

# 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 and accurately completed.  
This form is your receipt when stamped by cashier. *Please type or print.*

3652

☐ Check box if partial sale, indicate % \_\_\_\_\_ sold.

List percentage of ownership acquired next to each name.

## 1 Seller/Grantor

Name Karen Eldred & Andrew Eldred, Trustees of the Eldred Family Trust u/t/a July 9, 2018

Mailing address 1446 SW Lost Trail Drive

City/state/zip Pullman, WA 99163

Phone (including area code) 509-670-9898

## 2 Buyer/Grantee

Name David W Waldron & Donna M Waldron, husband and wife

Mailing address 8 Fairgrounds Road

City/state/zip Pomeroy, WA 99347

Phone (including area code) 509-843-1535

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

Name \_\_\_\_\_

Mailing address \_\_\_\_\_

City/state/zip \_\_\_\_\_

## 4 Street address of property XXX Highway 12, 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 Exhibit "A"

## 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 predominately used for timber (as classified under RCW 84.34 and 84.33) or agriculture (as classified under RCW 84.34.020) and will continue in it's current use? If yes and the transfer involves multiple parcels with different classifications, complete the predominate use calculator (see instructions) ☒ Yes ☐ No

## 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 11/5/21

### (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) SIGNATURE

Signature David W Waldron  
Print name David W Waldron

Signature Donna M Waldron  
Print name Donna M Waldron

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

WAC number (section/subsection) \_\_\_\_\_

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

Type of document Special Warranty Deed

Date of document 11/02/2021

Gross selling price 16,500.00

\*Personal property (deduct) 0.00

Exemption claimed (deduct) 0.00

Taxable selling price 16,500.00

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% 211.20

Total excise tax: state 211.20

0.0025 Local 41.25

\*Delinquent interest: state 0.00

Local 0.00

\*Delinquent penalty 0.00

Subtotal 252.45

\*State technology fee 5.00

Affidavit processing fee 0.00

Total due 257.45

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 Karen Eldred, Trustee

Name (print) Karen Eldred, Trustee

Date & city of signing 11-3-21 Pullman WA

Signature of grantee or agent David W Waldron

Name (print) David W Waldron

Date & city of signing 11/3/21 Pullman

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)).

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

### Parcel 2

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

That part of the South half of the Northeast quarter of Section 34, more particularly described as follows:

Beginning at the Northwest corner of the Southwest quarter of the Northwest quarter of said Section 35, thence South 00°37'52" East a distance of 666.29 feet;  
thence South 89°22'08" West a distance of 542.06 feet to the beginning of a non-tangent curve to the left being the easterly right-of-way (R.O.W.) of Vannattan Grade;

thence northerly along said easterly Vannattan Grade R.O.W. for the following 20 courses:

- 1) along said non-tangent curve to the left, with a radius that bears South 65°15'26" West a distance of 445.00 feet, a central angle of 57°38'50", the chord of which bears North 53°34'00" West for a distance of 429.08 feet, an arc distance of 447.73 feet;
- 2) North 07°36'35.19" East a distance of 25.00 feet to the beginning of a non-tangent curve to the left;
- 3) along said non-tangent curve to the left, with a radius that bears South 07°36'35" West a distance of 470.00 feet, a central angle of 23°48'38", the chord of which bears South 85°42'16" West for a distance of 193.92 feet, an arc distance of 195.32 feet;
- 4) South 16°12'03" East a distance of 35.00 feet to the beginning of a non-tangent curve to the left;
- 5) along said non-tangent curve to the left, with a radius that bears South 16°12'03" East a distance of 435.00 feet, a central angle of 22°42'53", the chord of which bears South 62°26'31" West for a distance of 171.33 feet, an arc distance of 172.45 feet;
- 6) South 38°54'56" East a distance of 10.00 feet;
- 7) South 51°05'04" West a distance of 281.83 feet to the beginning of a non-tangent curve to the right;
- 8) along said non-tangent curve to the right, with a radius that bears North 38°55'10" West a distance of 260.00 feet, a central angle of 16°20'13", the chord of which bears South 59°14'58" West for a distance of 73.88 feet, an arc distance of 74.14 feet;
- 9) North 22°34'43" West a distance of 10.00 feet to the beginning of a non-tangent curve to the right;
- 10) along said non-tangent curve to the right, with a radius that bears North 22°34'58" West a distance of 250.00 feet, a central angle of 19°05'57", the chord of which bears South 76°58'00" West for a distance of 82.95 feet, an arc distance of 83.34 feet;
- 11) South 03°28'48" East a distance of 10.00 feet to the beginning of a non-tangent curve to the right;
- 12) along said non-tangent curve to the right, with a radius that bears North 03°28'55" West a distance of 260.00 feet, a central angle of 62°04'27", the chord of which bears North 62°26'41" West for a distance of 268.11 feet, an arc distance of 281.68 feet;
- 13) North 58°35'36" East a distance of 5.00 feet to the beginning of a non-tangent curve to the right;
- 14) along said non-tangent curve to the right, with a radius that bears North 58°35'36" East a distance of 255.00 feet, a central angle of 014°19'23", the chord of which bears North 24°14'42" West for a distance of 63.58 feet, an arc distance of 63.75 feet;
- 15) South 72°54'59" West a distance of 5.00 feet to the beginning of a non-tangent curve to the right;
- 16) along said non-tangent curve to the right, with a radius that bears North 72°54'59" East a distance of 260.00 feet, a central angle of 31°49'07", the chord of which bears North 01°10'26" West for a distance of 142.54 feet, an arc distance of 144.39 feet;
- 17) South 75°16'05" East a distance of 10.00 feet to the beginning of a non-tangent curve to the right;
- 18) along said non-tangent curve to the right, with a radius that bears South 75°16'05" East a distance of 250.00 feet, a central angle of 03°49'14", the chord of which bears North 16°38'32" East for a distance of 16.67 feet, an arc distance of 16.67 feet;
- 19) North 18°36'06" East a distance of 323.93 feet to the beginning of a non-tangent curve to the left;
- 20) along said non-tangent curve to the left, with a radius that bears North 71°27'58" West a distance of 925.00 feet, a central angle of 07°48'01", the chord of which bears North 14°38'01" East for a distance of 125.83 feet, an arc distance of 125.93 feet to the intersection with the North line of the South half of the Northeast quarter of Section 34;

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thence leaving said Vannattan Grade R.O.W. along said North line South  $89^{\circ}48'16''$  East a distance of 1690.32 feet to the place of beginning.

Subject to existing easements.

3/6/57

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 partial sale, indicate % \_\_\_\_\_ sold.

