

**REAL ESTATE EXCISE TAX AFFIDAVIT**

CHAPTER 82.45 RCW - CHAPTER 458-61A WAC

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

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

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

PLEASE TYPE OR PRINT

☐ Check box if partial sale, indicate % sold.

List percentage of ownership acquired next to each name.

<b>1</b> SELLER GRANTOR	Name	Shane A. McKeirnan	
	Mailing Address	115 W. Main St.	
	City/State/Zip	Pomeroy WA 99347	
	Phone No. (including area code)		
<b>2</b> BUYER GRANTEE	Name	Shane A. McKeirnan	
	Mailing Address	Stephanie C. McKeirnan	
	City/State/Zip	115 W. Main St Pomeroy WA 99347	
	Phone No. (including area code)	509-254-3001	
<b>3</b>	Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee		
	Name	List all real and personal property tax parcel account numbers - check box if personal property	List assessed value(s)
	Mailing Address	1-061-01-002-1010 <input type="checkbox"/>	146,600.00
	City/State/Zip	1-061-01-001-1000 <input type="checkbox"/>	53,100
	Phone No. (including area code)	<input type="checkbox"/>	

**4** Street address of property: 115 Main Street, Pomeroy, WA

This property is located in Pomeroy

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

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

see attached legal

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

11 - Household, single family units

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

(See back of last page for instructions)

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

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

**6** YES NO

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

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

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

If any answers are yes, complete as instructed below.

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

This land ☒ does ☐ does not qualify for continuance.

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

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

(3) NEW OWNER(S) SIGNATURE

PRINT NAME

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

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

WAC No. (Section/Subsection) 458-61A-215

Reason for exemption

adding spouse to title for financing purposes.

Type of Document Quit Claim Deed

Date of Document 8/24/2021

Gross Selling Price \$

Personal Property (deduct) \$

Exemption Claimed (deduct) \$ 0.00

Taxable Selling Price \$ 0.00

Excise Tax: State

Less than \$500,000.01 at 1.1% \$ 0.00

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

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

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

Agricultural and timberland at 1.28% \$ 0.00

Total Excise Tax: State \$ 0.00

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 CK

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

\*SEE INSTRUCTIONS

**8** I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECTSignature of Grantor or Grantor's Agent Shane A. McKeirnan

Name (print) Shane A. McKeirnan

Date &amp; city of signing 08/24/2021, Clarkston, WA

Signature of Grantee or Grantee's Agent Stephanie C. McKeirnan

Name (print) Stephanie C. McKeirnan

Date &amp; city of signing 08/24/2021, 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**  
AUG 30 2021

TEREASA SUMMERS  
GARFIELD COUNTY TREASURER

## EXHIBIT A

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

That part of Lots 2 and 3 in Block 1 of Poyneer's Addition to the City of Pomeroy, according to plat thereof recorded in Garfield County Auditor's Book A of Plats at Page 33, more particularly described as follows: Beginning at a point on the North line of Main Street 34 feet westerly of the Southeast corner of said Lot 2; thence westerly along said North line 60 feet; thence northeasterly to the Northwest corner of said Lot 2; thence southeasterly along the northerly line of said Lot 2 to the Northeast corner thereof; thence southwesterly in a straight line to the point of beginning.

ALSO Lot 1 and that part of Lot 2 in Block 1 of Poyneer's Addition to the City of Pomeroy, more particularly described as follows: Beginning at a point on the North line of Main Street, 34 feet northwesterly from the Southeast corner of said Lot 2; thence in a northeasterly direction in a straight line to the Northeast corner of said Lot 2; thence South  $71^{\circ}23'$  East along the North line of said Lot 1 to the Northeast corner of thereof; thence southerly along the East line of said Lot 1, 96.9 feet to the Southeast corner thereof; thence northwesterly along the South line of said Lots 1 and 2 a distance of 112.65 feet to the point of beginning.

**REAL ESTATE EXCISE TAX AFFIDAVIT**

CHAPTER 82.45 RCW - CHAPTER 458-61A WAC

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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	Eric Wommack, Steven P Wommack	
	Jodene J Wommack		
	Mailing Address	PO Box 386	
	City/State/Zip	Pomeroy, WA 99347	
	Phone No. (including area code)	509-295-1613	
<b>2</b> BUYER GRANTEE	Name	Veronica L. Field	
	Mailing Address	PO Box 197	
	City/State/Zip	Pomeroy WA 99347	
	Phone No. (including area code)	703-498-8033	
<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	
Name		1-050-17-006-3070	<input checked="" 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)	
		150,350.00	
		0.00	
		0.00	
		0.00	

**4** Street address of property: 891 High 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)

Lot 6 in Block 17, Original Town

<b>5</b> Select Land Use Code(s):	<b>7</b> List all personal property (tangible and intangible) included in selling price.
11 - Household, single family units	
enter any additional codes:	
(See back of last page for instructions)	
Was the seller receiving a property tax exemption or deferral under chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)?	If claiming an exemption, list WAC number and reason for exemption:
<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	WAC No. (Section/Subsection)
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	Reason for exemption
<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
Is this property designated as forest land per chapter 84.33 RCW?	Type of Document
<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Warranty Deed
Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW?	Date of Document
<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	8/31/21
Is this property receiving special valuation as historical property per chapter 84.26 RCW?	
<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If any answers are yes, complete as instructed below.	
(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information.	Gross Selling Price \$ 180,000.00
This land <input type="checkbox"/> does <input checked="" type="checkbox"/> does not qualify for continuance.	*Personal Property (deduct) \$
	Exemption Claimed (deduct) \$
	Taxable Selling Price \$ 180,000.00
	Excise Tax: State
	Less than \$500,000.01 at 1.1% \$ 1,980.00
	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 \$ 1,980.00
	0.0025 Local \$ 450.00
	*Delinquent Interest: State \$ 0.00
	Local \$ 0.00
	*Delinquent Penalty \$ 0.00
	Subtotal \$ 2,430.00
	*State Technology Fee \$ 5.00
	*Affidavit Processing Fee \$ 0.00
	Total Due \$ 2,435.00
	A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX
	*SEE INSTRUCTIONS

<b>8</b> I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT
Signature of Grantor or Grantor's Agent
Name (print)
Date & city of signing
Signature of Grantee or Grantee's 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 five thousand dollars (\$5,000.00), or by both imprisonment and fine (RCW 9A.20.030(1C)).

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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> SELLER GRANTOR	Name <u>Jeffery J. Becker</u>	<b>2</b> BUYER GRANTEE	Name <u>Thomas B. McGreevy</u>
	<u>Barbara J. Becker</u>		
	Mailing Address <u>P.O. Box 31</u>		Mailing Address <u>3417 NE 83rd Ave</u>
	City/State/Zip <u>Colton WA 99113-0031</u>		City/State/Zip <u>Vancouver WA 98662</u>
	Phone No. (including area code) <u>509-751-7539</u>		Phone No. (including area code) <u>360-448-0736</u>
<b>3</b>	Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee		
Name	List all real and personal property tax parcel account numbers - check box if personal property		List assessed value(s)
Mailing Address	2-012-42-033-4030-0000 <input type="checkbox"/>		173,672.00
City/State/Zip	<input type="checkbox"/>		
Phone No. (including area code)	<input type="checkbox"/>		

**4** Street address of property: 32 Fairgrounds Road, Pomeroy, WA

This property is located in Pomeroy

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

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

see attached legal

<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	<b>7</b> List all personal property (tangible and intangible) included in selling price.
Was the seller receiving a property tax exemption or deferral under chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) _____ Reason for exemption _____
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	Type of Document <u>Statutory Warranty Deed</u>
<b>6</b> YES NO	Date of Document <u>8/31/2021</u>
Is this property designated as forest land per chapter 84.33 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Gross Selling Price \$ <u>349,900.00</u>
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	Personal Property (deduct) \$ _____
Is this property receiving special valuation as historical property per chapter 84.26 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Exemption Claimed (deduct) \$ <u>0.00</u>
If any answers are yes, complete as instructed below.	Taxable Selling Price \$ <u>349,900.00</u>
<b>(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE)</b> NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information.	Excise Tax: State
This land <input type="checkbox"/> does <input checked="" type="checkbox"/> does not qualify for continuance.	Less than \$500,000.01 at 1.1% \$ <u>3,848.90</u>
<b>(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)</b> NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale.	From \$500,000.01 to \$1,500,000 at 1.28% \$ <u>0.00</u>
<b>(3) NEW OWNER(S) SIGNATURE</b>	From \$1,500,000.01 to \$3,000,000 at 2.75% \$ <u>0.00</u>
_____ PRINT NAME	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>3,848.90</u>
	<u>0.0025</u> Local \$ <u>874.75</u>
	*Delinquent Interest: State \$ <u>0.00</u>
	Local \$ <u>0.00</u>
	*Delinquent Penalty \$ <u>0.00</u>
	Subtotal \$ <u>4,723.65</u>
	*State Technology Fee \$ <u>5.00</u>
	*Affidavit Processing Fee \$ <u>0.00</u>
	Total Due \$ <u>4,728.65</u>
	A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS

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

Signature of Grantor or Grantor's Agent <u>Jeffery J. Becker</u>	Signature of Grantee or Grantee's Agent <u>Thomas B. McGreevy</u>
Name (print) <u>Jeffery J. Becker</u>	Name (print) <u>Thomas B. McGreevy</u>
Date & city of signing <u>08/31/2021, Clarkston, WA</u>	Date & city of signing <u>08/31/2021, Clarkston, WA</u>

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

**EXHIBIT "A"**

570052

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 Southwest quarter of the Southeast quarter of Section 33, more particularly described as follows:

Beginning at point on the West line of the Southwest quarter of the Southeast quarter of said Section 33 at a point 562.1 feet North of the Southwest corner of said subdivision; thence easterly to a point 218.5 feet due East from the West line of said Southeast quarter; thence at a right angle northerly 150.0 feet; thence at a right angle westerly 218.5 feet to a point on the West line of said Southeast quarter 150.0 feet North from the point of beginning; thence South along said West line to the place of beginning.

TOGETHER WITH an easement for an access roadway more fully described in Deed recorded April 5, 1971 as Garfield County Auditor's No. 13806.

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List percentage of ownership acquired next to each name.

<b>1</b> SELLER GRANTOR	Name	Terry Paul Arnett Revocable Trust	<b>2</b> BUYER GRANTEE	Name	Scoggin Ridge Ranch
	Mailing Address	899 Island Drive #510		Mailing Address	Po Box 32
	City/State/Zip	Rancho Mirage, CA 92270		City/State/Zip	Pomeroy, WA 99347
	Phone No. (including area code)	760-774-4054		Phone No. (including area code)	509-786-7807
<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		List assessed value(s)
Name			2-010-42-023-1010-0000 <input checked="" type="checkbox"/>		163,149.00
Mailing Address			<input type="checkbox"/>		0.00
City/State/Zip			<input type="checkbox"/>		0.00
Phone No. (including area code)			<input type="checkbox"/>		0.00
<b>4</b>	Street address of property: NNA Peola Road, 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

<b>5</b>	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)	<b>7</b>	List all personal property (tangible and intangible) included in selling price.
Was the seller receiving a property tax exemption or deferral under chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) Reason for exemption	
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 checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Type of Document	Warranty Deed
Is this property designated as forest land per chapter 84.33 RCW?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Date of Document	8-31-21
Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Gross Selling Price \$	136,692.00
Is this property receiving special valuation as historical property per chapter 84.26 RCW?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	*Personal Property (deduct) \$	
If any answers are yes, complete as instructed below.		Exemption Claimed (deduct) \$	
(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 84.34.100). Prior to signing (3) below, you may contact your local county assessor for more information.		Taxable Selling Price \$	136,692.00
This land <input checked="" type="checkbox"/> does <input type="checkbox"/> does not qualify for continuance.		Excise Tax: State	
DEPUTY ASSESSOR	9/2/21	Less than \$500,000.01 at 1.1% \$	0.00
(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.		From \$500,000.01 to \$1,500,000 at 1.28% \$	0.00
(3) NEW OWNER(S) SIGNATURE		From \$1,500,000.01 to \$3,000,000 at 2.75% \$	0.00
MAX O. SCOGGIN	Brian D. Scoggin	Above \$3,000,000 at 3.0% \$	0.00
PRINT NAME		Agricultural and timberland at 1.28% \$	1,749.66
		Total Excise Tax: State \$	1,749.66
		0.0025 Local \$	341.73
		*Delinquent Interest: State \$	0.00
		Local \$	0.00
		*Delinquent Penalty \$	0.00
		Subtotal \$	2,091.39
		*State Technology Fee \$	5.00
		*Affidavit Processing Fee \$	0.00
		Total Due \$	2,096.39
		A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX	
		*SEE INSTRUCTIONS	

<b>8</b>	I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT
Signature of Grantor or Grantor's Agent	Signature of Grantee or Grantee's Agent
Name (print)	Name (print)
Date & city of signing	Date & city of signing

Perjury: Perjury is a class C felony which is punishable by imprisonment in the state correctional institution for a maximum term of not more than five years, or by a fine in an amount fixed by the court of not more than five thousand dollars (\$5,000.00), or by both imprisonment and fine (RCW 9A.20.030(1C)).

EXHIBIT A

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

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

The West half of the Northeast quarter, and the North half of the Southeast quarter of Section 23.

EXCEPT public road rights of way.

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☐ 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>Jennifer Bleachly Bruse</u> <u>formerly Jennifer Bleachly</u>	<b>2</b> BUYER GRANTEE	Name <u>Heather V. Lewis</u>
	Mailing Address <u>3814 19th St. E.</u>		Mailing Address <u>386 E Highway 12</u>
	City/State/Zip <u>Lewiston, ID 83501</u>		City/State/Zip <u>Pomeroy WA 99347</u>
	Phone No. (including area code) <u>509-216-8016</u>		Phone No. (including area code) <u>253-332-2174</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 _____		2-012-42-033-4035 <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) 173,038.00	

**4** Street address of property: 386 Highway 12 E, Pomeroy, WA  
This property is located in Pomeroy

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

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

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

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

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

**6** YES NO

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

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

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

If any answers are yes, complete as instructed below.

**(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE)**  
NEW OWNER(S): To continue the current designation as forest land or  
classification as current use (open space, farm and agriculture, or timber) land,  
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 9/2/2021

Gross Selling Price \$	291,500.00
Personal Property (deduct) \$	
Exemption Claimed (deduct) \$	0.00
Taxable Selling Price \$	291,500.00
Excise Tax: State	
Less than \$500,000.01 at 1.1% \$	3,206.50
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 \$	3,206.50
0.0025 Local \$	728.75
*Delinquent Interest: State \$	0.00
Local \$	0.00
*Delinquent Penalty \$	0.00
Subtotal \$	3,935.25
*State Technology Fee \$	5.00
*Affidavit Processing Fee \$	0.00
Total Due \$	3,940.25

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 Jennifer Bleachly Bruse  
Name (print) Jennifer Bleachly Bruse  
Date & city of signing 09/02/2021, Clarkston, WA

Signature of Grantee or Grantee's Agent Heather V. Lewis  
Name (print) Heather V. Lewis  
Date & city of signing 09/02/2021, 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)).

SEP 03 2021

TEREASA SUMMERS  
GARFIELD COUNTY TREASURER

3621



**EXHIBIT "A"**

569434

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 Southeast quarter of the Southeast quarter of Section 33, more particularly described as follows:

Beginning at a point in the fence line marking the South right of way line of State Highway 3, lying South 00°26'36" West 1523.00 feet from the monument marking the East quarter corner of said Section 33; thence North 83°37'00" West 169.00 feet along said Highway fence line; thence South 00°04'00" West 254.87 feet; thence South 82°34'00" East 167.69 feet to a point in a property fence line; thence North 00°26'36" East 258.03 feet along said property fence to the place of beginning.

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

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

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

## 1 Seller/Grantor

Name 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 Alpha Dwayne Halbert and Tamara Lynn Halbert, husband and wife  
Mailing address P.O. Box 423  
City/state/zip Pomeroy, WA 99347  
Phone (including area code) 509-566-7153

## 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	<input type="checkbox"/>	\$ 22,288.00
	<input type="checkbox"/>	\$ 0.00
	<input type="checkbox"/>	\$ 0.00

## 4 Street address of property No known address

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 Columbia:  
Lots 13, 14, 15, and 16 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 [Signature] Date 9/3/21

### (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 _____

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

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

WAC number (section/subsection) \_\_\_\_\_  
Reason for exemption \_\_\_\_\_

Type of document Quit Claim Deed

Date of document Aug 28, 2021

Gross selling price	40,000.00
*Personal property (deduct)	0.00
Exemption claimed (deduct)	0.00
Taxable selling price	40,000.00
Excise tax: state	
Less than \$500,000.01 at 1.1%	440.00
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	440.00
0.0025 Local	100.00
*Delinquent interest: state	0.00
Local	0.00
*Delinquent penalty	0.00
Subtotal	540.00
*State technology fee	5.00
Affidavit processing fee	0.00
Total due	545.00

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

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

Signature of grantor or agent [Signature]  
Name (print) John E. Bieber, Trustee of the Bieber Living Trust  
Date & city of signing 9/2/2021 Pomeroy, WA

Signature of grantee or agent [Signature]  
Name (print) Alpha Dwayne Halbert or Tamara Lynn Halbert  
Date & city of signing 9-2-21 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.

