

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 **Derek James Shawley and Tracie Shawley, husband and wife**Mailing address **P.O. Box 811**
City/state/zip **Pomeroy, WA 99347**
Phone (including area code)**2 Buyer/Grantee**Name **TNT Land, L.L.C.**Mailing address **280 Vannaton Grade**
City/state/zip **Pomeroy, WA 99347**
Phone (including area code) **509-751-6548****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)
2-010-42-018-4000	<input type="checkbox"/>	
	<input type="checkbox"/>	
	<input type="checkbox"/>	

Mailing address
City/state/zip**4** Street address of property **NKA, 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 you need more space, attach a separate sheet to each page of the affidavit).

See Attached

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 ☒ NoIs 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 ☒ NoIs this property classified as current use (open space, farm and agricultural, or timber) land per RCW 84.34? ☒ Yes ☐ NoIs 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 *Wayne Tetrick* Date 2/5/21**(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) SIGNATURESignature *Wayne Tetrick*
Print name **Wayne Tetrick**Signature *Clayton Tetrick*
Print name **Clayton Tetrick**Type of document **Statutory Warranty Deed**Date of document **2-5-2021**

Gross selling price	153,400.00
*Personal property (deduct)	0.00
Exemption claimed (deduct)	0.00
Taxable selling price	153,400.00
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%	1,963.52
Total excise tax: state	1,963.52
0.0025 Local	383.50
*Delinquent interest: state	0.00
Local	0.00
*Delinquent penalty	0.00
Subtotal	2,347.02
*State technology fee	5.00
Affidavit processing fee	0.00
Total due	2,352.02

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 *Derek J Shawley*
Name (print) **DEREK J SHAWLEY**
Date & city of signing **2-5-2021**Signature of grantee or agent *Wayne Tetrick*
Name (print) **Wayne Tetrick**
Date & city of signing **2-4-2021 Pomeroy****Perjury:** Perjury is a class C felony which is punishable by imprisonment in the state correctional institution for a maximum term of not more than five years, or by a fine in an amount fixed by the court of not more than \$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
FEB 05 2021**TEREASA SUMMERS**
GARFIELD COUNTY TREASURER

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.*

3523

☐ 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 Paul H. Weimer, Trustee of the Eileen Weimer Trust

Mailing address Box 652

City/state/zip Pomeroy WA 99347

Phone (including area code) 509-843-1101

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

Name _____

Mailing address _____

City/state/zip _____

Street address of property _____

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).

see Exhibit A attached

11 - Household, single family units

Enter any additional codes 94 93

(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).

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

[Signature] 2-5-21
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

Chad Weimer _____
Signature Signature
Chad Weimer _____
Print name Print name

Buyer/Grantee

Name Chad Weimer, married, as sole and separate estate

Mailing address Box 496

City/state/zip Pomeroy WA 99347

Phone (including area code) 509-843-5106

List all real and personal property tax parcel account numbers	Personal property?	Assessed value(s)
<u>2-012-41-020-1000</u>	<input type="checkbox"/>	<u>\$ 0.00</u>
_____	<input type="checkbox"/>	<u>\$ 0.00</u>
_____	<input type="checkbox"/>	<u>\$ 0.00</u>

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-202(6)(c)
Reason for exemption Inheritance - Trusts

to clear title

Type of document	<u>Trustee's Deed</u>
Date of document	<u>2-5-2021</u>
Gross selling price	<u>0.00</u>
*Personal property (deduct)	<u>0.00</u>
Exemption claimed (deduct)	<u>0.00</u>
Taxable selling price	<u>0.00</u>
Excise tax: state	
Less than \$500,000.01 at 1.1%	<u>0.00</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%	<u>0.00</u>
Agricultural and timberland at 1.28%	<u>0.00</u>
Total excise tax: state	<u>0.00</u>
0.0025 Local	<u>0.00</u>
*Delinquent interest: state	<u>0.00</u>
Local	<u>0.00</u>
*Delinquent penalty	<u>0.00</u>
Subtotal	<u>0.00</u>
*State technology fee	<u>5.00</u>
Affidavit processing fee	<u>5.00</u>
Total due	<u>10.00</u>

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

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

Signature of grantor or agent Paul H. Weimer

Name (print) Paul H. Weimer

Date & city of signing 2-5-2021 Pomeroy

Signature of grantee or agent Chad Weimer

Name (print) Chad Weimer

Date & city of signing 2-5-21 Pomeroy

Perjury: Perjury is a class C felony which is punishable by imprisonment in the state correctional institution for a maximum term of not more than five years, or by a fine in an amount fixed by the court of not more than \$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.

