

Real Estate Excise Tax Affidavit (RCW 82.45 WAC 458-61A)

Only for sales in a single location code on or after January 1, 2020.
This affidavit will not be accepted unless all areas on all pages are fully completed.
This form is your receipt when stamped by cashier. *Please type or print.*

3545

Form 84 0001a

☐ Check box if the sale occurred in more than one location code.

☐ Check box if partial sale, indicate % _____ sold.

1 Seller/Grantor

Name Dule Mehic, a married man as his separate estate

Mailing address 1056 Allenwhite Dr

City/state/zip Richland, WA 99352

Phone (including area code) _____

2 Buyer/Grantee

Name Amil Cordic and Mejrema Cordic, husband and wife

Mailing address 11613 Pheasant Run

City/state/zip Pasco, WA 99301

Phone (including area code) 509-460-0813

3 Send all property tax correspondence to: ☐ Same as Buyer/Grantee

Name Amil Cordic and Mejrema Cordic

Mailing address 11613 Pheasant Run

City/state/zip Pasco, WA 99301

List all real and personal property tax
parcel account numbers

20104203440750000

Personal
property?

☐
☐
☐

Assessed
values
\$19,150.00
\$19,150.00

20104203440750000

4 Street address of property:

PTN of 34 and 35-10-42EWM, Pomeroy, WA 99347

This property is located in Garfield County (for unincorporated locations please select your 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)

In Township 10 North, Range 42 E. W. M
The Northeast quarter of the Southeast quarter of Section 34.
The Southwest quarter of the Southeast quarter of the Southwest quarter of Section 35.

5 Select Land Use Code(s): 19

Enter any additional codes _____

(See back of last page for instructions)

Was the seller receiving a property tax exemption or deferral under RCW 84.36, 84.37, or 84.38 (nonprofit org., senior citizen or disabled person, homeowner with limited income)?

☐ Yes ☒ No

Is this property predominantly used for timber (as classified under RCW 84.84 and 84.33) or agriculture (as classified under RCW 84.34.020)? See ETA 3215.

☐ Yes ☒ No

If yes, complete the predominate use calculator (see instructions for section 5).

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 RCW 84.34?

☐ Yes ☒ No

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

☐ 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 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 signature [Signature] Date 3-28-21

(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)

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

(3) NEW OWNER(S) SIGNATURE

Signature _____

Print Name _____

Type of Document

Statutory Warranty Deed

Date of Document

3/23/2021

Gross selling price \$21,000.00

*Personal property (deduct) _____

Exemption claimed (deduct) _____

Taxable selling price \$21,000.00

Excise tax: state

Less than \$500,000.01 at 1.1% \$231.00

From \$500,000.01 to \$1,500,000 at 1.28% \$0.00

From \$1,500,000.01 to \$3,000,000 at 2.75% \$0.00

Above \$3,000,000 at 3% \$0.00

Agricultural and timberland at 1.28% \$0.00

Total excise tax: state \$231.00

Local \$52.50

*Delinquent interest: state \$0.00

Local _____

*Delinquent penalty _____

Subtotal \$283.50

*State technology fee \$5.00

Affidavit processing fee _____

Total due \$288.50

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

*SEE INSTRUCTIONS

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

Signature of Grantor or Grantor's Agent Dule Mehic

Name (print) Dule Mehic

Date & city of signing: 3-23-21 Richland

Signature of Grantor or Grantee's Agent Amil Cordic and Mejrema Cordic

Name (print) Amil Cordic and Mejrema Cordic

Date & city of signing: 3/23/21 Pasco

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

To ask about the availability of this publication in an alternate format for the visually impaired, please call 360-705-6705. Teletype (TTY) users may use the WA Relay Service by calling

711.
PAID
MAR 30 2021

TEREASA SUMMERS
GARFIELD COUNTY TREASURER

3545

Department of
Revenue
Washington State
Form 84 0001a

Real Estate Excise Tax Affidavit (RCW 82.45 WAC 458-61A)

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This form is your receipt when stamped by cashier. *Please type or print.*

☐ Check box if the sale occurred in more than one location code. ☐ Check box if partial sale, indicate % sold.
List percentage of ownership acquired next to each name.

1 Seller/Grantor

Name **Joanne Beale and Thomas Beale, Trustees of the Joanne Beale Trust**

Mailing address **516 Highway 12 E**
City/state/zip **Pomeroy, WA 99347**
Phone (including area code) **509-843-1830**

3 Send all property tax correspondence to: ☒ Same as Buyer/Grantee
Name

Mailing address
City/state/zip

4 Street address of property **Farm Ground**
This property is located in **Garfield**

☐ Check box if any of the listed parcels are being segregated from another parcel, are part of a boundary line adjustment or parcels being merged.
Legal description of property (if you need more space, attach a separate sheet to each page of the affidavit).

See Attached

2 Buyer/Grantee

Name **Thomas W. Beale**

Mailing address **516 Highway 12 E**
City/state/zip **Pomeroy, WA 99347**
Phone (including area code) **509-780-8310**

List all real and personal property tax parcel account numbers
See Attached

Personal property?
☐
☐
☐

Assessed value(s)

(for unincorporated locations please select your county)

5 83 - Agriculture classified under current use chapter 84.:

Enter any additional codes
(see back of last page for instructions)

Was the seller receiving a property tax exemption or deferral under RCW 84.36, 84.37, or 84.38 (nonprofit org., senior citizen or disabled person, homeowner with limited income)? ☐ Yes ☒ No

Is this property predominantly used for timber (as classified under RCW 84.84 and 84.33) or agriculture (as classified under RCW 84.34.020)? See ETA 3215. ☒ Yes ☐ No

If yes, complete the predominate use calculator (see instructions for section 5).

6 Is this property designated as forest land per RCW 84.33? ☐ Yes ☐ No

Is this property classified as current use (open space, farm and agricultural, or timber) land per RCW 84.34? ☒ Yes ☐ No

Is this property receiving special valuation as historical property per RCW 84.26? ☐ 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 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 signature *Thomas Beale* Date 3/31/21

(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)

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

(3) NEW OWNER(S) SIGNATURE

Signature *Thomas Beale* Signature _____
Print name Thomas 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 number (section/subsection)
Reason for exemption

Type of document **Statutory Warranty Deed**
Date of document **MARCH 29, 2021**

Gross selling price	600,000.00
*Personal property (deduct)	0.00
Exemption claimed (deduct)	0.00
Taxable selling price	600,000.00
Excise tax: state	
Less than \$500,000.01 at 1.1%	0.00
From \$500,000.01 to \$1,500,000 at 1.28%	0.00
From \$1,500,000.01 to \$3,000,000 at 2.75%	0.00
Above \$3,000,000 at 3%	0.00
Agricultural and timberland at 1.28%	7,680.00
Total excise tax: state	7,680.00
0.0025 Local	1,500.00
*Delinquent interest: state	0.00
Local	0.00
*Delinquent penalty	0.00
Subtotal	9,180.00
*State technology fee	5.00
Affidavit processing fee	0.00
Total due	9,185.00

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 agent *Joanne Beale* Signature of grantee or agent *Thomas Beale*
Name (print) Joanne Beale Name (print) Thomas Beale
Date & city of signing 3/29/21 Dayton Date & city of signing 3-29-21 Dayton

Perjury: Perjury is a class C felony which is punishable by imprisonment in the state correctional institution for a maximum term of not more than five years, or by a fine in an amount fixed by the court of not more than \$5000, or by both imprisonment and fine (RCW 9A.20.020(1c)).

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THIS SPACE TREASURER'S USE ONLY
P A I D
MAR 31 2021

EXHIBIT "A"

Parcel numbers:

2-011-42-002-2000; 2-011-42-003-1010; 2-011-43-022-2000; 2-011-43-023-2000; 2-012-41-009-1000;
2-012-42-007-4000; 2-012-42-008-3000; 2-012-42-017-2000; 2-012-42-018-1000; 2-012-42-035-3010

Legal Description:

ALPOWA RIDGE:

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

PATAHA:

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

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

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

MORGAN:

Section 9 in Township 12 North, Range 41 East of the Willamette Meridian

DIXON:

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

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

All in Township 12 North, Range 42 East of the Willamette Meridian, Garfield County, Washington.

7/2/16

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

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This form is your receipt
when stamped by cashier.

PLEASE TYPE OR PRINT

☐ Check box if the sale occurred
in more than one location code.

☐ Check box if partial sale, indicate % sold.

List percentage of ownership acquired next to each name.

1 SELLER GRANTOR	Name <u>Kindsey Bott</u>	2 BUYER GRANTEE	Name <u>Windy Acres Enterprises, LLC</u>
	Mailing Address <u>58 N. Meadow Creek Rd.</u>		Mailing Address <u>14 Pheasant Ridge Rd.</u>
	City/State/Zip <u>Pomeroy, WA 99347</u>		City/State/Zip <u>Pomeroy, WA 99347</u>
	Phone No. (including area code) _____		Phone No. (including area code) _____
3	Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee	List all real and personal property tax parcel account numbers - check box if personal property	
Name <u>Windy Acres Enterprises, LLC</u>		<u>10703208616500000</u> <input type="checkbox"/>	List assessed value(s) <u>44,400.00</u>
Mailing Address <u>14 Pheasant Ridge Rd.</u>		<input type="checkbox"/>	
City/State/Zip <u>Pomeroy, WA 99347</u>		<input type="checkbox"/>	
Phone No. (including area code) _____		<input type="checkbox"/>	

4 Street address of property: 180 20th St. - Pomeroy, WA 99347

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)

See attached legal description.

5 Select Land Use Code(s):

21 - Food and kindred products

enter any additional codes: _____

(See back of last page for instructions) YES NO

Was the seller receiving a property tax exemption or deferral
under chapters 84.36, 84.37, or 84.38 RCW (nonprofit
organization, senior citizen, or disabled person, homeowner
with limited income)? ☐ YES ☒ NO

Is this property predominantly used for timber (as classified under
RCW 84.34 and 84.33) or agriculture (as classified under RCW
84.34.020)? See ETA 3215 ☐ YES ☒ NO

6 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 RCW? ☐ 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 classi-
fication, 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 calcu-
lated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or
transferor at the time of sale.

(3) NEW OWNER(S) SIGNATURE

PRINT NAME

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

Inventory, equipment, fixture, business name, telephone number, goodwill.