**PAID**  
SEP 03 2021

TERESA SUMMERS  
GARFIELD COUNTY TREASURER

**REAL ESTATE EXCISE TAX AFFIDAVIT**

CHAPTER 82.45 RCW - CHAPTER 458-61A WAC

This form is your receipt  
when stamped by cashier.

**THIS AFFIDAVIT WILL NOT BE ACCEPTED UNLESS ALL AREAS ON ALL PAGES ARE FULLY COMPLETED**  
Only for sales in a single location code on or after January 1, 2020.

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>Frank O'Brien</u>	<b>2</b> BUYER GRANTEE	Name <u>Randall Leroy Stump</u>
	<u>Lauriann Lomen O'Brien</u>		<u>Kathleen Blanche Stump</u>
	Mailing Address <u>P O Box 219</u>		Mailing Address <u>P O Box 276</u>
	City/State/Zip <u>Pomeroy, WA 99347</u>		City/State/Zip <u>Pomeroy, WA 99347</u>
	Phone No. (including area code) <u>509/566-7247</u>		Phone No. (including area code) <u>509-307-7965</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 _____		1-058-01-00E-1020-0000 <input type="checkbox"/>	51,600.00
Mailing Address _____		1-051-26-001-3250-0000 <input type="checkbox"/>	6,298.00
City/State/Zip _____		<input type="checkbox"/>	
Phone No. (including area code) _____		<input type="checkbox"/>	

**4** Street address of property: 391 7th Street, Pomeroy, WA

This property is located in Pomeroy

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

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

see attached legal

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

11 - Household, single family units

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

(See back of last page for instructions) YES NO

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

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

**6** YES NO

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

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

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

If any answers are yes, complete as instructed below.

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

This land ☐ does ☒ does not qualify for continuance.

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

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

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

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

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

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

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

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

Type of Document Statutory Warranty Deed

Date of Document 9/2/2021

Gross Selling Price \$	<u>124,000.00</u>
Personal Property (deduct) \$	
Exemption Claimed (deduct) \$	<u>0.00</u>
Taxable Selling Price \$	<u>124,000.00</u>
Excise Tax: State	
Less than \$500,000.01 at 1.1% \$	<u>1,364.00</u>
From \$500,000.01 to \$1,500,000 at 1.28% \$	<u>0.00</u>
From \$1,500,000.01 to \$3,000,000 at 2.75% \$	<u>0.00</u>
Above \$3,000,000 at 3.0% \$	<u>0.00</u>
Agricultural and timberland at 1.28% \$	<u>0.00</u>
Total Excise Tax: State \$	<u>1,364.00</u>
<u>0.0025</u> Local \$	<u>310.00</u>
*Delinquent Interest: State \$	<u>0.00</u>
Local \$	<u>0.00</u>
*Delinquent Penalty \$	<u>0.00</u>
Subtotal \$	<u>1,674.00</u>
*State Technology Fee \$	<u>5.00</u>
*Affidavit Processing Fee \$	<u>0.00</u>
Total Due \$	<u>1,679.00</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 <u>[Signature]</u>	Signature of Grantee or Grantee's Agent <u>[Signature]</u>
Name (print) <u>Frank O'Brien</u>	Name (print) <u>Randall Leroy Stump</u>
Date & city of signing <u>09/02/2021, Clarkston, WA</u>	Date & city of signing <u>09/02/2021, Clarkston, WA</u>

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

**EXHIBIT "A"**

574148

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

Lot E of Darby's Addition to the City of Pomeroy, and a part of Lot 1 in Block 26 of Wilson's Addition to the City of Pomeroy, all more particularly described as follows:

Beginning at the Southwest corner of said Lot E, thence northerly on the westerly line of said Lot E and said Lot 1, 80 feet; thence easterly at a right angle 60 feet to the East line of said Lot 1; thence southerly on the easterly line of said Lots 1 and E, respectively, to the North line of Arlington Street; thence West on South line of said Lot E to the place of beginning.

**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.*

3624

☐ 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 Douglas R. Wilson and Gretchen Hahn Wilson husband and wife who took title as Douglas R. Wilson, a single person

Mailing address 505 15th Street

City/state/zip Clarkston, WA 99403

Phone (including area code) 509-382-2541

**2 Buyer/Grantee**

Name Douglas R. Wilson, a married man as his sole and separate prop.

Mailing address 505 15th St.

City/state/zip Clarkston, WA 99403

Phone (including area code) 509-382-2541

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

Name \_\_\_\_\_

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

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

List all real and personal property tax parcel account numbers	Personal property?	Assessed value(s)
<u>2-067-08-000-1000</u>	<input type="checkbox"/>	<u>\$ 0.00</u>
_____	<input type="checkbox"/>	<u>\$ 0.00</u>
_____	<input type="checkbox"/>	<u>\$ 0.00</u>

**4** Street address of property No Known Address Pataha

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

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

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

See attached Exhibit 'A'

**5** 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 [Signature] Date 9/10/21

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

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

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

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

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

Signature of grantor or agent [Signature]

Name (print) Gretchen Hahn Wilson

Date & city of signing Sept 2nd Pataha WA

Signature of grantee or agent [Signature]

Name (print) Douglas R. Wilson

Date & city of signing Sept 2 Pataha WA

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

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

SEP 10 2021

TREASA SUMMERS

Exhibit 'A'

Situated in the County of Garfield, State of Washington:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10 in Block 8 of Rigsby's Addition to Pataha City, together with that part of vacated Birch Street abutting Lot 5 and 6 and the vacated alley running through said Block 8. EXCEPT that part of said Block 8 lying and being northerly of a line drawn parallel to and 50 feet Southerly when measured at right angles, from the centerline survey of Primary State Highway No. 3, as it existed in 1936.

**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.*

3625

☐ 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 Douglas R. Wilson a married man as his sole and separate prop.  
who took title as Douglas R. Wilson, a single person

Mailing address 505 15th Street

City/state/zip Clarkston, WA 99403

Phone (including area code) 509-843-3348

**2 Buyer/Grantee**

Name Eric McKeirnan and Linda McKeirnan, husband and wife

Mailing address 301 Connell Hill Rd

City/state/zip Pomeroy, WA 99347

Phone (including area code) 509-843-3348

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

Name \_\_\_\_\_

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

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

List all real and personal property tax parcel account numbers	Personal property?	Assessed value(s)
2-067-08-000-1000	<input type="checkbox"/>	\$ 143,422.00
	<input type="checkbox"/>	\$ 0.00
	<input type="checkbox"/>	\$ 0.00

**4** Street address of property No known address

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

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

See attached Exhibit "A"

**5** 59 - Tenant occupied, commercial properties

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 9/10/21

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

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

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

Signature \_\_\_\_\_

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

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

Signature of grantor or agent \_\_\_\_\_

Name (print) Douglas Wilson

Date & city of signing Sept 2nd Pomeroy WA

Signature of grantee or agent \_\_\_\_\_

Name (print) Linda McKeirnan or Eric McKeirnan

Date & city of signing 9/2/2021 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.

REV 84 0001a (7/30/21)

THIS SPACE TREASURER'S USE ONLY

COUNTY TREASURER

**PAID**  
SEP 10 2021

TERESA SUMMERS  
GARFIELD COUNTY TREASURER

Print on legal size paper.  
Page 1 of 6

3625

Exhibit 'A'

Situated in the County of Garfield, State of Washington:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10 in Block 8 of Rigsby's Addition to Pataha City, together with that part of vacated Birch Street abutting Lot 5 and 6 and the vacated alley running through said Block 8. EXCEPT that part of said Block 8 lying and being northerly of a line drawn parallel to and 50 feet Southerly when measured at right angles, from the centerline survey of Primary State Highway No. 3, as it existed in 1936.

3/25



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

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

This affidavit will not be accepted unless all areas on all pages are fully completed.

This form is your receipt when stamped by cashier. *Please type or print.*☐ Check box if the sale occurred in more than one location code.☐ Check box if partial sale, indicate % \_\_\_\_\_ sold.

List percentage of ownership acquired next to each name.