List percentage of ownership acquired next to each name.

**1 Seller/Grantor**

Name Karen Eldred & Andrew Eldred, Trustees of the Eldred Family Trust u/a July 9, 2018

Mailing address 1446 SW Lost Trail Drive

City/state/zip Pullman, WA 99163

Phone (including area code) 509-670-9898

**2 Buyer/Grantee**

Name Kyler J Lovgren & Brooke A Lovgren, husband and wife

Mailing address 377 Highway 12

City/state/zip Pomeroy, WA 99347

Phone (including area code) 512-525-5398

**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)

2-012-41-035-3050

☐

\$ 45,011.00

2-012-41-035-3030

☐

\$ 0.00

☐

\$ 0.00

**4** Street address of property XXX Highway 12, 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 Exhibit "A"

**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 predominately used for timber (as classified under RCW 84.34 and 84.33) or agriculture (as classified under RCW 84.34.020) and will continue in it's current use? If yes and the transfer involves multiple parcels with different classifications, complete the predominate use calculator (see instructions) ☒ Yes ☐ No

**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 11/8/21

**(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.

DocuSigned by:

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

Kyler J. Lovgren

Signature 0C7EBD1DF6D5486...

Kyler J Lovgren

Print name

DocuSigned by:

Brooke A. Lovgren

Signature 5D9CB198AF5140D...

Brooke A Lovgren

Print name

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

WAC number (section/subsection) \_\_\_\_\_

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

Type of document Special Warranty Deed

Date of document 11/02/2021

Gross selling price 71,500.00

\*Personal property (deduct) 0.00

Exemption claimed (deduct) 0.00

Taxable selling price 71,500.00

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% 915.20

Total excise tax: state 915.20

0.0025 Local 178.75

\*Delinquent interest: state 0.00

Local 0.00

\*Delinquent penalty 0.00

Subtotal 1,093.95

\*State technology fee 5.00

Affidavit processing fee 0.00

Total due 1,098.95

**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 Karen Eldred Trustee

Name (print) Karen Eldred, Trustee

Date & city of signing 11-3-21 Pullman WA

Signature of grantee or agent Kyler J. Lovgren

Name (print) Kyler J Lovgren

Date & city of signing 11/3/2021

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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THIS SPACE TREASURER'S USE ONLY  
**PAID**  
NOV 08 2021

COUNTY TREASURER **3653**

TERESA SUMMERS  
GARFIELD COUNTY TREASURER

## EXHIBIT A

### Parcel 3

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

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

Beginning at a point being the intersection of the East line of the West half of the Southwest quarter of said Section 35 and the South right-of-way (R.O.W.) of State Highway 12, thence southerly along said East line South  $00^{\circ}45'58''$  East a distance of 2128.55 feet to the South line of said Section 35; thence westerly along said South line of Section 35 South  $89^{\circ}51'45''$  West a distance of 1322.65 feet to the Southwest corner of said Section 35;

thence northerly along the West line of said Section 35 North  $00^{\circ}55'51''$  West a distance of 1121.99 feet to a point on a non-tangent curve to the left on the northerly boundary of the former Railroad R.O.W.;

thence easterly along the said northerly boundary of the former Railroad R.O.W. for the following 3 courses:

1) along said non-tangent curve to the left, with a radius that bears North  $04^{\circ}24'31''$  West a distance of 2814.79 feet, a central angle of  $06^{\circ}55'21''$ , the chord of which bears North  $82^{\circ}07'49''$  East for a distance of 339.88 feet, an arc distance of 340.08 feet to a compound curve to the left;

2) along said compound curve to the left, with a radius that bears North  $11^{\circ}19'52''$  West a distance of 2814.79 feet, a central angle of  $02^{\circ}17'14''$ , the chord of which bears North  $77^{\circ}31'31''$  East for a distance of 112.36 feet, an arc distance of 112.37 feet;

3) North  $76^{\circ}00'23''$  East a distance of 712.07 feet;

thence leaving said R.O.W. North  $13^{\circ}55'33''$  West a distance of 675.66 feet to the beginning of a non-tangent curve to the left, said point being on the southerly R.O.W. of said Highway 12;

thence easterly along said southerly R.O.W. of said Highway 12 for the following 2 courses:

1) along said non-tangent curve to the left, with a radius that bears North  $17^{\circ}44'34''$  West a distance of 2865.00 feet, a central angle of  $01^{\circ}00'23''$ , the chord of which bears North  $71^{\circ}45'15''$  East for a distance of 50.32 feet, an arc distance of 50.32 feet;

2) North  $71^{\circ}49'06''$  East a distance of 305.14 feet to the place of beginning.

TOGETHER WITH an ingress/egress Easement, 40 feet in width, over and across the described "Ownership A" (Tract A) according to Record of Survey, AFN 20210461 and Access and Utility Easement recorded as Auditor's No. 20210540, records of Garfield County, and situated in said Section 35, the centerline of which is more particularly described as follows:

Commencing at the Northeast corner of said (Tract A), said point being North  $13^{\circ}55'32''$  West a distance of 675.66 feet from the Southeast corner of said "Ownership C" (Tract C); thence along the East line of said Tract A South  $13^{\circ}55'32''$  East a distance of 353.93 feet to the True Point of Beginning of said centerline, and being 20 feet on each side of the following described centerline; thence North  $41^{\circ}42'38''$  West a distance of 55.38 feet; thence North  $32^{\circ}36'59''$  West a distance of 68.78 feet; thence North  $24^{\circ}52'19''$  West a distance of 239.44 feet, more or less, to the southerly right-of-way (R.O.W.) line of U.S. Highway 12 and the point of terminus of said centerline.

The sidelines of said Easement shall be lengthened or shortened at the intersection and angle points of said Easement and to begin at the easterly line of said Tract A and to terminate at the southerly R.O.W. line of said U.S. Highway 12;

Subject to existing easements

Parcel 4

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

That part of the West half of the Southwest quarter of Section 35 lying North of U.S. Highway 12 and South of Vannattan Grade Road.

RESERVING to Grantors, their heirs and assigns, an easement the use, access, maintenance and repair of a water line, as it now exits, over a portion of said West half of the Southwest quarter described above.

