHASER/TRANSFeree		
COMPLETE ADDRESS OF SELLER/TRANSFEROR			COMPLETE ADDRESS OF PURCHASER/TRANSFeree		
CITY STATE ZIP CODE			CITY STATE ZIP CODE		
DATE VEHICLE WAS SOLD	TODAY'S DATE	VEHICLE PURCHASE PRICE	SELLER'S/TRANSFEROR'S SIGNATURE X		



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>Rosemary C. Archer, individually, and as Personal Representative for the Estate of David R. Archer</u>	2 BUYER GRANTEE	Name <u>Anne I. Chapman, individually, 50%</u> <u>Susan Wessels, individually, 50%</u>
	Mailing Address <u>105 Maple Lane</u>		Mailing Address <u>112 Archer Road</u>
	City/State/Zip <u>Dayton, WA 99328</u>		City/State/Zip <u>Dayton, WA 99328</u>
	Phone No. (including area code) <u>(509) 382-2954</u>		Phone No. (including area code) <u>(509) 382-4935</u>
3	Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee	List all real and personal property tax parcel account numbers - check box if personal property	
Name _____		2-012-40-006-1000 <input type="checkbox"/>	
Mailing Address _____		2-012-40-007-2000 <input type="checkbox"/>	
City/State/Zip _____		2-012-40-007-2020 <input type="checkbox"/>	
Phone No. (including area code) _____		<input type="checkbox"/>	
		List assessed value(s) <u>112,729</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)  
Please see attached Exhibit "A".

5 Select Land Use Code(s):  
83 - Agriculture classified under current use chapter 84.34 RCW  
enter any additional codes: 81  
(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.

Colleen 11/1/2010  
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

Susan Wessels Anne Chapman  
PRINT NAME

Susan Wessels Anne Chapman

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(2)

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

Inheritance

Type of Document Personal Representative Deed

Date of Document 11-9-10

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

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

Signature of Grantor or Grantor's Agent Rosemary C. Archer  
Name (print) Rosemary C. Archer  
Date & city of signing: 11/8/10 Dayton, WA

Signature of Grantee or Grantee's Agent Susan Wessels  
Name (print) Susan Wessels  
Date & city of signing: 11/8/2010 Dayton, WA

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

NOV 10 2010

KAREN ROOSEVELT

GARFIELD COUNTY TREASURER

1968

KR

DEC 21 2009  
**Lynne Leseman**  
 Columbia County Clerk  
 And Clerk of the Superior Court  
 By \_\_\_\_\_ Deputy

In the Matter of the Estate  
of  
DAVID R. ARCHER, Deceased.

NO. 09 4 00018 9  
LETTERS TESTAMENTARY

STATE OF WASHINGTON               )  
County of Columbia              ) ss  
\_\_\_\_\_)

WHEREAS, the Last Will and Testament of deceased, was on the 21<sup>st</sup> day of December, 2009, duly exhibited, proven and recorded in our said Superior Court, a copy of which is hereto annexed, and whereas it appears in and by said Will that ROSEMARY C. ARCHER is appointed executrix thereon and whereas said ROSEMARY C. ARCHER has duly qualified.

NOW THEREFORE, know all men by these presents, that we do hereby authorize the said ROSEMARY C. ARCHER to execute said Will according to law.



## EXHIBIT "A"

Section 6 and Lots 1 and 2 in Section 7, all in Township 12 North, Range 40 East, Willamette Meridian.

Also a strip of land lying 50 feet wide on each side of the centerline of the original railroad right-of-way in the Southeast quarter of the Northwest quarter of Section 7, Township 12 North, Range 40 East, Willamette Meridian.

SAVE AND EXCEPT a strip of land lying 50 feet wide on each side of the centerline of the original railroad right-of-way in the Southwest Quarter of the Northwest Quarter in Section 7, Township 12 North, Range 40 East Willamette Meridian.





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>GARY BYE &amp; KAYLEEN BYE</u>	2 BUYER GRANTEE	Name <u>TORANCE BYE &amp; BRYCEN BYE</u>
	Mailing Address <u>22 SULLIVAN ROAD</u>		Mailing Address <u>C/O 22 SULLIVAN ROAD</u>
	City/State/Zip <u>POMEROY, WA 99347</u>		City/State/Zip <u>POMEROY WA 99347</u>
	Phone No. (including area code) _____		Phone No. (including area code) _____
3	Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee	List all real and personal property tax parcel account numbers – check box if personal property	
	Name _____	<u>013</u> <u>2-103-43-017-1010</u> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
	Mailing Address _____	List assessed value(s) <u>125,922</u>	
	City/State/Zip _____		
	Phone No. (including area code) _____		

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

This property is located in Garfield County

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

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

SEE EXHIBIT "A" ATTACHED

5	Select Land Use Code(s): <u>11 - Household, single family units</u> enter any additional codes: _____ (See back of last page for instructions)	7	List all personal property (tangible and intangible) included in selling price. _____ _____ _____ _____
	Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) <u>458-61A-201 (B) (1)</u> Reason for exemption <u>Gift</u>
6	Is this property designated as forest land per chapter 84.33 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Is this property receiving special valuation as historical property per chapter 84.26 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If any answers are yes, complete as instructed below. (1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information. This land <input checked="" type="checkbox"/> does <input type="checkbox"/> does not qualify for continuance. <u>Laura Amel</u> <u>11/16/10</u> DEPUTY ASSESSOR DATE (2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale. (3) OWNER(S) SIGNATURE _____ PRINT NAME		Type of Document <u>QC DEED OF GIFT</u> Date of Document <u>11/10/10</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 CK A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS

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

Signature of Grantor or Grantor's Agent <u>Kayleen Bye</u>	Signature of Grantee or Grantee's Agent <u>Rich Burns</u>
Name (print) <u>KAYLEEN BYE</u>	Name (print) <u>RICH BURNS</u>
Date & city of signing: <u>11/02/10 POMEROY</u>	Date & city of signing: <u>11/02/10 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)).