**1 Seller/Grantor**Name Diane L. Koller, Personal Representative of  
the Estate of Roger W. KollerMailing address 3102 Kirby Mayview RdCity/state/zip Pomeroy, WA 99347Phone (including area code) (509) 843-1541**2 Buyer/Grantee**Name Diane L. Koller, a single personMailing address 3102 Kirby Mayview RdCity/state/zip Pomeroy, WA 99347Phone (including area code) (509) 843-1541**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 numbersSee AttachedPersonal  
property?Assessed  
value(s)☐ \$ 0.00☐ \$ 0.00☐ \$ 0.00**4** Street address of property Garfield County WA FarmlandThis property is located in Garfield County

(for unincorporated locations please select your county)

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

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

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

Enter any additional codes \_\_\_\_\_

(see back of last page for instructions)

Was the seller receiving a property tax exemption or deferral  
under RCW 84.36, 84.37, or 84.38 (nonprofit org., senior  
citizen or disabled person, homeowner with limited income)? ☐ Yes ☒ NoIs this property predominantly used for timber (as  
classified under RCW 84.34 and 84.33) or agriculture (as  
classified under RCW 84.34.020)? See ETA 3215. ☒ Yes ☐ NoIf yes, complete the predominate use calculator (see instructions for  
section 5).**6** Is this property designated as forest land per RCW 84.33? ☐ Yes ☒ NoIs this property classified as current use (open space, farm  
and agricultural, or timber) land per RCW 84.34? ☒ Yes ☐ NoIs this property receiving special valuation as historical  
property per RCW 84.26? ☐ Yes ☒ No

If any answers are yes, complete as instructed below.

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

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

Date 9/14/21**(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 Diane L. Koller

Signature \_\_\_\_\_

Print name Diane L. Koller

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

**8 I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT**Signature of grantor or agent Diane L. KollerName (print) Diane L. Koller, Personal RepresentativeDate & city of signing 9/14/21 PomeroySignature of grantee or agent Diane L. KollerName (print) Diane L. KollerDate & city of signing 9/14/21 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.

TAX PARCEL 2-013-43-004-3010; 2-013-43-005-3000;  
NUMBER(S): 2-013-43-005-4000; 2-013-43-009-2000;  
  
2-012-43-022-30202-012-43-022-4000; 2-012-43-023-3000  
  
2-013-43-015-3000; 2-013-43-015-3010;  
2-013-43-015-3020; 2-013-43-021-1000;  
2-013-43-021-1010; 2-013-43-022-2000  
  
2-013-43-008-3002

LEGAL DESCRIPTION

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

Parcel A (Reid)

In Township 13 North, Range 43 E.W.M.

The South half of the Southwest quarter of Section 4.

The South half of the Southeast quarter of Section 5, and beginning at the Southeast corner of the Southwest quarter of said Section 5, thence South 89° 56'00" West along the South line of said Section 5 a distance of 571.59 feet;  
thence North 00° 16'58" West 127.28 feet;  
thence North 31° 22'17" East 589.41 feet;  
thence North 51° 44'22" East 225.43 feet;  
thence North 88° 52'03" East 88.39 feet to the East line of said Southwest quarter;  
thence South along said East line 771.20 feet to the place of beginning.

The West half and the West half of the East half of Section 9.

Tax parcel nos. 2-013-43-004-3010, 2-013-43-005-3000  
2-013-43-005-4000, 2-013-43-009-2000

3624

Parcel B (Dye)

In Township 12 North, Range 43 E.W.M.

The Southeast quarter of the Southwest quarter, and the South half of the Southeast quarter of Section 22.

The West half of the Southwest quarter of Section 23.

Tax Parcel Nos. 2-012-43-022-3020, 2-012-43-022-4000  
2-012-43-023-3000

Parcel C (Bill Koller) – Poole

In Township 13 North, Range 43 E.W.M.

The East half of the Southwest quarter and the Southwest quarter of the Southwest quarter of Section 15 EXCEPT beginning at the Southwest corner of the Northwest quarter of the Southwest quarter of said Section; thence South 263 feet; thence East one-quarter mile; thence North 263 feet; thence West to the point of beginning.

That part of the Southeast quarter of the Northeast quarter of Section 21, more particularly described as follows: Beginning at a point on the West line of the Northwest quarter of Section 22, said Township and Range, where the County Road crosses said Section line; thence in a southwesterly direction following the center of said County Road to a point where said Road turns almost directly East; thence in an easterly direction following the center of said Road to a point where the said Road runs in a southeasterly direction; thence East to the section line between said Section 21 and 22; thence North to the place beginning.

That part of the Southeast quarter of the Northeast quarter of Section 21, more particularly described as follows: Commencing at a point 1,353.0 feet South of the Northeast corner of said Section 21 on the East line of said Section; thence South along said East line 693.0 feet to the True Point of Beginning; thence North 89° West 534.6 feet, more or less to the point of intersection with the centerline of the Tramway County Road; thence following said centerline in a southeasterly direction to the point of intersection with the East line of said Section 21; thence North on said East line to the place of beginning.

The North half of the Northwest quarter of Section 22, and the South half of the Northwest quarter of said Section 22, EXCEPT beginning at the Southwest corner of the Northwest quarter of said Section 22; thence North 633 feet; thence in a southeasterly direction to a point on the East line of said Northwest quarter 100 feet North of the Southeast corner of said Quarter Section; thence South 100 feet to the Southeast corner of said Quarter Section; thence West to the place of beginning.

3624

Beginning at a point 1,784.0 feet North of the Southwest corner of the Northwest quarter of the Southwest quarter of Section 22;  
thence North along the Section line 194.0 feet; thence South 82° 21' East 1,116.6 feet;  
thence South 58° 42' West 321.0 feet; thence South 28° 57' West 92.0 feet;  
thence North 75° 37' West 813.2 feet to the place of beginning.

Beginning at the Southwest corner of the Northwest quarter of the Southeast quarter of said Section 22;  
thence North 87° 52' East 815.8 feet; thence North 02° 28' West 822.0 feet;  
thence North 64° 15' East 167.0 feet; thence North 18° 01' West 282.0 feet;  
thence North 60° 07' West 282.0 feet; thence North 05° 58' East 730.4 feet;  
thence North 20° 32' West 200.0 feet; thence North 17° 48' East 484.4 feet;  
thence North 72° 12' West 623.0 feet; thence North 30° 28' East 1,156.0 feet;  
thence North 68° 02' West 340.0 feet; thence South 63° 26' West 477.0 feet to a point on the West line of the Northeast quarter of said Section 22;  
thence South 00° 00' West 3,712.0 feet to the place of beginning;  
EXCEPT beginning at the Southwest corner of the Northwest quarter of the Southeast quarter of said Section 22; thence North 87° 52' East 596.4 feet;  
thence North 10° 38' East 823.4 feet; thence North 67° 27' East 44.5 feet;  
thence North 64° 15' East 167.0 feet; thence North 18° 01' West 283.0 feet;  
thence North 60° 07' West 365.0 feet; thence South 68° 23' West 361.8 feet;  
thence North 80° 05' West 136.8 feet; thence North 22° 27' West 167.8 feet;  
thence South 1,418.0 feet to the place of beginning;  
EXCEPTING therefrom a strip of land 30 feet wide beginning at a point on the bearing North 67° 27' East 44.5 feet; thence North 64° 15' East 167.0 feet;  
thence North 18° 01' West 283.0 feet; thence North 60° 07' West 283.0 feet to centerline of said Section 22.

ALSO conveying for the purpose of giving access to certain springs and water, a tract of land beginning at a point 596.0 feet East of the Southwest corner of the Northwest quarter of the Southeast quarter of said Section 22;  
thence East 214.8 feet to a point; thence North 25° 05' West 115.0 feet to center of spring;  
thence West to intersect the East line of the above tract;  
thence on said line South 10° 38' West to the place of beginning, it being intended to provide access, equally to waters of said spring and if such spring should shift, the line shall shift to provide equal access, and if such spring should cease flowing, such line shall shift to any other flowing spring in the immediate vicinity so that the flow may be equally shared.

Tax Parcel Nos.      2-013-43-015-3000, 2-013-43-015-3010, 2-013-43-015-3020,  
                                 2-013-43-021-1000, 2-013-43-021-1010, 2-013-43-022-2000

EXCEPTING from all of the above, public road rights of way.

3624

Parcel D – (Gloria Victor Place)

The Southwest Quarter of Section 8, Township 13 North, Range 43 East, Willamette Meridian, Garfield County, Washington, except that portion deeded to The United States of American for a public road in deed recorded April 29, 1966, Auditor's File No. 12354, records of Garfield County, Washington.

Subject to easements, encumbrances, roadways and servitudes of record and indebtedness of record.