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 ~~4/4/21~~ 4/5/2021

Gross Selling Price \$ 100,000.00

*Personal Property (deduct) \$ 45,000.00

Exemption Claimed (deduct) \$ _____

Taxable Selling Price \$ 55,000.00

Excise Tax: State

Less than \$500,000.01 at 1.1% \$ 605.00

From \$500,000.01 to \$1,500,000 at 1.28% \$ 0.00

From \$1,500,000.01 to \$3,000,000 at 2.75% \$ 0.00

Above \$3,000,000 at 3.0% \$ 0.00

Agricultural and timberland at 1.28% \$ 0.00

Total Excise Tax: State \$ 605.00

0.0025 Local \$ 137.50

*Delinquent Interest: State \$ 0.00

Local \$ 0.00

*Delinquent Penalty \$ 0.00

Subtotal \$ 742.50

*State Technology Fee \$ 5.00

*Affidavit Processing Fee \$ 0.00

Total Due \$ 747.50 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 Kindsey R Bott

Name (print) Kindsey Bott

Date & city of signing 4/5/2021 - Clarkston, WA

Signature of
Grantee or Grantee's Agent Debbie C. Hagan

Name (print) Windy Acres Enterprises, LLC

Date & city of signing 4/5/2021 - 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, or by both imprisonment and fine (RCW 9A.20.020(1C)).

REV 84 0001a (12/6/19)

THIS SPACE

COUNTY TREASURER

PAID
APR 06 2021

TERESA SUMMERS

CARFIELD COUNTY TREASURER

3547

3547

73

EXHIBIT "A"

548728

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

A tract of land located in the South half of the South half of Section 32, Township 12 North, Range 42 E.W.M., more particularly described as follows:

Beginning at the Northwest corner of Block 23 of Mulkey's Revised Addition to the City of Pomeroy; thence North $89^{\circ}52'31''$ East 49.6 feet; thence North $89^{\circ}52'29''$ East 131.3 feet; thence South $74^{\circ}22'00''$ West 188.0 feet; thence North $00^{\circ}07'31''$ East 51.1 feet to the place of beginning.

TOGETHER WITH the vacated South 34 feet of Villard Street abutting the West 136.6 feet of the above described tract.

2/2/11



REAL ESTATE EXCISE TAX AFFIDAVIT

CHAPTER 82.45 RCW - CHAPTER 458-61A WAC

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☐ Check box if the sale occurred
in more than one location code.

PLEASE TYPE OR PRINT

<input type="checkbox"/> Check box if partial sale, indicate % sold. List percentage of ownership acquired next to each name.																
1 Name <u>Jason D. Brown, Personal Representative</u> SELLER GRANTOR Estate of Elton E. Brown Mailing Address <u>2434 24th St.</u> City/State/Zip <u>Clarkston, WA 99403</u> Phone No. (including area code) _____	2 Name <u>Tyler B. Brown</u> BUYER GRANTEE Mailing Address <u>2625 E. Burnside St. Apt. 403</u> City/State/Zip <u>Portland, OR 97214</u> Phone No. (including area code) _____															
3 Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee Name <u>Tyler B. Brown</u> Mailing Address <u>2625 E. Burnside St. Apt. 403</u> City/State/Zip <u>Portland, OR 97214</u> Phone No. (including area code) _____	List all real and personal property tax parcel account numbers - check box if personal property <table border="1"> <tr> <td><u>206701000100000000</u></td> <td><input type="checkbox"/></td> <td>List assessed value(s)</td> </tr> <tr> <td>_____</td> <td><input type="checkbox"/></td> <td><u>9,036.00</u></td> </tr> <tr> <td>_____</td> <td><input type="checkbox"/></td> <td>_____</td> </tr> <tr> <td>_____</td> <td><input type="checkbox"/></td> <td>_____</td> </tr> <tr> <td>_____</td> <td><input type="checkbox"/></td> <td>_____</td> </tr> </table>	<u>206701000100000000</u>	<input type="checkbox"/>	List assessed value(s)	_____	<input type="checkbox"/>	<u>9,036.00</u>	_____	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>	_____
<u>206701000100000000</u>	<input type="checkbox"/>	List assessed value(s)														
_____	<input type="checkbox"/>	<u>9,036.00</u>														
_____	<input type="checkbox"/>	_____														
_____	<input type="checkbox"/>	_____														
_____	<input type="checkbox"/>	_____														

4 Street address of property: Bare land - Pomeroy, WA 99347
 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)
Block 1 of Rigsby's Addition to Pataha City

5 Select Land Use Code(s): <u>91 - Undeveloped land (land only)</u> enter any additional codes: _____ (See back of last page for instructions) YES NO Was the seller receiving a property tax exemption or deferral under chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Is this property predominantly used for timber (as classified under RCW 84.34 and 84.33) or agriculture (as classified under RCW 84.34.020)? See ETA 3215 <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO 6 YES NO Is this property designated as forest land per chapter 84.33 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW? <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>4/8/21</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) NEW OWNER(S) SIGNATURE _____ PRINT NAME	7 List all personal property (tangible and intangible) included in selling price. If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) _____ Reason for exemption _____ Type of Document <u>Statutory Warranty Deed</u> Date of Document <u>4/7/21</u> <table border="1"> <tr> <td>Gross Selling Price \$</td> <td>10,000.00</td> </tr> <tr> <td>*Personal Property (deduct) \$</td> <td>0.00</td> </tr> <tr> <td>Exemption Claimed (deduct) \$</td> <td></td> </tr> <tr> <td>Taxable Selling Price \$</td> <td>10,000.00</td> </tr> <tr> <td>Excise Tax: State</td> <td></td> </tr> <tr> <td>Less than \$500,000.01 at 1.1% \$</td> <td>110.00</td> </tr> <tr> <td>From \$500,000.01 to \$1,500,000 at 1.28% \$</td> <td>0.00</td> </tr> <tr> <td>From \$1,500,000.01 to \$3,000,000 at 2.75% \$</td> <td>0.00</td> </tr> <tr> <td>Above \$3,000,000 at 3.0% \$</td> <td>0.00</td> </tr> <tr> <td>Agricultural and timberland at 1.28% \$</td> <td>0.00</td> </tr> <tr> <td>Total Excise Tax: State \$</td> <td>110.00</td> </tr> <tr> <td><u>0.0025</u> Local \$</td> <td>25.00</td> </tr> <tr> <td>*Delinquent Interest: State \$</td> <td>0.00</td> </tr> <tr> <td>Local \$</td> <td>0.00</td> </tr> <tr> <td>*Delinquent Penalty \$</td> <td>0.00</td> </tr> <tr> <td>Subtotal \$</td> <td>135.00</td> </tr> <tr> <td>*State Technology Fee \$</td> <td>5.00</td> </tr> <tr> <td>*Affidavit Processing Fee \$</td> <td>0.00</td> </tr> <tr> <td>Total Due \$</td> <td>140.00</td> </tr> </table> A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS	Gross Selling Price \$	10,000.00	*Personal Property (deduct) \$	0.00	Exemption Claimed (deduct) \$		Taxable Selling Price \$	10,000.00	Excise Tax: State		Less than \$500,000.01 at 1.1% \$	110.00	From \$500,000.01 to \$1,500,000 at 1.28% \$	0.00	From \$1,500,000.01 to \$3,000,000 at 2.75% \$	0.00	Above \$3,000,000 at 3.0% \$	0.00	Agricultural and timberland at 1.28% \$	0.00	Total Excise Tax: State \$	110.00	<u>0.0025</u> Local \$	25.00	*Delinquent Interest: State \$	0.00	Local \$	0.00	*Delinquent Penalty \$	0.00	Subtotal \$	135.00	*State Technology Fee \$	5.00	*Affidavit Processing Fee \$	0.00	Total Due \$	140.00
Gross Selling Price \$	10,000.00																																						
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Exemption Claimed (deduct) \$																																							
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Local \$	0.00																																						
*Delinquent Penalty \$	0.00																																						
Subtotal \$	135.00																																						
*State Technology Fee \$	5.00																																						
*Affidavit Processing Fee \$	0.00																																						
Total Due \$	140.00																																						

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

Signature of Grantor or Grantor's Agent <u>Jason D. Brown, Personal Representative</u>	Signature of Grantee or Grantee's Agent <u>Tyler B. Brown</u>
Name (print) <u>Jason D. Brown, Personal Representative</u>	Name (print) <u>Tyler B. Brown</u>
Date & city of signing <u>4/7/2021 - Clarkston, WA</u>	Date & city of signing <u>4/7/2021 - Clarkston, WA</u>

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

REV 84 0001a (12/6/19)

THIS SPACE - TREASURER'S USE ONLY

COUNTY TREASURER

APR 08 2021

3548

TERESA SUMMERS
GARFIELD COUNTY TREASURER



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
Only for sales in a single location code on or after January 1, 2020.

Check box if the sale occurred
in more than one location code.

PLEASE TYPE OR PRINT

Check box if partial sale, indicate % sold. List percentage of ownership acquired next to each name.

1 SELLER GRANTOR	Name	Nancy M. Kuykendall	2 BUYER GRANTEE	Name	Troy D. Nicholson
	Mailing Address	P.O. Box 323		Mailing Address	2104 Lee Blvd.
	City/State/Zip	Pomeroy, WA 99347		City/State/Zip	Richland, WA 99352
	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	Troy D. Nicholson	10510701017500000	<input type="checkbox"/>	75,895.00
	Mailing Address	2104 Lee Blvd.		<input type="checkbox"/>	
	City/State/Zip	Richland, WA 99352		<input type="checkbox"/>	
	Phone No. (including area code)			<input type="checkbox"/>	

4 Street address of property: 211 High St. - Pomeroy, WA 99347
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)
See attached legal description.

5 Select Land Use Code(s):
11 - Household, single family units
enter any additional codes:
(See back of last page for instructions) YES NO
Was the seller receiving a property tax exemption or deferral under chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)? ☐ YES ☒ NO
Is this property predominantly used for timber (as classified under RCW 84.34 and 84.33) or agriculture (as classified under RCW 84.34.020)? See ETA 3215 ☐ YES ☒ NO

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

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

This land ☐ does ☒ does not qualify for continuance.