*EXHIBIT "A"*

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 294.73 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.

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.

KATHEN DYE  
KATHEN DYE Grantor's Signature

TORANCE DYE  
TORANCE DYE  
GRANTEE'S SIGNATURE

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

I, (print name) \_\_\_\_\_, certify that I am acting as an Exchange Facilitator in transferring real property to \_\_\_\_\_ pursuant to IRC Section 1031, and in accordance with WAC 458-61A213.

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

Exchange Facilitator's Signature

PLEASE TYPE OR PRINT

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

This form is your receipt  
when stamped by cashier.

**THIS AFFIDAVIT WILL NOT BE ACCEPTED UNLESS ALL AREAS ARE FULLY COMPLETED**  
(See back of last page for instructions)

**GISELA**

☐ Check box if partial sale of property

If multiple owners, list percentage of ownership next to name

<b>1. SELLER GRANTOR</b>	Name	Paul D. Cluster, who also appears of record as Paul Cluster, a married man, as his sole and separate property	<b>2. BUYER GRANTEE</b>	Name	Paul D. Cluster and <del>Gisela</del> Cluster, each as their sole and separate property as joint tenants with right of survivorship NOT as tenants in common
	Mailing Address	3300 Brookwood Road		Mailing Address	3300 Brookwood Road
	City/State/Zip	Sacramento, CA 95821		City/State/Zip	Sacramento, CA 95821
	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		List all real and personal tax parcel account numbers – check box if personal property		
Name			Listed assessed value(s)		
Mailing Address			2 012 43 032 2000 0000 <input type="checkbox"/>		
City/State/Zip			2 010 42 007 3000 0000 <input type="checkbox"/>		
Phone No. (including area code)			2 010 42 018 1000 0000 <input type="checkbox"/> 296,145		
			2 012 43 029 3000 0000 <input type="checkbox"/>		
			<input type="checkbox"/>		

**4.** Street address of property: n/a

This Property is located in ☒ unincorporated Garfield County OR within ☐ city of \_\_\_\_\_

☐ Check box if any of the listed parcels are being segregated from another parcel, are part of 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)

Per Attached

<p><b>5.</b> Select Land Use Code(s): <u>83</u></p> <p>Enter any additional codes: _____ (See back of last page for instructions)</p> <p>Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/></p> <p><b>6.</b> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/></p> <p>Is this property designated as forest land per chapter 84.33 RCW? <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34? <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>Is this property receiving special valuation as historical property per chapter 84.26 RCW? <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>If any answers are yes, complete as instructed below.</p> <p><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.</p> <p>This land <input checked="" type="checkbox"/> does <input type="checkbox"/> does not qualify for continuance</p> <p><u>Laura Smith</u> 11/16/10 DEPUTY ASSESSOR DATE</p> <p><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.</p> <p><u>Paul D. Cluster</u> <u>Gisela Cluster</u> PRINT NAME <b>GISELA</b> Paul D. Cluster <del>Gisela</del> Cluster</p>	<p><b>7.</b> List all personal property (tangible and intangible) included in selling price.</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>If claiming an exemption, list WAC number reason for exemption:</p> <p>WAC No. (Section/Subsection) <u>458-61A-201 (1) (B)</u></p> <p>Reason for exemption <u>Gift, love &amp; affection</u></p> <p>Type of Document <u>Quit Claim Deed</u></p> <p>Date of Document <u>11-4-10</u></p> <table> <tr> <td>Gross Selling Price</td> <td>\$</td> <td>0.00</td> </tr> <tr> <td>*Personal Property (deduct)</td> <td>\$</td> <td></td> </tr> <tr> <td>Exemption Claimed (deduct)</td> <td>\$</td> <td>YES</td> </tr> <tr> <td>Taxable Selling Price</td> <td>\$</td> <td>0.00</td> </tr> <tr> <td>Excise Tax: State</td> <td>\$</td> <td></td> </tr> <tr> <td>Local</td> <td>\$</td> <td></td> </tr> <tr> <td>*Delinquent Interest: State</td> <td>\$</td> <td></td> </tr> <tr> <td>Local</td> <td>\$</td> <td></td> </tr> <tr> <td>*Delinquent Penalty</td> <td>\$</td> <td></td> </tr> <tr> <td>Subtotal</td> <td>\$</td> <td>0</td> </tr> <tr> <td>*State Technology Fee</td> <td>\$</td> <td>5.00</td> </tr> <tr> <td>*Affidavit Processing Fee</td> <td>\$</td> <td>5.00</td> </tr> <tr> <td>Total Due</td> <td>\$</td> <td>10.00</td> </tr> </table> <p><b>A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX</b> *SEE INSTRUCTIONS</p>	Gross Selling Price	\$	0.00	*Personal Property (deduct)	\$		Exemption Claimed (deduct)	\$	YES	Taxable Selling Price	\$	0.00	Excise Tax: State	\$		Local	\$		*Delinquent Interest: State	\$		Local	\$		*Delinquent Penalty	\$		Subtotal	\$	0	*State Technology Fee	\$	5.00	*Affidavit Processing Fee	\$	5.00	Total Due	\$	10.00
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Total Due	\$	10.00																																						