2 of 2

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**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.

|                               |   |                              |   |
|-------------------------------|---|------------------------------|---|
| <b>1</b><br>SELLER<br>GRANTOR | Name <u>Richard Hamilton</u>                        | <b>2</b><br>BUYER<br>GRANTEE | Name <u>Joel Steele</u>                               |
|                               | <u>Raychl Hamilton</u>                              |                              | Name <u>Christy A. Steele</u>                         |
|                               | Mailing Address <u>4017 Marana Dr.</u>              |                              | Mailing Address <u>23 Grove St.</u>                   |
|                               | City/State/Zip <u>Granbury, TX 76048</u>            |                              | City/State/Zip <u>Pomeroy, WA 99347</u>               |
|                               | Phone No. (including area code) <u>360-581-8580</u> |                              | Phone No. (including area code) <u>(509) 254-3750</u> |

  

|   |  |  |                        |
|---|--|--|------------------------|
| <b>3</b>  | Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee | List all real and personal property tax parcel<br>account numbers - check box if personal property | List assessed value(s) |
| Name <u>Joel Steele</u>                             |  | <u>2012420343015</u> <input type="checkbox"/>  | <u>104,141.00</u>      |
| Mailing Address <u>23 Grove St.</u>                 |  | <input type="checkbox"/>   |                        |
| City/State/Zip <u>Pomeroy WA 99347</u>              |  | <input type="checkbox"/>   |                        |
| Phone No. (including area code) <u>509-254-3750</u> |  | <input type="checkbox"/>   |                        |

**4** Street address of property: 23 Grove St. - Pomeroy, WA 99347

This property is located in Garfield

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

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

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)? ☐ ☒

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 ☐ ☒

**6** YES NO

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

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

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

If any answers are yes, complete as instructed below.

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

NEW OWNER(S): To continue the current designation as forest land or  
classification as current use (open space, farm and agriculture, or timber) land,  
you must sign on (3) below. The county assessor must then determine if the  
land transferred continues to qualify and will indicate by signing below. If the  
land no longer qualifies or you do not wish to continue the designation or 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]  
DEPUTY ASSESSOR

11/9/21  
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 11/1/21 10-27-21

|  |            |
|--|------------|
| Gross Selling Price \$                         | 255,000.00 |
| *Personal Property (deduct) \$                 | 0.00       |
| Exemption Claimed (deduct) \$                  |            |
| Taxable Selling Price \$                       | 255,000.00 |
| Excise Tax: State                              |            |
| Less than \$500,000.01 at 1.1% \$              | 2,805.00   |
| 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 \$                     | 2,805.00   |
| <u>0.0025</u> Local \$                         | 637.50     |
| *Delinquent Interest: State \$                 | 0.00       |
| Local \$                                       | 0.00       |
| *Delinquent Penalty \$                         | 0.00       |
| Subtotal \$                                    | 3,442.50   |
| *State Technology Fee \$                       | 5.00       |
| *Affidavit Processing Fee \$                   | 0.00       |
| Total Due \$                                   | 3,447.50   |

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) Richard Hamilton

Date & city of signing 11/01/2021 - Clarkston, WA

Signature of Grantee or Grantee's Agent [Signature]

Name (print) Joel Steele

Date & city of signing 11/1/2021 - 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

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

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

That part of the South half of the Southwest quarter of Section 34, as shown in the records of the Garfield County Assessor, more particularly described as follows:  
Beginning at a point South  $08^{\circ}50'$  West 60 feet from the Southwest corner of Block 11, Pataha City; thence South  $81^{\circ}10'$  East 750 feet, thence South  $08^{\circ}50'$  West to Township line between Townships 11 and 12; thence West to a point on said line lying South  $08^{\circ}50'$  West from the place of beginning; thence North  $08^{\circ}50'$  East to the place of beginning.

EXCEPT that part thereof lying South of the centerline of Pataha Creek

ALSO EXCEPT commencing at the Northwest corner of Block 15 of Rigsby's Addition to Pataha City; thence West on a parallel line with Pataha Street 200 feet; thence South on a parallel line with Grove Street to a point 90 feet North of the Township line between Townships 11 and 12 and the True Point of beginning; thence West at a right angle for a distance of 80 feet; **thence South  $08^{\circ}50'$  West to a point on said Township line;** thence East along said Township line to a point lying South  $08^{\circ}50'$  West from the point of beginning; thence North  $08^{\circ}50'$  East to the place of beginning.

3651



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

3655

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.

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.

|                       |   |                      |   |
|-----------------------|---|----------------------|---|
| <b>SELLER GRANTOR</b> | <b>1</b> Name <u>Michael E. Tardif</u>              | <b>BUYER GRANTEE</b> | <b>2</b> Name <u>Heather L. Estlund</u>             |
|                       | Mailing Address <u>2200 State St.</u>               |                      | Mailing Address <u>817 Frost Lane</u>               |
|                       | City/State/Zip <u>Pomeroy WA 99347</u>              |                      | City/State/Zip <u>Clarkston, WA 99403</u>           |
|                       | Phone No. (including area code) <u>509-780-8538</u> |                      | Phone No. (including area code) <u>509-254-1911</u> |

**3** Send all property tax correspondence to: ☒ 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

1-055-04-001-1330-0000 ☐

☐

☐

☐

List assessed value(s)

110,906.00

112,406

**4** Street address of property: 441 15th Street, Pomeroy, WA

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

**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)? ☐ ☒

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 ☐ ☒

**6** YES NO

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

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

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

If any answers are yes, complete as instructed below.

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

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

This land ☐ does ☒ does not qualify for continuance.

DEPUTY ASSESSOR \_\_\_\_\_ DATE \_\_\_\_\_

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

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

**(3) 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 11/4/2021

|  |                   |
|--|-------------------|
| Gross Selling Price \$                         | <u>180,000.00</u> |
| Personal Property (deduct) \$                  | _____             |
| Exemption Claimed (deduct) \$                  | <u>0.00</u>       |
| Taxable Selling Price \$                       | <u>180,000.00</u> |
| Excise Tax: State                              |                   |
| Less than \$500,000.01 at 1.1% \$              | <u>1,980.00</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>1,980.00</u>   |
| <u>0.0025</u> Local \$                         | <u>450.00</u>     |
| *Delinquent Interest: State \$                 | <u>0.00</u>       |
| Local \$                                       | <u>0.00</u>       |
| *Delinquent Penalty \$                         | <u>0.00</u>       |
| Subtotal \$                                    | <u>2,430.00</u>   |
| *State Technology Fee \$                       | <u>5.00</u>       |
| *Affidavit Processing Fee \$                   | <u>0.00</u>       |
| Total Due \$                                   | <u>2,435.00</u>   |

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

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

Signature of Grantor or Grantor's Agent Michael E. Tardif

Name (print) Michael E. Tardif

Date & city of signing 11/08/21, Clarkston, WA

Signature of Grantee or Grantee's Agent Heather L. Estlund

Name (print) Heather L. Estlund

Date & city of signing 11.8.21, 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"**

582941

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

The South half of Lot 1 and the West 20 feet of the South half of Lot 2 in Block 4 of Crystal Springs Addition to the City of Pomeroy, TOGETHER WITH the North half of the vacated alley abutting said property.