“Exhibit A”

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

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

The West half of the Northwest quarter of the Northeast quarter of the Northeast quarter of Section 20.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities to and from Kuhl Ridge Road, over and across an existing driveway, located in the West half of the Northeast quarter of said Section 20.

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>JAMES E. WOLF and JEANNE NORLAND,</u>	2 BUYER GRANTEE	Name <u>JEANNE NORLAND, Trustee of the JAMES</u>
	Trustees of the WOLF LIVING TRUST dated		WOLF LIVING TRUST dated 12-21-2020
	Mailing Address <u>1522 Highland Ave.</u> 10/24/01		Mailing Address <u>1522 Highland Ave.</u>
	City/State/Zip <u>Clarkston, WA 99403</u>		City/State/Zip <u>Clarkston, WA 99403</u>
	Phone No. (including area code) <u>(509) 758-3888</u>		Phone No. (including area code) <u>(509) 758-3888</u>
3	Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers - check box if personal property
Name <u>Jeanne Norland</u>			2-011-41-021-2000 <input type="checkbox"/>
Mailing Address <u>1205 18th Ave</u>			<input type="checkbox"/>
City/State/Zip <u>Clarkston WA 99403</u>			<input type="checkbox"/>
Phone No. (including area code) <u>509-758-8642</u>			<input type="checkbox"/>
			List assessed value(s)
			247,835.00
			0.00
			0.00
			0.00

4 Street address of property: 376 Linville Gulch Road, Pomeroy, WA
This property is located in Garfield County
☐ Check box if any of the listed parcels are being segregated from another parcel, are part of a boundary line adjustment or parcels being merged.
Legal description of property (if more space is needed, you may attach a separate sheet to each page of the affidavit)
Ptns of SW1/4 of SE1/4 of Sec 21 Twn 11 Rng 41; more fully described in Exhibit A attached hereto.

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.
S. M. 2/5/21
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
Jeanne P. Norland
PRINT NAME

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

If claiming an exemption, list WAC number and reason for exemption:
WAC No. (Section/Subsection) 458-61A-210(2)
Reason for exemption _____

Transfer to an Irrevocable Living Trust

Type of Document Warranty Deed
Date of Document 2-2-2021

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% \$	0.00
Agricultural and timberland at 1.28% \$	0.00
Total Excise Tax: State \$	0.00
<u>0.0025</u> Local \$	0.00
*Delinquent Interest: State \$	0.00
Local \$	0.00
*Delinquent Penalty \$	0.00
Subtotal \$	0.00
*State Technology Fee \$	5.00
*Affidavit Processing Fee \$	5.00
Total Due \$	10.00

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

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

Signature of Grantor or Grantor's Agent <u>James E. Wolf</u>	Signature of Grantee or Grantee's Agent <u>Jeanne Norland</u>
Name (print) <u>JAMES E. WOLF, Trustee</u>	Name (print) <u>JEANNE NORLAND, Trustee</u>
Date & city of signing <u>2-2-21</u>	Date & city of signing <u>2-2-21</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)).

Exhibit A

Warranty Deed

376 Linville Gulch Road, Pomeroy, Washington

Parcel No. 2-011-41-021-2000

The East 475 feet of the South 800 feet of the Southwest Quarter of the Southeast Quarter of Section 21, Township 11 North, Range 41 EWM, together with all hereditaments and appurtenances thereunto belonging.

and

The Northwest Quarter, the Southwest Quarter of the Northeast Quarter, the Northeast Quarter of the Northeast Quarter, the Northwest Quarter of the Southeast Quarter, and the Northeast Quarter of the Southwest Quarter of Section 21;

The Northwest Quarter of the Northeast Quarter of Section 21, EXCEPT commencing at the Southeast corner of the Northwest Quarter of the Northeast Quarter of said Section 21, and running thence westerly along the South line of said Northwest Quarter of the Northeast Quarter 130.0 feet to the true point of beginning; thence South 88°09' West 209.0 feet; thence North 23°24' West 116.0 feet; thence North 26°43' East 265.4 feet; thence South 64°37' East 297.0 feet; thence South 32°26' West 242.2 feet to the true point of beginning.