Tax Parcel No: 2-013-43-008-3002

3624

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

3627

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

Mailing address 845 SW Marcia Drive

City/state/zip Pullman, WA 99163

Phone (including area code) 509-670-9898

## 2 Buyer/Grantee

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

Mailing address 845 SW Marcia Drive

City/state/zip Pullman, WA 99163

Phone (including area code) 509-670-9898

## 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)
See Exhibit A	<input type="checkbox"/>	\$ 0.00
	<input type="checkbox"/>	\$ 0.00
	<input type="checkbox"/>	\$ 0.00

## 4 Street address of property 60 Vanatton Grade, Pomeroy, WA 99347

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

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

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

See Exhibit B

83

## 5 ☒ - Open space land classified under chapter 84.

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

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

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

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

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

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

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

If any answers are yes, complete as instructed below.

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

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

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

Deputy assessor signature [Signature] Date 9/21/21

### (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 Karen Eldred Signature \_\_\_\_\_  
Karen Eldred, Trustee  
Print name Karen Eldred Print name \_\_\_\_\_

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

Signature of grantor or agent Karen Eldred Trustee  
Name (print) Karen Eldred, Trustee  
Date & city of signing 9-17-21 Pullman WA

Signature of grantee or agent Karen Eldred Trustee  
Name (print) Karen Eldred, Trustee  
Date & city of signing 9-17-21 Pullman WA

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

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PAID  
SEP 21 2021

TERESA SUMMERS  
GARFIELD COUNTY TREASURER

3627

Exhibit A

20124103410100000; 20124103520000000; 20124103530300000; 20124103530500000

Exhibit QCD.C

Exhibit B

The land referred to herein is situated in the State of Washington, County of Garfield and described as follows: in Township 12 North, Range 41 E.W.M.

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

**BEGINNING** at a point being the intersection of the East Line of the West Half of the Southwest Quarter of said Section 35 and the South Right-Of-Way (ROW) of State Highway 12, thence Southerly along said East Line South  $00^{\circ}45'58''$  East a distance of 2128.55 feet to the South Line of said Section 35;

Thence Westerly along said South Line of Section 35 South  $89^{\circ}51'45''$  West a distance of 1322.65 feet to the Southwest Corner of said Section 35;

Thence Northerly along the West Line of said Section 35 North  $00^{\circ}55'51''$  West a distance of 1121.99 feet to a point on a non-tangent curve to the left on the Northerly boundary of the former Railroad ROW;

Thence Easterly along the said Northerly boundary of the former Railroad ROW for the following 3 courses:

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

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

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

Thence leaving said ROW, North  $13^{\circ}55'33''$  West a distance of 675.66 feet to the beginning of a non-tangent curve to the left, said point being on the Southerly ROW of said Highway 12;

Thence Easterly along said Southerly ROW of said Highway 12 for the following 2 courses:

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

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

TOGETHER WITH any vacated streets and alleys attaching thereto by operation of law and any easements appurtenant thereto.

SUBJECT TO easements, limitations, building and use restrictions, protective covenants, restrictions, reservations and rights of way of record, if any.



# 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.  
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Mailing address 845 SW Marcia Drive  
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Mailing address 845 SW Marcia Drive  
City/state/zip Pullman, WA 99163  
Phone (including area code) 509-670-9898

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

Name \_\_\_\_\_  
Mailing address \_\_\_\_\_  
City/state/zip \_\_\_\_\_

List all real and personal property tax parcel account numbers	Personal property?	Assessed value(s)
<u>See Exhibit A</u>	<input type="checkbox"/>	\$ 0.00
	<input type="checkbox"/>	\$ 0.00
	<input type="checkbox"/>	\$ 0.00

## 4 Street address of property 60 Vanatton Grade, Pomeroy, WA 99347

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

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

See Exhibit B

83

## 5 ☒ 94 - Open space land classified under chapter 84.

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

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

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

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

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

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

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

If any answers are yes, complete as instructed below.

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

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

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

Deputy assessor signature [Signature] Date 9/21/21

### (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 Karen Eldred, Trustee Signature \_\_\_\_\_  
Karen Eldred, Trustee  
Print name Karen Eldred Print name \_\_\_\_\_

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

Signature of grantor or agent Karen Eldred, Trustee  
Name (print) Karen Eldred, Trustee  
Date & city of signing Pullman 9-17-21

Signature of grantee or agent Karen Eldred Trustee  
Name (print) Karen Eldred, Trustee  
Date & city of signing 9-17-21 Pullman WA

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Exhibit A

20124103520000000; 20124103530500000; 20124103530300000

Exhibit QCD.B

Exhibit B

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 West Half of the Southwest Quarter of Section 35, more particularly described as follows:

**BEGINNING** at the Northwest Corner of the Southwest Quarter of the Northwest Quarter of said Section 35, thence South 00°37'52" East a distance of 666.29 feet;

Thence South 89°22'08" West a distance of 542.06 feet to the beginning of a non-tangent curve to the left being the Easterly RIGHT-OF-WAY (ROW) of Vanatton Grade;

Thence Northerly along said Easterly Vanatton Grade ROW for the following 20 courses:

- 1) Along said non-tangent curve to the left, with a radius that bears South 65°15'26" West a distance of 445.00 feet, a central angle of 57°38'50", the chord of which bears North 53°34'00" West for a distance of 429.08 feet, an arc distance of 447.73 feet;
- 2) North 07°36'35.19" East a distance of 25.00 feet to the beginning of a non-tangent curve to the left;
- 3) Along said non-tangent curve to the left, with a radius that bears South 07°36'35" West a distance of 470.00 feet, a central angle of 23°48'38", the chord of which bears South 85°42'16" West for a distance of 193.92 feet, an arc distance of 195.32 feet;
- 4) South 16°12'03" East a distance of 35.00 feet to the beginning of a non-tangent curve to the left;
- 5) Along said non-tangent curve to the left, with a radius that bears South 16°12'03" East a distance of 435.00 feet, a central angle of 22°42'53", the chord of which bears South 62°26'31" West for a distance of 171.33 feet, an arc distance of 172.45 feet;
- 6) South 38°54'56" East a distance of 10.00 feet;
- 7) South 51°05'04" West a distance of 281.83 feet to the beginning of a non-tangent curve to the right;
- 8) Along said non-tangent curve to the right, with a radius that bears North 38°55'10" West a distance of 260.00 feet, a central angle of 16°20'13", the chord of which bears South 59°14'58" West for a distance of 73.88 feet, an arc distance of 74.14 feet;
- 9) North 22°34'43" West a distance of 10.00 feet to the beginning of a non-tangent curve to the right;
- 10) Along said non-tangent curve to the right, with a radius that bears North 22°34'58" West a distance of 250.00 feet, a central angle of 19°05'57", the chord of which bears South 76°58'00" West for a distance of 82.95 feet, an arc distance of 83.34 feet;
- 11) South 03°28'48" East a distance of 10.00 feet to the beginning of a non-tangent curve to the right;
- 12) Along said non-tangent curve to the right, with a radius that bears North 03°28'55" West a distance of 260.00 feet, a central angle of 62°04'27", the chord of which bears North 62°26'41" West

for a distance of 268.11 feet, an arc distance of 281.68 feet;

13) North  $58^{\circ}35'36''$  East a distance of 5.00 feet to the beginning of a non-tangent curve to the right;

14) Along said non-tangent curve to the right, with a radius that bears North  $58^{\circ}35'36''$  East a distance of 255.00 feet, a central angle of  $014^{\circ}19'23''$ , the chord of which bears North  $24^{\circ}14'42''$  West for a distance of 63.58 feet, an arc distance of 63.75 feet;

15) South  $72^{\circ}54'59''$  West a distance of 5.00 feet to the beginning of a non-tangent curve to the right;

16) Along said non-tangent curve to the right, with a radius that bears North  $72^{\circ}54'59''$  East a distance of 260.00 feet, a central angle of  $31^{\circ}49'07''$ , the chord of which bears North  $01^{\circ}10'26''$  West for a distance of 142.54 feet, an arc distance of 144.39 feet;

17) South  $75^{\circ}16'05''$  East a distance of 10.00 feet to the beginning of a non-tangent curve to the right;

18) Along said non-tangent curve to the right, with a radius that bears South  $75^{\circ}16'05''$  East a distance of 250.00 feet, a central angle of  $03^{\circ}49'14''$ , the chord of which bears North  $16^{\circ}38'32''$  East for a distance of 16.67 feet, an arc distance of 16.67 feet;

19) North  $18^{\circ}36'06''$  East a distance of 323.93 feet to the beginning of a non-tangent curve to the left;

20) Along said non-tangent curve to the left, with a radius that bears North  $71^{\circ}27'58''$  West a distance of 925.00 feet, a central angle of  $07^{\circ}48'01''$ , the chord of which bears North  $14^{\circ}38'01''$  East for a distance of 125.83 feet, an arc distance of 125.93 feet to the intersection with the North Line of the South Half of the Northeast Quarter of Section 34;

Thence leaving said Vanatton Grade ROW along said North Line South  $89^{\circ}48'16''$  East a distance of 1690.32 feet to the **POINT OF BEGINNING**.

