

# 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.*

3636

☐ 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 Scott Walton

2 Buyer/Grantee

Name Charles Nordin

Mailing address 1121 Arlington Street

City/state/zip Pomeroy, WA 99347

Phone (including area code) 208-790-0628

Mailing address 1647 Main Street

City/state/zip Pomeroy, WA 99347

Phone (including area code) 509-843-7386

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

Name Charles Nordin

List all real and personal property tax  
parcel account numbers

1-056-05-004-1420

Personal  
property?

Assessed  
value(s)

Mailing address ~~1121 Arlington Street~~ P.O. Box 415

City/state/zip Pomeroy, WA 99347

4 Street address of property 1121 Arlington Street

This property is located in Pomeroy

(for unincorporated locations please select your county)

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

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

Situated in the State of Washington, County of Garfield:

Lot 4 and the East twenty feet (20') of Lot 5 in Block 5 of Potter's Addition to the City of Pomeroy

5 11 - Household, single family units

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

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

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

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

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

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

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

If any answers are yes, complete as instructed below.

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

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

This land: ☐ does ☐ does not qualify for  
continuance.

Deputy assessor signature

Date

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

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

## (3) NEW OWNER(S) SIGNATURE

Signature

Signature

Print name

Print name

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

Signature of grantor or agent

Name (print)

Date & city of signing

Signature of grantee or agent

Name (print)

Date & city of signing

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

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

**REAL ESTATE EXCISE TAX AFFIDAVIT**

CHAPTER 82.45 RCW - CHAPTER 458-61A WAC

**THIS AFFIDAVIT WILL NOT BE ACCEPTED UNLESS ALL AREAS ON ALL PAGES ARE FULLY COMPLETED**  
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PLEASE TYPE OR PRINT

☐ Check box if partial sale, indicate % sold.

List percentage of ownership acquired next to each name.

<b>1</b> SELLER GRANTOR	Name <u>Bryan McKeirnan</u>	<b>2</b> BUYER GRANTEE	Name <u>Jonathan Curtis Atchley</u>
	Allison McKeirnan		Leanne Marie Atchley
	Mailing Address <u>40 Hukkers Hill Rd.</u>		Mailing Address <u>P.O. Box 155</u>
	City/State/Zip <u>Pomeroy, WA 99347</u>		City/State/Zip <u>Pomeroy, WA 99347</u>
	Phone No. (including area code) <u>(509) 279-9418</u>		Phone No. (including area code) <u>509-843-7563</u>

<b>3</b>	Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee	List all real and personal property tax parcel account numbers - check box if personal property	List assessed value(s)
	Name <u>Jonathan Curtis Atchley &amp; Leanne Marie Atchley</u>	1058010011160 <input type="checkbox"/>	140,594.00
	Mailing Address <u>P.O. Box 155</u>	<input type="checkbox"/>	
	City/State/Zip <u>Pomeroy, WA 99347</u>	<input type="checkbox"/>	
	Phone No. (including area code)	<input type="checkbox"/>	

**4** Street address of property: 788 Arlington St. - Pomeroy, WA 99347

This property is located in Pomeroy

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

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

Lot 1, E 10' of Lot 2, Darby's Add.

**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 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) \_\_\_\_\_

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

Type of Document Statutory Warranty Deed

Date of Document 9/24/21

Gross Selling Price \$ 300,000.00

\*Personal Property (deduct) \$ 0.00

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

Taxable Selling Price \$ 300,000.00

Excise Tax: State

Less than \$500,000.01 at 1.1% \$ 3,300.00

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

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

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

Agricultural and timberland at 1.28% \$ 0.00

Total Excise Tax: State \$ 3,300.00

0.0025 Local \$ 750.00

\*Delinquent Interest: State \$ 0.00

Local \$ 0.00

\*Delinquent Penalty \$ 0.00

Subtotal \$ 4,050.00

\*State Technology Fee \$ 5.00

\*Affidavit Processing Fee \$ 0.00

Total Due \$ 4,055.00

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 Bryan McKeirnan

Signature of  
Grantee or Grantee's Agent Jonathan Curtis Atchley

Name (print) Bryan McKeirnan

Name (print) Jonathan Curtis Atchley

Date & city of signing 9/27/2021 - Clarkston, WA

Date & city of signing 9/24/2021 - 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)).

PAID  
SEP 28 2021

TERESA SUMMERS  
GARFIELD COUNTY TREASURER

**REAL ESTATE EXCISE TAX AFFIDAVIT**

CHAPTER 82.45 RCW - CHAPTER 458-61A WAC

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when stamped by cashier.**THIS AFFIDAVIT WILL NOT BE ACCEPTED UNLESS ALL AREAS ON ALL PAGES ARE FULLY COMPLETED**

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PLEASE TYPE OR PRINT

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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> SELLER GRANTOR	Name	Estate of Elizabeth J. Herres	<b>2</b> BUYER GRANTEE	Name	Joshua, Levi Taylor, Mayfield <del>Mayfield and Kya Meadow, Mayfield</del> Joshua Levi Taylor Kya Meadow Mayfield
	case #	07-4-00014-8		Mailing Address	7602 N. Rye Street
	Mailing Address	PO Box 188		City/State/Zip	Spokane, WA 99208
	City/State/Zip	Pomeroy, WA 99347		Phone No. (including area code)	(509) 843-3395
<b>3</b>	Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers - check box if personal property		List assessed value(s)
Name	Joshua, Mayfield, Kya Meadow, Mayfield		1-070-36-048-4020	<input type="checkbox"/>	4,804.00
Mailing Address	7602 N. Rye Street			<input type="checkbox"/>	0.00
City/State/Zip	Spokane, WA 99208			<input type="checkbox"/>	0.00
Phone No. (including area code)	(509) 843-7080			<input type="checkbox"/>	0.00

**4** Street address of property: 36 Wheatland Drive, 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*

**5** Select Land Use Code(s):

91 - Undeveloped land (land only)

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.

DEPUTY ASSESSOR

DATE

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

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

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

PRINT NAME

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

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

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

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

Type of Document Warranty Deed

Date of Document 9-24-21

Gross Selling Price \$ 19,500.00

\*Personal Property (deduct) \$

Exemption Claimed (deduct) \$

Taxable Selling Price \$ 19,500.00

Excise Tax: State

Less than \$500,000.01 at 1.1% \$ 214.50

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 \$ 214.50

0.0025 Local \$ 48.75

\*Delinquent Interest: State \$ 0.00

Local \$ 0.00

\*Delinquent Penalty \$ 0.00

Subtotal \$ 263.25

\*State Technology Fee \$ 5.00

\*Affidavit Processing Fee \$ 0.00

Total Due \$ 268.25

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 *Thomas M. Herres* Signature of Grantee or Grantee's Agent *Joshua, Levi Taylor*

Name (print) Thomas M. Herres, Personal Representative Name (print) Joshua, Levi Taylor, Mayfield

Date & city of signing 09-24-2021 - Clarksh Date & city of signing 09-24-2021 - Clarksh

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)).