3455

**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.

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.

|                                       |  |                              |  |
|---------------------------------------|--|------------------------------|--|
| <b>1</b><br>SELLER<br>GRANTOR         | Name <u>Quinn Estlund</u>  | <b>2</b><br>BUYER<br>GRANTEE | Name <u>Heather L. Estlund</u>   |
|                                       | Mailing Address <u>817 Frost Lane</u>  |                              | Mailing Address <u>817 Frost Lane</u>  |
|                                       | City/State/Zip <u>Clarkston WA 99403</u>   |                              | City/State/Zip <u>Clarkston WA 99403</u>   |
|                                       | Phone No. (including area code) <u>509-254-1911</u>  |                              | Phone No. (including area code) <u>509-254-1911</u>  |
| <b>3</b>                              | Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee |                              | List all real and personal property tax parcel<br>account numbers - check box if personal property |
| Name _____                            |  |                              | 1-055-04-001-1330-0000 <input type="checkbox"/>  |
| Mailing Address _____                 |  |                              | <input type="checkbox"/>   |
| City/State/Zip _____                  |  |                              | <input type="checkbox"/>   |
| Phone No. (including area code) _____ |  |                              | <input type="checkbox"/>   |
|                                       |  |                              | List assessed value(s)<br><u>110,906.00</u>  |

**4** Street address of property: 441 15th Street, Pomeroy, WA  
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

**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,  
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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.

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

WAC No. (Section/Subsection) 458-61A-203(1)

Reason for exemption

Community Property Separation for financing purposes.

Type of Document Quit Claim Deed

Date of Document 11/4/2021

|  |       |
|--|-------|
| Gross Selling Price \$                         |       |
| Personal Property (deduct) \$                  |       |
| 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 [Signature]

Name (print) Quinn Estlund

Date & city of signing 11-8-21, Clarkston, WA

Signature of  
Grantee or Grantee's Agent [Signature]

Name (print) Heather L. Estlund

Date & city of signing 11-8-21, 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)).

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3456

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

3657

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

☐ Check box if partial sale, indicate % \_\_\_\_\_ sold.

List percentage of ownership acquired next to each name.

## 1 Seller/Grantor

Name Dee Lee Gibson, a single person

Mailing address 2130 Paramount St

City/state/zip Walla Walla, WA 99362

Phone (including area code) (509) 529-8598

## 2 Buyer/Grantee

Name Tucker G. Gibson

Mailing address 372 High Street

City/state/zip Pomeroy, WA 99347

Phone (including area code) (509) 832-2219

## 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

1-051-04-004-1330

### Personal property?

☐

### Assessed value(s)

\$ 138,050.00

☐

\$ 0.00

☐

\$ 0.00

## 4 Street address of property 372 High Street, Pomeroy, WA

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 4 in Block 4 of Wilson's Addition to the City of Pomeroy.

SUBJECT TO Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record.

## 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 predominately used for timber (as classified under RCW 84.34 and 84.33) or agriculture (as classified under RCW 84.34.020) and will continue in it's current use? If yes and the transfer involves multiple parcels with different classifications, complete the predominate use calculator (see instructions) ☐ Yes ☒ No

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 Dee Lee Gibson

Name (print) Dee Lee Gibson

Date & city of signing 11-4-21 Walla Walla, WA

Signature of grantee or agent Tucker G. Gibson

Name (print) Tucker G. Gibson

Date & city of signing 11-4-21 Walla Walla, WA

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)).

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  
NOV 10 2021

TERESA SUMMERS  
GARFIELD COUNTY TREASURER

3657

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 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)).

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 \$ 138,050.00 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**

1. ☐ Grantor (seller) has made and will continue to make all payments after this transfer on the total debt of \$ \_\_\_\_\_ and has received from the grantee (buyer) \$ \_\_\_\_\_  
(include in this figure the value of any items received in exchange for property). Any consideration received by grantor is taxable.
2. ☐ 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**

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

Has there been or will there be a refinance of the debt? ☐ YES ☒ NO (If yes, please call 360-704-5905 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.

Dee Lee Gibson  
Grantor's Signature  
Dee Lee Gibson  
Grantor's Name (print)

11-4-21  
Date

Tucker G. Gibson  
Grantee's Signature  
Tucker G. Gibson  
Grantee's Name (print)

11/4/21  
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)

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

3658

☐ Check box if partial sale, indicate % \_\_\_\_\_ sold.

List percentage of ownership acquired next to each name.

## 1 Seller/Grantor

Name Karen Eldred & Andrew Eldred, Trustess of the Eldred Family Trust u/va July 9, 2018

Mailing address 1446 SW Lost Trail Drive

City/state/zip Pullman, WA 99163

Phone (including area code) 509-670-9898

## 2 Buyer/Grantee

Name Mathew J Slaybaugh and Melissa A Slaybaugh, husband and wife

Mailing address PO Box 421

City/state/zip Pomeroy, WA 99347

Phone (including area code) 509-566-7061

## 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

2-012-41-034-1040

2-012-41-035-2000

2-012-41-035-2020

### Personal property?

☐

☐

☐

### Assessed value(s)

\$0.00 5,991

\$0.00 523,522

\$0.00 11,924

## 4 Street address of property 60 Vannatton Grade Road, 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 Exhibit "A"

## 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 predominately used for timber (as classified under RCW 84.34 and 84.33) or agriculture (as classified under RCW 84.34.020) and will continue in it's current use? If yes and the transfer involves multiple parcels with different classifications, complete the predominate use calculator (see instructions) ☒ Yes ☐ No

## 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 11/10/21

### (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 Mathew Slaybaugh Signature Melissa Slaybaugh  
Print name Mathew Slaybaugh Print name Melissa Slaybaugh

## 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 Special Warranty Deed

Date of document 11/04/2021

Gross selling price 550,000.00

\*Personal property (deduct) 0.00

Exemption claimed (deduct) 0.00

Taxable selling price 550,000.00

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% 7,040.00

Total excise tax: state 7,040.00

0.0025 Local 1,375.00

\*Delinquent interest: state 0.00

Local 0.00

\*Delinquent penalty 0.00

Subtotal 8,415.00

\*State technology fee 5.00

Affidavit processing fee 0.00

Total due 8,420.00

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 Karen Eldred, Trustee

Name (print) Karen Eldred, Trustee

Date & city of signing 11-8-21 Pullman WA

Signature of grantee or agent Mathew Slaybaugh

Name (print) Mathew J Slaybaugh

Date & city of signing 11/8/21 Pullman WA

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)).