ALSO EXCEPT commencing at the Southeast corner of said Northwest Quarter of the Northeast Quarter of Section 21, thence North along the East line of said subdivision a distance of 204.31 feet to the true point of beginning; thence North 64°37' West 297.0 feet; thence North 35°40' East 162.51 feet; thence South 63°30' East 188.4 feet to the East line of said Northwest Quarter of the Northeast Quarter of Section 21; thence South 189.0 feet to the point of beginning.

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.*

3525

☐ 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 DENNIS F. WOLF

Mailing address 511 W Alderwood Ave

City/state/zip Spokane, WA 99218-1803

Phone (including area code) 509 467-0994

2 Buyer/Grantee

Name Francis J Wolf

Brenda L Wolf

Mailing address 2500 OSPREY LANE

City/state/zip West Richland WA 99353

Phone (including area code) 509-967-8806

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)
<u>2-014-42-028-3002</u>	<input type="checkbox"/>	<u>\$ 0.00</u>
<u>2-014-42-029-4002</u>	<input type="checkbox"/>	<u>\$ 0.00</u>
<u>2-014-42-632-1002</u>	<input type="checkbox"/>	<u>\$ 0.00</u>
<u>2-014-42-033-2002</u>		

4 Street address of property

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).

SW1/4 of Section 28, SE1/4 of Section 29, NE1/4 of Section 32, and NW1/4 of Section 33 all in Township 14 North, Range 42 E.W.M. EXCEPT public road rights of way.

5 83 - Agriculture classified under current use cha ☒

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 2/9/21

(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 Francis J Wolf Signature Brenda L Wolf
Print name Francis J Wolf Print name Brenda L Wolf

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) WAC 458-61A-201

Reason for exemption

Gift

Type of document Quit Claim Deed

Date of document Feb. 8, 2021

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 Dennis F Wolf

Name (print) DENNIS F. WOLF

Date & city of signing 8 Feb 2021 Spokane WA

Signature of grantee or agent Francis J Wolf Brenda L Wolf

Name (print) Francis J Wolf Brenda L Wolf

Date & city of signing 8 February 2021 West Richland

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
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



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

Used only for sales in a single location code

This form is your receipt
when stamped by cashier.

☐ 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.	
SELLER GRANTOR	Joe J. Grad and Sharon K. Grad, Trustees, or their successors in trust, of the Grad Living Trust, dated August 13, 2018		BUYER GRANTEE
	Name <u>13, 2018</u>		
	Mailing Address <u>10109 W Willow Way,</u>		
	City/State/Zip <u>Pasco, WA 99301</u>		
Phone No. (including area code) <u>509-727-7998</u>		Phone No. (including area code) <u>509-787-7998</u>	
Send all property tax correspondence to: <input type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers - check box if personal property	
Name <u>Joseph Grad and Sharon Grad</u>		<u>2-010-42-033-3025</u> <input type="checkbox"/>	
Mailing Address <u>10109 Willow Way</u>		<input type="checkbox"/>	
City/State/Zip <u>Pasco, WA 99301</u>		<input type="checkbox"/>	
Phone No. (including area code) _____		<input type="checkbox"/>	
Street address of property: <u>48 Bakers Pond Rd, Pomeroy, WA 99347</u>		List assessed value(s)	
This property is located in <u>Pomeroy</u>		\$114,600.00 <u>124,530</u>	
<input type="checkbox"/> Check box if any of the listed parcels are being segregated from another parcel, are part of a boundary line adjustment or parcels being merged.			
Legal description of property (if more space is needed, you may attach a separate sheet to each page of the affidavit)			
SEE ATTACHED			