GA-6239

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 Northwest quarter of the Southeast quarter of Section 36, more particularly described as follows:

Commencing at the Northeast corner of said Northwest quarter of the Southeast quarter; thence North 89°50'56" West along the North line of said Northwest quarter of the Southeast quarter a distance of 1266.66 feet; thence South 00°17'23" West 172.26 feet to the True Point of Beginning; thence continue South 00°17'23" West 170.00 feet to a point on the North right of way line of U.S. Highway 12; thence South 85°16'00" East along said right of way 283.59 feet; thence North 05°51'14" East 192.88 feet; thence North 89°42'37" West 301.44 feet to the place of beginning.

TOGETHER WITH a non-exclusive easement 30 feet in width for ingress and egress over and across the West 50 feet of said Northwest quarter of the Southeast quarter of Section 36 lying North of U.S. Highway 12, as described in document recorded September , 2021 as Garfield County Auditor's No. 20210

SUBJECT TO, BUT TOGETHER WITH, an easement for ingress, egress and utilities lying 10.00 feet on each side of the following described centerline: Commencing at the place of beginning of above described tract; thence North 89°50'56" West along the North line of said Northwest quarter of the Southeast quarter a distance of 547.64 feet; thence South 00°17'23" West 172.26 feet to the True Place of Beginning; thence South 89°42'37" East 301.44 feet to the terminus of the above described centerline.

3488

**REAL ESTATE EXCISE TAX AFFIDAVIT**

CHAPTER 82.45 RCW - CHAPTER 458-61A WAC

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PLEASE TYPE OR PRINT

<input type="checkbox"/> Check box if partial sale, indicate % sold.		List percentage of ownership acquired next to each name.	
<b>1</b> SELLER GRANTOR	Name	Gregory N Craber	
	Mailing Address	14170 NE 183rd Street #311	
	City/State/Zip	Woodland, WA 98072	
	Phone No. (including area code)	(208) 848-6879	
<b>2</b> BUYER GRANTEE	Name	Sherri A. Maki	
	Mailing Address	1238 Pataha St	
	City/State/Zip	Pomeroy WA 99347	
	Phone No. (including area code)	(509) 843-7407	
<b>3</b>	Send all property tax correspondence to: <input type="checkbox"/> Same as Buyer/Grantee	List all real and personal property tax parcel account numbers - check box if personal property -052- 1-05-13-002-2210 <input checked="" type="checkbox"/>	
Name	Sherri A. Maki	List assessed value(s)	
Mailing Address	1238 Pataha St	125,244.00	
City/State/Zip	Pomeroy WA 99347	0.00	
Phone No. (including area code)	509 843 7407	0.00	
		0.00	

**4** Street address of property: 1238 Pataha Street, Pomeroy, WA 99347

This property is located in Garfield County

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

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

See Attached

<p><b>5</b> Select Land Use Code(s):</p> <p>11 - Household, single family units</p> <p>enter any additional codes: _____</p> <p>(See back of last page for instructions)</p> <p>Was the seller receiving a property tax exemption or deferral under chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p> <p>Is this property predominantly used for timber (as classified under RCW 84.34 and 84.33) or agriculture (as classified under RCW 84.34.020)? See ETA 3215 <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p>	<p><b>7</b> List all personal property (tangible and intangible) included in selling price.</p> <p>If claiming an exemption, list WAC number and reason for exemption:</p> <p>WAC No. (Section/Subsection) _____</p> <p>Reason for exemption _____</p>																																						
<p><b>6</b></p> <p>Is this property designated as forest land per chapter 84.33 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p> <p>Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p> <p>Is this property receiving special valuation as historical property per chapter 84.26 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p> <p>If any answers are yes, complete as instructed below.</p> <p>(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.168). Prior to signing (3) below, you may contact your local county assessor for more information.</p> <p>This land <input type="checkbox"/> does <input checked="" type="checkbox"/> does not qualify for continuance.</p> <p><i>[Signature]</i> 10/1/21 DEPUTY ASSESSOR DATE</p> <p>(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale.</p> <p>(3) NEW OWNER(S) SIGNATURE</p> <p>PRINT NAME</p>	<p>Type of Document Warranty Deed</p> <p>Date of Document 9-23-21</p> <table border="0"> <tr> <td>Gross Selling Price \$</td> <td>169,000.00</td> </tr> <tr> <td>*Personal Property (deduct) \$</td> <td></td> </tr> <tr> <td>Exemption Claimed (deduct) \$</td> <td></td> </tr> <tr> <td>Taxable Selling Price \$</td> <td>169,000.00</td> </tr> <tr> <td>Excise Tax: State</td> <td></td> </tr> <tr> <td>Less than \$500,000.01 at 1.1% \$</td> <td>1,859.00</td> </tr> <tr> <td>From \$500,000.01 to \$1,500,000 at 1.28% \$</td> <td>0.00</td> </tr> <tr> <td>From \$1,500,000.01 to \$3,000,000 at 2.75% \$</td> <td>0.00</td> </tr> <tr> <td>Above \$3,000,000 at 3.0% \$</td> <td>0.00</td> </tr> <tr> <td>Agricultural and timberland at 1.28% \$</td> <td>0.00</td> </tr> <tr> <td>Total Excise Tax: State \$</td> <td>1,859.00</td> </tr> <tr> <td>0.0025 Local \$</td> <td>422.50</td> </tr> <tr> <td>*Delinquent Interest: State \$</td> <td>0.00</td> </tr> <tr> <td>Local \$</td> <td>0.00</td> </tr> <tr> <td>*Delinquent Penalty \$</td> <td>0.00</td> </tr> <tr> <td>Subtotal \$</td> <td>2,281.50</td> </tr> <tr> <td>*State Technology Fee \$</td> <td>5.00</td> </tr> <tr> <td>*Affidavit Processing Fee \$</td> <td>0.00</td> </tr> <tr> <td>Total Due \$</td> <td>2,286.50</td> </tr> </table> <p>A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX</p> <p>*SBB INSTRUCTIONS</p>	Gross Selling Price \$	169,000.00	*Personal Property (deduct) \$		Exemption Claimed (deduct) \$		Taxable Selling Price \$	169,000.00	Excise Tax: State		Less than \$500,000.01 at 1.1% \$	1,859.00	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 \$	1,859.00	0.0025 Local \$	422.50	*Delinquent Interest: State \$	0.00	Local \$	0.00	*Delinquent Penalty \$	0.00	Subtotal \$	2,281.50	*State Technology Fee \$	5.00	*Affidavit Processing Fee \$	0.00	Total Due \$	2,286.50
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**8** I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT

Signature of Grantor or Grantor's Agent <i>[Signature]</i>	Signature of Grantee or Grantee's Agent <i>[Signature]</i>
Name (print) Gregory N Craber	Name (print) Sherri A. Maki
Date & city of signing 9-30-2021 Clatsop	Date & city of signing 10/01/2021 Clarkston

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

**EXHIBIT "A"**

572434

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

The East 60 feet of Lot 1 and the East 60 feet of the North half of Lot 2 in Block 13 of Pomeroy's Addition to the City of Pomeroy.