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 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.

That part of the South half of the Northeast quarter of Section 34, lying North and East of the Vannattan Grade Road and of the Southwest quarter of the Northwest quarter and the West half of the Southwest quarter of Section 35, more particularly described as follows:

Beginning at the Northwest corner of the Southwest quarter of the Northwest quarter of said Section 35, thence easterly along the North line of the said Southwest quarter of the Northwest quarter of said Section 35, South  $88^{\circ}10'17''$  East a distance of 1351.30 feet;  
thence South  $00^{\circ}12'15''$  West a distance of 1345.34 feet;  
thence South  $00^{\circ}45'58''$  East a distance of 456.73 feet to the northerly right-of-way (R.O.W.) of U.S. Highway 12;  
thence westerly along the said northerly R.O.W. South  $71^{\circ}49'06''$  West a distance of 103.12 feet to the beginning of the easterly R.O.W. of Vannattan Grade;

thence northerly along said easterly Vannattan Grade R.O.W. for the following 14 courses:

- 1) South  $86^{\circ}10'29''$  West a distance of 89.47 feet;
- 2) North  $28^{\circ}57'24''$  West a distance of 7.00 feet;
- 3) thence along said tangent curve to the left, with a radius that bears South  $61^{\circ}02'35.79''$  West a distance of 350.00 feet, a central angle of  $31^{\circ}21'08''$ , the chord of which bears North  $44^{\circ}37'58.42''$  West for a distance of 189.14 feet, an arc distance of 191.52 feet;
- 4) North  $29^{\circ}41'27.37''$  East a distance of 5.00 feet to the beginning of a non-tangent curve to the left;
- 5) along said non-tangent curve to the left, with a radius that bears South  $29^{\circ}41'27.37''$  West a distance of 355.00 feet, a central angle of  $27^{\circ}31'57''$ , the chord of which bears North  $74^{\circ}04'31''$  West for a distance of 168.95 feet, an arc distance of 170.59 feet;
- 6) North  $87^{\circ}50'30''$  West a distance of 20.00 feet;
- 7) South  $02^{\circ}09'31''$  West a distance of 5.00 feet;
- 8) North  $87^{\circ}50'29''$  West a distance of 209.42 feet;
- 9) South  $02^{\circ}09'31''$  West a distance of 10.00 feet;
- 10) North  $87^{\circ}50'29''$  West a distance of 340.00 feet;
- 11) North  $02^{\circ}09'31''$  East a distance of 10.00 feet;
- 12) North  $87^{\circ}50'30''$  West a distance of 70.35 feet;
- 13) South  $02^{\circ}09'31''$  West a distance of 10.00 feet to the beginning of a non-tangent curve to the right;
- 14) along said non-tangent curve to the right, with a radius that bears North  $02^{\circ}09'31''$  East a distance of 530.00 feet, a central angle of  $23^{\circ}27'38''$ , the chord of which bears North  $76^{\circ}06'41''$  West for a distance of 215.50 feet, an arc distance of 217.02 feet;

thence along said East line of said Section 34 North  $00^{\circ}55'51''$  West a distance of 260.41 feet to the South line of the Northeast quarter of said Section 34;

thence along said South line of the Northeast quarter of said Section 34 South  $89^{\circ}18'04''$  West a distance of 245.10 feet to the said easterly R.O.W. of Vannattan Grade;

thence northerly along said easterly Vannattan Grade R.O.W. for the following 8 courses:

- 1) North  $65^{\circ}15'26''$  East a distance of 1.84 feet;
- 2) North  $24^{\circ}44'34''$  West a distance of 521.92 feet;
- 3) North  $65^{\circ}15'26''$  East a distance of 15.00 feet;
- 4) North  $24^{\circ}44'34''$  West a distance of 135.00 feet;
- 5) North  $65^{\circ}15'26''$  East a distance of 10.00 feet;
- 6) North  $24^{\circ}44'34''$  West a distance of 50.00 feet;

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- 7) South 65°15'26" West a distance of 10.00 feet;
- 8) North 24°44'34" West a distance of 57.64 feet;

thence leaving said R.O.W. North 89°22'08" East a distance of 542.06 feet;  
thence North 00°37'52" West a distance of 666.29 feet to the place of beginning.

Subject to existing easements.

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

Commencing at a point being the intersection of the East line of the West half of the Southwest quarter of said Section 35 and the South right-of-way (R.O.W.) of State Highway 12, thence westerly along said South right-of-way (R.O.W.) of State Highway 12 for the following 2 courses:

- 1) South 71°49'06" West a distance of 305.14 to the beginning of a non-tangent curve to the right;
  - 2) along said non-tangent curve to the right, with a radius that bears North 18°44'56" West a distance of 2865.00 feet, a central angle of 01°00'23", the chord of which bears South 71°45'15" West for a distance of 50.32 feet, an arc distance of 50.32 feet to the point of beginning;
- thence leaving said R.O.W. thence South 13°55'32" East a distance of 675.66 feet to the beginning of a non-tangent curve on the former northerly Railroad R.O.W.;

thence westerly along the said northerly boundary of the former Railroad R.O.W. for the following 2 courses:

- 1) South 76°00'23" West a distance of 712.07 feet to the beginning of a non-tangent curve to the right;
  - 2) along said non-tangent curve to the right, with a radius that bears North 13°37'06" West a distance of 2814.79 feet, a central angle of 02°17'14", the chord of which bears South 77°31'31" West for a distance of 112.36 feet, an arc distance of 112.37 feet;
- thence leaving said northerly boundary of the former Railroad R.O.W. North 00°26'59" West a distance of 695.29 feet to the said southerly R.O.W. of State Highway 12;

thence easterly along the said State Highway 12 R.O.W. for the following 2 courses:

- 1) North 77°13'00" East a distance of 414.61 feet to the beginning of a non-tangent curve to the left;
- 2) along said non-tangent curve to the left, with a radius that bears North 12°47'00" West a distance of 2865.00 feet, a central angle of 04°57'33", the chord of which bears North 74°44'13" East for a distance of 247.90 feet, an arc distance of 247.98 feet to the place of beginning.