Select Land Use Code(s): <u>19</u> enter any additional codes: _____ (See back of last page for instructions)	List all personal property (tangible and intangible) included in selling price.																																						
Was the seller receiving a property tax exemption or deferral under chapters 84.36, 84.37, 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)? <input checked="" type="checkbox"/> YES <input 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																																							
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 agriculture, 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>SN</u> <u>2/12/21</u> DEPUTY ASSESSOR DATE (2) NOTICE OF COMPLIANCE (HISTORICAL PROPERTY) NEW OWNER(S): To continue special valuation as historical property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale. (3) OWNER(S) SIGNATURE _____ PRINT NAME	If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) <u>458-61A-211(2)(6)</u> Reason for exemption: <u>a mere change in identity</u> Type of Document <u>QUIT CLAIM DEED</u> Date of Document <u>2/10/2021</u> <table style="width:100%;"> <tr> <td>Gross Selling Price</td> <td>_____</td> </tr> <tr> <td>*Personal Property (deduct)</td> <td>_____</td> </tr> <tr> <td>Exemption Claimed (deduct)</td> <td>_____</td> </tr> <tr> <td>Taxable Selling Price</td> <td>_____</td> </tr> <tr> <td colspan="2">Excise Tax: State</td> </tr> <tr> <td>Less Than \$500,000.01 at 1.1%</td> <td>\$5.00</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 \$300,000 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>_____</td> </tr> <tr> <td>Local</td> <td>_____</td> </tr> <tr> <td>*Delinquent Interest: State</td> <td>_____</td> </tr> <tr> <td>Local</td> <td>_____</td> </tr> <tr> <td>*Delinquent Penalty</td> <td>_____</td> </tr> <tr> <td>Subtotal</td> <td>_____</td> </tr> <tr> <td>State Technology Fee</td> <td>\$5.00</td> </tr> <tr> <td>Affidavit Processing Fee</td> <td>\$5.00</td> </tr> <tr> <td>Total Due</td> <td>\$10.00</td> </tr> </table> <p style="text-align: center;">A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS</p>	Gross Selling Price	_____	*Personal Property (deduct)	_____	Exemption Claimed (deduct)	_____	Taxable Selling Price	_____	Excise Tax: State		Less Than \$500,000.01 at 1.1%	\$5.00	From \$500,000.01 to \$1,500,000 at 1.28%	\$0.00	From \$1,500,000.01 to \$300,000 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	_____	Local	_____	*Delinquent Interest: State	_____	Local	_____	*Delinquent Penalty	_____	Subtotal	_____	State Technology Fee	\$5.00	Affidavit Processing Fee	\$5.00	Total Due	\$10.00
Gross Selling Price	_____																																						
*Personal Property (deduct)	_____																																						
Exemption Claimed (deduct)	_____																																						
Taxable Selling Price	_____																																						
Excise Tax: State																																							
Less Than \$500,000.01 at 1.1%	\$5.00																																						
From \$500,000.01 to \$1,500,000 at 1.28%	\$0.00																																						
From \$1,500,000.01 to \$300,000 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	_____																																						
Local	_____																																						
*Delinquent Interest: State	_____																																						
Local	_____																																						
*Delinquent Penalty	_____																																						
Subtotal	_____																																						
State Technology Fee	\$5.00																																						
Affidavit Processing Fee	\$5.00																																						
Total Due	\$10.00																																						

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

Signature of Grantor or Grantor's Agent <u>Joe J. Grad and Sharon K. Grad, Trustees</u> Name (print) Date & city of signing: <u>2-10-21 Pasco</u>	Signature of Grantee or Grantee's Agent <u>Joseph Grad and Sharon Grad</u> Name (print) Date & city of signing: <u>2-10-21 Pasco</u>
--	---

Perjury: Perjury is a class C felony which is punishable by imprisonment in the state or federal prison 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

TERESA SUMMERS
GARFIELD COUNTY TREASURER

3526 COUNTY TREASURER

SCHEDULE A -- EXHIBIT "A"

Situated in the State of Washington, County of Garfield:

That part of the Southeast quarter of Section 33, Township 10 North, Range 42 E.W.M., more particularly described as follows:

Commencing at the Southeast corner of said Section 33; thence North along the East line of said Section 33 a distance of 494.89 feet; thence West 1902.25 feet to the True Place of Beginning; thence North 57°44'20" West 207.47 feet; thence North 32°15'40" East 25.00 feet; thence North 57°44'20" West 204.1 feet; thence North 23°09'30" East 181.77 feet to a point of curve; thence around a curve to the right with a radius of 820.99 feet for a distance of 199.53 feet; thence South 74°26'30" East 497.30 feet; thence deflect right and continue around a curve to the right with a radius of 139.29 feet for a distance of 112.23 feet to a point of compound curve; thence around a curve to the right with a radius of 134.00 feet for a distance of 87.52 feet to a point of reverse curve; thence around a curve to the left with a radius of 174.13 feet for a distance of 115.60 feet to a point of reverse curve; thence around a curve to the right with a radius of 1110.79 feet for a distance of 131.49 feet; thence South 36°16'43" West 75.16 feet to a point of curve; thence around a curve to the right with a radius of 150.77 feet for a distance of 51.53 feet to the place of beginning.