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

(3) NEW OWNER(S) SIGNATURE
PRINT NAME

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

If claiming an exemption, list WAC number and reason for exemption:
WAC No. (Section/Subsection)
Reason for exemption

Type of Document Statutory Warranty Deed
Date of Document 4/6/21

Gross Selling Price \$	150,000.00
*Personal Property (deduct) \$	0.00
Exemption Claimed (deduct) \$	
Taxable Selling Price \$	150,000.00
Excise Tax: State	
Less than \$500,000.01 at 1.1% \$	1,650.00
From \$500,000.01 to \$1,500,000 at 1.28% \$	0.00
From \$1,500,000.01 to \$3,000,000 at 2.75% \$	0.00
Above \$3,000,000 at 3.0% \$	0.00
Agricultural and timberland at 1.28% \$	0.00
Total Excise Tax: State \$	1,650.00
0.0025 Local \$	375.00
*Delinquent Interest: State \$	0.00
Local \$	0.00
*Delinquent Penalty \$	0.00
Subtotal \$	2,025.00
*State Technology Fee \$	5.00
*Affidavit Processing Fee \$	0.00
Total Due \$	2,030.00

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 Signature of Grantee or Grantee's Agent
Name (print) Nancy Kuykendall Name (print) Troy D. Nicholson
Date & city of signing 4/7/2021 - Clarkston, WA Date & city of signing 4/7/2021 - 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)).

Order No. GA-6188

SCHEDULE C

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

Lot 10 and the West half of Lot 9 in Block 7 of Wilson's Addition to the City of Pomeroy.

3549

Real Estate Excise Tax Affidavit (RCW 82.45 WAC 458-61A)

Only for sales in a single location code on or after January 1, 2020.
This affidavit will not be accepted unless all areas on all pages are fully completed.
This form is your receipt when stamped by cashier. *Please type or print.*

3550

☐ Check box if the sale occurred in more than one location code.

☐ Check box if partial sale, indicate % sold.
List percentage of ownership acquired next to each name.

1 Seller/Grantor

Name **Gale Birge, an undivided 1/6 interest**

2 Buyer/Grantee

Name **Marcia R. Birge, an undivided 1/6 interest**

Mailing address **724 Torch Dr.**

City/state/zip **Billings, MT 59102-5924**

Phone (including area code) **1-406-652-7785**

Mailing address **724 Torch Dr.**

City/state/zip **Billings, MT 59102-5924**

Phone (including area code)

3 Send all property tax correspondence to: ☒ Same as Buyer/Grantee

Name

Mailing address

City/state/zip

List all real and personal property tax
parcel account numbers

2-011-42-19-1000

2-011-42-020-2000

Personal
property?

☐

☐

☐

Assessed
value(s)

4 Street address of property **No known address in Garfield County, Washington**

This property is located in **Garfield County**

(for unincorporated locations please select your 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 you need more space, attach a separate sheet to each page of the affidavit).

East half of the Northeast Quarter of Section 19, and the West half of the Northwest Quarter of Section 20, all in Township 11 North, Range 42, E.W.M.

5 Select land use code(s) **83**

Enter any additional codes

(see back of last page for instructions)

Was the seller receiving a property tax exemption or deferral under RCW 84.36, 84.37, or 84.38 (nonprofit org., senior citizen or disabled person, homeowner with limited income)? ☐ Yes ☒ No

Is this property predominantly used for timber (as classified under RCW 84.84 and 84.33) or agriculture (as classified under RCW 84.34.020)? See ETA 3215. ☐ Yes ☒ No

If yes, complete the predominate use calculator (see instructions for section 5).

6 Is this property designated as forest land per RCW 84.33? ☐ Yes ☒ No

Is this property classified as current use (open space, farm and agricultural, or timber) land per RCW 84.34? ☒ Yes ☐ No

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

Date

4/9/21

(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)

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

(3) NEW OWNER(S) SIGNATURE

Signature

Signature

Print name

Print name

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

Signature of grantor or agent

Name (print) **Marcia R. Birge**

Date & city of signing **3/23/21 Billings MT**

Signature of grantee or agent

Name (print) **Marcia R. Birge**

Date & city of signing **4-1-21 Pomeroy 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 \$5000, or by both imprisonment and fine (RCW 9A.20.020(1c)).

To ask about the availability of this publication in an alternate format for the visually impaired, please call 360-705-6705. Teletype (TTY) users may use the WA Relay Service by calling 711.

PAID
APR 09 2021

TEREASA SUMMERS
GARFIELD COUNTY TREASURER

3550

Real Estate Excise Tax Affidavit (RCW 82.45 WAC 458-61A)

Only for sales in a single location code on or after January 1, 2020.
This affidavit will not be accepted unless all areas on all pages are fully completed.
This form is your receipt when stamped by cashier. *Please type or print.*

3551

☐ Check box if the sale occurred in more than one location code.

☐ Check box if partial sale, indicate % sold.
List percentage of ownership acquired next to each name.

1 Seller/Grantor

Name Marcia R. Birge, as to an undivided 1/6 interest

Mailing address 724 Torch Dr.

City/state/zip Billings, MT 59102-5924

Phone (including area code)

2 Buyer/Grantee

Name Danette A. Johnson, Kenneth A. Landkammer, Karen A. Mosbrucker and Kevin J. Landkammer, an undivided 1/24 interest, each

Mailing address P.O. Box 621

City/state/zip POWELL, WA

Phone (including area code) 509 443 1863

3 Send all property tax correspondence to: ☒ Same as Buyer/Grantee

Name

Mailing address

City/state/zip

List all real and personal property tax parcel account numbers

2-011-42-19-1000

2-011-42-020-2000

Personal property?

Assessed value(s)

4 Street address of property No known address in Garfield County, Washington

This property is located in Garfield County

(for unincorporated locations please select your 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 you need more space, attach a separate sheet to each page of the affidavit).

East half of the Northeast Quarter of Section 19, and the West half of the Northwest Quarter of Section 20, all in Township 11 North, Range 42, E.W.M.

5 Select land use code(s) 83

Enter any additional codes
(see back of last page for instructions)

Was the seller receiving a property tax exemption or deferral under RCW 84.36, 84.37, or 84.38 (nonprofit org., senior citizen or disabled person, homeowner with limited income)? ☐ Yes ☒ No

Is this property predominantly used for timber (as classified under RCW 84.84 and 84.33) or agriculture (as classified under RCW 84.34.020)? See ETA 3215. ☐ Yes ☐ No

If yes, complete the predominate use calculator (see instructions for section 5).

6 Is this property designated as forest land per RCW 84.33? ☐ Yes ☒ No

Is this property classified as current use (open space, farm and agricultural, or timber) land per RCW 84.34? ☒ Yes ☐ No

Is this property receiving special valuation as historical property per RCW 84.26? ☐ 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 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 signature [Signature] Date 4/9/21

(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)

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

(3) NEW OWNER(S) SIGNATURE

Signature [Signature] Signature [Signature]
Print name MARCIA R. BIRGE Print name KENNETH A. LANDKAMMER

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

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

WAC number (section/subsection) 458-61A-201(b)(1)

Reason for exemption

Gift

Type of document Quit Claim Deed

Date of document 3-23-21

Gross selling price 0.00

*Personal property (deduct) 0.00

Exemption claimed (deduct) 0.00

Taxable selling price 0.00

Excise tax: state

Less than \$500,000.01 at 1.1% 0.00

From \$500,000.01 to \$1,500,000 at 1.28% 0.00

From \$1,500,000.01 to \$3,000,000 at 2.75% 0.00

Above \$3,000,000 at 3% 0.00

Agricultural and timberland at 1.28% 0.00

Total excise tax: state 0.00

0.0025 Local 0.00

*Delinquent interest: state 0.00

Local 0.00

*Delinquent penalty 0.00

Subtotal 0.00

*State technology fee 5.00

Affidavit processing fee 5.00

Total due 10.00

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

*SEE INSTRUCTIONS

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

Signature of grantor or agent Marcia R. Birge

Name (print) Marcia R. Birge

Date & city of signing 3/23/21 Billings, MT

Signature of grantee or agent [Signature]

Name (print) KENNETH A. LANDKAMMER

Date & city of signing 4/14/21

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 \$5000, or by both imprisonment and fine (RCW 9A.20.020(1c)).

To ask about the availability of this publication in an alternate format for the visually impaired, please call 360-705-6705. Teletype (TTY) users may use the WA Relay Service by calling 711.

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APR 09 2021

TERESA SUMMERS
GARFIELD COUNTY TREASURER

3551

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 deeded transfers and Form REV 84 0001B for controlling interest transfers) for claims of tax exemption as provided below. Completion of this form is required for the types of real property transfers listed in numbers 1-3 below. Only the first page of this form needs original signatures.

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

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

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

1. ☐ **DATE OF SALE:** (WAC 458-61A-306(2))

I, (print name) _____, certify that the _____
(type of instrument), dated _____, was delivered to me in escrow by _____
(seller's name). **NOTE:** Agent named here must sign below and indicate name of firm. The payment of the tax is considered current if it is not more than 90 days beyond the date shown on the instrument. If it is past 90 days, interest and penalties apply to the date of the instrument.

Reasons held in escrow _____

Signature

Firm Name

2. **GIFTS:** (WAC 458-61A-201) The gift of equity is non-taxable; however, any consideration received is not a gift and is taxable. The value exchanged or paid for equity plus the amount of debt equals the taxable amount. One of the boxes below must be checked.

Both Grantor (seller) and Grantee (buyer) must sign below.

Grantor (seller) gifts equity valued at \$ _____ to grantee (buyer).

NOTE: Examples of different transfer types are provided on the back. This is to assist you with correctly completing this form and paying your tax.

"Consideration" means money or anything of value, either tangible (boats, motor homes, etc) or intangible, paid or delivered, or contracted to be paid or delivered, including performance of services, in return for the transfer of real property. The term includes the amount of any lien, mortgage, contract indebtedness, or other encumbrance, given to secure the purchase price, or any part thereof, or remaining unpaid on the property at the time of sale. "Consideration" includes the assumption of an underlying debt on the property by the buyer at the time of transfer.

A. Gifts with consideration

- ☐ Grantor (seller) has made and will continue to make all payments after this transfer on the total debt of \$ _____ and has received from the grantee (buyer) \$ _____
(include in this figure the value of any items received in exchange for property). Any consideration received by grantor is taxable.
- ☐ Grantee (buyer) will make payments on _____ % of total debt of \$ _____ for which grantor (seller) is liable and pay grantor (seller) \$ _____ (include in this figure the value of any items received in exchange for property). Any consideration received by grantor is taxable.