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

Signature of Grantor or Grantor's Agent	<u>Paul D. Cluster</u>	Signature of Grantee or Grantee's Agent	<u>Paul D. Cluster</u>
Name (print)	Paul D. Cluster	Name (print)	Paul D. Cluster
Date & city of signing	NOV 4 2010 SACRAMENTO	Date & city of signing	NOV 4 2010 SACRAMENTO

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

REV 84 0001a (04/30/09)

THIS SPACE – TREASURER'S USE ONLY

NOV 17 2010

KAREN ROOSEVELT  
GARFIELD COUNTY TREASURER

COUNTY TREASURER  
Dept. of Revenue

1970



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

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

The persons signing below do hereby swear under penalty of perjury that the following is true (check appropriate statement):

1. ☐ **DATE OF SALE:** (WAC 458-61A-306(2))  
I, (print name) \_\_\_\_\_, certify that the \_\_\_\_\_  
(type of instrument), dated \_\_\_\_\_ was delivered to me in escrow by \_\_\_\_\_  
(seller's name). **NOTE:** Agent, named here must sign below and indicate name of firm. The payment of the tax is considered current if it is not more than 90 days beyond the date shown on the instrument. If it is past 90 days, interest and penalties apply to the date of the instrument.  
Reason held in escrow: \_\_\_\_\_

2. ☐ **GIFTS** (WAC 458-61A-201) The gift of equity is non-taxable; however, any consideration received is not a gift and is taxable. The value exchanged or paid for equity plus the amount of debt equals the taxable amount. One of the boxes below must be checked. Both Grantor (seller) and Grantee (buyer) must sign below.  
Grantor (seller) gifts equity valued at \$ \_\_\_\_\_ to grantee (buyer).  
**NOTE: Examples of different transfer types are provided on the back. This is to assist you with correctly completing this form and paying your tax.**

**"Consideration"** means money or anything of value, either tangible (boats, motor homes, etc) or intangible, paid or delivered, or contracted to be paid or delivered, including performance of services, in return for the transfer of real property. The term includes the amount of any lien, mortgage, contract indebtedness, or other encumbrance, given to secure the purchase price, or any part thereof, or remaining unpaid on the property at the time of sale. **"Consideration"** includes the assumption of any 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 on 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 \_\_\_\_\_ % of total debt of \$ \_\_\_\_\_ for which grantor (seller) is liable and pay grantor (seller) \$ \_\_\_\_\_ (including 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 total 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 total debt before and after the transfer. Grantee (buyer) has not paid grantor (seller) any consideration towards equity. No tax is due.

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

If 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.

Paul D. Cluster  
Paul D. Cluster Grantor's Signature

Paul D. Cluster GISELA  
Paul D. Cluster Grantee's Signature GISELA Cluster

3. ☐ **IRS "TAX DEFERRED" EXCHANGE** (WAC 458-61A-213)  
I, (print name) \_\_\_\_\_, certify that I am acting as an Exchange Facilitator in the transferring real property to \_\_\_\_\_ pursuant to IRC Section 1031, and in accordance with WAC 458-61A-213.  
**NOTE:** Exchange Facilitator must sign below

Exchange Facilitator's Signature

Exhibit "A"

Parcel 1:

The Northwest Quarter of Section 32, Township 12 North, Range 43, E.W.M., Garfield County, State of Washington.

Parcel 2:

The West Half of the Southeast Quarter and the Southwest Quarter of Section 7, Township 10 North, Range 42, E.W.M., Garfield County, State of Washington.

Parcel 3:

The Northwest Quarter of the Northeast Quarter of Section 18, Township 10 North, Range 42, E.W.M., Garfield County, State of Washington AND Assessor's Tax Parcel Number 1, described as follows: Beginning at the Northwest corner of the Southwest Quarter of the Northeast Quarter of said Section 18; thence South along the West line of said tract to the County Road; thence East along the line of the County Road, a distance of 40 feet measured at a right angle; thence North, on a line parallel to and 40 feet distant from said West line to the North line of said tract; thence West on line 40 feet to place of beginning, all being in Section 18, Township 10 North, Range 42, E.W.M.

Parcel 4:

Garfield County Assessor's Tax Parcel Number 1, in Section 29, Township 12 North, Range 43, E.W.M., Garfield County, State of Washington, described as follows: Beginning at a point 1110 feet East of the Southwest corner of Section 29; thence North 59°52' East 455 feet; thence South 73°15' East 75 feet; thence South 46°25' East 290 feet; thence North 89°55' East 310 feet; thence North 65°45' East 135 feet; thence North 50°22' East 370 feet; thence North 37°20' East 305 feet; thence North 71°20' East 120 feet; thence North 75° East 420 feet; thence North 63° East 400 feet; thence North 50°10' East 430 feet; thence North 38°11' East 60 feet to the East line of the Southwest Quarter of the Southeast Quarter; thence South to the South line of said Section 29; thence West on said South line to point of beginning, all in Township 12 North of Range 43 E.W.M., Garfield County, State of Washington.