RESERVING the Westerly and Easterly 25 feet more or less for road purposes.

ABBREVIATED LEGAL: Frac. of SE ¼ of Sec. 33, Twp. 10 N., Rg. 42 E.W.M.

PARCEL NO(S): 2-010-42-033-3025

PURPORTED ADDRESS: 48 Bakers Pond, Pomeroy, WA 99347

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 Glenda Deanna Weymouth, Personal Representative for the Estate of Frances Kay Scott

Mailing address P.O. Box 282
City/state/zip Pomeroy, WA 99347
Phone (including area code)

2 Buyer/Grantee

Name Ryan Lee Scott, an unmarried person

Mailing address
City/state/zip
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

1-051-01-008-1060

Personal
property?

☐
☐
☐

Assessed
value(s)

4 Street address of property 463 Hill 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).

Situated in the County of Garfield, State of Washington
Lot 8 in Block 1 of Wilson'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 [Signature]

Name (print) Glenda Deanna Weymouth

Date & city of signing 2/15/2021 Pomeroy

Signature of grantee or agent [Signature]

Name (print) Ryan Lee Scott

Date & city of signing 2/11/2021 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
FEB 18 2021

TEREASA SUMMERS
GARFIELD COUNTY TREASURER

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.

Seller/Grantor

Name Glenda Deanna Weymouth, Personal Representative for the Estate of Frances Kay Scott

Mailing address P.O. Box 282
City/state/zip Pomeroy, WA 99347
Phone (including area code)

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

Name

Mailing address

City/state/zip

Street address of property 463 Hill 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).

Situated in the County of Garfield, State of Washington
Lot 8 in Block 1 of Wilson's Addition to the City of Pomeroy

Buyer/Grantee

Name Ryan Lee Scott, an unmarried person

Mailing address 4166 BOOGAMVILLE AVE #C
City/state/zip KAPOLET, HI 96707
Phone (including area code) 808-295-9738

List all real and personal property tax parcel account numbers

1-051-01-008-1060

Personal property?

Assessed value(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 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).

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 _____

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

Signature of grantor or agent _____
Name (print) RYAN LEE SCOTT
Date & city of signing 02-11-2021, KAPOLET

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.

REV 84 0001a (08/11/2020)

THIS SPACE TREASURER'S USE ONLY

COUNTY TREASURER

PAID
FEB 18 2021

TERESA SUMMERS
GARFIELD COUNTY TREASURER

Print on legal size paper.
Page 1 of 6

3527

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

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 Cynthia Ann Monoian, an undivided 1/3 interest, as her separate property	2 BUYER GRANTEE	Name Paul D. Ruark and Kerri L. Ruark, husband and wife
	Mailing Address 261 Green Meadows Drive		Mailing Address 443 McKee Rd.
	City/State/Zip Yakima, WA 98908		City/State/Zip Pomeroy, WA 99347
	Phone No. (including area code) (509) 966-6785		Phone No. (including area code) (509) 843-3001
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 2-012-44-016-2004 <input type="checkbox"/> \$28,683 2-012-44-017-4014 <input type="checkbox"/> \$19,288 2-012-44-020-1004 <input type="checkbox"/> \$65,529	
	Name _____		
	Mailing Address _____		
	City/State/Zip _____		
	Phone No. (including area code) _____		

4 Street address of property: **Land Only, Pomeroy, WA 99347**
 This property is located in ☒ unincorporated **Garfield** County OR within ☐ city of _____
☐ Check box if any of the listed parcels are being segregated from another parcel, are part of a boundary line adjustment or parcels being merged.
 Legal description of property (if more space is needed, you may attach a separate sheet to each page of the affidavit)