B. Gifts without consideration

- ☒ There is no debt on the property; Grantor (seller) has not received any consideration towards equity. No tax is due.
- ☐ Grantor (seller) has made and will continue to make 100% of the payments on the total debt of \$ _____ and has not received any consideration towards equity. No tax is due.
- ☐ Grantee (buyer) has made and will continue to make 100% of the payments on total debt of \$ _____ and has not paid grantor (seller) any consideration towards equity. No tax is due.
- ☐ Grantor (seller) and grantee (buyer) have made and will continue to make payments from joint account on total debt before and after the transfer. Grantee (buyer) has not paid grantor (seller) any consideration towards equity. No tax is due.

Has there been or will there be a refinance of the debt? ☐ YES ☐ NO (If yes, please call (360) 534-1503 to see if this transfer is taxable). If grantor (seller) was on title as co-signor only, please see WAC 458-61A-215 for exemption requirements.

The undersigned acknowledge this transaction may be subject to audit and have read the above information regarding record-keeping requirements and evasion penalties.

Marcia R. Birge

Grantor's Signature

Marcia R. Birge

Grantor's Name (print)

3/23/21

Date

Heather Jackson

Grantee's Signature

Kenneth Jackson

Grantee's Name (print)

4/8/21

Date

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

I, (print name) _____, certify that I am acting as an Exchange Facilitator in transferring real property to _____ pursuant to IRC Section 1031, and in accordance with WAC 458-61A-213. **NOTE:** Exchange Facilitator must sign below.

Exchange Facilitator's Signature

Date

Exchange Facilitator's Name (print)

For tax assistance, contact your local County Treasurer/Recorder or visit <http://dor.wa.gov> or call 360-534-1503. To inquire about the availability of this document in an alternate format, please call 360-705-6705. Teletype (TTY) users may use the Washington Relay Service by calling 711.

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

Only for sales in a single location code on or after January 1, 2020.

This form is your receipt
when stamped by cashier.

PLEASE TYPE OR PRINT

☐ Check box if the sale occurred
in more than one location code.

☐ Check box if partial sale, indicate % sold.

List percentage of ownership acquired next to each name.

1 SELLER GRANTOR	Name <u>David Keene, Guardian</u>	2 BUYER GRANTEE	Name <u>Brian Richard Todd</u>
	Estate of Kit Christina Carpenter		Hidie Marie Todd
	Mailing Address <u>808 8th St.</u>		Mailing Address <u>1030 Reems Rd.</u>
	City/State/Zip <u>Clarkston, WA 99403</u>		City/State/Zip <u>Moscow, ID 83843</u>
	Phone No. (including area code) _____		Phone No. (including area code) _____
3	Send all property tax correspondence to: <input type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers - check box if personal property
Name <u>Brian Richard Todd, Hidie Marie Todd</u>			1051090051940 <input type="checkbox"/>
Mailing Address <u>1030 Reems Rd</u>			<input type="checkbox"/>
City/State/Zip <u>Moscow, ID 83843</u>			<input type="checkbox"/>
Phone No. (including area code) <u>208 669 3047</u>			<input type="checkbox"/>
			List assessed value(s) <u>23,250.00</u>

4 Street address of property: 290 Hill St. - Pomeroy, WA 99347

This property is located in Pomeroy

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

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

Lot 5 in Block 9 of Wilson's Addition to the City of Pomeroy.

5 Select Land Use Code(s):

11 - Household, single family units

enter any additional codes: _____

(See back of last page for instructions) YES NO

Was the seller receiving a property tax exemption or deferral
under chapters 84.36, 84.37, or 84.38 RCW (nonprofit
organization, senior citizen, or disabled person, homeowner
with limited income)? ☐ YES ☒ NO

Is this property predominantly used for timber (as classified under
RCW 84.34 and 84.33) or agriculture (as classified under RCW
84.34.020)? See ETA 3215 ☐ YES ☒ NO

6 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 RCW? ☐ 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 classi-
fication, it will be removed and the compensating or additional taxes will be due
and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or
RCW 84.34.108). Prior to signing (3) below, you may contact your local county
assessor for more information.

This land ☐ does ☒ does not qualify for continuance.

[Signature] 4-13-21
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 calcu-
lated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or
transferor at the time of sale.

(3) NEW OWNER(S) SIGNATURE

PRINT NAME

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

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

WAC No. (Section/Subsection) _____

Reason for exemption _____

Type of Document Statutory Warranty DeedDate of Document 4/7/21Gross Selling Price \$ 31,000.00*Personal Property (deduct) \$ 0.00

Exemption Claimed (deduct) \$ _____

Taxable Selling Price \$ 31,000.00

Excise Tax: State

Less than \$500,000.01 at 1.1% \$ 341.00From \$500,000.01 to \$1,500,000 at 1.28% \$ 0.00From \$1,500,000.01 to \$3,000,000 at 2.75% \$ 0.00Above \$3,000,000 at 3.0% \$ 0.00Agricultural and timberland at 1.28% \$ 0.00Total Excise Tax: State \$ 341.000.0025 Local \$ 77.50*Delinquent Interest: State \$ 0.00Local \$ 0.00*Delinquent Penalty \$ 0.00Subtotal \$ 418.50*State Technology Fee \$ 5.00*Affidavit Processing Fee \$ 0.00Total Due \$ 423.50

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

*SEE INSTRUCTIONS

8 I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECTSignature of
Grantor or Grantor's Agent [Signature]Name (print) David Keene, GuardianDate & city of signing 4/9/2021 - ClarkstonSignature of
Grantee or Grantee's Agent [Signature]Name (print) Brian Richard Todd or Hidie Marie ToddDate & city of signing 4/12/2021 - 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)).

REAL ESTATE EXCISE TAX AFFIDAVIT

CHAPTER 82.45 RCW - CHAPTER 458-61A WAC

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when stamped by cashier.

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

Only for sales in a single location code on or after January 1, 2020.

☐ Check box if the sale occurred
in more than one location code.

PLEASE TYPE OR PRINT

☐ Check box if partial sale, indicate % sold.

List percentage of ownership acquired next to each name.

1 SELLER GRANTOR	Name <u>Michael H. Fleming</u>	2 BUYER GRANTEE	Name <u>Mitchell J. McGreevy</u>
	<u>Roberta L. Fleming</u>		
	Mailing Address <u>111 Hill St.</u>		Mailing Address <u>2700 State St.</u>
	City/State/Zip <u>Pomeroy, WA 99347</u>		City/State/Zip <u>Pomeroy, WA 99347</u>
	Phone No. (including area code)		Phone No. (including area code)
3	Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee		
	Name <u>Mitchell J. McGreevy</u>	List all real and personal property tax parcel account numbers - check box if personal property	
	Mailing Address <u>2700 State Street</u>	<u>10511101021900000</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) <u>93,280.00</u>	

4 Street address of property: 111 Hill St. - Pomeroy, WA 99347

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)

See attached legal description Lot 10 in Block 11 of Wilson's Addition with vacated parts of 1st Street and Hill Street

5 Select Land Use Code(s):
11 - Household, single family units
enter any additional codes: _____
(See back of last page for instructions) YES NO

Was the seller receiving a property tax exemption or deferral under chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)? ☐ YES ☒ NO

Is this property predominantly used for timber (as classified under RCW 84.34 and 84.33) or agriculture (as classified under RCW 84.34.020)? See ETA 3215 ☐ YES ☒ NO

6 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 RCW? ☐ 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.

[Signature] 4-14-21
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) NEW OWNER(S) SIGNATURE

PRINT NAME

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

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

WAC No. (Section/Subsection) _____

Reason for exemption _____

Type of Document Statutory Warranty Deed

Date of Document 4/7/21

Gross Selling Price \$ 123,000.00

*Personal Property (deduct) \$ 0.00

Exemption Claimed (deduct) \$ _____

Taxable Selling Price \$ 123,000.00

Excise Tax: State

Less than \$500,000.01 at 1.1% \$ 1,353.00

From \$500,000.01 to \$1,500,000 at 1.28% \$ 0.00

From \$1,500,000.01 to \$3,000,000 at 2.75% \$ 0.00

Above \$3,000,000 at 3.0% \$ 0.00

Agricultural and timberland at 1.28% \$ 0.00

Total Excise Tax: State \$ 1,353.00

0.0025 Local \$ 307.50

*Delinquent Interest: State \$ 0.00

Local \$ 0.00

*Delinquent Penalty \$ 0.00

Subtotal \$ 1,660.50

*State Technology Fee \$ 5.00

*Affidavit Processing Fee \$ 0.00

Total Due \$ 1,665.50

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

*SEE INSTRUCTIONS

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

Signature of Grantor or Grantor's Agent [Signature]

Name (print) Michael H. Fleming or Roberta L. Fleming

Date & city of signing 4/13/2021 - Clarkston, WA

Signature of Grantee or Grantee's Agent [Signature]

Name (print) Mitchell J. McGreevy

Date & city of signing 4/14/2021 - 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)).

APR 14 2021

TEREACA SUMMERS
GARFIELD COUNTY TREASURER

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**

Only for sales in a single location code on or after January 1, 2020.

☐ Check box if the sale occurred
in more than one location code.

PLEASE TYPE OR PRINT

☐ Check box if partial sale, indicate %

sold.

List percentage of ownership acquired next to each name.

1 SELLER GRANTOR	Name <u>Michael L. Goble</u>	2 BUYER GRANTEE	Name <u>Brendan Porter</u>
	Mailing Address <u>P.O. Box 248</u>		Mailing Address <u>P.O. Box 126</u>
	City/State/Zip <u>Reed Point MT 59069</u>		City/State/Zip <u>Pomeroy, WA 99347</u>
	Phone No. (including area code) <u>503 351-7208</u>		Phone No. (including area code)
3	Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee	List all real and personal property tax parcel account numbers - check box if personal property <u>10703103813000000</u> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
	Name <u>Brendan Porter</u>	List assessed value(s) <u>91,730.00</u>	
	Mailing Address <u>P.O. Box 126</u>		
	City/State/Zip <u>Pomeroy, WA 99347</u>		
	Phone No. (including area code)		
4	Street address of property: <u>1245 Main St. - Pomeroy, WA 99347</u>		

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)

See attached legal description.