Parcel No.     2 012 43 032 2000 0000; 2 010 42 007 3000 0000;  
                  2 010 42 018 1000 0000; 2 012 43 029 3000 0000

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

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



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 SELLER GRANTOR</b>	Name <b>ROMMEL FARMS INC</b>	<b>2 BUYER GRANTEE</b>	Name <b>KLAVEANO RANCHES INC</b>
	Mailing Address <b>PO BOX 279</b>		Mailing Address <b>1511 LOWER DEADMAN ROAD</b>
	City/State/Zip <b>POMEROY, WA 99347</b>		City/State/Zip <b>POMEROY, WA 99347</b>
	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 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 2-014-41-035-1000 <input type="checkbox"/> 2-014-41-035-4000 <input type="checkbox"/> 2-014-41-035-4010 <input type="checkbox"/> 2-014-41-036-1010 <input type="checkbox"/> 2-014-41-036-2200 <input type="checkbox"/>	
List assessed value(s) _____ _____ _____ _____			

**4** Street address of property: \_\_\_\_\_  
 This property is located in Garfield County  
☒ Check box if any of the listed parcels are being segregated from another parcel, are part of a boundary line adjustment or parcels being merged.  
 Legal description of property (if more space is needed, you may attach a separate sheet to each page of the affidavit)  
**SEE EXHIBIT "A" ATTACHED**

<p><b>5</b> Select Land Use Code(s):  <u>83 - Agriculture classified under current use chapter 84.34 RCW</u>          enter any additional codes: _____          (See back of last page for instructions)</p> <p>Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)?          YES <input type="checkbox"/> NO <input checked="" type="checkbox"/></p> <p><b>6</b> 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"/></p> <p>If any answers are yes, complete as instructed below.</p> <p><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.</p> <p>This land <input checked="" type="checkbox"/> does <input type="checkbox"/> does not qualify for continuance.  <u>Colleen</u> <u>11/17/10</u>          DEPUTY ASSESSOR DATE</p> <p><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) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale.</p> <p><b>(3) OWNER(S) SIGNATURE</b>  <u>Virgil Klaveano</u>          PRINT NAME</p>	<p><b>7</b> List all personal property (tangible and intangible) included in selling price.          _____          _____          _____          _____</p> <p>If claiming an exemption, list WAC number and reason for exemption:          WAC No. (Section/Subsection) _____          Reason for exemption _____          _____</p> <p>Type of Document <u>STATUTORY WARRANTY DEED</u>          Date of Document <u>11/4/10</u></p> <table> <tr> <td>Gross Selling Price \$</td> <td>326,091.00</td> </tr> <tr> <td>*Personal Property (deduct) \$</td> <td></td> </tr> <tr> <td>Exemption Claimed (deduct) \$</td> <td></td> </tr> <tr> <td>Taxable Selling Price \$</td> <td>326,091.00</td> </tr> <tr> <td>Excise Tax : State \$</td> <td>4,173.96</td> </tr> <tr> <td><u>0.0025</u> Local \$</td> <td>815.23</td> </tr> <tr> <td>*Delinquent Interest: State \$</td> <td></td> </tr> <tr> <td>Local \$</td> <td></td> </tr> <tr> <td>*Delinquent Penalty \$</td> <td></td> </tr> <tr> <td>Subtotal \$</td> <td>4,989.19</td> </tr> <tr> <td>*State Technology Fee \$</td> <td>5.00</td> </tr> <tr> <td>*Affidavit Processing Fee \$</td> <td></td> </tr> <tr> <td>Total Due \$</td> <td>4,994.19 <i>CK</i></td> </tr> </table> <p><b>A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX</b>          *SEE INSTRUCTIONS</p>	Gross Selling Price \$	326,091.00	*Personal Property (deduct) \$		Exemption Claimed (deduct) \$		Taxable Selling Price \$	326,091.00	Excise Tax : State \$	4,173.96	<u>0.0025</u> Local \$	815.23	*Delinquent Interest: State \$		Local \$		*Delinquent Penalty \$		Subtotal \$	4,989.19	*State Technology Fee \$	5.00	*Affidavit Processing Fee \$		Total Due \$	4,994.19 <i>CK</i>
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*Affidavit Processing Fee \$																											
Total Due \$	4,994.19 <i>CK</i>																										

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

Signature of Grantor or Grantor's Agent <u>Virgil H Klaveano</u>	Signature of Grantee or Grantee's Agent <u>Rich Burns</u>
Name (print) <u>VIRGIL KLAVEANO, JR</u>	Name (print) <u>RICH BURNS</u>
Date & city of signing: <u>11/04/10 POMEROY</u>	Date & city of signing: <u>11/04/10 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 (10/7/10)

THIS SPACE - TREASURER'S USE ONLY

DEPT. OF REVENUE

**PAID**  
 NOV 17 2010

KAREN ROOSEVELT  
 GARFIELD COUNTY TREASURER

1971  
*the*

EXHIBIT "A"

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

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

That part of Section 35 and Section 36 more particularly described as follows:

Commencing at the Southwest corner of said Section 35; thence North  $87^{\circ}25'30''$  East along the South line of said Section 35 a distance of 2496.88 feet to the True Place of Beginning; thence North  $86^{\circ}27'33''$  East along the South line of said Section 35 and Section 36 a distance of 3794.79 feet to a point on the centerline of Bratcher Grade Road; thence North  $36^{\circ}00'$  East along said centerline 445.07 feet to a point of curve; thence along said centerline around a curve to the left with a radius of 900.00 feet for a distance of 221.22 feet; thence North  $21^{\circ}55'$  East along said centerline 955.20 feet to a point of curve; thence along said centerline around a curve to the right with a radius of 350.00 feet for a distance of 203.21 feet to a point of curve; thence North  $55^{\circ}11'$  East along said centerline 42.59 feet to a point of curve; thence along said centerline around a curve to the left with a radius of 100.00 feet for a distance of 108.53 feet; thence North  $07^{\circ}00'$  West along said centerline 39.26 feet to a point on the centerline of Washboard Road, said point being a point on curve; thence deflect right along said centerline around a curve to the left with a radius of 600.00 feet for a distance of 68.94 feet; thence North  $78^{\circ}00'$  East along said centerline 10.59 feet to a point of curve; thence along said centerline around a curve to the left with a radius of 2000.00 feet for a distance of 593.41 feet; thence North  $61^{\circ}00'$  East along said centerline 10.64 feet to a point of curve; thence along said centerline around a curve to the left with a radius of 1000.00 feet for a distance of 41.88 feet; thence North  $58^{\circ}36'$  East along said centerline 1782.04 feet to a point of curve; thence along said centerline around a curve to the right with a radius of 2500.00 feet for a distance of 274.89 feet; thence North  $64^{\circ}54'$  East along said centerline 512.17 feet; thence North  $41^{\circ}37'30''$  West 30.43 feet (record bears North  $41^{\circ}51'09''$  West); thence North  $25^{\circ}00'$  East 241.04 feet (record bears North  $24^{\circ}35'19''$  East); thence North  $52^{\circ}12'$  East 523.87 feet (record bears North  $53^{\circ}20'13''$  East); thence North  $13^{\circ}43'14''$  East 195.60 feet; thence North  $25^{\circ}53'$  West 172.61 feet (record bears North  $25^{\circ}14'21''$  West); thence North  $51^{\circ}18'01''$  West 204.07 feet; thence North  $37^{\circ}08'$  West 520.64 feet (record bears North  $36^{\circ}26'36''$  West 521.46 feet); thence South  $85^{\circ}38'$  West 345.91 feet (record bears South  $86^{\circ}04'06''$  West); thence North  $06^{\circ}05'03''$  West 299.66 feet; thence South  $86^{\circ}47'$  West 409.73 feet; thence South  $85^{\circ}09'$  West 261.49 feet; thence North  $45^{\circ}14'$  West 168.25 feet; thence North  $30^{\circ}40'$  West 16.37 feet; thence North  $16^{\circ}38'$  West 104.88 feet; thence North  $82^{\circ}44'$  West 108.57 feet; thence South  $71^{\circ}46'$  West 87.66 feet; thence South  $60^{\circ}16'$  West 180.11 feet; thence South  $37^{\circ}59'$  West 178.16 feet; thence South  $21^{\circ}04'$  West 210.66 feet; thence South  $55^{\circ}04'$  West 33.16 feet; thence South  $73^{\circ}23'$  West 242.32 feet; thence North  $11^{\circ}38'$  West 202.54 feet; thence North  $08^{\circ}09'$  West 103.69 feet; thence North  $03^{\circ}41'$  East 203.98 feet; thence North  $09^{\circ}37'$  West 7.76 feet; thence North  $36^{\circ}46'$  West 8.66 feet; thence North  $49^{\circ}31'$  West 344.24 feet; thence South  $74^{\circ}44'$



West 192.18 feet; thence South 48°19' West 435.72 feet; thence North 74°41' West 120.58 feet; thence South 88°20' West 160.70 feet; thence North 79°04' West 186.83 feet; thence North 15°40' West 14.59 feet; thence North 80°36' West 62.30 feet; thence South 21°23' West 560.54 feet; thence South 32°47' West 16.25 feet; thence South 64°26' West 7.37 feet; thence South 70°32' West 164.46 feet; thence South 82°13' West 241.08 feet; thence South 74°56' West 42.60 feet; thence South 51°28' West 244.05 feet; thence South 24°09' East 124.33 feet; thence South 37°22' East 181.32 feet; thence South 15°53' East 181.76 feet; thence South 54°03' West 703.32 feet; thence South 36°12' West 911.66 feet; thence South 28°06' West 643.84 feet; thence South 34°01' West 611.34 feet; thence South 43°28' West 317.58 feet to a point on the centerline of Ping Gulch Road; thence North 89°38' East along said centerline 213.62 feet; thence South 02°40' West 62.03 feet; thence South 83°54' West 250.18 feet; thence South 70°53' West 537.40 feet; thence South 38°40' West 167.44 feet; thence South 23°48' West 518.35 feet; thence North 56°10' West 92.49 feet; thence North 20°03' West 388.35 feet; thence North 35°19' West 87.93 feet; thence North 65°02' West 88.68 feet; thence South 18°31'30" West 1436.58 feet to the place of beginning.

EXCEPT public road rights of way.



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.

<div> <div>1</div> <div>SELLER GRANTOR</div> </div> <div> <div>Name</div> <div>CALVIN PIRTLE &amp; HELEN PIRTLE</div> </div> <div> <div>Mailing Address</div> <div>14904 S. 1ST STREET</div> </div> <div> <div>City/State/Zip</div> <div>IDAHO FALLS, ID 83494</div> </div> <div> <div>Phone No. (including area code)</div> <div></div> </div>		<div> <div>2</div> <div>BUYER GRANTEE</div> </div> <div> <div>Name</div> <div>MICHAEL W. MCKAGUE &amp; KELLY J. MCKAGUE</div> </div> <div> <div>Mailing Address</div> <div>PO BOX 223</div> </div> <div> <div>City/State/Zip</div> <div>POMEROY, WA 99347</div> </div> <div> <div>Phone No. (including area code)</div> <div></div> </div>		
<div> <div>3</div> <div>SELLER GRANTOR</div> </div> <div> <div>Send all property tax correspondence to:</div> <div><input checked="" type="checkbox"/> Same as Buyer/Grantee</div> </div> <div> <div>Name</div> <div></div> </div> <div> <div>Mailing Address</div> <div></div> </div> <div> <div>City/State/Zip</div> <div></div> </div> <div> <div>Phone No. (including area code)</div> <div></div> </div>		<div> <div>BUYER GRANTEE</div> </div> <div> <div>List all real and personal property tax parcel account numbers – check box if personal property</div> </div> <div> <div>1-062-02-002-1100</div> <div><input type="checkbox"/></div> </div> <div> <div>1-062-02-010-1140</div> <div><input type="checkbox"/></div> </div> <div> <div></div> <div><input type="checkbox"/></div> </div> <div> <div></div> <div><input type="checkbox"/></div> </div>		<div> <div>List assessed value(s)</div> <div></div> </div> <div> <div></div> </div> <div> <div></div> </div> <div> <div></div> </div>