3639

**MOBILE HOME  
REAL ESTATE EXCISE TAX AFFIDAVIT**

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

Chapter 82.45 RCW  
Chapter 458-61A WAC

This form is your receipt when  
stamped by cashier.

Used for sales on or after Jan. 1, 2020

FOR USE WHEN TRANSFERRING TITLE TO MOBILE HOME ONLY

PLEASE TYPE OR PRINT  
INCOMPLETE AFFIDAVITS WILL NOT BE ACCEPTED

REGISTERED OWNER (Seller)	Name	BRUCE SMETANA		
	Street	49 ILLIA LANDING LANE		
	City	State	Zip code	
	POMEROY	WA	99347	
	Phone number	(509) 843-2259		

LOCATION OF MOBILE HOME	Name	United States of America		
	Street	49 ILLIA LANDING LANE		
	City	State	Zip code	
	POMEROY	WA	99347	

PERSONAL PROPERTY  
PARCEL or ACCOUNT NO. 5-000-00-000-0116-0000  
LIST ASSESSED VALUE(S): \$ 33,600.00

NEW REGISTERED OWNER (Buyer)	Name	PATRICK CARPENTER		
	Street	49 ILLIA LANDING LANE		
	City	State	Zip code	
	POMEROY	WA	99347	
	Phone number	(812) 664-0113		

LEGAL OWNER	Name			
	Street			
	City	State	Zip code	

REAL PROPERTY  
PARCEL or ACCOUNT NO. 8-014-42-013-3000  
LIST ASSESSED VALUE(S): \$

MAKE	YEAR	MODEL	SIZE	SERIAL NO. or I.D.	REVENUE TAX CODE NO.
RIVB	1999	70/14	14X70	11826399 AH	

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  
Date of Sale 09/12/2021

Taxable Sale Price .....\$ 30,000.00  
Excise Tax: State.....\$ 330.00  
Garfield County Local.....\$ 75.00 ~~0.00~~  
Delinquent Interest: State.....\$ 0.00  
☐ 0.0025 Local.....\$ 0.00  
Delinquent Penalty .....\$ 0.00  
Subtotal .....\$ 405.00  
State Technology Fee .....\$ ~~5.00~~  
Affidavit Processing Fee.....\$ 5.00  
Total Due .....\$ 410.00 ~~410.00~~

If exemption claimed, WAC number & title:

WAC No. (Sec/Sub) \_\_\_\_\_  
WAC Title \_\_\_\_\_

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

**TREASURER'S CERTIFICATE**

I hereby certify that property taxes due Garfield  
County on the mobile home described hereon have been paid to and  
including the year 2021  
10-4-21 \_\_\_\_\_  
Date County Treasurer or Deputy

**AFFIDAVIT**

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

Signature of BRUCE SMETANA  
Seller/Agent

Name (print) BRUCE SMETANA  
Date and Place of Signing: 10/4/2021 49 ILLIA LANDING LANE

Signature of PATRICK CARPENTER  
Buyer/Agent

Name (print) PATRICK CARPENTER  
Date & Place of Signing: 10/4/2021 49 ILLIA LANDING LANE

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

**PAID**  
OCT 04 2021

THIS SPACE - TREASURER'S USE ONLY

TERESA SUMMERS

GARFIELD COUNTY TREASURER

3640

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

3641

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

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

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

☐ Seller/Grantor

Name Half Circle R Enterprises, LLC

☐ Buyer/Grantee

Name TRN Land, LLC

C/O Tom Keatts

Mailing address 1702 Mill Ave.

City/state/zip Bellingham, WA 98225

Phone (including area code) 509-382-2541

Mailing address 358 Gould City Mayview

City/state/zip Pomeroy, WA 99347

Phone (including area code) 509-382-2541

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

Name

List all real and personal property tax  
parcel account numbers

Personal  
property?

Assessed  
value(s)

Portion of 2-012-42-009-2000

☐  
☐  
☐

Mailing address

City/state/zip

Street address of property NKA, Pomeroy

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

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

Enter any additional codes

(see back of last page for instructions)

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

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

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

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

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

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

If any answers are yes, complete as instructed below.

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

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

This land: ☒ does ☐ does not qualify for  
continuance.

Deputy assessor signature

Date

(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)

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

(3) NEW OWNER(S) SIGNATURE

Signature

Signature

Print name

Print name

Type of document Quit Claim Deed

Date of document 9/29/2021

Gross selling price	0.00
*Personal property (deduct)	0.00
Exemption claimed (deduct)	0.00
Taxable selling price	0.00
Excise tax: state	
Less than \$500,000.01 at 1.1%	0.00
From \$500,000.01 to \$1,500,000 at 1.28%	0.00
From \$1,500,000.01 to \$3,000,000 at 2.75%	0.00
Above \$3,000,000 at 3%	0.00
Agricultural and timberland at 1.28%	0.00
Total excise tax: state	0.00
0.0025 Local	0.00
*Delinquent interest: state	0.00
Local	0.00
*Delinquent penalty	0.00
Subtotal	0.00
*State technology fee	5.00
Affidavit processing fee	5.00
Total due	10.00

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

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

Signature of grantor or agent Donald Robinson

Name (print) Donald Robinson, Member, Half Circle R Enterprises LLC

Date & city of signing 9/29/2021 Bellingham, WA

Signature of grantee or agent Tom D. Keatts

Name (print) Tom Keatts, Member, TRN Land LLC

Date & city of signing 10-6-2021

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.

REV 84 0001a (08/11/2020)

THIS SPACE FOR ASSESSOR'S USE ONLY

COUNTY ASSESSOR

TEREASA SUMMERS  
GARFIELD COUNTY TREASURER

Print on legal size paper.  
Page 1 of 6

3641



Situated in the County of Garfield, State of Washington, including any after acquired title:

That portion of the South half of Section 9, Township 12 North, Range 42 East, W.M., the same being Adjusted Lot A identified in that survey recorded at the Garfield County Auditor's Office No. 20210496 and being more particularly described as follows:

Commencing at the Southwest quarter of said Section 9; (the Northwest section corner being N00°05'03"W 5354.10 feet)thence N57°25'48"E, 3301.65 feet to the West Right of Way of Gould City-Mayview Road and point of beginning; thence N30°10'13"W, 136.54 feet; thence N83°14'20"W, 39.83 feet; thence N57°03'42"W, 126.23 feet; thence N33°19'15"E, 58.91 feet; thence S57°54'39"E, 24.88 feet; thence S51°21'44"E, 42.43 feet; thence S57°56'47"E, 32.58 feet; thence S41°13'43"E, 73.80 feet; thence S30°10'13"E, 106.95 feet to the beginning of a non-tangent curve and the West Right of Way of Gould City-Mayview Road, whose radial bearing is N87°21'20"W to the radius point, concave to the West with a radius of 780.00 feet; thence along said curve through a central angle of 02°37'26", an arc distance of 35.72 feet to the point of beginning.