5	Select Land Use Code(s): <u>11 - Household, single family units</u> enter any additional codes: _____ (See back of last page for instructions) YES NO Was the seller receiving a property tax exemption or deferral under chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)? <input type="checkbox"/> <input checked="" type="checkbox"/> Is this property predominantly used for timber (as classified under RCW 84.34 and 84.33) or agriculture (as classified under RCW 84.34.020)? See ETA 3215 <input type="checkbox"/> <input checked="" type="checkbox"/> 6 YES NO Is this property designated as forest land per chapter 84.33 RCW? <input type="checkbox"/> <input checked="" type="checkbox"/> Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW? <input type="checkbox"/> <input checked="" type="checkbox"/> Is this property receiving special valuation as historical property per chapter 84.26 RCW? <input type="checkbox"/> <input checked="" type="checkbox"/> If any answers are yes, complete as instructed below. (1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information. This land <input type="checkbox"/> does <input checked="" type="checkbox"/> does not qualify for continuance. _____ DEPUTY ASSESSOR _____ DATE (2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale. (3) NEW OWNER(S) SIGNATURE _____ PRINT NAME	7	List all personal property (tangible and intangible) included in selling price. If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) _____ Reason for exemption _____ Type of Document <u>Statutory Warranty Deed</u> Date of Document <u>4/7/21</u> Gross Selling Price \$ <u>210,000.00</u> *Personal Property (deduct) \$ <u>0.00</u> Exemption Claimed (deduct) \$ _____ Taxable Selling Price \$ <u>210,000.00</u> Excise Tax: State Less than \$500,000.01 at 1.1% \$ <u>2,310.00</u> From \$500,000.01 to \$1,500,000 at 1.28% \$ <u>0.00</u> From \$1,500,000.01 to \$3,000,000 at 2.75% \$ <u>0.00</u> Above \$3,000,000 at 3.0% \$ <u>0.00</u> Agricultural and timberland at 1.28% \$ <u>0.00</u> Total Excise Tax: State \$ <u>2,310.00</u> <u>0.0025</u> Local \$ <u>525.00</u> *Delinquent Interest: State \$ <u>0.00</u> Local \$ <u>0.00</u> *Delinquent Penalty \$ <u>0.00</u> Subtotal \$ <u>2,835.00</u> *State Technology Fee \$ <u>5.00</u> *Affidavit Processing Fee \$ <u>0.00</u> Total Due \$ <u>2,840.00</u> A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS
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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>Michael Goble</u>	Signature of Grantee or Grantee's Agent <u>Brendan Porter</u>
Name (print) <u>Michael L. Goble</u>	Name (print) <u>Brendan Porter</u>
Date & city of signing <u>4-12-2021 Columbus MT</u>	Date & city of signing <u>4/14/2021 - Clarkston, WA</u>

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

APR 15 2021

TERESA SUMMERS
GARFIELD COUNTY TREASURER

EXHIBIT "A"

542345

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

That part of the Southeast quarter of the Southeast quarter of Section 31, Township 12 North, Range 42 E.W.M., more particularly described as follows:

Beginning at a point 180 feet East of the Southeast corner of Block 4 of Day's Addition to the City of Pomeroy; thence East on the North line of Main Street 70 feet; thence North on a line parallel with the East line of said Block 4 to the North line of the South half of the Southeast quarter of said Section 31; thence West on the North line of said South half of the Southeast quarter of said Section 31, a distance of 70 feet; thence South to the place of beginning.

2/5/11



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

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Only for sales in a single location code on or after January 1, 2020.

Check box if the sale occurred
in more than one location code.

PLEASE TYPE OR PRINT

1

SELLER GRANTOR

Name John B. Clark

Mailing Address 5302 Palouse-Albion Rd.

City/State/Zip Pullman, WA 99163

Phone No. (including area code) _____

2

BUYER GRANTEE

Name Michael P. McFadden
Taralee H. McFadden

Mailing Address P.O. Box 705

City/State/Zip Troy, MT 59935

Phone No. (including area code) _____

3

Send all property tax correspondence to: ☒ Same as Buyer/Grantee

Name Michael P. McFadden and Taralee H. McFadden

Mailing Address P.O. Box 705

City/State/Zip Troy, MT 59935

Phone No. (including area code) _____

List all real and personal property tax parcel
account numbers - check box if personal property

20144101640100000 ☐

☐

☐

☐

List assessed value(s)

184,583.00

4

Street address of property: 581 Rice Bar Hill Rd. - Pomeroy, WA 99347

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)

See attached legal description.

5

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

Was the seller receiving a property tax exemption or deferral
under chapters 84.36, 84.37, or 84.38 RCW (nonprofit
organization, senior citizen, or disabled person, homeowner
with limited income)? ☐ YES ☒ NO

Is this property predominantly used for timber (as classified under
RCW 84.34 and 84.33) or agriculture (as classified under RCW
84.34.020)? See ETA 3215 ☐ 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 RCW? ☐ 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 classi-
fication, 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.

4/16/21

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 calcu-
lated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or
transferor at the time of sale.

(3) NEW OWNER(S) SIGNATURE

PRINT NAME

7

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

If claiming an exemption, list WAC number and reason for exemption:
WAC No. (Section/Subsection) _____
Reason for exemption _____

Type of Document Statutory Warranty Deed

Date of Document 4/14/21 4/13/2021

Gross Selling Price \$ 335,000.00

*Personal Property (deduct) \$ 0.00

Exemption Claimed (deduct) \$ _____

Taxable Selling Price \$ 335,000.00

Excise Tax: State

Less than \$500,000.01 at 1.1% \$ 3,685.00

From \$500,000.01 to \$1,500,000 at 1.28% \$ 0.00

From \$1,500,000.01 to \$3,000,000 at 2.75% \$ 0.00

Above \$3,000,000 at 3.0% \$ 0.00

Agricultural and timberland at 1.28% \$ 0.00

Total Excise Tax: State \$ 3,685.00

0.0025 Local \$ 837.50

*Delinquent Interest: State \$ 0.00

Local \$ 0.00

*Delinquent Penalty \$ 0.00

Subtotal \$ 4,522.50

*State Technology Fee \$ 5.00

*Affidavit Processing Fee \$ 0.00

Total Due \$ 4,527.50

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

8

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

Signature of Grantor or Grantor's Agent John B. Clark

Name (print) John B. Clark

Date & city of signing 04/15/2021 - Clarkston, WA

Signature of Grantee or Grantee's Agent Michael P. McFadden

Name (print) Michael P. McFadden

Date & city of signing 4/15/2021 - 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)).

EXHIBIT "A"

548427

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

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

That part of the Southeast quarter of Section 16, more particularly described as follows:

Commencing at the Southeast corner of said Section (at a 3/4" pipe found);

thence South 86°27'16" West 742.84 feet (recorded 744 feet) along the southerly boundary of said Section, to a stone with an 'X' found at the Southeast corner of a tract of land described in Book of Deeds 47, Page 149, Garfield County records;

thence North 00°13'47" West 937.00 feet (recorded 937 feet), to the centerline of Rice Bar Hill Road;

thence North 70°18'47" West 273.00 feet (recorded 273 feet), along said centerline; thence South 60°47'13" West 245.00 feet (recorded 245 feet), along said centerline; thence North 60°20'47" West 80.00 feet (recorded 80 feet), along said centerline, to the True Point of Beginning;

thence North 51°43'40" West 554.65 feet, along the southerly boundary of Hugg, to an angle point in a boundary line as described in said instrument 47/149;

thence North 75°26'47" West 800.00 feet (recorded 800.00 feet), along a southerly boundary as described in said instrument 47/149;

thence North 58°47'47" West 256.81 feet, along said southerly boundary as described in said instrument 47/149, to a point 12 feet perpendicular southerly from the center of an underground irrigation pipe;

thence South 89°44'26" East 351.99, feet, parallel to said pipeline;

thence North 87°15'07" East 1168.14 feet, parallel to said pipeline;

thence North 89°39'53" East 228.09 feet, parallel to said pipeline;

thence South 14°37'23" West 204.15 feet; thence South 39°06'21" West 89.81 feet; thence South 48°58'51" West 266.14 feet; thence North 88°05'15" West 47.21 feet, returning to the centerline of said county road and southerly boundary as described in said instrument 47/149;

thence South 07°31'47" East 295.60 feet (recorded 295.60 feet), along said centerline and southerly boundary as described in said instrument 47/149, to the place of beginning.

EXCEPT public road right of way.

3555

Only for sales in a single location code on or after January 1, 2020.
This affidavit will not be accepted unless all areas on all pages are fully completed.
This form is your receipt when stamped by cashier. *Please type or print.*

☐ Check box if the sale occurred in more than one location code. ☐ Check box if partial sale, indicate % sold.
List percentage of ownership acquired next to each name.

Seller/Grantor
Name Terry Douglas, PR for the Estate of Kathleen Douglas

Buyer/Grantee
Name Benjamin and Ashley Dixon

Mailing address 6078 Eight Mile Road
City/state/zip The Dalles, OR 97058
Phone (including area code) 541-993-3299

Mailing address P.O. Box 523
City/state/zip Pomeroy, WA 99347
Phone (including area code)

Send all property tax correspondence to: ☒ Same as Buyer/Grantee
Name

List all real and personal property tax parcel account numbers
1-070-32-023-1110
Personal property? ☐
Assessed value(s) 79,775

Mailing address
City/state/zip

Street address of property 1711 Main Street

This property is located in Pomeroy

(for unincorporated locations please select your 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 you need more space, attach a separate sheet to each page of the affidavit).

Beginning at the NE corner of the intersection of Main Street and 17th St. (formerly 2nd St. East) in Mulkey's addition to the City of Pomeroy; thence in an Easterly direction, along the North line of said Main St., 60 ft.; thence in a Northerly direction, on a line parallel with the East line of said 17th St., 120 ft.; thence Westerly on a line parallel with the North line of said Main St., 60 ft. to the East line of said 17th St.; thence Southerly along the East line of said 17th St., 120 ft. to POB.

11 - Household, single family units

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

Enter any additional codes
(see back of last page for instructions)

Was the seller receiving a property tax exemption or deferral under RCW 84.36, 84.37, or 84.38 (nonprofit org., senior citizen or disabled person, homeowner with limited income)? ☐ Yes ☒ No

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

Is this property predominantly used for timber (as classified under RCW 84.84 and 84.33) or agriculture (as classified under RCW 84.34.020)? See ETA 3215. ☐ Yes ☒ No

WAC number (section/subsection)
Reason for exemption

If yes, complete the predominate use calculator (see instructions for section 5).