SEE EXHIBIT "A" ATTACHED

5	Select Land Use Code(s): 83 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 <input type="checkbox"/> NO <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 YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	7	List all personal property (tangible and intangible) included in selling price. If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) _____ Reason for exemption _____ Type of Document Notice of Real Estate Contract Date of Document February 8, 2021 Gross Selling Price \$ 100,000.00 *Personal Property (deduct) \$ _____ Exemption Claimed (deduct) \$ _____ Taxable Selling Price \$ 100,000.00 Less than \$500,000.01 at 1.1% \$ _____ From \$500,000.01 to \$1,500,000 at 1.28% \$ _____ From \$1,500,000.01 to \$3,000,000 at 2.75% \$ _____ Above \$3,000,000 at 3.0% \$ _____ Agricultural and timberland at 1.28% \$ 1,280.00 Total Excise Tax: State \$ 1,280.00 Local \$ 250.00 *Delinquent Interest: State \$ _____ Local \$ _____ *Delinquent Penalty \$ _____ Subtotal \$ 1,530.00 *State Technology Fee \$ 5.00 *Affidavit Processing Fee \$ _____ Total Due \$ 1,535.00
6	Is this property designated as forest land per chapter 84.33 RCW? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> Is this property receiving special valuation as historical property per chapter 84.26 RCW? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> If any answers are yes, complete as instructed below. (1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information. This land <input checked="" type="checkbox"/> does <input type="checkbox"/> does not qualify for continuance.		
	(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale. (3) NEW OWNER(S) SIGNATURE _____ PRINT NAME Paul D. Ruark Kerri L. Ruark		

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

Signature of Grantor or Grantor's Agent **See Attached**
 Name (print) **Cynthia Ann Monoian**
 Date & city of signing: **Feb. 8, 2021 Wenatchee**

Signature of Grantee or Grantee's Agent _____
 Name (print) **Paul D. Ruark**
 Date & city of signing: **4 Feb 2021 Pomeroy**

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

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

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 Cynthia Ann Monoian, an undivided 1/3 interest, as her separate property	2 BUYER GRANTEE	Name Paul D. Ruark and Kerri L. Ruark, husband and wife
	Mailing Address 261 Green Meadows Drive		Mailing Address 443 McKee Rd.
	City/State/Zip Yakima, WA 98908		City/State/Zip Pomeroy, WA 99347
	Phone No. (including area code) (509) 966-6785		Phone No. (including area code) (509) 843-3001
3	Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee	List all real and personal property tax parcel account numbers – check box if personal property	
Name _____		2-012-44-016-2004 <input type="checkbox"/>	
Mailing Address _____		2-012-44-017-4014 <input type="checkbox"/>	
City/State/Zip _____		2-012-44-020-1004 <input type="checkbox"/>	
Phone No. (including area code) _____		List assessed value(s)	
		\$28,683	
		\$19,288	
		\$65,529	

4 Street address of property: **Land Only, Pomeroy, WA 99347**
This property is located in ☒ unincorporated **Garfield** County **OR** within ☐ city of _____
☐ Check box if any of the listed parcels are being segregated from another parcel, are part of a boundary line adjustment or parcels being merged.
Legal description of property (if more space is needed, you may attach a separate sheet to each page of the affidavit)

SEE EXHIBIT "A" ATTACHED

5 Select Land Use Code(s): 83 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 <input type="checkbox"/> NO <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 YES <input checked="" type="checkbox"/> NO <input 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 checked="" type="checkbox"/> <input type="checkbox"/> Is this property receiving special valuation as historical property per chapter 84.26 RCW? <input type="checkbox"/> <input checked="" type="checkbox"/> If any answers are yes, complete as instructed below. (1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information. This land <input checked="" type="checkbox"/> does <input type="checkbox"/> does not qualify for continuance.  DEPUTY ASSESSOR DATE 2/19/21 (2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) 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 See Attached PRINT NAME Paul D. Ruark Kerri L. Ruark	7 List all personal property (tangible and intangible) included in selling price. If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) _____ Reason for exemption _____ _____ _____ Type of Document Notice of Real Estate Contract Date of Document _____ Gross Selling Price \$ 100,000.00 *Personal Property (deduct) \$ _____ Exemption Claimed (deduct) \$ _____ Taxable Selling Price \$ 100,000.00 Less than \$500,000.01 at 1.1% \$ _____ From \$500,000.01 to \$1,500,000 at 1.28% \$ _____ From \$1,500,000.01 to \$3,000,000 at 2.75% \$ _____ Above \$3,000,000 at 3.0% \$ _____ Agricultural and timberland at 1.28% \$ 1,280.00 Total Excise Tax: State \$ 1,280.00 Local \$ 250.00 *Delinquent Interest: State \$ _____ Local \$ _____ *Delinquent Penalty \$ _____ Subtotal \$ 1,530.00 *State Technology Fee \$ 5.00 *Affidavit Processing Fee \$ _____ Total Due \$ 1,535.00 A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS
---	--

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

Signature of Grantor or Grantor's Agent <u>Cynthia Ann Monoian</u>	Signature of Grantee or Grantee's Agent <u>See Attached</u>
Name (print) <u>Cynthia Ann Monoian</u>	Name (print) <u>Paul D. Ruark</u>
Date & city of signing: _____	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 five thousand dollars (\$5,000.00), or by both imprisonment and fine (RCW 9A.20.020 (1C)).