3641

**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.

☐ 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> SELLER GRANTOR	Name <u>Douglas Peralta</u>	<b>2</b> BUYER GRANTEE	Name <u>Kelly L. Henderson</u>
	Mailing Address <u>Sandi Peralta</u>		Mailing Address <u>2580 Brentwood Drive</u>
	City/State/Zip <u>Yakima, WA 98908</u>		City/State/Zip <u>Carson City, NV 89701</u>
	Phone No. (including area code) <u>509-780-2510</u>		Phone No. (including area code) <u>775-224-0090</u>
<b>3</b>	Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee	List all real and personal property tax parcel account numbers - check box if personal property	
Name <u>Kelly L. Henderson</u>		<u>1051160022600</u> <input type="checkbox"/>	
Mailing Address		<input type="checkbox"/>	
City/State/Zip		<input type="checkbox"/>	
Phone No. (including area code)		<input type="checkbox"/>	
		List assessed value(s) <u>99,605.00</u>	

**4** Street address of property: 310 1st St. - Pomeroy, WA 99347

This property is located in Pomeroy

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

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

Lots 1 & 2, Blk 16, Wilson's Add.

**5** Select Land Use Code(s):

11 - Household, single family units

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

(See back of last page for instructions)

YES NO

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

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

**6** YES NO

Is this property designated as forest land per chapter 84.33 RCW? ☐ YES ☒ NO

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

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

If any answers are yes, complete as instructed below.

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

This land ☐ does ☒ does not qualify for continuance.

DEPUTY ASSESSOR

DATE

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

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

PRINT NAME

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

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

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

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

Type of Document Statutory Warranty Deed

Date of Document 10/7/21

Gross Selling Price \$ 215,000.00

\*Personal Property (deduct) \$ 0.00

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

Taxable Selling Price \$ 215,000.00

Excise Tax: State

Less than \$500,000.01 at 1.1% \$ 2,365.00

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 \$ 2,365.00

0.0025 Local \$ 537.50

\*Delinquent Interest: State \$ 0.00

Local \$ 0.00

\*Delinquent Penalty \$ 0.00

Subtotal \$ 2,902.50

\*State Technology Fee \$ 5.00

\*Affidavit Processing Fee \$ 0.00

Total Due \$ 2,907.50

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

\*SEE INSTRUCTIONS

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

Signature of  
Grantor or Grantor's Agent

Name (print) Douglas Peralta

Date & city of signing 10/07/2021 - Clarkston, WA

Signature of  
Grantee or Grantee's Agent

Name (print) Kelly L. Henderson

Date & city of signing 10/08/2021 - Carson City, NV

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



# REAL ESTATE EXCISE TAX AFFIDAVIT

CHAPTER 82.45 RCW - CHAPTER 458-61A WAC

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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

<input type="checkbox"/> Check box if partial sale, indicate % sold. List percentage of ownership acquired next to each name.													
<b>1</b> Name <u>Nicholas Castellanos</u> Mailing Address <u>2580 BRENTWOOD DR</u> City/State/Zip <u>CARSON CITY NV 89701</u> Phone No. (including area code) <u>775 369 3183</u>	<b>2</b> Name <u>Kelly L. Henderson</u> Mailing Address <u>2580 Brentwood</u> City/State/Zip <u>CARSON CITY, NV 89701</u> Phone No. (including area code) <u>775-224-0090</u>												
<b>3</b> Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee Name <u>Kelly L. Henderson</u> Mailing Address <u>2580 Brentwood Dr</u> City/State/Zip <u>CARSON CITY NV 89701</u> Phone No. (including area code) <u>775-224-0090</u>	List all real and personal property tax parcel account numbers - check box if personal property <table border="1"> <tr> <td>1051160022600</td> <td><input type="checkbox"/></td> <td>99,605.00</td> </tr> <tr> <td></td> <td><input type="checkbox"/></td> <td></td> </tr> <tr> <td></td> <td><input type="checkbox"/></td> <td></td> </tr> <tr> <td></td> <td><input type="checkbox"/></td> <td></td> </tr> </table>	1051160022600	<input type="checkbox"/>	99,605.00		<input type="checkbox"/>			<input type="checkbox"/>			<input type="checkbox"/>	
1051160022600	<input type="checkbox"/>	99,605.00											
	<input type="checkbox"/>												
	<input type="checkbox"/>												
	<input type="checkbox"/>												
<b>4</b> Street address of property: <u>310 1st St. - Pomeroy, WA 99347</u> This property is located in <u>Pomeroy</u> <input type="checkbox"/> Check box if any of the listed parcels are being segregated from another parcel, are part of a boundary line adjustment or parcels being merged. Legal description of property (if more space is needed, you may attach a separate sheet to each page of the affidavit) <u>Lots 1 &amp; 2, Blk 16, Wilson's Add.</u>													