Is this property designated as forest land per RCW 84.33? ☐ Yes ☒ No

Is this property classified as current use (open space, farm and agricultural, or timber) land per RCW 84.34? ☐ Yes ☒ No

Is this property receiving special valuation as historical property per RCW 84.26? ☐ 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 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 signature _____ 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) doesn't wish to continue, all additional tax calculated pursuant to RCW 84.26, shall be due and payable by the seller or transferor at the time of sale.

(3) NEW OWNER(S) SIGNATURE

Signature _____ Signature _____
Print name _____ Print name _____

Type of document Statutory Warranty Deed
Date of document Apr. 6th, 2021

Gross selling price	50,000.00
*Personal property (deduct)	0.00
Exemption claimed (deduct)	0.00
Taxable selling price	50,000.00
Excise tax: state	
Less than \$500,000.01 at 1.1%	550.00
From \$500,000.01 to \$1,500,000 at 1.28%	0.00
From \$1,500,000.01 to \$3,000,000 at 2.75%	0.00
Above \$3,000,000 at 3%	0.00
Agricultural and timberland at 1.28%	0.00
Total excise tax: state	550.00
0.0025 Local	125.00
*Delinquent interest: state	0.00
Local	0.00
*Delinquent penalty	0.00
Subtotal	675.00
*State technology fee	5.00
Affidavit processing fee	0.00
Total due	680.00

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 agent Terry Douglas
Name (print) Terry L Douglas
Date & city of signing 4/6/21 The Dalles OR

Signature of grantee or agent _____
Name (print) _____
Date & city of signing _____

Perjury: Perjury is a class C felony which is punishable by imprisonment in the state correctional institution for a maximum term of not more than five years, or by a fine in an amount fixed by the court of not more than \$5000, or by both imprisonment and fine (RCW 9A.20.020(1c)).

To ask about the availability of this publication in an alternate format for the visually impaired, please call 360-705-6705. Teletype (TTY) users may use the WA Relay Service by calling 711.

Real Estate Excise Tax Affidavit (RCW 82.45 WAC 458-61A)

Only for sales in a single location code on or after January 1, 2020.
This affidavit will not be accepted unless all areas on all pages are fully completed.
This form is your receipt when stamped by cashier. *Please type or print.*

☐ Check box if the sale occurred in more than one location code. ☐ Check box if partial sale, indicate % sold.
List percentage of ownership acquired next to each name.

1 Seller/Grantor
Name Terry Douglas, PR for the Estate of Kathleen Douglas

2 Buyer/Grantee
Name Benjamin and Ashley Dixon

Mailing address 6078 Eight Mile Road
City/state/zip The Dalles, OR 97058
Phone (including area code) 541-993-3299

Mailing address P.O. Box 523
City/state/zip Pomeroy, WA 99347
Phone (including area code)

3 Send all property tax correspondence to: ☒ Same as Buyer/Grantee
Name

List all real and personal property tax parcel account numbers	Personal property?	Assessed value(s)
1-070-32-023-1110	<input type="checkbox"/>	
	<input type="checkbox"/>	
	<input type="checkbox"/>	

Mailing address
City/state/zip

4 Street address of property 1711 Main Street
This property is located in Pomeroy

(for unincorporated locations please select your 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 you need more space, attach a separate sheet to each page of the affidavit).

Beginning at the NE corner of the intersection of Main Street and 17th St. (formerly 2nd St. East) in Mulkey's addition to the City of Pomeroy; thence in an Easterly direction, along the North line of said Main St., 60 ft.; thence in a Northerly direction, on a line parallel with the East line of said 17th St., 120 ft.; thence Westerly on a line parallel with the North line of said Main St., 60 ft. to the East line of said 17th St.; thence Southerly along the East line of said 17th St., 120 ft. to POB.

5 11 - Household, single family units

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

Enter any additional codes
(see back of last page for instructions)

Was the seller receiving a property tax exemption or deferral under RCW 84.36, 84.37, or 84.38 (nonprofit org., senior citizen or disabled person, homeowner with limited income)? ☐ Yes ☒ No

If claiming an exemption, list WAC number and reason for exemption.
WAC number (section/subsection)
Reason for exemption

Is this property predominantly used for timber (as classified under RCW 84.84 and 84.33) or agriculture (as classified under RCW 84.34.020)? See ETA 3215. ☐ Yes ☒ No
If yes, complete the predominate use calculator (see instructions for section 5).

6 Is this property designated as forest land per RCW 84.33? ☐ Yes ☒ No
Is this property classified as current use (open space, farm and agricultural, or timber) land per RCW 84.34? ☐ Yes ☒ No

Type of document Statutory Warranty Deed
Date of document

Is this property receiving special valuation as historical property per RCW 84.26? ☐ Yes ☒ No

Gross selling price	50,000.00
*Personal property (deduct)	0.00
Exemption claimed (deduct)	0.00
Taxable selling price	50,000.00
Excise tax: state	
Less than \$500,000.01 at 1.1%	550.00
From \$500,000.01 to \$1,500,000 at 1.28%	0.00
From \$1,500,000.01 to \$3,000,000 at 2.75%	0.00
Above \$3,000,000 at 3%	0.00
Agricultural and timberland at 1.28%	0.00
Total excise tax: state	550.00
0.0025 Local	125.00
*Delinquent interest: state	0.00
Local	0.00
*Delinquent penalty	0.00
Subtotal	675.00
*State technology fee	5.00
Affidavit processing fee	0.00
Total due	680.00

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 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 signature _____ 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) doesn't wish to continue, all additional tax calculated pursuant to RCW 84.26, shall be due and payable by the seller or transferor at the time of sale.

(3) NEW OWNER(S) SIGNATURE

Signature _____	Signature _____
Print name _____	Print name _____

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

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

Signature of grantor or agent _____
Name (print) _____
Date & city of signing _____

Signature of grantee or agent Ashley Dixon
Name (print) Ashley Dixon
Date & city of signing 4/14/2021 Pomeroy

Perjury: Perjury is a class C felony which is punishable by imprisonment in the state or territorial 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 \$5000, or by both imprisonment and fine (RCW 9A.20.020(1c)).

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Real Estate Excise Tax Affidavit (RCW 82.45 WAC 458-61A)

Only for sales in a single location code on or after January 1, 2020.
This affidavit will not be accepted unless all areas on all pages are fully completed.
This form is your receipt when stamped by cashier. *Please type or print.*

☐ Check box if the sale occurred in more than one location code.

☐ Check box if partial sale, indicate % _____ sold.

List percentage of ownership acquired next to each name.

1 Seller/Grantor

Name Jennifer Melvoen

2 Buyer/Grantee

Name Steven Melvoen

Mailing address 484 1st Ave

City/state/zip Rio Dell, CA 95562

Phone (including area code) 509-254-7925

Mailing address P.O. Box 142

City/state/zip Pomeroy WA 99347

Phone (including area code) _____

3 Send all property tax correspondence to: ☒ Same as Buyer/Grantee

Name _____

Mailing address _____

City/state/zip _____

List all real and personal property tax
parcel account numbers

1-052-08-001-1700

1-052-08-002-1710

Personal
property?

☐

☐

☐

Assessed
value(s)

\$ 14,481.00

\$ 2,500.00

\$ 0.00

4 Street address of property 1294 Columbia St.

This property is located in Pomeroy

☒ (for unincorporated locations please select your 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 you need more space, attach a separate sheet to each page of the affidavit).

Lot 1 & E. 42' of Lot 2, lying N. of Pataha Creek, Blk 8, Pomeroy's Add.; Lot 3 & W. 18' of Lot 2, lying N. of Pataha Creek, Blk 8, Pomeroy's Add. to City of Pomeroy.

5 11 - Household, single family units

Enter any additional codes 18

(see back of last page for instructions)

Was the seller receiving a property tax exemption or deferral under RCW 84.36, 84.37, or 84.38 (nonprofit org., senior citizen or disabled person, homeowner with limited income)? ☐ Yes ☒ No

Is this property predominantly used for timber (as classified under RCW 84.84 and 84.33) or agriculture (as classified under RCW 84.34.020)? See ETA 3215. ☐ Yes ☒ No

If yes, complete the predominate use calculator (see instructions for section 5).

6 Is this property designated as forest land per RCW 84.33? ☐ Yes ☒ No

Is this property classified as current use (open space, farm and agricultural, or timber) land per RCW 84.34? ☐ Yes ☒ No

Is this property receiving special valuation as historical property per RCW 84.26? ☐ 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 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 signature _____

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) doesn't wish to continue, all additional tax calculated pursuant to RCW 84.26, shall be due and payable by the seller or transferor at the time of sale.

(3) NEW OWNER(S) SIGNATURE

Signature _____

Signature _____

Print name _____

Print name _____

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

Signature of grantor or agent Jennifer Melvoen

Name (print) Jennifer Melvoen

Date & city of signing 3/30/21 Rio Dell, CA

Signature of grantee or agent Steven Melvoen

Name (print) Steven Melvoen

Date & city of signing 3/30/2021 Pomeroy

Perjury in the second degree is a class C felony which is punishable by confinement in a state correctional institution for a maximum term of five years, or by a fine in an amount fixed by the court of not more than \$10,000, or by both such confinement and fine (RCW 9A.72.030 and RCW 9A.20.021(1)(c)).

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REV 84 0001a (3/12/21)

THIS SPACE TREASURER'S USE ONLY

COUNTY TREASURER

3557

APR 21 2021

**TEREASA SUMMERS
GARFIELD COUNTY TREASURER**

Print on legal size paper.

REAL ESTATE EXCISE TAX
SUPPLEMENTAL STATEMENT
(WAC 458-61A-304)

This form must be submitted with the Real Estate Excise Tax Affidavit (FORM REV 84 0001A) for claims of tax exemption as provided below. Completion of this form is required for the types of real property transfers listed in numbers 1-3 below. Only the first page of this form needs original signatures.