EXHIBIT A

In Township 12 North, Range 44 E.W.M.

The following three (3) tracts located in the West half of the West half of Section 16:

- 1) Beginning at the Southwest corner of said Section 16; thence North 1980 feet; thence East 760 feet to the County Road; thence southwesterly following the County Road to the place of beginning.
- 2) Beginning at a point in the center of the County Road, as it existed in 1939, which point is 336 feet northerly along the centerline of said Road from the South line of the Northwest quarter of said Section 16; thence westerly 1130 feet to a point on the West line of said Section 355 feet North of the Southwest corner of the Northwest quarter of said Section; thence South on line 1060 feet to a point 1980 feet North of the Southwest corner of said Section; thence East 760 feet to the centerline of the County Road; thence northerly following said centerline to the place of beginning.
- 3) That part of the West half of the Northwest quarter of said Section 16 lying South of the unimproved East-West County Road and West of the North-South graveled County Road.

That part of the East half of the Southeast quarter of Section 17, more particularly described as follows:

Beginning at the Southeast corner thereof; thence West 975 feet; thence North parallel with the East line of said Section 17, 1980 feet; thence East 975 feet to the East line of said Section 17; thence South on line 1980 feet to the place of beginning.

The Northeast quarter of Section 20.

EXCEPT public road rights of way.

Tax Parcel Nos.: 2012440162004, 2012440174014,
2012440201004

TOGETHER WITH: Grantee shall receive all of Grantor's interest in the 2021 growing crop and all government payments and crop insurance payments thereof, and thereafter.

SUBJECT TO: 2021 Real Property Taxes.

SUBJECT TO: Said lands have been reclassified as agricultural or timber land for tax purposes. They will be subject to further taxation and interest thereupon as provided by Chapters 84.33 and 84.34 R.C.W. upon withdrawal from such classification of change in use.

PLEASE TYPE OR PRINT

REAL ESTATE EXCISE TAX AFFIDAVIT

CHAPTER 82.45 RCW - CHAPTER 458-61A WAC

This form is your receipt
when stamped by cashier.

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

(See back of last page for instructions)

☐ Check box if partial sale of property

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

1 SELLER GRANTOR	Name <u>Clayton Blachly</u>	2 BUYER GRANTEE	Name <u>Jennifer Marie Blachly</u>
	Mailing Address <u>2477 Kirby Moxview RD</u>		Mailing Address <u>386 Hwy 12 E</u>
	City/State/Zip <u>Pomeroy WA 99347</u>		City/State/Zip <u>Pomeroy WA 99347</u>
	Phone No. (including area code) <u>509 841 1304</u>		Phone No. (including area code) <u>509 216 8010</u>
3 Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee Name _____ Mailing Address _____ City/State/Zip _____ Phone No. (including area code) _____		List all real and personal property tax parcel account numbers - check box if personal property <u>20124203340350000</u> <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/>	
		List assessed value(s) <u>173,038</u> _____ _____ _____	

4 Street address of property: _____

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

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

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

5 Select Land Use Code(s):
11
 enter any additional codes: _____
 (See back of last page for instructions)

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

6

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

If any answers are yes, complete as instructed below.

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

This land ☐ does ☒ does not qualify for continuance.
[Signature] 2-22-21
 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) OWNER(S) SIGNATURE

 PRINT NAME

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

If claiming an exemption, list WAC number and reason for exemption:
 WAC No. (Section/Subsection) 458-61A-203(2)
 Reason for exemption Settlement Agreement of divorce Superior Ct Case # 21-3-00003-12

Type of Document Quit Claim Deed
 Date of Document 02-22-2021

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

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

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

Signature of Grantor or Grantor's Agent <u>[Signature]</u>	Signature of Grantee or Grantee's Agent <u>[Signature]</u>
Name (print) <u>Clayton Blachly</u>	Name (print) <u>Clayton Blachly Jennifer Blachly</u>
Date & city of signing: <u>02-22-2021 Pomeroy</u>	Date & city of signing: <u>02-22-21 Pomeroy</u>

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