<b>5</b> Select Land Use Code(s): <u>11 - Household, single family units</u> enter any additional codes: _____ (See back of last page for instructions) YES NO Was the seller receiving a property tax exemption or deferral under chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)? <input type="checkbox"/> <input checked="" type="checkbox"/> Is this property predominantly used for timber (as classified under RCW 84.34 and 84.33) or agriculture (as classified under RCW 84.34.020)? See ETA 3215 <input type="checkbox"/> <input checked="" type="checkbox"/>	<b>7</b> List all personal property (tangible and intangible) included in selling price.  If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) <u>458-61A-215(2)(d)</u> Reason for exemption <u>Clearing Title - Financing, remove from title</u>																																						
<b>6</b> YES NO Is this property designated as forest land per chapter 84.33 RCW? <input type="checkbox"/> <input checked="" type="checkbox"/> Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW? <input type="checkbox"/> <input checked="" type="checkbox"/> Is this property receiving special valuation as historical property per chapter 84.26 RCW? <input type="checkbox"/> <input checked="" type="checkbox"/> If any answers are yes, complete as instructed below. <b>(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE)</b> NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or 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 <input type="checkbox"/> does <input checked="" type="checkbox"/> does not qualify for continuance.	Type of Document <u>Quit Claim Deed</u> Date of Document <u>10/7/21</u>  <table border="1"> <tr> <td>Gross Selling Price \$</td> <td></td> </tr> <tr> <td>*Personal Property (deduct) \$</td> <td>0.00</td> </tr> <tr> <td>Exemption Claimed (deduct) \$</td> <td></td> </tr> <tr> <td>Taxable Selling Price \$</td> <td>0.00</td> </tr> <tr> <td colspan="2">Excise Tax: State</td> </tr> <tr> <td>Less than \$500,000.01 at 1.1% \$</td> <td>0.00</td> </tr> <tr> <td>From \$500,000.01 to \$1,500,000 at 1.28% \$</td> <td>0.00</td> </tr> <tr> <td>From \$1,500,000.01 to \$3,000,000 at 2.75% \$</td> <td>0.00</td> </tr> <tr> <td>Above \$3,000,000 at 3.0% \$</td> <td>0.00</td> </tr> <tr> <td>Agricultural and timberland at 1.28% \$</td> <td>0.00</td> </tr> <tr> <td>Total Excise Tax: State \$</td> <td>0.00</td> </tr> <tr> <td><u>0.0025</u> Local \$</td> <td>0.00</td> </tr> <tr> <td>*Delinquent Interest: State \$</td> <td>0.00</td> </tr> <tr> <td>Local \$</td> <td>0.00</td> </tr> <tr> <td>*Delinquent Penalty \$</td> <td>0.00</td> </tr> <tr> <td>Subtotal \$</td> <td>0.00</td> </tr> <tr> <td>*State Technology Fee \$</td> <td>5.00</td> </tr> <tr> <td>*Affidavit Processing Fee \$</td> <td>5.00</td> </tr> <tr> <td>Total Due \$</td> <td>10.00</td> </tr> </table> A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS	Gross Selling Price \$		*Personal Property (deduct) \$	0.00	Exemption Claimed (deduct) \$		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
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DEPUTY ASSESSOR _____ DATE _____ <b>(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)</b> NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calcu- lated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale. <b>(3) NEW OWNER(S) SIGNATURE</b> _____ PRINT NAME																																							

<b>8</b> I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT Signature of Grantor or Grantor's Agent <u>Nicholas Castellanos</u> Name (print) <u>Nicholas Castellanos</u> Date & city of signing <u>10/08/2021 - Carson City, NV</u>	Signature of Grantee or Grantee's Agent <u>Kelly L. Henderson</u> Name (print) <u>Kelly L. Henderson</u> Date & city of signing <u>10/08/2021 - Carson City, NV</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 ten thousand dollars (\$5,000.00) or by both imprisonment and fine (RCW 9A.20.020(1C)).

REV 84 0001a (12/6/19)

THIS SPACE - TREASURER'S USE ONLY

COUNTY TREASURER

**PATID**  
OCT 12 2021

TEREASA SUMMERS  
GARFIELD COUNTY TREASURER

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

3644

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 See Attached Schedule

Mailing address 223 North Main

City/state/zip Colfax, WA 99111

Phone (including area code) 509-397-4661

## 2 Buyer/Grantee

Name Christina Beale Heirs, LLC, a WA limited liability company

c/o Robert L. Biagi

Mailing address 223 North Main

City/state/zip Colfax, WA 99111

Phone (including area code) 509-397-4661

## 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

See Attached Schedule

Personal  
property?

☐

Assessed  
value(s)

\$ 0.00

☐

\$ 0.00

☐

\$ 0.00

## 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 Schedule

## 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 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 10/13/21

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

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

### (3) NEW OWNER(S) SIGNATURE

Signature \_\_\_\_\_ Signature \_\_\_\_\_  
Print name Jamie Canning, Manager Print name \_\_\_\_\_

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

Signature of grantor or agent Jamie Canning

Name (print) Jamie Canning

Date & city of signing 10/07/2021; Lewiston, ID

Signature of grantee or agent Jamie Canning

Name (print) Jamie Canning, Manager

Date & city of signing 10/07/2021; Lewiston, ID

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

**Part 1 – Seller/Grantor**

MELVYN WALDMAN, RODNEY DYE, CAROLYN DYE BECKWITH, COLLEEN DYE ANGEL, ROGER C. DYE, PADDY WALDMAN SOOY, Trustee of the John R. Sooy Revocable Trust, NANCY SCOTT EASTMAN, JANICE SCOTT MATHISON, DUCKWORTH HOLDING COMPANY, LLC, GREGORY SCOTT, WILMA EDWARDS, Trustee of the David and Wilma Edwards Family Trust, CHRIS BEALE, JAMIE CANNING, RONEL WILCOX, BONNIE MCDOWELL, KENNETH BEALE, NANCY J. BAGBY, Trustee of the James R. Bagby and Nancy J. Bagby Trust Dated January 30, 2012, JOANNE BEALE, Trustee of the Joanne Beale Trust Dated May 26, 2010, MELINDA BARNES, PERRY BEALE, STACEY VALE, WILLIAM W. BEALE, LOREN BEALE and MATTHEW T. BEALE

**Part 3 - List all real and personal property tax parcel account numbers**

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

**Part 4 – Legal Description**

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

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

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

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

EXCEPT County Roads.

**REAL ESTATE EXCISE TAX AFFIDAVIT**

CHAPTER 82.45 RCW - CHAPTER 458-61A WAC

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

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This form is your receipt  
when stamped by cashier.

PLEASE TYPE OR PRINT

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

☐ Check box if partial sale, indicate % sold.

List percentage of ownership acquired next to each name.

<b>1</b> SELLER GRANTOR	Name <u>Estate of Lavona Joy Norland</u>	<b>2</b> BUYER GRANTEE	Name <u>Zakery McElwain</u>
	Rod Norland, Personal Representative		<u>89 10th St</u>
	Mailing Address <u>286 S 1st Street</u>		Mailing Address <u>Pomeroy WA 99347</u>
	City/State/Zip <u>Pomeroy WA 99347</u>		City/State/Zip <u>99347</u>
	Phone No. (including area code) <u>509 254 1332</u>		Phone No. (including area code) <u>208-818-2630</u>
<b>3</b>	Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers - check box if personal property
Name			<u>10520500614400000</u> <input type="checkbox"/>
Mailing Address			<input type="checkbox"/>
City/State/Zip			<input type="checkbox"/>
Phone No. (including area code)			<input type="checkbox"/>
		List assessed value(s)	
		<u>130,375.00</u>	

**4** Street address of property: 89 10th St. - Pomeroy, WA 99347

This property is located in Pomeroy

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

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

Lot 6, Blk 5, Pomeroy's Add.