TOGETHER WITH any vacated streets and alleys attaching thereto by operation of law and any easements appurtenant thereto.

SUBJECT TO easements, limitations, building and use restrictions, protective covenants, restrictions, reservations and rights of way of record, if any.

# 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.*

3629

☐ 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 Karen Eldred and Andrew Eldred, Trustees of the Eldred Family Trust u/a July 9, 2018

Mailing address 845 SW Marcia Drive

City/state/zip Pullman, WA 99163

Phone (including area code) 509-670-9898

## 2 Buyer/Grantee

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

Mailing address 845 SW Marcia Drive

City/state/zip Pullman, WA 99163

Phone (including area code) 509-670-9898

## 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)

See Exhibit A

☐

\$ 0.00

☐

\$ 0.00

☐

\$ 0.00

## 4 Street address of property 60 Vanatton Grade, Pomeroy, WA 99347

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

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

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

See Exhibit B

## 5 94 - Open space land classified under chapter 84.

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

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

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

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

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

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

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

If any answers are yes, complete as instructed below.

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

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

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

Deputy assessor signature [Signature] Date 9/21/21

### (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 Karen Eldred Signature \_\_\_\_\_  
Karen Eldred, Trustee

Print name Karen Eldred Print name \_\_\_\_\_

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

Signature of grantor or agent Karen Eldred Trustee

Name (print) Karen Eldred, Trustee

Date & city of signing 9-17-21 Pullman WA

Signature of grantee or agent Karen Eldred Trustee

Name (print) Karen Eldred, Trustee

Date & city of signing 9-17-21 Pullman WA

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

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

Exhibit A

20124103410100000; 20124103520000000; 20124103530300000; 20124103530500000

## Exhibit B

The land referred to herein is situated in the State of Washington, County of Garfield and described as follows: in Township 12 North, Range 41 E.W.M.

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

**BEGINNING** at the Northwest Corner of the Southwest Quarter of the Northwest Quarter of said Section 35,

Thence Easterly along the North Line of the said Southwest Quarter of the Northwest Quarter of said Section 35, South  $88^{\circ}10'17''$  East a distance of 1351.30 feet;

Thence South  $00^{\circ}12'15''$  West a distance of 1345.34 feet;

Thence South  $00^{\circ}45'58''$  East a distance of 456.73 feet to the Northerly Right-Of-Way (ROW) of U.S. Highway 12;

Thence Westerly along the said Northerly ROW South  $71^{\circ}49'06''$  West a distance of 103.12 feet to the beginning of the Easterly ROW OF Vanatton Grade;

Thence Northerly along said Easterly Vanatton Grade ROW for the following 15 courses:

- 1) South  $86^{\circ}10'29''$  West a distance of 89.47 feet;
- 2) North  $28^{\circ}57'24''$  West a distance of 7.00 feet;
- 3) Thence along said tangent curve to the left, with a radius that bears South  $61^{\circ}02'35.79''$  West a distance of 350.00 feet, a central angle of  $031^{\circ}21'08''$ , the chord of which bears North  $44^{\circ}37'58.42''$  West for a distance of 189.14 feet, an arc distance of 191.52 feet;
- 4) North  $29^{\circ}41'27.37''$  East a distance of 5.00 feet to the beginning of a non-tangent curve to the left;
- 5) along said non-tangent curve to the left, with a radius that bears South  $29^{\circ}41'27.37''$  West a distance of 355.00 feet, a central angle of  $27^{\circ}31'57''$ , the chord of which bears North  $74^{\circ}04'31''$  West for a distance of 168.95 feet, an arc distance of 170.59 feet;
- 6) North  $87^{\circ}50'30''$  West a distance of 20.00 feet;
- 7) South  $02^{\circ}09'31''$  West A distance of 5.00 feet;
- 8) North  $87^{\circ}50'29''$  West a distance of 209.42 feet;
- 9) South  $02^{\circ}09'31''$  West a distance of 10.00 feet;
- 10) North  $87^{\circ}50'29''$  West a distance of 340.00 feet;
- 11) North  $02^{\circ}09'31''$  East a distance of 10.00 feet;
- 12) North  $87^{\circ}50'30''$  West a distance of 70.35 feet;
- 13) South  $02^{\circ}09'31''$  West a distance of 10.00 feet to the beginning of a non-tangent curve to the

Exhibit QCD.A

right;

14) Along said non-tangent curve to the right, with a radius that bears North  $02^{\circ}09'31''$  East a distance of 530.00 feet, a central angle of  $23^{\circ}27'38''$ , the chord of which bears North  $76^{\circ}06'41''$  West for a distance of 215.50 feet, an arc distance of 217.02 feet;

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

Thence along said South Line of the Northeast Quarter of said Section 34 South  $89^{\circ}18'04''$  West a distance of 245.10 feet to the said Easterly ROW of Vanatton Grade;

Thence Northerly along said Easterly Vanatton Grade ROW for the following 8 courses:

- 1) North  $65^{\circ}15'26''$  East a distance of 1.84 feet;
- 2) North  $24^{\circ}44'34''$  West a distance of 521.92 feet;
- 3) North  $65^{\circ}15'26''$  East a distance of 15.00 feet;
- 4) North  $24^{\circ}44'34''$  West a distance of 135.00 feet;
- 5) North  $65^{\circ}15'26''$  East a distance of 10.00 feet;
- 6) North  $24^{\circ}44'34''$  West a distance of 50.00 feet;
- 7) South  $65^{\circ}15'26''$  West a distance of 10.00 feet;
- 8) North  $24^{\circ}44'34''$  West a distance of 57.64 feet;

Thence leaving said R.O.W. North  $89^{\circ}22'08''$  East a distance of 542.06 feet;

Thence North  $00^{\circ}37'52''$  West a distance of 666.29 feet to the point of beginning.

TOGETHER WITH any vacated streets and alleys attaching thereto by operation of law and any easements appurtenant thereto.

SUBJECT TO easements, limitations, building and use restrictions, protective covenants, restrictions, reservations and rights of way of record, if any.

**TOGETHER WITH** 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 West half of the Southwest Quarter of Section 35, more particularly described as follows:

**COMMENCING** at a point being the intersection of the East line of the West Half of the Southwest Quarter of said Section 35 and the South Right-Of-Way (ROW) of State Highway 12, thence Westerly along said South Right-Of-Way (ROW) of State Highway 12 for the following 2 courses:

Thence Easterly along said Southerly ROW of said Highway 12 for the following 2 courses:

- 1) South  $71^{\circ}49'06''$  West a distance of 305.14 to the beginning of a non-tangent curve to the right

Exhibit QCD.A



2) Along said non-tangent curve to the right, with a radius that bears North  $18^{\circ}44'56''$  West a distance of 2865.00 feet, a central angle of  $01^{\circ}00'23''$ , the chord of which bears South  $71^{\circ}45'15''$  West for a distance of 50.32 feet, an arc distance of 50.32 feet to the **POINT OF BEGINNING**;

Thence leaving said ROW thence South  $13^{\circ}55'32''$  East a distance of 675.66 feet to the beginning of a non-tangent curve on the former Northerly Railroad ROW;

Thence Westerly along the said Northerly boundary of the former Railroad ROW for the following 2 courses:

1) South  $76^{\circ}00'23''$  West a distance of 712.07 feet to the beginning of a non-tangent curve to the right;

2) Along said non-tangent curve to the right, with a radius that bears North  $13^{\circ}37'06''$  West a distance of 2814.79 feet, a central angle of  $02^{\circ}17'14''$ , the chord of which bears South  $77^{\circ}31'31''$  West for a distance of 112.36 feet, an arc distance of 112.37 feet;

Thence leaving said Northerly boundary of the former Railroad ROW North  $00^{\circ}26'59''$  West a distance of 695.29 feet to the said Southerly ROW of State Highway 12;

Thence Easterly along the said State Highway 12 ROW for the following 2 courses:

1) North  $77^{\circ}13'00''$  East a distance of 414.61 feet to the beginning of a non-tangent curve to the left;

2) Along said non-tangent curve to the left, with a radius that bears North  $12^{\circ}47'00''$  West a distance of 2865.00 feet, a central angle of  $04^{\circ}57'33''$ , the chord of which bears North  $74^{\circ}44'13''$  East for a distance of 247.90 feet, an arc distance of 247.98 feet to the **POINT OF BEGINNING**.