Subject to existing easements

SUBJECT TO an ingress/egress Easement, 40 feet in width, over and across said Tract A to benefit "Ownership "C" (Tract C) according to Record of Survey, AFN 20210461 and Access and Utility Easement recorded as Auditor's No. 20210540, records of Garfield County, and situated in said Section 35, the centerline of which is more particularly described as follows:

Commencing at the Northeast corner of said Tract A, said point being North 13°55'32" West a distance of 675.66 feet from the Southeast corner of said Tract C;  
thence along the East line of said Tract A South 13°55'32" East a distance of 353.93 feet to the True Point of Beginning of said centerline, and being 20 feet on each side of the following described centerline;  
thence North 41°42'38" West a distance of 55.38 feet;  
thence North 32°36'59" West a distance of 68.78 feet;  
thence North 24°52'19" West a distance of 239.44 feet, more or less, to the southerly right-of-way (R.O.W.) line of U.S. Highway 12 and the point of terminus of said centerline.

The sidelines of said Easement shall be lengthened or shortened at the intersection and angle points of said Easement and to begin at the easterly line of said Tract A and to terminate at the southerly R.O.W. line of said U.S. Highway 12.

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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.*

3659

☐ 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 John Slaybaugh and Danika Gwinn

Mailing address P.O. Box 553

City/state/zip Pomeroy, WA 99347

Phone (including area code) 509-751-7333

**2 Buyer/Grantee**

Name Courtney Travis and Justin Travis, wife and husband

Mailing address 15050 Pine Creek Lane

City/state/zip Baker City, OR 97814

Phone (including area code) 208-669-4344

**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

1-060-01-015-1100

Personal  
property?

Assessed  
value(s)

**4** Street address of property 57 West Columbia 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).

See Attached

**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

Name (print)

Date & city of signing 11-15-21 Pomeroy, WA

Signature of grantee or agent

Name (print)

Date & city of signing 11/15/21 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.

THIS SPACE TREASURER'S USE ONLY  
**PAID**  
NOV 16 2021

COUNTY TREASURER

3659

## EXHIBIT A

Situated in the County of Garfield, State of Washington.

The South 50 feet of the West 43 feet of Lot 14, and the South 50 feet of Lots 15, 16 and 17 of E.M. Pomeroy's Addition to the City of Pomeroy, together with the vacated North 20 feet of Columbia Street adjoining said property.

EXCEPT the following described tract: Beginning at the Southwest corner of said Lot 17, thence Easterly along the North line of Columbia Street to a point intersecting a line parallel to and 50 feet East of the West line of said E.M. Pomeroy's Addition; thence North 50 feet; thence Westerly to a point 50 feet North of the Southwest corner of said Lot 17; thence South 50 feet to point of beginning, together with the vacated North 20 feet of Columbia Street adjoining said excepted property.

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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 Estate of Roy M. Leland by Virginia E. Leland, Personal RepresentativeMailing address 5430 S. Quail Ridge CircleCity/state/zip Spokane, WA 99223Phone (including area code) 509-324-4800**2 Buyer/Grantee**Name Virginia E. Leland, as her sole and separate propertyMailing address 5430 S. Quail Ridge CircleCity/state/zip Spokane, WA 99223Phone (including area code) 509-324-4800**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 numbersPersonal  
property?Assessed  
value(s)SEE ATTACHED\$ 820,876.00**4** 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 Attached Legal Descriptions**5** 83 - Agriculture classified under current use chapter

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 \_\_\_\_\_

Date 11/17/21**(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 Virginia E. Leland  
Print name Virginia E. Leland

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 number (section/subsection) 458-61A-202(6)(f)

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

Transfer in accordance to probated Will.

Type of document Quit Claim DeedDate of document 11-10-21Gross selling price 0.00\*Personal property (deduct) 0.00Exemption claimed (deduct) 0.00Taxable selling price 0.00

Excise tax: state

Less than \$500,000.01 at 1.1% 0.00From \$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% 0.00Agricultural and timberland at 1.28% 0.00Total excise tax: state 0.000.0025 Local 0.00\*Delinquent interest: state 0.00Local 0.00\*Delinquent penalty 0.00Subtotal 0.00\*State technology fee 5.00Affidavit processing fee 5.00Total 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 CORRECTSignature of grantor or agent Virginia E. LelandName (print) Virginia E. Leland, Personal Rep.Date & city of signing 11-10-21 SpokaneSignature of grantee or agent Virginia E. LelandName (print) Virginia E. LelandDate & city of signing 11-10-21 Spokane

**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 \$500, 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.

**ATTACHMENT TO EXCISE TAX AFFIDAVIT  
GARFIELD COUNTY**

| Tax Parcel Nos:   | Assessed Values: |
|-------------------|------------------|
|                   |                  |
| 2-010-42-017-3000 | \$222,838.00     |
| 2-010-42-019-4000 | \$3,515.00       |
| 2-010-42-020-3000 | \$216,844.00     |
| 2-010-42-020-4000 | \$243,566.00     |
| 2-010-42-029-1000 | \$39,745.00      |
| 2-010-42-029-2000 | \$94,368.00      |
|                   | \$820,876.00     |

H:\Clients\Leland, Roy M. - Estate\ATTACHMENT TO EXCISE TAX AFFIDAVIT (Garfield).docx

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## EXHIBIT "A"

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

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

The Southwest Quarter of the Northeast Quarter, the West Half of the Southeast Quarter, and that part of the Southwest Quarter lying East of the County Road, in Section 17.

EXCEPT that part of the Southwest Quarter of Section 17, more particularly described as follows: Commencing at the Southwest Corner of the Southeast Quarter of the Southwest Quarter of said Section 17; thence North 459.91 feet to the True Point of Beginning; thence East 64.67 feet; thence North 114.11 feet; thence West 453.91 feet to a point 30 feet East of the centerline of the traveled way of the Mountain Road; thence southwesterly, parallel with and 30 feet easterly from said centerline of traveled way for a distance of 114.16 feet; thence East 392.56 feet to the place of beginning.

TOGETHER WITH an easement for ingress and egress at all reasonable times over and across an existing road from the Mountain Road to the Eastern boundary of the land described in the Exception above for the conduct of farming operations (logging excluded), more fully described in document recorded as Garfield County Auditor's No. 1451.

The East half, and that part of the East half of the West half of the Northwest quarter lying East of the Mountain Road, in Section 20.

EXCEPT beginning at the Southeast corner of said West half of the Northwest quarter; thence North 990 feet; thence West 214.5 feet to the center of the Mountain Road; thence southerly along the center of said road to a point 115.5 feet West of the point of beginning; thence East 115.5 feet to the point of beginning.

The East half of the Northeast quarter of Section 29.

EXCEPT public road rights of way.

TOGETHER WITH: All rights to the property such as coal, oil, water, timber, gas, minerals, easements, all government payments, including but not limited to CRP, CSP, CREP, etc.