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

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

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

1. ☐ **DATE OF SALE:** (WAC 458-61A-306(2))

I, (print name) _____, certify that the _____
(type of instrument), dated _____, was delivered to me in escrow by _____
(seller's name). **NOTE:** Agent named here must sign below and indicate name of firm. The payment of the tax is considered current if it is not more than 90 days beyond the date shown on the instrument. If it is past 90 days, interest and penalties apply to the date of the instrument.
Reasons held in escrow: _____

Signature

Firm Name

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

Grantor (seller) gifts equity valued at \$ _____ to grantee (buyer).

NOTE: Examples of different transfer types are provided on the back. This is to assist you with correctly completing this form and paying your tax.

"Consideration" means money or anything of value, either tangible (boats, motor homes, etc) or intangible, paid or delivered, or contracted to be paid or delivered, including performance of services, in return for the transfer of real property. The term includes the amount of any lien, mortgage, contract indebtedness, or other encumbrance, given to secure the purchase price, or any part thereof, or remaining unpaid on the property at the time of sale. **"Consideration"** includes the assumption of an underlying debt on the property by the buyer at the time of transfer.

A: Gifts with consideration

- ☐ Grantor (seller) has made and will continue to make all payments after this transfer on the total debt of \$ _____ and has received from the grantee (buyer) \$ _____ (include in this figure the value of any items received in exchange for property). Any consideration received by grantor is taxable.
- ☐ Grantee (buyer) will make payments on _____ % of total debt of \$ _____ for which grantor (seller) is liable and pay grantor (seller) \$ _____ (include in this figure the value of any items received in exchange for property). Any consideration received by grantor is taxable.

B: Gifts without consideration

- ☒ There is no debt on the property; Grantor (seller) has not received any consideration towards equity. No tax is due.
- ☐ Grantor (seller) has made and will continue to make 100% of the payments on total debt of \$ _____ and has not received any consideration towards equity. No tax is due.
- ☐ Grantee (buyer) has made and will continue to make 100% of the payments on total debt of \$ _____ and has not paid grantor (seller) any consideration towards equity. No tax is due.
- ☐ 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.

Grantor's Signature

Grantee's Signature

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

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

NOTE: Exchange Facilitator must sign below.

Exchange Facilitator's Signature

For tax assistance, contact your local County Treasurer/Recorder or visit <http://dor.wa.gov> or call (360) 570-3265. To inquire about the availability of this document in an alternate format for the visually impaired, please call (360) 705-6715. Teletype (TTY) users please call 1-800-451-7985.

Only for sales in a single location code on or after January 1, 2020.
This affidavit will not be accepted unless all areas on all pages are fully completed.
This form is your receipt when stamped by cashier. *Please type or print.*

☐ Check box if the sale occurred in more than one location code.

☐ Check box if partial sale, indicate % _____ sold.
List percentage of ownership acquired next to each name.

1 Seller/Grantor

Name Garfield County Sheriff
Attn: Civil Department

Mailing address 789 Main Street
City/state/zip Pomeroy, WA 99347
Phone (including area code) (509) 843-3494

2 Buyer/Grantee

Name U.S. BANK, NATIONAL ASSOCIATION SUCCESSOR BY
MERGER TO U.S. BANK NATIONAL ASSOCIATION, N.D.
Mailing address 4801 Frederica West B
City/state/zip Owensboro, KY 42301
Phone (including area code) (866) 707-9699

3 Send all property tax correspondence to: ☒ Same as Buyer/Grantee

Name _____

Mailing address _____

City/state/zip _____

List all real and personal property tax parcel account numbers	Personal property?	Assessed value(s)
1-050-22-003-3510	<input type="checkbox"/>	\$ 0.00
	<input type="checkbox"/>	\$ 0.00
	<input type="checkbox"/>	\$ 0.00

4 Street address of property 172 5th St., Pomeroy, WA 99347

This property is located in Garfield (for unincorporated locations please select your 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 you need more space, attach a separate sheet to each page of the affidavit).

Abbreviated Legal Description: LOTS 3 AND 4, BLK 22, ORIGINAL TOWN

LOTS 3 AND 4 IN BLOCK 22 OF THE ORIGINAL TOWN, NOW CITY, OF POMEROY.

5 11 - Household, single family units

Enter any additional codes _____
(see back of last page for instructions)

Was the seller receiving a property tax exemption or deferral under RCW 84.36, 84.37, or 84.38 (nonprofit org., senior citizen or disabled person, homeowner with limited income)? ☐ Yes ☒ No

Is this property predominantly used for timber (as classified under RCW 84.84 and 84.33) or agriculture (as classified under RCW 84.34.020)? See ETA 3215. ☐ Yes ☒ No

If yes, complete the predominate use calculator (see instructions for section 5).

6 Is this property designated as forest land per RCW 84.33? ☐ Yes ☒ No

Is this property classified as current use (open space, farm and agricultural, or timber) land per RCW 84.34? ☐ Yes ☒ No

Is this property receiving special valuation as historical property per RCW 84.26? ☐ 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 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 signature _____ 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) doesn't wish to continue, all additional tax calculated pursuant to RCW 84.26, shall be due and payable by the seller or transferor at the time of sale.

(3) NEW OWNER(S) SIGNATURE

Signature _____

Signature _____

Print name _____

Print name _____

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

Signature of grantor or agent Jina Meier
Name (print) Jina Meier
Date & city of signing 4/21/21 Pomeroy, WA

Signature of grantee or agent S. Calt
Name (print) S. Calt
Date & city of signing 4/9/2021 Portland

Perjury in the second degree is a class C felony which is punishable by confinement in a state correctional institution for a maximum term of five years, or by a fine in an amount fixed by the court of not more than \$10,000, or by both such confinement and fine (RCW 9A.72.030 and RCW 9A.20.021(1)(c)).
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REV 84 0001a (3/12/21)

THIS SPACE TREASURER'S USE ONLY

COUNTY TREASURER

TERESA SUMMERS
GARFIELD COUNTY TREASURER

Print on legal size paper.
Page 1 of 6

REAL ESTATE EXCISE TAX AFFIDAVIT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

This form is your receipt
when stamped by cashier.

PLEASE TYPE OR PRINT

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

(See back of last page for instructions)

☐ Check box if partial sale of property

If multiple owners, list percentage of ownership next to name

1 SELLER GRANTOR	Name <u>Patrick F. Ledgerwood</u>	2 BUYER GRANTEE	Name <u>Dick Ledgerwood & Son, Inc.</u>
	<u>Edward J. Ledgerwood</u>		
	Mailing Address <u>44 299 Kaneohe</u>		Mailing Address <u>141 Howell Grade Rd.</u>
	City/State/Zip <u>Kaneohe HI 96744</u>		City/State/Zip <u>Clarkston WA 99403</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 <u>20114300940200000</u> <input type="checkbox"/> <u>20114301610100000</u> <input type="checkbox"/> <u>20114300420300000</u> <input type="checkbox"/> <u>20114300920000000</u> <input type="checkbox"/>
	Name <u>Dick Ledgerwood Son, Inc.</u>		List assessed value(s) <u>882,111.00</u>
	Mailing Address <u>141 Howell Grade Rd.</u>		
	City/State/Zip <u>Clarkston WA 99403</u>		
	Phone No. (including area code) _____		

4 Street address of property: Bare land - Pomeroy, WA 99347

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

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

See attached legal description.

<p>5 Select Land Use Code(s): <u>83 Agriculture classified under current use</u></p> <p>enter any additional codes: _____</p> <p>(See back of last page for instructions)</p> <p>Is the property used for agriculture YES <input checked="" type="checkbox"/> NO <input type="checkbox"/></p> <p>Was the seller receiving a property tax exemption or deferral under chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)? <input checked="" type="checkbox"/> <input type="checkbox"/></p>	<p>7 List all personal property (tangible and intangible) included in selling price.</p> <p>Additional parcel #'s: <u>20114300430000000</u> <u>20114300510100000</u></p> <p>If claiming an exemption, list WAC number and reason for exemption:</p> <p>WAC No. (Section/Subsection) _____</p> <p>Reason for exemption _____</p>																										
<p>6</p> <p>Is this property designated as forest land per chapter 84.33 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p> <p>Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO</p> <p>Is this property receiving special valuation as historical property per chapter 84.26 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p> <p>If any answers are yes, complete as instructed below.</p> <p>(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information.</p> <p>This land <input checked="" type="checkbox"/> does <input type="checkbox"/> does not qualify for continuance.</p> <p><u>4/27/21</u> DEPUTY ASSESSOR</p> <p>(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale.</p> <p>3) OWNER(S) SIGNATURE <u>San Ledgerwood Pres.</u> PRINT NAME <u>Dick Ledgerwood & Son, Inc.</u></p>	<p>Type of Document <u>Statutory Warranty Deed (SWD)</u></p> <p>Date of Document <u>04/21/21</u></p> <table border="0"> <tr> <td>Gross Selling Price \$</td> <td><u>918,866.00</u></td> </tr> <tr> <td>*Personal Property (deduct) \$</td> <td><u>0.00</u></td> </tr> <tr> <td>Exemption Claimed (deduct) \$</td> <td><u>0.00</u></td> </tr> <tr> <td>Taxable Selling Price \$</td> <td><u>918,866.00</u></td> </tr> <tr> <td>Excise Tax : State \$</td> <td><u>11,761.48</u></td> </tr> <tr> <td>Local \$</td> <td><u>2,297.17</u></td> </tr> <tr> <td>*Delinquent Interest: State \$</td> <td><u>0.00</u></td> </tr> <tr> <td>Local \$</td> <td><u>0.00</u></td> </tr> <tr> <td>*Delinquent Penalty \$</td> <td><u>0.00</u></td> </tr> <tr> <td>Subtotal \$</td> <td><u>14,058.65</u></td> </tr> <tr> <td>*State Technology Fee \$</td> <td><u>5.00</u> <u>5.00</u></td> </tr> <tr> <td>*Affidavit Processing Fee \$</td> <td><u>0.00</u></td> </tr> <tr> <td>Total Due \$</td> <td><u>14,063.65</u></td> </tr> </table> <p>A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS</p>	Gross Selling Price \$	<u>918,866.00</u>	*Personal Property (deduct) \$	<u>0.00</u>	Exemption Claimed (deduct) \$	<u>0.00</u>	Taxable Selling Price \$	<u>918,866.00</u>	Excise Tax : State \$	<u>11,761.48</u>	Local \$	<u>2,297.17</u>	*Delinquent Interest: State \$	<u>0.00</u>	Local \$	<u>0.00</u>	*Delinquent Penalty \$	<u>0.00</u>	Subtotal \$	<u>14,058.65</u>	*State Technology Fee \$	<u>5.00</u> <u>5.00</u>	*Affidavit Processing Fee \$	<u>0.00</u>	Total Due \$	<u>14,063.65</u>
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Total Due \$	<u>14,063.65</u>																										

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

Signature of Grantor or Grantor's Agent <u>Dick Ledgerwood</u>	Signature of Grantee or Grantee's Agent <u>San Ledgerwood Pres.</u>
Name (print) <u>Patrick F. Ledgerwood</u>	Name (print) <u>Dick Ledgerwood & Son, Inc.</u>
Date & city of signing: <u>4/26/2021 - Clarkston, WA</u>	Date & city of signing: <u>4/22/21</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)).