4 Street address of property: 1371 MAIN STREET

This property is located in Pomeroy



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

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

LOTS 1, 2, 9, & 10 IN BLOCK 2 OF DAY'S ADDITION TO THE CITY OF POMEROY

<p><b>5</b> Select Land Use Code(s):  <div style="border: 1px solid black; padding: 2px; margin-bottom: 5px;">11 - Household, single family units</div>         enter any additional codes: _____          (See back of last page for instructions)</p> <p style="text-align: right;">YES    NO</p> <p>Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)?      <input type="checkbox"/>    <input checked="" type="checkbox"/></p> <hr/> <p><b>6</b></p> <p style="text-align: right;">YES    NO</p> <p>Is this property designated as forest land per chapter 84.33 RCW?      <input type="checkbox"/>    <input checked="" type="checkbox"/>        Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34?      <input type="checkbox"/>    <input checked="" type="checkbox"/>        Is this property receiving special valuation as historical property per chapter 84.26 RCW?      <input type="checkbox"/>    <input checked="" type="checkbox"/></p> <p>If any answers are yes, complete as instructed below.</p> <p><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.</p> <p>This land    <input type="checkbox"/> does    <input type="checkbox"/> does not    qualify for continuance.</p> <p style="text-align: center;">_____ DEPUTY ASSESSOR                          DATE</p> <p><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) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale.</p> <p style="text-align: center;"><b>(3) OWNER(S) SIGNATURE</b></p> <p style="text-align: center;">_____ PRINT NAME</p>	<p><b>7</b> List all personal property (tangible and intangible) included in selling price.          _____          _____          _____          _____          _____</p> <p>If claiming an exemption, list WAC number and reason for exemption:         WAC No. (Section/Subsection) _____        Reason for exemption _____        _____        _____</p> <p>Type of Document    <u>STATUTORY WARRANTY DEED</u>        Date of Document     <u>11/4/10</u></p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td>Gross Selling Price \$</td> <td style="text-align: right;">56,500.00</td> </tr> <tr> <td>*Personal Property (deduct) \$</td> <td>_____</td> </tr> <tr> <td>Exemption Claimed (deduct) \$</td> <td>_____</td> </tr> <tr> <td>Taxable Selling Price \$</td> <td style="text-align: right;">56,500.00</td> </tr> <tr> <td>Excise Tax : State \$</td> <td style="text-align: right;">723.20</td> </tr> <tr> <td><div style="border: 1px solid black; padding: 2px; display: inline-block;">0.0025</div> Local \$</td> <td style="text-align: right;">141.25</td> </tr> <tr> <td>*Delinquent Interest: State \$</td> <td>_____</td> </tr> <tr> <td>Local \$</td> <td>_____</td> </tr> <tr> <td>*Delinquent Penalty \$</td> <td>_____</td> </tr> <tr> <td>Subtotal \$</td> <td style="text-align: right;">864.45</td> </tr> <tr> <td>*State Technology Fee \$</td> <td style="text-align: right;">5.00</td> </tr> <tr> <td>*Affidavit Processing Fee \$</td> <td>_____</td> </tr> <tr> <td>Total Due \$</td> <td style="text-align: right;">869.45</td> </tr> </table> <p style="text-align: center; font-weight: bold; margin-top: 20px;">A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS</p>	Gross Selling Price \$	56,500.00	*Personal Property (deduct) \$	_____	Exemption Claimed (deduct) \$	_____	Taxable Selling Price \$	56,500.00	Excise Tax : State \$	723.20	<div style="border: 1px solid black; padding: 2px; display: inline-block;">0.0025</div> Local \$	141.25	*Delinquent Interest: State \$	_____	Local \$	_____	*Delinquent Penalty \$	_____	Subtotal \$	864.45	*State Technology Fee \$	5.00	*Affidavit Processing Fee \$	_____	Total Due \$	869.45
Gross Selling Price \$	56,500.00																										
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Subtotal \$	864.45																										
*State Technology Fee \$	5.00																										
*Affidavit Processing Fee \$	_____																										
Total Due \$	869.45																										

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

Signature of Grantor or Grantor's Agent 	Signature of Grantee or Grantee's Agent 
Name (print) <u>RICH BURNS</u>	Name (print) <u>RESA COX</u>
Date & city of signing: <u>11/04/10 POMEROY</u>	Date & city of signing: <u>11/04/10 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 (10/7/10)

THIS SPACE A TREASURER'S USE ONLY

DEPT. OF REVENUE

KAREN ROOSEVELT  
GARFIELD COUNTY TREASURER

1972



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>SELLER GRANTOR</b>	Name <u>Thiron P. Crawford and Hazel M Crawford Trust</u> dated July 26, 2001, also appearing of record as *	<b>BUYER GRANTEE</b>	Name <u>Nickolas C. Herres and Piper L. Herres,</u> husband and wife
Mailing Address <u>Box 65</u>		Mailing Address <u>634 Arlington Street</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) _____	
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>Nickolas C. Herres and Piper L. Herres, husba</u>		10580101010700000 <input type="checkbox"/>	
Mailing Address <u>634 Arlington Street</u>		10580101410000000 <input type="checkbox"/>	
City/State/Zip <u>Pomeroy WA 99347</u>		10700600710500000 <input type="checkbox"/>	
Phone No. (including area code) _____			
		List assessed value(s)	

Street address of property: 634 Arlington Street, Pomeroy, WA 99347

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

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

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

See legal description of record

\*Thiron M. Crawford and Hazel M. Crawford, Trustees of the Thiron M. and Hazel M. Crawford Trust u/t/a July 26, 2001