**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.

DEPUTY ASSESSOR

DATE

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

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

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

PRINT NAME

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

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

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

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

Type of Document Statutory Warranty Deed

Date of Document 10/12/21

Gross Selling Price \$	<u>200,000.00</u>
*Personal Property (deduct) \$	<u>0.00</u>
Exemption Claimed (deduct) \$	<u>0.00</u>
Taxable Selling Price \$	<u>200,000.00</u>
Excise Tax: State	
Less than \$500,000.01 at 1.1% \$	<u>2,200.00</u>
From \$500,000.01 to \$1,500,000 at 1.28% \$	<u>0.00</u>
From \$1,500,000.01 to \$3,000,000 at 2.75% \$	<u>0.00</u>
Above \$3,000,000 at 3.0% \$	<u>0.00</u>
Agricultural and timberland at 1.28% \$	<u>0.00</u>
Total Excise Tax: State \$	<u>2,200.00</u>
<u>0.0025</u> Local \$	<u>500.00</u>
*Delinquent Interest: State \$	<u>0.00</u>
Local \$	<u>0.00</u>
*Delinquent Penalty \$	<u>0.00</u>
Subtotal \$	<u>2,700.00</u>
*State Technology Fee \$	<u>5.00</u>
*Affidavit Processing Fee \$	<u>0.00</u>
Total Due \$	<u>2,705.00</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 Rod Norland

Name (print) Rod Norland, Personal Representative

Date & city of signing 10/12/2021 - Clarkston, WA

Signature of Grantee or Grantee's Agent Zakery McElwain

Name (print) Zakery McElwain

Date & city of signing 10/12/2021 - Clarkston, WA

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

**REAL ESTATE EXCISE TAX AFFIDAVIT**

CHAPTER 82.45 RCW - CHAPTER 458-61A WAC

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☐ 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> <b>SELLER GRANTOR</b>	Name <u>James Todd</u>	<b>2</b> <b>BUYER GRANTEE</b>	Name <u>Alan Marsh</u>
	Mailing Address <u>353 E 10th St PMB 37</u>		Name <u>Betty Marsh</u>
	City/State/Zip <u>Gilroy CA 95020</u>		Mailing Address <u>936 Karen Ann Drive</u>
	Phone No. (including area code) <u>(208) 669-2190</u>		City/State/Zip <u>Cummins Island, WA 98282</u>
<b>3</b> Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers - check box if personal property	
Name _____		1-052-03-008-1260-0000 <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) 50,275.00	

**4** Street address of property: 1253 Columbia Street, Pomeroy, WAThis property is located in Pomeroy

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

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

Lot 8 in Block 3 of Pomeroy's Addition to the City of Pomeroy.

**5** Select Land Use Code(s):

11 - Household, single family units

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

(See back of last page for instructions) YES NO

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

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 DeedDate of Document 10/7/2021

Gross Selling Price \$	128,000.00
Personal Property (deduct) \$	
Exemption Claimed (deduct) \$	0.00
Taxable Selling Price \$	128,000.00
Excise Tax: State	
Less than \$500,000.01 at 1.1% \$	1,408.00
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 \$	1,408.00
<u>0.0025</u> Local \$	320.00
*Delinquent Interest: State \$	0.00
Local \$	0.00
*Delinquent Penalty \$	0.00
Subtotal \$	1,728.00
*State Technology Fee \$	5.00
*Affidavit Processing Fee \$	0.00
Total Due \$	1,733.00

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 Grantor's Agent James ToddName (print) James ToddDate & city of signing 10/12/2021 GilroySignature of Grantee or Grantee's Agent Alan MarshName (print) Alan MarshDate & city of signing 10/13/21, 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)).

OCT 15 2021



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

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PLEASE TYPE OR PRINT

☐ Check box if partial sale, indicate % sold.

List percentage of ownership acquired next to each name.

<b>1</b> SELLER GRANTOR	Name	Half Circle R Enterprises, LLC	
	Mailing Address	1702 Mill Ave.	
	City/State/Zip	Bellingham, WA 98225	
	Phone No. (including area code)	(360) 647-1168	
<b>2</b> BUYER GRANTEE	Name	Benjamin J. Forsman	
		Angela M. Forsman	
	Mailing Address	18786 Zinn Lane	
	City/State/Zip	Lewiston, ID 83501	
	Phone No. (including area code)	(208) 305-7198	
<b>3</b>	Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee	List all real and personal property tax parcel account numbers - check box if personal property	
Name	Benjamin J. Forsman, Angela M. Forsman		List assessed value(s)
Mailing Address	18786 Zinn Lane		953,797.00
City/State/Zip	Lewiston, ID 83501		
Phone No. (including area code)	(208) 305-7198		
		2012420042000 <input type="checkbox"/>	
		2012420054000 <input type="checkbox"/>	
		2012420081000 <input type="checkbox"/>	
		2012420092000 <input type="checkbox"/>	

**4** Street address of property: 975 Gould City-Mayview - Pomeroy, WA 99347

This property is located in Garfield County

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

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

See attached legal description.

**5** Select Land Use Code(s):

83 - Agriculture classified under current use chapter 84.34 RCW

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

(See back of last page for instructions) YES NO

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.

 10/15/21  
DEPUTY ASSESSOR DATE

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

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

   
PRINT NAME  
Benjamin J. Forsman Angela M. Forsman

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

Additional parcel #2012420171000.

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

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

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

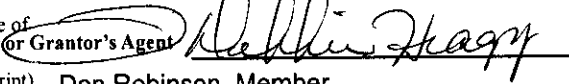
Type of Document Statutory Warranty Deed


Date of Document 10/15/21

Gross Selling Price \$	1,275,000.00
*Personal Property (deduct) \$	0.00
Exemption Claimed (deduct) \$	
Taxable Selling Price \$	1,275,000.00
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% \$	0.00
Agricultural and timberland at 1.28% \$	16,320.00
Total Excise Tax: State \$	16,320.00
0.0025 Local \$	3,187.50
*Delinquent Interest: State \$	0.00
Local \$	0.00
*Delinquent Penalty \$	0.00
Subtotal \$	19,507.50
*State Technology Fee \$	5.00
*Affidavit Processing Fee \$	0.00
Total Due \$	19,512.50

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

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

Signature of Grantor or Grantor's Agent   
Name (print) Don Robinson, Member  
Date & city of signing 10/15/2021 - Pomeroy, WA

Signature of Grantee or Grantee's Agent   
Name (print) Benjamin J. Forsman  
Date & city of signing 10/15/2021 - Clarkston, WA

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

## EXHIBIT A

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

"Lower Place"

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

That part of the Northwest quarter of the Northwest quarter of Section 4, more particularly described as follows:

Beginning at the South line thereof, in the public road; thence North  $09^{\circ}30'$  west 379.50 feet; thence North  $11^{\circ}30'$  East 396.00 feet; thence North  $20^{\circ}30'$  East 330.00 feet; thence North  $28^{\circ}30'$  East 495.00 feet to the North line of said Section 4; thence West 943.80 feet to the Northwest corner of said Section 4; thence South to the Southwest corner of the Northwest quarter of the Northwest quarter of said Section 4; thence East to the place of beginning.