Parcel Nos: 2-010-42-017-3000, 2-010-42-020-1000, 2-010-42-020-4000, 2-010-42-029-1000

## EXHIBIT "B"

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

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

Beginning at the Northeast corner of the Southeast quarter of Section 19; thence South 363.0 feet; thence North 70°32' West 429.0 feet; thence North 231.0 feet; thence East 396.0 feet, to the place of beginning.

ALSO beginning at the Northeast corner of the Southwest quarter of Section 20; thence South 2640.0 feet; thence West 1320.0 feet; thence North 726.0 feet; thence East 60.0 feet; thence North 858.0 feet; thence West 60.0 feet; thence South 264.0 feet; thence West 1320.0 feet; thence North 1320.0 feet; thence East 1204.5 feet to the centerline of the County Road; thence northerly along said centerline 220.0 feet; thence East 1023.0 feet; thence South 220.0 feet; thence 445.5 feet to the place of beginning.

ALSO beginning at the Northeast corner of the Northwest quarter of said Section 20; thence West on line to the Northwest corner of the East half of the Northwest quarter of said Section 20; thence South on line to a point 990.0 feet North of the Quarter section line running East and West through said Section 20; thence West 214.5 feet to the centerline of the County Road; thence southerly following said centerline to a point 220.0 feet North of said Quarter section line; thence East 1023.00 feet; thence South 220.0 feet to said Quarter section line; thence East 445.5 feet on line to the center of said Section 20; thence North on line to the place of beginning.

The South half of the Northwest quarter; the West half of the Northeast quarter, and the Northwest quarter of the Southeast quarter of Section 29.

ALSO beginning at a point 352.5 feet West of the Northwest corner of the Northeast quarter of said Section 29; thence East 352.5 feet; thence South 297.0 feet; thence northwesterly 462.0 feet to the place of beginning.

The Northeast quarter of the Southeast quarter of said Section 29, EXCEPT the following described 2 tracts:

1. Commencing at the Southeast corner of said Section 29; thence northerly along the East line of said Section 29, 1395.0 feet; thence North 89°34' West 184.2 feet; thence North 35°24' West 688.0 feet to the True Point of Beginning; thence North 35°24' West 108.0 feet; thence North 77°26' East 559.9 feet to a point of intersection with the County Road right of way line; thence on the arc of a 05°00' curve to the right along the County Road right of way a distance of 100.00 feet; thence South 77°26' East 519.0 feet to the place of beginning.

2. Commencing at the Southeast corner of said Section 29; thence northerly along the East line of said Section 29, 1395.0 feet; thence North 89°34' West 129.2 feet to the True Point of

3640

Beginning; thence North  $89^{\circ}34'$  West 55.0 feet; thence North  $35^{\circ}24'$  West 688.00 feet; thence North  $77^{\circ}26'$  East 519.0 feet to a point of intersection with the County Road right of way line; thence on the arc of a  $05^{\circ}00'$  curve to the right along the County Road right of way to the place of beginning.

Tax Parcel Nos: 2-010-42-019-4000 and 2-010-42-029-2000

H:\Clients\Leland, Roy M. - Estate\Garfield Legal Exhibit B.docx

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

3661

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 Virginia E. Leland

Mailing address 5430 S. Quail Ridge Circle

City/state/zip Spokane, WA 99223

Phone (including area code) 509-324-4800

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

Name \_\_\_\_\_

Mailing address \_\_\_\_\_

City/state/zip \_\_\_\_\_

**2 Buyer/Grantee**

Name Ward W. Leland, as his sole and separate property

Mailing address 2828 E. 32nd Ave., Suite A

City/state/zip Spokane, WA 99223

Phone (including area code) 509-324-4800

List all real and personal property tax  
parcel account numbers

Personal  
property?

Assessed  
value(s)

SEE ATTACHED

\$ 820,876.00

**4** 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 Attached Legal Descriptions

**5** 83 - Agriculture classified under current use chapter

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  
continuation.

Deputy assessor signature \_\_\_\_\_

Date 11/17/21

**(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 WARD W. LELEND  
Print name

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 number (section/subsection) 458-61A-201

Reason for exemption

Transfer for no consideration - love and affection

Type of document Quit Claim Deed

Date of document 11-10-21

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 Virginia E. Leland

Name (print) Virginia E. Leland

Date & city of signing 11-10-21 Spokane

Signature of grantee or agent Ward W. Leland

Name (print) Ward W. Leland

Date & city of signing 11-10-21 Spokane

**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 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 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)).

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 \$ 820,876.00 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 360-704-5905 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.**

Virginia E. Leland  
Grantor's Signature  
Virginia E. Leland  
Grantor's Name (print)

11-10-21  
Date

Ward W. Leland  
Grantee's Signature  
Ward W. Leland  
Grantee's Name (print)

11-10-21  
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)

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.

**ATTACHMENT TO EXCISE TAX AFFIDAVIT  
GARFIELD COUNTY**

| Tax Parcel Nos:   | Assessed Values: |
|-------------------|------------------|
|                   |                  |
| 2-010-42-017-3000 | \$222,838.00     |
| 2-010-42-019-4000 | \$3,515.00       |
| 2-010-42-020-3000 | \$216,844.00     |
| 2-010-42-020-4000 | \$243,566.00     |
| 2-010-42-029-1000 | \$39,745.00      |
| 2-010-42-029-2000 | \$94,368.00      |
|                   | \$820,876.00     |

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## EXHIBIT "A"

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

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

The Southwest Quarter of the Northeast Quarter, the West Half of the Southeast Quarter, and that part of the Southwest Quarter lying East of the County Road, in Section 17.

EXCEPT that part of the Southwest Quarter of Section 17, more particularly described as follows: Commencing at the Southwest Corner of the Southeast Quarter of the Southwest Quarter of said Section 17; thence North 459.91 feet to the True Point of Beginning; thence East 64.67 feet; thence North 114.11 feet; thence West 453.91 feet to a point 30 feet East of the centerline of the traveled way of the Mountain Road; thence southwesterly, parallel with and 30 feet easterly from said centerline of traveled way for a distance of 114.16 feet; thence East 392.56 feet to the place of beginning.

TOGETHER WITH an easement for ingress and egress at all reasonable times over and across an existing road from the Mountain Road to the Eastern boundary of the land described in the Exception above for the conduct of farming operations (logging excluded), more fully described in document recorded as Garfield County Auditor's No. 1451.

The East half, and that part of the East half of the West half of the Northwest quarter lying East of the Mountain Road, in Section 20.