Select Land Use Code(s):

11 Household, single family units

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

(See back of last page for instructions)

YES NO

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

☐

☒

YES NO

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

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 11/19/10

Gross Selling Price \$ 155,000.00

\*Personal Property (deduct) \$ 0.00

Exemption Claimed (deduct) \$ 0.00

Taxable Selling Price \$ 155,000.00

Excise Tax : State \$ 1,984.00

Local \$ 387.50

\*Delinquent Interest: State \$ 0.00

Local \$ 0.00

\*Delinquent Penalty \$ 0.00

Subtotal \$ 2,371.50

\*State Technology Fee \$ 5.00

5.00

\*Affidavit Processing Fee \$ 0.00

Total Due \$ 2,376.50

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) Thiron P. Crawford and Hazel M Crawford Trust

Date & city of signing: 11-19-10 Clarkston

Signature of

Grantee or Grantee's Agent

Name (print) Nickolas C. Herres and Piper L. Herres,

Date & city of signing: 11-19-10 Clarkston

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

REV 84 0001a (02/13/07)

THIS SPACE - TREASURER'S USE ONLY

KAREN ROOSEVELT  
GARFIELD COUNTY TREASURER

NOV 22 2010

DOR

1973  
KR

## **EXHIBIT 'A'**

### **LEGAL DESCRIPTION:**

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

The West 48 feet of Lot 10 and the East 12 feet of Lot 11 in Darby's Addition to the City of Pomeroy, and Lot 14 in Darby's 2nd Addition to the City of Pomeroy.

ALSO beginning at a point 16 feet South of the Southeast corner of Lot 9 in said Darby's Addition; thence westerly along the South line of the alley on the South side of said Lot 9, a distance of 75 feet; thence at right angles in a southerly direction 45 feet; thence at right angles in an easterly direction 75 feet; thence at right angles in a northerly direction 45 feet to the place of beginning.



PLEASE TYPE OR PRINT

REAL ESTATE EXCISE TAX AFFIDAVIT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

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(See back of last page for instructions)

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☐ Check box if partial sale of property

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

1 SELLER GRANTOR	Name <u>ESTATES OF W. LLOYD CRAWFORD &amp; ELSA MAE CRAWFORD</u>	2 BUYER GRANTEE	Name <u>ELEANOR L. BINGMAN</u>
	Mailing Address _____		Mailing Address _____
	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 _____	<u>2-067-10-001-1000</u> <input type="checkbox"/>	<u>1500</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)

THAT PORTION OF VACATED BIRCH STREET ADJACENT TO LOT 5 IN BLOCK 14 OF RIGBY'S ADDITION TO UNINCORPORATED PATAHA CITY, :

5 Select Land Use Code(s): <u>11 - Household, single family units</u> enter any additional codes: _____ (See back of last page for instructions)	7 List all personal property (tangible and intangible) included in selling price. _____ _____ _____ _____
Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) <u>458-61A-215 (1)</u> Reason for exemption _____ <u>CLEARING TITLE TO REAL ESTATE (VACATED PORTIONS OF ADJACENT RIGHTS OF WAY WERE NOT INCLUDED IN PREVIOUS CONVEYANCE.)</u> Type of Document <u>QUIT CLAIM DEED</u> Date of Document <u>11/10/10</u>
6 Is this property designated as forest land per chapter 84.33 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Is this property receiving special valuation as historical property per chapter 84.26 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If any answers are yes, complete as instructed below. (1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information. This land <input type="checkbox"/> does <input checked="" type="checkbox"/> does not qualify for continuance. <u>Jacura Smel</u> <u>11/23/10</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	Gross Selling Price \$ _____ 0.00 *Personal Property (deduct) \$ _____ Exemption Claimed (deduct) \$ _____ Taxable Selling Price \$ _____ 0.00 Excise Tax : State \$ _____ 0.00 <u>0.0025</u> Local \$ _____ 0.00 *Delinquent Interest: State \$ _____ Local \$ _____ *Delinquent Penalty \$ _____ Subtotal \$ _____ 0.00 *State Technology Fee \$ _____ 5.00 *Affidavit Processing Fee \$ _____ 5.00 Total Due \$ _____ 10.00 <u>CK</u>  A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS

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

Signature of Grantor or Grantor's Agent <u>Bill Crawford</u>	Signature of Grantee or Grantee's Agent <u>Eleanor L. Bingman</u>
Name (print) <u>BILL CRAWFORD</u>	Name (print) <u>ELEANOR L. BINGMAN</u>
Date & city of signing: <u>11/11/10 POMEROY</u>	Date & city of signing: <u>11/11/10 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)).

PAID  
NOV 23 2010

KAREN ROOSEVELT  
GARFIELD COUNTY TREASURER

**NARRATIVE ATTACHMENT TO  
REAL ESTATE EXCISE TAX AFFIDAVIT  
CRAWFORD ESTATES/BINGMAN**

When the original deed (from W. Lloyd Crawford and Elsa Mae Crawford to Wayne E. Bingman and Eleanor L. Bingman) was executed in 1989, the deed did not make reference to the street and alley adjacent to the property, which had been vacated.

This quit claim deed is meant to clear title to the adjacent portion of vacated Birch Street and the vacated alley adjacent to the lots originally conveyed.

Grantor's agent:

*Bill Crawford*  
Bill Crawford

Grantee:

*Eleanor L. Bingman*  
Eleanor L. Bingman



PLEASE TYPE OR PRINT

# REAL ESTATE EXCISE TAX AFFIDAVIT

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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.