TOGETHER WITH any vacated streets and alleys attaching thereto by operation of law and any easements appurtenant thereto.

SUBJECT TO easements, limitations, building and use restrictions, protective covenants, restrictions, reservations and rights of way of record, if any.



## LEGAL DESCRIPTION

Situated in the State of Washington, County of Garfield:

The Northeast quarter of Section 36, Township 12 North, Range 43, E.W.M.

All of the Northeast Quarter of Section Thirty-five (35) in Township Twelve (12) North of Range Forty-three (43) E.W.M., EXCEPT a tract of land described in a deed dated August 12, 1905 and recorded in Book "W" of Deeds, Page 587, records of Garfield County, Washington, as follows: Commencing at the middle point of the North line of Section 35, thence following in a Southerly direction along the fence as it then stood between the Northeast Quarter and the Northwest Quarter of said Section 35, until it reaches the angle of the county road as it turns Southeasterly, thence following said road on its West side Southeasterly to South line of said Northeast Quarter, thence West on said South line to West line of Northeast Quarter at center of section, thence North on West line of Northeast Quarter at center of section, thence North on West line to place of beginning; which said exception became vested in one Augustus Young, now deceased, and which is described in the proceedings in the estate of Augustus Young, deceased, in the Superior Court of Garfield County, Washington, as follows:

Beginning at the center of Section 35, thence East 96 feet to West side of county road, thence in a Northerly course along West side of County Road 832 feet, thence West 30 feet, thence North 2°20' West 1828 feet to the North boundary of Section, thence South 2662 feet to place of beginning.

The West half (W1/2) of Section Thirty-six (36), Township Twelve (12) North of Range Forty-three (43), E.W.M.

The Southwest Quarter of the Southeast Quarter, the South Half of the Southwest Quarter of Section Twenty-seven (27) and the Northwest Quarter of the Northwest Quarter of Section Thirty-four (34) all in Township Twelve (12) North of Range Forty-four (44), E.W.M.

3630

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

This form is your receipt  
when stamped by cashier.

PLEASE TYPE OR PRINT

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

(See back of last page for instructions)

☐ Check box if partial sale, indicate % sold.

List percentage of ownership acquired next to each name.

1 SELLER GRANTOR	Name <u>Vicki A. Batterton and Michael D. Batterton</u>	2 BUYER GRANTEE	Name <u>Barbara K. Street and Glen A. Street</u>
	husband and wife		husband and wife
	Mailing Address <u>13429 N Grand Canyon St.</u>		Mailing Address <u>PO Box 6</u>
	City/State/Zip <u>Rathdrum, Idaho 83858</u>		City/State/Zip <u>Spirit Lake, Idaho 83869</u>
	Phone No. (including area code) <u>(509) 947-6552</u>		Phone No. (including area code) <u>(208) 659-3457</u>
3 Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers - check box if personal property	
Name _____		2-010-42-029-4000 <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)	
		54,960	

4 Street address of property: 880 Mountain Rd

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)  
The Southeast quarter of the Southeast quarter of Section 29 Township 10 North Range 42 E.W.M. lying east of the right-of-way of the Mountain Road running generally North and South across said property.

5 Select Land Use Code(s): <u>19 - Vacation and cabin</u> <input checked="" type="checkbox"/> enter any additional codes: _____ (See back of last page for instructions)	6 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	7 List all personal property (tangible and intangible) included in selling price. <u>None.</u>
8 Is this property designated as forest land per chapter 84.33 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Is this property receiving special valuation as historical property per chapter 84.26 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If any answers are yes, complete as instructed below. (1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information. This land <input type="checkbox"/> does <input checked="" type="checkbox"/> does not qualify for continuance. _____ DEPUTY ASSESSOR _____ DATE <u>9/23/21</u>	9 If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) <u>458-61A-201-B1</u> Reason for exemption <u>Gift</u> Type of Document <u>Quit Claim Deed</u> Date of Document <u>9/23/21</u> Gross Selling Price \$ _____ 0.00 *Personal Property (deduct) \$ _____ 0.00 Exemption Claimed (deduct) \$ _____ 0.00 Taxable Selling Price \$ _____ 0.00 Excise Tax : State \$ _____ 0.00 <u>0.0025</u> Local \$ _____ 0.00 *Delinquent Interest: State \$ _____ 0.00 Local \$ _____ 0.00 *Delinquent Penalty \$ _____ 0.00 Subtotal \$ _____ 0.00 *State Technology Fee \$ _____ 5.00 *Affidavit Processing Fee \$ _____ 5.00 Total Due \$ _____ 10.00 A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS	
(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale. (3) OWNER(S) SIGNATURE _____ PRINT NAME		

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

Signature of Grantor or Grantor's Agent <u>Vicki A. Batterton</u>	Signature of Grantee or Grantee's Agent <u>Barbara K Street</u>
Name (print) <u>Vicki A. Batterton</u>	Name (print) <u>BARBARA K STREET</u>
Date & city of signing <u>9/23/21 Garfield</u>	Date & city of signing <u>9/23/21 Pomeroy</u>

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

REV 84 0001a (09/06/17)

THIS STATE - TREASURER'S ONLY

COUNTY TREASURER

TERESA SUMMERS  
GARFIELD COUNTY TREASURER

3631  
06

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**

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

**B: Gifts without consideration**

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

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

If 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.**

Theresa A. Battiston  
Grantor's Signature

Barbara K. Stief  
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.

3631

Exchange Facilitator's Signature

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.

3632

☐ 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 Richard Ellison and Lynda Ellison, husband and wife  
Mailing address P.O. Box 801  
City/state/zip Pomeroy, WA 99347  
Phone (including area code) 509-843-1113

**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	<input type="checkbox"/>	\$ 0.00
	<input type="checkbox"/>	\$ 0.00
	<input type="checkbox"/>	\$ 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:  
North 45 feet of Lots 6, 7, & 8 and the West 10 feet of the North 45 feet of Lot 9; all within Block 65 of the Depot Addition in the City of Pomeroy, WA

**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  
Name (print) John E. Bieber, Trustee or Donna M. Bieber, Trustee  
Date & city of signing 9/20/2021, West Richland, WA

Signature of grantee or agent Richard Ellison  
Name (print) Richard Ellison or Lynda Ellison  
Date & city of signing Pomeroy, Wa. 9-23-21

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)).

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

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

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

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

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

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

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

Reasons held in escrow \_\_\_\_\_

Signature

Firm Name

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

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

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

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

**A. Gifts with consideration**

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

**B. Gifts without consideration**

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

Has there been or will there be a refinance of the debt? ☐ YES ☒ NO (If yes, please call 360-704-5905 to see if this transfer is taxable). If grantor (seller) was on title as co-signor only, please see WAC 458-61A-215 for exemption requirements.

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

John E. Bieber  
Grantor's Signature  
John E. Bieber, Trustee  
Grantor's Name (print)

9/20/21  
Date  
Richard Ellison  
Grantee's Signature  
Richard Ellison  
Grantee's Name (print)

9-23-21  
Date

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

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

Exchange Facilitator's Signature

Date

Exchange Facilitator's Name (print)

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

REAL ESTATE EXCISE TAX AFFIDAVIT

PLEASE TYPE OR PRINT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

This form is your receipt  
when stamped by cashier.

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

(See back of last page for instructions)

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

1 SELLER GRANTOR	Name <u>Estate of Jean M. Raaf</u>	2 BUYER GRANTEE	Name <u>Allen J. Raaf</u>
	Mailing Address <u>P. O. Box 295</u>		Mailing Address <u>P. O. Box 295</u>
	City/State/Zip <u>Pomeroy, WA 99347</u>		City/State/Zip <u>Pomeroy, WA 99347</u>
	Phone No. (including area code) <u>(509) 843-1614</u>		Phone No. (including area code) <u>(509) 843-1614</u>
3 Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers – check box if personal property	
Name _____		1-051-04-008-1360-0000 <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)	
		125,845.00	

4 Street address of property: 351 Hill Street

This property is located in Pomeroy

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

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

State of Washington, County of Garfield: Lot 8 in Block 4 of Wilson's Addition to the City of Pomeroy

5 Select Land Use Code(s):

11 - Household, single family units

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

(See back of last page for instructions)

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

YES ☐ NO ☒

6

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

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

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

If any answers are yes, complete as instructed below.