RTV 84 0001a (6/26/14)

THIS SPACE TREASURER'S USE ONLY

COUNTY TREASURER

PAID
APR 27 2021

TERESA SUMMERS
GARFIELD COUNTY TREASURER

EXHIBIT "A"

550596

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

Tract A: Jesseph (JT's)

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

The Southeast quarter of Section 9.

EXCEPT a tract of land 275 feet by 135 feet in area beginning at a point on the centerline of the county road 435 feet North of the Southwest corner of the Southeast quarter of said Section 9; thence East from said point of beginning 275 feet; thence North 135 feet; thence West 275 feet to centerline of county road; thence South on center line of county road to place of beginning;

The Northeast quarter of Section 16.

EXCEPT that part of the Southwest quarter of the Southeast quarter of Section 9 and of the Northwest quarter of the Northeast quarter of Section 16, more particularly described as follows:
Commencing at the Southwest corner of said Southwest quarter of the Southeast quarter of said Section 9; thence North $87^{\circ}17'05''$ East 35.00 feet to a point on the East right of way line of Ledgerwood Road, said point being the True Point of Beginning; thence North $02^{\circ}42'55''$ West along said right of way line 400.00 feet; thence South $87^{\circ}17'05''$ West along said right of way line 5.00 feet; thence North $02^{\circ}42'55''$ West along said right of way line 35.00 feet; thence North $87^{\circ}17'05''$ East 245.00 feet; thence North $02^{\circ}42'55''$ West 135.00 feet; thence South $37^{\circ}16'00''$ East 185.33 feet; thence South $03^{\circ}21'00''$ East 468.45 feet; thence South $48^{\circ}42'00''$ West 416.15 feet to a point on the East right of way line of Ledgerwood Road; thence North $02^{\circ}42'55''$ West along said right of way line 210.60 feet; thence South $87^{\circ}17'05''$ West along said right of way line 25.00 feet; thence North $02^{\circ}42'55''$ West along said right of way line 100.00 feet to the place of beginning.

ALSO EXCEPT public road rights of way.

Tract B: Matthies

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

That part of the South half of Section 4 lying West of the westerly right of way line of Ledgerwood Road and westerly of the bottom of Deadman Gulch, and that part of the North half of Section 9 lying West of the westerly right of way line of Ledgerwood Road.

EXCEPT that part of the Northeast quarter of the Southwest quarter and the Northwest quarter of the Southeast quarter of said Section 4, more particularly described as follows:

Commencing at the monument at the Northeast corner of said Section 4; thence South $28^{\circ}36'26''$ West 3402.10 feet to a point on the West right-of-way line of Ledgerwood Road, said point being the True Point of Beginning;
thence continue South $41^{\circ}12'17''$ West along said right-of-way line 132.62 feet to a point of curve;
thence continue along said right-of-way line around a curve to the left with a radius of 3762.97 feet for a distance of 303.46 feet;
thence South $36^{\circ}35'03''$ West along said right-of-way line 161.44 feet to a point of curve; thence continue along said right-of-way line around a curve to the left with a radius of 1045.00 feet for a distance of 35.48 feet;
thence South $55^{\circ}21'40''$ East along said right-of-way line 10.00 feet;
thence deflect right $90^{\circ}00'$ and continue along said right-of-way line around a curve to the left with a radius of 1035.00 feet for a distance of 414.32 feet;
thence North $78^{\circ}17'50''$ West along said right-of-way line 5.00 feet;
thence deflect left $90^{\circ}00'$ and continue along said right-of-way line around a curve to the left with a radius of 1040.00 feet for a distance of 24.25 feet;
thence South $10^{\circ}22'21''$ West along said right-of-way line 169.61 feet;

3559

thence south 83°33' West 596.82 feet; thence North 37°28' East 1417.82 feet to a point lying South 82°31' 02" East 606.20 feet from the reputed center of said Section 4;
thence North 88°16' East 319.22 feet to the place of beginning.

SUBJECT TO the use of a cistern and waterline and the right to maintain and replace same, for the benefit of the above described excepted tract, as described in document recorded as Garfield County Auditor's No. 2677.

TOGETHER WITH an easement 30 feet in width over an existing roadway across the above described excepted tract allowing travel from Ledgerwood Road extending westerly to adjacent farm property, as described in document recorded as Garfield County Auditor's No. 2677.

Tract C: Wills

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

That part of the Northwest quarter of Section 4 lying South of Kirby-Mayview Road.

That part of the Southeast quarter of the Northeast quarter of Section 5, more particularly described as follows:

Beginning at the Southeast corner of the Northeast quarter of said Section 5, thence West 482.46 feet; thence North 16°00' East 818.40 feet; thence 32°45' East 476.52 feet to the East line of said Section 5; thence South to the place of beginning.

EXCEPT that part of the Southwest quarter of the Northwest quarter of said Section 4, more particularly described as follows:

Commencing at a point where the East line of said Southwest quarter of the Northwest quarter intersects the centerline of the Kirby-Mayview Road;
thence North 76°55'00" West along said centerline 50.00 feet to a point on curve;
thence continue along said centerline around a curve to the left with a radius of 1146.00 feet for a distance of 430.17 feet; thence South 08°25'24" East 35.00 feet to a point on the South right-of-way line of said road, said point being the True Point of Beginning; thence deflect right 90°00'00" and continue along said right-of-way line around a curve to the left with a radius of 1111.00 feet for a distance of 214.46 feet; thence South 01°17'00" East 201.25 feet; thence South 85°02'00" West 121.72 feet; thence South 40°23'30" East 110.63 feet; thence South 31°48'22" East 200.81 feet; thence South 88°59'52" East 170.50 feet; thence North 04°09'23" East 548.76 feet to the place of beginning.

ALSO EXCEPT public road right of way.

Real Estate Excise Tax Affidavit (RCW 82.45 WAC 458-61A)

3560

Only for sales in a single location code on or after January 1, 2020.
This affidavit will not be accepted unless all areas on all pages are fully completed.
This form is your receipt when stamped by cashier. *Please type or print.*

☐ Check box if the sale occurred in more than one location code.

☐ Check box if partial sale, indicate % _____ sold.
List percentage of ownership acquired next to each name.

1 Seller/Grantor

Name Arrow Properties, LLC

Mailing address PO Box 70

City/state/zip Colfax, WA 99111

Phone (including area code) 509-336-0115

2 Buyer/Grantee

Name Forrest Lynn Cox

Mailing address PO Box 112

City/state/zip Four Lakes, WA 99014

Phone (including area code) _____

3 Send all property tax correspondence to: ☐ Same as Buyer/Grantee

Name Forrest Lynn Cox

Mailing address 1919 East Main St

City/state/zip Pomeroy, WA 99347

List all real and personal property tax parcel account numbers	Personal property?	Assessed value(s)
1-053-17-1005-1010	<input type="checkbox"/>	\$ 193,500.00
	<input type="checkbox"/>	\$ 0.00
	<input type="checkbox"/>	\$ 0.00

4 Street address of property 1919 E Main Street, Pomeroy, WA 99347

This property is located in Pomeroy ☒ (for unincorporated locations please select your 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 you need more space, attach a separate sheet to each page of the affidavit).

Lots 3, 4, and 5 in Block 17 of Mulkey's Addition to the City of Pomeroy

5 11 - Household, single family units

Enter any additional codes _____
(see back of last page for instructions)

Was the seller receiving a property tax exemption or deferral under RCW 84.36, 84.37, or 84.38 (nonprofit org., senior citizen or disabled person, homeowner with limited income)? ☐ Yes ☒ No

Is this property predominantly used for timber (as classified under RCW 84.84 and 84.33) or agriculture (as classified under RCW 84.34.020)? See ETA 3215. ☐ Yes ☒ No

If yes, complete the predominate use calculator (see instructions for section 5).

6 Is this property designated as forest land per RCW 84.33? ☐ Yes ☒ No

Is this property classified as current use (open space, farm and agricultural, or timber) land per RCW 84.34? ☐ Yes ☒ No

Is this property receiving special valuation as historical property per RCW 84.26? ☐ 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 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 signature _____

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) doesn't wish to continue, all additional tax calculated pursuant to RCW 84.26, shall be due and payable by the seller or transferor at the time of sale.

(3) NEW OWNER(S) SIGNATURE

Signature _____

Signature _____

Print name _____

Print name _____

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

Signature of grantor or agent Dennis Solbrack

Name (print) Dennis Solbrack, president

Date & city of signing 4-21-2021 Pomeroy, WA

Signature of grantee or agent Forrest Lynn Cox

Name (print) Forrest Lynn Cox

Date & city of signing 4/23/2021 Pomeroy, WA

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

WAC number (section/subsection) _____

Reason for exemption _____

Type of document Warranty Deed

Date of document 4/21/2021

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	
Less than \$500,000.01 at 1.1%	1,705.00
From \$500,000.01 to \$1,500,000 at 1.28%	0.00
From \$1,500,000.01 to \$3,000,000 at 2.75%	0.00
Above \$3,000,000 at 3%	0.00
Agricultural and timberland at 1.28%	0.00
Total excise tax: state	1,705.00
0.0025 Local	387.50
*Delinquent interest: state	0.00
Local	0.00
*Delinquent penalty	0.00
Subtotal	2,092.50
*State technology fee	5.00
Affidavit processing fee	0.00
Total due	2,097.50

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

Perjury in the second degree is a class C felony which is punishable by confinement in a state correctional institution for a maximum term of five years, or by a fine in an amount fixed by the court of not more than \$10,000, or by both such confinement and fine (RCW 9A.72.030 and RCW 9A.20.021(1)(c)).

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