EXCEPT beginning at the Southeast corner of said West half of the Northwest quarter; thence North 990 feet; thence West 214.5 feet to the center of the Mountain Road; thence southerly along the center of said road to a point 115.5 feet West of the point of beginning; thence East 115.5 feet to the point of beginning.

The East half of the Northeast quarter of Section 29.

EXCEPT public road rights of way.

TOGETHER WITH: All rights to the property such as coal, oil, water, timber, gas, minerals, easements, all government payments, including but not limited to CRP, CSP, CREP, etc.

Parcel Nos: 2-010-42-017-3000, 2-010-42-020-1000, 2-010-42-020-4000, 2-010-42-029-1000

1/6/01

## EXHIBIT "B"

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

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

Beginning at the Northeast corner of the Southeast quarter of Section 19; thence South 363.0 feet; thence North 70°32' West 429.0 feet; thence North 231.0 feet; thence East 396.0 feet, to the place of beginning.

ALSO beginning at the Northeast corner of the Southwest quarter of Section 20; thence South 2640.0 feet; thence West 1320.0 feet; thence North 726.0 feet; thence East 60.0 feet; thence North 858.0 feet; thence West 60.0 feet; thence South 264.0 feet; thence West 1320.0 feet; thence North 1320.0 feet; thence East 1204.5 feet to the centerline of the County Road; thence northerly along said centerline 220.0 feet; thence East 1023.0 feet; thence South 220.0 feet; thence 445.5 feet to the place of beginning.

ALSO beginning at the Northeast corner of the Northwest quarter of said Section 20; thence West on line to the Northwest corner of the East half of the Northwest quarter of said Section 20; thence South on line to a point 990.0 feet North of the Quarter section line running East and West through said Section 20; thence West 214.5 feet to the centerline of the County Road; thence southerly following said centerline to a point 220.0 feet North of said Quarter section line; thence East 1023.00 feet; thence South 220.0 feet to said Quarter section line; thence East 445.5 feet on line to the center of said Section 20; thence North on line to the place of beginning.

The South half of the Northwest quarter; the West half of the Northeast quarter, and the Northwest quarter of the Southeast quarter of Section 29.

ALSO beginning at a point 352.5 feet West of the Northwest corner of the Northeast quarter of said Section 29; thence East 352.5 feet; thence South 297.0 feet; thence northwesterly 462.0 feet to the place of beginning.

The Northeast quarter of the Southeast quarter of said Section 29, EXCEPT the following described 2 tracts:

1. Commencing at the Southeast corner of said Section 29; thence northerly along the East line of said Section 29, 1395.0 feet; thence North 89°34' West 184.2 feet; thence North 35°24' West 688.0 feet to the True Point of Beginning; thence North 35°24' West 108.0 feet; thence North 77°26' East 559.9 feet to a point of intersection with the County Road right of way line; thence on the arc of a 05°00' curve to the right along the County Road right of way a distance of 100.00 feet; thence South 77°26' East 519.0 feet to the place of beginning.

2. Commencing at the Southeast corner of said Section 29; thence northerly along the East line of said Section 29, 1395.0 feet; thence North 89°34' West 129.2 feet to the True Point of

3661

Beginning; thence North 89°34' West 55.0 feet; thence North 35°24' West 688.00 feet; thence North 77°26' East 519.0 feet to a point of intersection with the County Road right of way line; thence on the arc of a 05°00' curve to the right along the County Road right of way to the place of beginning.

Tax Parcel Nos: 2-010-42-019-4000 and 2-010-42-029-2000

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**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.

|                               |  |   |  |
|-------------------------------|--|---|--|
| <b>1</b><br>SELLER<br>GRANTOR | Name <u>Brian Mabry</u>  | <b>2</b><br>BUYER<br>GRANTEE  | Name <u>Rosemary Davis</u>   |
|                               | Mailing Address <u>4201 S. Stonington Ln.</u>  |   | Mailing Address <u>963 Pataha Rd.</u>  |
|                               | City/State/Zip <u>Spokane, WA 99223</u>  |   | City/State/Zip <u>Pomeroy, WA 99347</u>  |
|                               | Phone No. (including area code) <u>(513) 678-7699</u>  |   | Phone No. (including area code) <u>(541) 350-6266</u>  |
| <b>3</b>                      | Send all property tax correspondence to: <input type="checkbox"/> Same as Buyer/Grantee  | List all real and personal property tax parcel<br>account numbers - check box if personal property<br>Name <u>Rosemary Davis</u><br>Mailing Address <u>963 Pataha Rd.</u><br>City/State/Zip <u>Pomeroy, WA 99347</u><br>Phone No. (including area code) <u>(541) 350-6266</u> |  |
|                               |  |   | List assessed value(s)<br>1-050-15-008-2360-0000 <input checked="" type="checkbox"/> 100,990.00<br><input type="checkbox"/> 0.00<br><input type="checkbox"/> 0.00<br><input type="checkbox"/> 0.00 |
| <b>4</b>                      | Street address of property: <u>963 Pataha Street, Pomeroy, WA 99347</u><br>This property is located in <u>Garfield</u><br><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.<br>Legal description of property (if more space is needed, you may attach a separate sheet to each page of the affidavit)<br><u>See Attached</u> |   |  |

**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 11/5/21

|  |            |
|--|------------|
| Gross Selling Price \$                         | 152,000.00 |
| *Personal Property (deduct) \$                 |            |
| Exemption Claimed (deduct) \$                  |            |
| Taxable Selling Price \$                       | 152,000.00 |
| Excise Tax: State                              |            |
| Less than \$500,000.01 at 1.1% \$              | 1,672.00   |
| 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 \$                     | 1,672.00   |
| <u>0.0025</u> Local \$                         | 380.00     |
| *Delinquent Interest: State \$                 | 0.00       |
| Local \$                                       | 0.00       |
| *Delinquent Penalty \$                         | 0.00       |
| Subtotal \$                                    | 2,052.00   |
| *State Technology Fee \$                       | 5.00       |
| *Affidavit Processing Fee \$                   | 0.00       |
| Total Due \$                                   | 2,057.00   |

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>Brian Mabry</u> | Signature of Grantee or Grantee's Agent <u>Rosemary Davis</u> |
| Name (print) <u>Brian Mabry</u>                            | Name (print) <u>Rosemary Davis</u>                            |
| Date & city of signing <u>11/8/2021 Spokane, WA</u>        | Date & city of signing <u>11/16/2021 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)).

**EXHIBIT "A"**

583483

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

The South 78 feet of the West half of Lot 7, and the East 41 feet of Lot 8 EXCEPT the North 42 feet of the East 10 feet thereof, in Block 15 of the Original Town, now City, of Pomeroy.



3642