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

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

This land ☐ does ☐ does not qualify for continuance.

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

(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)

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

(3) OWNER(S) SIGNATURE

PRINT NAME

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

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

WAC No. (Section/Subsection) 458-61A-202(4)

Reason for exemption  
Inheritance

Type of Document Affidavit in Support of Community Property Agreement

Date of Document Sept. 23 2021

Gross Selling Price \$	0.00
*Personal Property (deduct) \$	
Exemption Claimed (deduct) \$	125,845.00
Taxable Selling Price \$	-125,845.00
Excise Tax : State \$	-1,610.82
<u>0.0025</u> Local \$	-314.61
*Delinquent Interest: State \$	
Local \$	
*Delinquent Penalty \$	
Subtotal \$	-1,925.43
*State Technology Fee \$	5.00
*Affidavit Processing Fee \$	5.00
Total Due \$	10.00

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

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

Signature of Grantor or Grantor's Agent <u>Allen J. Raaf</u>	Signature of Grantee or Grantee's Agent <u>Allen J. Raaf</u>
Name (print) <u>Allen J. Raaf</u>	Name (print) <u>Allen J. Raaf</u>
Date & city of signing: <u>Sept 23, 2021 Pomeroy, WA</u>	Date & city of signing: <u>Sept 23 2021 Pomeroy, WA</u>

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

REV 84 0001ae (11/30/11)

THIS SPACE - TREASURER'S USE ONLY

COUNTY TREASURER

PAID  
SEP 23 2021  
TEREASA SUMMERS  
GARFIELD COUNTY TREASURER



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.*

**3634**

☐ 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

Jeremy L Fromm  
Mailing address 7094 W Melinda CT  
City/state/zip Rathdrum Id 83858  
Phone (including area code) 208 553 3439

**Buyer/Grantee**

Name

JACK L FROMM JR  
Mailing address 4004 ARIESA DR  
City/state/zip PASCO WA 99301  
Phone (including area code) 509-845-3437

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

Name JACK L FROMM JR

List all real and personal property tax  
parcel account numbers

2010420341065000

Personal  
property?

☐ \$0.00  
☐ \$0.00  
☐ \$0.00

Assessed  
value(s)

\$22,250.00

Mailing address

City/state/zip

Street address of property NE1/4NE1/4NE1/4 SEC 34 TWP 10 RNG 42  
This property is located in Select Location 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).

NE1/4NE1/4NE1/4 SEC 34 TWP 10 RNG 42

**Select land use code(s)**

Enter any additional codes 19- Vacation and cabin  
(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 9/24/21

**(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.

All Items currently on property

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

WAC number (section/subsection)

Reason for exemption

Type of document Quit Claim Deed  
Date of document 9-2-21

Gross selling price 10,000.00

\*Personal property (deduct) 0.00

Exemption claimed (deduct) 0.00

Taxable selling price 10,000.00

Excise tax: state

Less than \$500,000.01 at 1.1% 110.00

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

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

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

Agricultural and timberland at 1.28% 0.00

Total excise tax: state 0.00

0.0085 Local 25.00

\*Delinquent interest: state 0.00

Local 0.00

\*Delinquent penalty 0.00

Subtotal 135.00

\*State technology fee 5.00

Affidavit processing fee 5.00

Total due 140.00

**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 \_\_\_\_\_

Name (print) Jeremy Fromm

Date & city of signing 9-2-21

Signature of grantee or agent \_\_\_\_\_

Name (print) JACK L FROMM JR

Date & city of signing 9-2-21 PASCO WA

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

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

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

3635

☐ 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 Pomeroy Native, LLC, a Washington limited liability company

Mailing address 1208 N 20th Ave

City/state/zip Yakima, WA 98902

Phone (including area code) (509) 765-9285

## 2 Buyer/Grantee

Name Wayne G. Riehle and Hollis A. Riehle, husband and wife

Mailing address PO Box 109

City/state/zip Wilson Creek, WA 98860-0109

Phone (including area code) (509) 765-9285

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

Name \_\_\_\_\_

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

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

List all real and personal property tax parcel account numbers	Personal property?	Assessed value(s)
<u>2-011-42-004-2000</u>	<input type="checkbox"/>	<u>\$ 160,641.00</u>
<u>2-011-42-004-2010</u>	<input type="checkbox"/>	<u>\$ 6,798.00</u>
<u>2-011-42-009-1000</u>	<input type="checkbox"/>	<u>\$ 193,172.00</u>
<u>2-011-42-009-4010</u>		<u>\$1,584.00</u>

## 4 Street address of property NKA, Pomeroy, WA 99347

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

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

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

Situated in the State of Washington, County of Garfield:

The East half of the West half, and the Northwest quarter of the Northwest quarter, all in Section 4, Township 11 North, Range 42 E.W.M.

The East half of the Northwest quarter, and the West half of the Northeast quarter all in Section 9, Township 11 North, Range 42 E.W.M.

## 5 83 - Agriculture classified under current use chapt

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 9/24/21

### (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 Wayne G. Riehle

Print name

Signature Hollis A. Riehle

Print name

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

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

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

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

Type of document Statutory Warranty Deed

Date of document 9/22/2021

Gross selling price 475,000.00

\*Personal property (deduct) 0.00

Exemption claimed (deduct) 0.00

Taxable selling price 475,000.00

Excise tax: state

Less than \$500,000.01 at 1.1% 0.00

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

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

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

Agricultural and timberland at 1.28% 6,080.00

Total excise tax: state 6,080.00

0.0025 Local 1,187.50

\*Delinquent interest: state 0.00

Local 0.00

\*Delinquent penalty 0.00

Subtotal 7,267.50

\*State technology fee 5.00

Affidavit processing fee 0.00

Total due 7,272.50

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 agent \*See Attached

Name (print) Richard F. Strain, Manager

Date & city of signing \_\_\_\_\_

Signature of grantee or agent Wayne G. Riehle

Name (print) Wayne G. Riehle

Date & city of signing Wilson Creek WA 9-23-2021

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

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

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☐ 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 Pomeroy Native, LLC, a Washington limited liability company

Mailing address 1208 N 20th Ave

City/state/zip Yakima, WA 98902

Phone (including area code) (509) 765-9285

## 2 Buyer/Grantee

Name Wayne G. Riehle and Hollis A. Riehle, husband and wife

Mailing address PO Box 109

City/state/zip Wilson Creek, WA 98860-0109

Phone (including area code) (509) 765-9285

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

Name \_\_\_\_\_

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

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

List all real and personal property tax parcel account numbers	Personal property?	Assessed value(s)
2-011-42-004-2000	<input type="checkbox"/>	\$ 160,641.00
2-011-42-004-2010	<input type="checkbox"/>	\$ 6,798.00
2-011-42-009-1000	<input type="checkbox"/>	\$ 193,172.00
2-011-42-009-4010		\$1,584.00

4 Street address of property NKA, Pomeroy, WA 99347

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

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

Situated in the State of Washington, County of Garfield:

The East half of the West half, and the Northwest quarter of the Northwest quarter, all in Section 4, Township 11 North, Range 42 E.W.M.

The East half of the Northwest quarter, and the West half of the Northeast quarter all in Section 9, Township 11 North, Range 42 E.W.M.

## 5 83 - Agriculture classified under current use chapt

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 9/24/21

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

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

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

Signature \_\_\_\_\_  
Print name Wayne G. Riehle

Signature \_\_\_\_\_  
Print name Hollis A. Riehle

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

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

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

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

Type of document Statutory Warranty Deed

Date of document 9/22/2021

Gross selling price	475,000.00
*Personal property (deduct)	0.00
Exemption claimed (deduct)	0.00
Taxable selling price	475,000.00
Excise tax: state	
Less than \$500,000.01 at 1.1%	0.00
From \$500,000.01 to \$1,500,000 at 1.28%	0.00
From \$1,500,000.01 to \$3,000,000 at 2.75%	0.00
Above \$3,000,000 at 3%	0.00
Agricultural and timberland at 1.28%	6,080.00
Total excise tax: state	6,080.00
0.0025 Local	1,187.50
*Delinquent Interest: state	0.00
Local	0.00
*Delinquent penalty	0.00
Subtotal	7,267.50
*State technology fee	5.00
Affidavit processing fee	0.00
Total due	7,272.50

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 agent \_\_\_\_\_

Name (print) Richard E. Strain, Manager

Date & city of signing 9/22/21 / MKIMA

Signature of grantee or agent \_\_\_\_\_

Name (print) Wayne G. Riehle

Date & city of signing \_\_\_\_\_

\*See Attached

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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