That part of the Northeast quarter of the Southwest quarter of said Section 4, more particularly described as follows:

Beginning at the Northwest corner thereof; thence East 198.00 feet; thence South  $43^{\circ}30'$  East 280.50 feet; thence South  $04^{\circ}30'$  West 564.30 feet; thence South  $02^{\circ}00'$  West 603.90 feet; thence West 330.00 feet; thence North 1351.68 feet to the place of beginning.

That part of the Southeast quarter of the Southwest quarter of said Section 4, more particularly described as follows:

Beginning at the center of the Southwest quarter of said Section 4; thence South 1320.00 feet to the South line of said Section 4; thence East 339.90 feet to the centerline of the County Road; thence along said centerline North  $15^{\circ}15'$  East 275.88 feet; thence along said centerline North  $04^{\circ}00'$  East 396.00 feet; thence along said centerline North  $04^{\circ}30'$  West 330.00 feet; thence along said centerline North  $09^{\circ}00'$  West 333.30 feet to the line running East and West through the center of the Southwest quarter of said Section 4; thence West 375.54 feet to the place of beginning.

The Southwest quarter of the Northwest quarter, and the West half of the Southwest quarter of Section 4.

EXCEPT beginning at the Southeast corner of said Southwest quarter of the Northwest quarter; thence North 1351.68 feet; thence West 808.50 feet; thence South  $08^{\circ}00'$  East 264.00 feet; thence South  $03^{\circ}00'$  East 1013.10 feet; thence South  $86^{\circ}00'$  East 696.30 feet to the place of beginning.

The East half of the Northeast quarter, the Southeast quarter, and the East half of the Southwest quarter of Section 5.

The East half, the East half of the West half, the Southwest quarter of the Northwest quarter, and the Northwest quarter of the Southwest quarter of Section 8.

EXCEPT beginning at the quarter Section corner on the West line thereof; thence South  $36^{\circ}00'$  East 846.78 feet; thence South  $32^{\circ}00'$  East to the South line of the Northwest quarter of the Southwest quarter of said Section 8; thence West on said line to the Southwest corner of the Northwest quarter of the Southwest quarter of said Section 8; thence North to the place of beginning.

2/24/11

The Northwest quarter of the Northeast quarter of Section 9.

ALSO that part of the West half and of the Northwest quarter of the Southeast quarter of said Section 9, more particularly described as follows:

Beginning at a point 10 feet West of the center of the Northwest quarter of said Section 9; thence South 06°40' West 175 feet; thence South 12°00' East 370 feet; thence South 49°32' East 1770 feet; thence South 07°10' East 110 feet; thence South 36°00' West 175 feet; thence South 41°00' East 245 feet; thence South 26°10' East 220 feet; thence South 27°45' West 835 feet; thence South 19°00' West 230 feet; thence South 04°00' East 390 feet; thence South 18°15' East 175 feet; thence South 01°20' West 120 feet to the South line of said Section 9; thence West to the Southwest corner of said Section 9; thence North 5280 feet to the Northwest corner of said Section 9; thence East 2640 feet to the Northeast corner of the Northwest quarter; thence South 1320 feet to the Southeast corner of the Northeast quarter of the Northwest quarter of said Section 9; thence West 1330 feet to the place of beginning.

SUBJECT TO a non-exclusive easement for ingress and egress for accessing grain bins, more fully described in document recorded October 6, 2021 as Garfield County Auditor's No. 20210571.

EXCEPT Lot A in Boundary Line Adjustment, recorded October 6, 2021 as Garfield County Auditor's No. 20210569, being that part of the South half of said Section 9, more particularly described as follows:

Commencing at the Southwest quarter of said Section 9; (the Northwest Section corner being North 00°05'03" West 5354.10 feet); thence North 57°25'48" East 3301.65 feet to the West right of way of Gould City Mayview Road and the True Point of Beginning; thence North 30°10'13" West 136.54 feet; thence North 83°14'20" West 39.83 feet; thence North 57°03'42" West 126.23 feet; thence North 33°19'15" East 58.91 feet; thence South 57°54'39" East 24.88 feet; thence South 51°21'44" East 42.43 feet; thence South 57°56'47" East 32.58 feet; thence South 41°13'43" East 73.80 feet; thence South 30°10'13" East 106.95 feet to the beginning of a non-tangent curve and the West right of way of Gould City Mayview Road, whose radial bearing is North 87°11'20" West to the radius point, concave to the West with a radius of 780.00 feet; thence along said curve through a central angle of 02°37'26", an arc distance of 35.72 feet to the place of beginning

TOGETHER WITH a non-exclusive easement for ingress and egress for accessing grain bins, more fully described in document recorded October 6, 2021 as Garfield County Auditor's No. 20210571.

The North half of the Northeast quarter of Section 17.

EXCEPT public road rights of way

2021

**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.*

**3648**

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

List percentage of ownership acquired next to each name.

**1 Seller/Grantor**

Name Dean & Shirley Johnson

Mailing address 465 15th St.

City/state/zip Pomeroy, WA 99347

Phone (including area code) 509-843-1083

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

Name P. Ernest & Pamela J. Kimble

Mailing address 232 15th St.

City/state/zip Pomeroy, WA 99347

**4** Street address of property 465 15th St.

This property is located in Pomeroy ☒ (for unincorporated locations please select your county)

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

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

N. 82' Lots 5,6,7,& S. 8' of Adj. Alley

Blk. 4

Crystal Springs Addition

**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 Shirley E. Johnson

Name (print) Shirley Johnson

Date & city of signing 10/19/2021 Pomeroy, WA

Signature of grantee or agent Pamela J. Kimble

Name (print) Pamela J. Kimble

Date & city of signing 10/19/2021 Pomeroy, 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.

OCT 20 2021

TEREASA SUMMERS  
GARFIELD COUNTY TREASURER

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

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

**Seller/Grantor**  
Name Richard Hamilton and Raychi Hamilton  
Mailing address 23 Grove Street  
City/state/zip Pomeroy WA 99347  
Phone (including area code) 360-581-5850

**Buyer/Grantee**  
Name Rickey W Halbert and Terry Lynn Halbert  
Mailing address 33 Hutchens Hill Rd  
City/state/zip Pomeroy WA 99347  
Phone (including area code) 509-843-1142

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  
Portion of 2-012-92-034-305  
Personal property? ☐ Assessed value(s) \$0.00  
☐ \$0.00  
☐ \$0.00

Street address of property \_\_\_\_\_  
This property is located in Garfield County ((for unincorporated locations please select your county))  
☒ Check box if any of the listed parcels are being segregated from another parcel, are part of a boundary line adjustment or parcels being merged.  
Legal description of property (if you need more space, attach a separate sheet to each page of the affidavit).