<input type="checkbox"/> Check box if partial sale of property		If multiple owners, list percentage of ownership next to name.			
1 SELLER GRANTOR	Name <u>ELEANOR L. BINGMAN</u>		2 BUYER GRANTEE	Name <u>JERRY L. &amp; CINDY R. REISINGER</u>	
	Mailing Address _____			Mailing Address <u>28 MONTGOMERY STREET</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 _____		<u>2-066-09-002-1800</u> <input type="checkbox"/>		_____	
Mailing Address _____		<u>2-067-10-001-1000</u> <input type="checkbox"/>		_____	
City/State/Zip _____		<u>2-067-10-002-1010</u> <input type="checkbox"/>		_____	
Phone No. (including area code) _____		_____ <input type="checkbox"/>		_____	

4 Street address of property: 28 MONTGOMERY STREET

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)

LOTS 1, 2 & E1/2 OF LOT 3, BLK 9 W/VACATED ALLEY, PATAHA; LOTS 1 & 2 BLK 10, RIGSBYS W/ W 1/2 VACATED STREET; AND VACATED EAST HALF OF BIRCH STREET ABUTTING LOT 5, BLK 11 OF RIGSBY'S ADD'N, PATAHA

<p><b>5 Select Land Use Code(s):</b>  <div style="border: 1px solid black; padding: 2px;">11 - Household, single family units</div>         enter any additional codes: _____          (See back of last page for instructions)</p> <p style="text-align: right;">YES    NO</p> <p>Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)?    <input type="checkbox"/>    <input checked="" type="checkbox"/></p>	<p><b>7 List all personal property (tangible and intangible) included in selling price.</b>          _____          _____          _____          _____          _____</p>																										
<p><b>6</b></p> <p style="text-align: right;">YES    NO</p> <p>Is this property designated as forest land per chapter 84.33 RCW?    <input type="checkbox"/>    <input checked="" type="checkbox"/></p> <p>Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34?    <input type="checkbox"/>    <input checked="" type="checkbox"/></p> <p>Is this property receiving special valuation as historical property per chapter 84.26 RCW?    <input type="checkbox"/>    <input checked="" type="checkbox"/></p> <p>If any answers are yes, complete as instructed below.</p> <p><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, <b>you must sign on (3) below.</b> The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information.</p> <p>This land <input type="checkbox"/> does <input checked="" type="checkbox"/> does not qualify for continuance.</p> <div style="display: flex; justify-content: space-between; align-items: center;"> <div style="text-align: center;">               DEPUTY ASSESSOR           </div> <div style="text-align: center;"> <u>11/23/10</u>              DATE           </div> </div> <p><b>(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)</b>          NEW OWNER(S): To continue special valuation as historic property, <b>sign (3) below.</b> If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale.</p> <p style="text-align: center;"><b>(3) OWNER(S) SIGNATURE</b></p> <p style="text-align: center;">_____          PRINT NAME</p>	<p><b>If claiming an exemption, list WAC number and reason for exemption:</b></p> <p>WAC No. (Section/Subsection) _____</p> <p>Reason for exemption _____          _____          _____</p> <p>Type of Document <u>STATUTORY WARRANTY DEED</u></p> <p>Date of Document <u>11/22/10</u></p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">Gross Selling Price \$</td> <td style="text-align: right;">65,000.00</td> </tr> <tr> <td>*Personal Property (deduct) \$</td> <td></td> </tr> <tr> <td>Exemption Claimed (deduct) \$</td> <td></td> </tr> <tr> <td>Taxable Selling Price \$</td> <td style="text-align: right;">65,000.00</td> </tr> <tr> <td>Excise Tax : State \$</td> <td style="text-align: right;">832.00</td> </tr> <tr> <td><div style="border: 1px solid black; padding: 2px; display: inline-block;">0.0025</div> Local \$</td> <td style="text-align: right;">162.50</td> </tr> <tr> <td>*Delinquent Interest: State \$</td> <td></td> </tr> <tr> <td>Local \$</td> <td></td> </tr> <tr> <td>*Delinquent Penalty \$</td> <td></td> </tr> <tr> <td>Subtotal \$</td> <td style="text-align: right;">994.50</td> </tr> <tr> <td>*State Technology Fee \$</td> <td style="text-align: right;">5.00</td> </tr> <tr> <td>*Affidavit Processing Fee \$</td> <td></td> </tr> <tr> <td>Total Due \$</td> <td style="text-align: right;">999.50</td> </tr> </table> <p style="text-align: center; font-weight: bold;">A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX          *SEE INSTRUCTIONS</p>	Gross Selling Price \$	65,000.00	*Personal Property (deduct) \$		Exemption Claimed (deduct) \$		Taxable Selling Price \$	65,000.00	Excise Tax : State \$	832.00	<div style="border: 1px solid black; padding: 2px; display: inline-block;">0.0025</div> Local \$	162.50	*Delinquent Interest: State \$		Local \$		*Delinquent Penalty \$		Subtotal \$	994.50	*State Technology Fee \$	5.00	*Affidavit Processing Fee \$		Total Due \$	999.50
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8 I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.

Signature of Grantor or Grantor's Agent <u>Eleanor Bingham</u>	Signature of Grantee or Grantee's Agent <u>Jerry L. Reisinger</u>
Name (print) <u>ELEANOR BINGMAN</u>	Name (print) <u>JERRY L. REISINGER</u>
Date & city of signing: <u>11/22/10 POMEROY</u>	Date & city of signing: <u>11/22/10 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 (10/7/10)

**THIS SPACE TREASURER'S USE ONLY**

DEPT. OF REVENUE

KAREN ROOSEVELT  
GARFIELD COUNTY TREASURER

1975