See Exhibit A

11 Household, single family units

Enter any additional codes 91 land only  
(see back of last page for instructions)

Was the seller receiving a property tax exemption or deferral under RCW 84.36, 84.37, or 84.38 (nonprofit org., senior citizen or disabled person, homeowner with limited income)? ☐ Yes ☒ No  
Is this property predominantly used for timber (as classified under RCW 84.84 and 84.33) or agriculture (as classified under RCW 84.34.020)? See ETA 3215. ☐ Yes ☒ No  
If yes, complete the predominate use calculator (see instructions for section 5).

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

If any answers are yes, complete as instructed below.

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

This land: ☐ does ☒ does not qualify for continuance.

Deputy assessor signature \_\_\_\_\_ Date 10/21/21

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

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

Signature \_\_\_\_\_ Signature \_\_\_\_\_  
Print name \_\_\_\_\_ Print name \_\_\_\_\_

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

If claiming an exemption, list WAC number and reason for exemption.  
WAC number (section/subsection) 458-61A-201 B (1)  
Reason for exemption Boundary line adjustment

Type of document Quit Claim Deed  
Date of document 10-21-21

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

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

Signature of grantor or agent \_\_\_\_\_ Signature of grantee or agent \_\_\_\_\_  
Name (print) Richard Hamilton Name (print) Rickey W Halbert  
Date & city of signing 10/20/21 Pomeroy Date & city of signing 10-20-21 - Pomeroy

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

To ask about the availability of this publication in braille or large print, or if you are 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 42 E.W.M.

That part of the following described tract, lying South of the centerline of Pataha Creek:

Tax No. 7 of Section 34 as shown on 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 in 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.

3649

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

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

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

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

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

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

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

Signature

Firm Name

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

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

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

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

**A: Gifts with consideration**

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

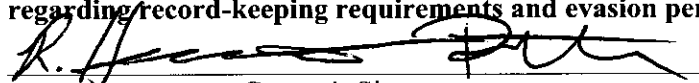
**B: Gifts without consideration**

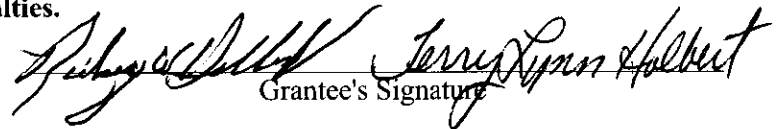
- ☒ There is no debt on the property; Grantor (seller) has not received any consideration towards equity.  
No tax is due.
- ☐ Grantor (seller) has made and will continue to make 100% of the payments on total debt of \$ \_\_\_\_\_ and has not received any consideration towards equity. No tax is due.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

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

If grantor (seller) was on title as co-signor only, please see WAC 458-61A-215 for exemption requirements.

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

  
Grantor's Signature

  
Grantee's Signature

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

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

Exchange Facilitator's Signature

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

# 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.*

3650

☐ 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 E. Bieber and Donna M. Bieber, Trustees of the BIEBER LIVING TRUST, dated February 20, 2003

Mailing address 3100 Clark Court

City/state/zip West Richland, WA 99353

Phone (including area code) 509-378-4439

## 2 Buyer/Grantee

Name BEAU BLACHLY and CARLA BLACHLY, husband and wife

Mailing address 249 North Deadman Rd

City/state/zip Pomeroy, WA 99347

Phone (including area code) 509-843-7334

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)

Portion of 1-054-65-009-2210

☐

\$ 0.00 17,112

☐

\$ 0.00

☐

\$ 0.00

4 Street address of property 2151 State Street

This property is located in Pomeroy (for unincorporated locations please select your county)

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

Situated in the County of Garfield, State of Washington, including any after acquired title:

The East 20 feet of Lot 9 and Lots 10, 11, & 12 all in Block 65 of the Depot Addition of the City of Pomeroy, including the adjoining 15 feet of vacated State Street.

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 84.34 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 John E. Bieber, Trustee

Name (print) John E. Bieber, Trustee or Donna M. Bieber, Trustee

Date & city of signing 10/15/21 Dayton, WA

Signature of grantee or agent Beau Blachly

Name (print) Beau Blachly or Carla Blachly

Date & city of signing 10-21-2021 Pomeroy

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

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**  
OCT 22 2021



**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.

3651

☐ 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> SELLER GRANTOR	Name <u>Tai N Bye</u>	<b>2</b> BUYER GRANTEE	Name <u>Lisbeth L Randall</u>	
	Mailing Address <u>2744 Kirby Mayview Road</u>		Mailing Address <u>P.O. Box 503</u>	
	City/State/Zip <u>Pomeroy, WA 99347</u>		City/State/Zip <u>Pomeroy, WA 99347</u>	
	Phone No. (including area code) <u>(509) 330-0723</u>		Phone No. (including area code) <u>(509) 254-3835</u>	
<b>3</b>	Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers - check box if personal property	List assessed value(s)
	Name <u>Lisbeth L Randall</u>		1-053-02-003-1020 <input type="checkbox"/>	45,499.00
	Mailing Address <u>P.O. Box 503</u>		<input type="checkbox"/>	0.00
	City/State/Zip <u>Pomeroy, WA 99347</u>		<input type="checkbox"/>	0.00
	Phone No. (including area code) <u>(509) 254-3835</u>		<input type="checkbox"/>	0.00

**4** Street address of property: 1550 Main Street, 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

**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.

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

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

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

PRINT NAME \_\_\_\_\_

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

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

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

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

Type of Document Statutory Warranty Deed

Date of Document 10/21/21

Gross Selling Price \$	67,000.00
*Personal Property (deduct) \$	
Exemption Claimed (deduct) \$	
Taxable Selling Price \$	67,000.00
Excise Tax: State	
Less than \$500,000.01 at 1.1% \$	737.00
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 \$	737.00
<u>0.0025</u> Local \$	167.50
*Delinquent Interest: State \$	0.00
Local \$	0.00
*Delinquent Penalty \$	0.00
Subtotal \$	904.50
*State Technology Fee \$	5.00
*Affidavit Processing Fee \$	0.00
Total Due \$	909.50

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 Tai N Bye

Name (print) Tai N Bye

Date & city of signing 10/22/21 Clarkston

Signature of  
Grantee or Grantee's Agent Lisbeth L Randall

Name (print) Lisbeth L Randall

Date & city of signing 10/21/21 Clarkston

**Perjury:** Perjury is a class C felony which is punishable by imprisonment in the state correctional institution for a maximum term of not more than five years, or by a  
fine in an amount fixed by the court of not more than the thousand dollars (\$1,000), or by both imprisonment and fine (RCW 9A.20.020(1C)).

**EXHIBIT "A"**

575972

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

Lot 3 in Block 2 of Mulkey's Addition to the City of Pomeroy.

3651