



REAL ESTATE EXCISE TAX AFFIDAVIT
CHAPTER 84.45 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.

1 SELLER GRANTOR	Name	Strandfond LLC	2 BUYER GRANTEE	Name	Dawlin W. Phillips
	Joh Mayfield, Member			Kaitlin Phillips	
	Mailing Address	7602 N. Rye Street		Mailing Address	1277 Columbia St
	City/State/Zip	Spokane, WA 99208		City/State/Zip	Pomeroy WA 99347
	Phone No. (including area code)	(509) 843-7080		Phone No. (including area code)	(208) 305-1357
3	Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers - check box if personal property		List assessed value(s)
	Name	Dawlin W. Phillips	1-052-03-009-1270-0000 <input type="checkbox"/>		82,738.00
	Mailing Address		<input type="checkbox"/>		
	City/State/Zip		<input type="checkbox"/>		
	Phone No. (including area code)		<input type="checkbox"/>		

4 Street address of property: 1277 Columbia Street, Pomeroy
This property is located in Garfield
☐ Check box if any of the listed parcels are being segregated from another parcel, are part of a boundary line adjustment or parcels being merged.
Legal description of property (if more space is needed, you may attach a separate sheet to each page of the affidavit)
Lot 9 in Block 3 of Pomeroy's Addition to the City of Pomeroy.

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

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

If any answers are yes, complete as instructed below:
(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE)
NEW OWNER(S): To continue the current designation as forest land or
classification as current use (open space, farm and agriculture, or timber) land,
you must sign on (3) below. The county assessor must then determine if the
land transferred continues to qualify and will indicate by signing below. If the
land no longer qualifies or you do not wish to continue the designation or 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 3/28/2022
Gross Selling Price \$ 227,000.00
Personal Property (deduct) \$
Exemption Claimed (deduct) \$ 0.00
Taxable Selling Price \$ 227,000.00
Excise Tax: State
Less than \$500,000.01 at 1.1% \$ 2,497.00
From \$500,000.01 to \$1,500,000 at 1.28% \$ 0.00
From \$1,500,000.01 to \$3,000,000 at 2.75% \$ 0.00
Above \$3,000,000 at 3.0% \$ 0.00
Agricultural and timberland at 1.28% \$ 0.00
Total Excise Tax: State \$ 2,497.00
0.0025 Local \$ 567.50
*Delinquent Interest: State \$ 0.00
Local \$ 0.00
*Delinquent Penalty \$ 0.00
Subtotal \$ 3,064.50
*State Technology Fee \$ 5.00
*Affidavit Processing Fee \$ 0.00
Total Due \$ 3,069.50 CK
A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX
*SEE INSTRUCTIONS

8 I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT
Signature of Grantor or Grantor's Agent Signature of Grantee or Grantee's Agent
Name (print) Strandfond LLC Name (print) Dawlin W. Phillips Wynne McCabe
Date & city of signing 3/29/22 Pomeroy Date & city of signing 3-29-22 Pomeroy

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

REV 84-0001a (12/6/19) THIS SPACE - TREASURER'S USE ONLY COUNTY TREASURER
MAR 30 2022 TEREASA SUMMERS
GARFIELD COUNTY TREASURER TEREASA SUMMERS
GARFIELD COUNTY TREASURER

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

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

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

List percentage of ownership acquired next to each name.

3703

1 Seller/Grantor

Name Ross Dashiell

Mailing address 4330 Fir Rd.

City/state/zip Eltopia, WA 99330

Phone (including area code) 509-539-9764

2 Buyer/Grantee

Name Dashiell Ranches, Inc., Ross R. Dashiell, President

Mailing address 4330 Fir Rd.

City/state/zip Eltopia, WA 99330

Phone (including area code) 509-539-9764

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

Name _____

Mailing address _____

City/state/zip _____

List all real and personal property tax
parcel account numbers

~~2-086-42-010-2040~~

~~2-086-42-010-2060~~

2006420102070

Personal
property?

Assessed
value(s)

☒

☒

☐

\$ 0.00

\$ 0.00 314,460

4 Street address of property Unassigned parcel

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

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

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

See Exhibit A

5 91 - Undeveloped land (land only) ☒

Enter any additional codes _____

(see back of last page for instructions)

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

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

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

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

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

If any answers are yes, complete as instructed below.

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

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

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

Deputy assessor signature Bambi Lockard

Date 3/31/2022

(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 Ross Dashiell

Name (print) Ross Dashiell

Date & city of signing 2-18-22 Spokane Valley

Signature of grantee or agent Ross Dashiell

Name (print) Ross R. Dashiell, President

Date & city of signing 2-18-22 Spokane Valley

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 (9/17/21)

THIS SPACE TREASURER'S USE ONLY
MAR 31 2022

TEREASA SUMMERS
GARFIELD COUNTY TREASURER

COUNTY TREASURER

3703

Print on legal size paper

Page 1 of 1

Exhibit A

FILED FOR RECORD AT REQUEST OF:

Wolff, Hislop & Crockett, PLLC
12209 E. Mission Ave., Suite 5
Spokane Valley, WA 99206
(509) 927-9700

QUIT CLAIM DEED

Reference:

Grantor: ROSS DASHIELL, an unmarried man

Grantee: DASHIELL RANCHES, INC., a Washington Corporation

Short Legal Description:

THE GRANTOR, ROSS DASHIELL, an unmarried man conveys and quit claims with no change in beneficial ownership to GRANTEE, DASHIELL RANCHES, INC., a Washington Corporation, in the following-described real estate, including any interest therein which Grantors may hereafter acquire:

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF WASHINGTON, COUNTY OF GARFIELD AND DESCRIBED AS FOLLOWS:

IN TOWNSHIP 6 NORTH, RANGE 42 E.W.M.

THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, AND THE NORTH HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10,

TOGETHER WITH AND EASEMENT FOR ROAD AND UTILITIES OVER AND ACROSS THE EAST 25 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 10.

SUBJECT TO RESERVATION OF THE EAST 25 FEET THEREOF FOR ROADS AND UTILITIES AS SHOWN IN DEED RECORDED AS GARFIELD COUNTY AUDITOR'S NO. 14704 AND IN DEED RECORDED AS QUDITOR'S NO. 5853.

ALSO SUBJECT TO RESERVATIONS OF ALL OIL AND MINERAL RIGHTS AS CONTAINED IN DEED RECORDED AS GARFIELD COUNTY AUDITOR'S NO. 14704.

EXCEPT PUBLIC ROAD RIGHT OF WAY.

3703

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

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3704

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

List percentage of ownership acquired next to each name.

1 Seller/Grantor

Name Ross Dashiell

Mailing address 4330 Fir Rd.

City/state/zip Eltopia, WA 99330

Phone (including area code) 509-539-9764

2 Buyer/Grantee

Name Dashiell Ranches, Inc., Ross R. Dashiell, President

Mailing address 4330 Fir Rd.

City/state/zip Eltopia, WA 99330

Phone (including area code) 509-539-9764

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>20064201010300000</u>	<input type="checkbox"/>	<u>\$ 225,120.00</u>
<u>20064201040100000</u>	<input type="checkbox"/>	<u>\$ 243,072.00</u>
	<input type="checkbox"/>	<u>\$ 0.00</u>

4 Street address of property Unassigned Parcel

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

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

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

See Exhibit A

5 83 84 - Undeveloped land (land only) ☒

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

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

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

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

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

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

If any answers are yes, complete as instructed below.

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

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

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

Bundy Hockard 3/31/2022
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.

ON FILE (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 Ross Raymond Dashiell

Name (print) Ross Dashiell

Date & city of signing 2-18-22 Spokane Valley

Signature of grantee or agent Ross Raymond Dashiell

Name (print) Ross Dashiell, President

Date & city of signing 2-18-22 Spokane Valley

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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EXHIBIT "A"

362120

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF WASHINGTON,
COUNTY OF GARFIELD AND DESCRIBED AS FOLLOWS:

IN TOWNSHIP 6 NORTH, RANGE 42 E.W.M.

THE WEST HALF OF THE NORTHEAST QUARTER, THE SOUTHEAST QUARTER OF
THE NORTHEAST QUARTER, AND THE NORTH HALF OF THE SOUTHEAST
QUARTER OF SECTION 10.

EXCEPT PUBLIC ROAD RIGHTS OF WAY.

SUBJECT TO EASEMENTS OVER EXISTING ROADS AS DESCRIBED IN DOCUMENT
RECORDED JANUARY 3, 1990 AS GARFIELD COUNTY AUDITOR'S NO. 003.

3704

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

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3705

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

List percentage of ownership acquired next to each name.

1 Seller/Grantor

Name Ross Raymond Dashiell

Mailing address 4330 Fir Rd.

City/state/zip Eltopia, WA 99330

Phone (including area code) 509-539-9764

2 Buyer/Grantee

Name Dashiell Ranches, Inc., Ross Raymond Dashiell, President

Mailing address 4330 Fir Rd.

City/state/zip Eltopia, WA 99330

Phone (including area code) 509-539-9764

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

~~2006420101020~~

2006420102090

Personal property?

☐

☐

☐

Assessed value(s)

\$ 0.00 225,120

\$ 0.00

\$ 0.00

4 Street address of property unassigned

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

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

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

See Exhibit A

5 ☒ - Agriculture (not classified under current use)

Enter any additional codes _____

(see back of last page for instructions)

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

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

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

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

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

If any answers are yes, complete as instructed below.

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

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

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

Bandy Lockard
Deputy assessor signature

3/31/2022
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

ON FILE

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 Ross Raymond Dashiell

Name (print) Ross Raymond Dashiell

Date & city of signing 12-23-2021 Spokane

Signature of grantee or agent Ross Raymond Dashiell

Name (print) Ross Raymond Dashiell, President

Date & city of signing 12-23-2021 Spokane

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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MAR 31 2022

TERESA SUMMERS
GARFIELD COUNTY TREASURER

Print on legal size paper

Exhibit A

THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 10 IN TOWNSHIP
6, NORTH, RANGE 42, E.W.M.

SUBJECT TO EASEMENTS OVER EXISTING ROADS IN DOCUMENT RECORDED
JAN. 3. 1990 UNDER GARFIELD COUNTY AUDITOR'S NO. 00.

AND FURTHER SUBJECT TO A RIGHT OF WAY EASEMENT FOR ELECTRONIC
TRANSMISSION AND DISTRIBUTION LINES GRANTED TO CLEARWATER
POWER COMPANY BY DOCUMENT RECORDED DECEMBER 19, 1962 UNDER
AUDITOR'S NO. 1619.

SUBJECT TO ALL EASEMENTS, RESERVATIONS, AND RESTRICTIONS
OF RECORD.

TAX PARCEL NO. 2-006-42-010-1020 (INCLUDES OTHER PROPERTY.)

3105

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

3706

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when stamped by cashier.

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

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

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

PLEASE TYPE OR PRINT

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

1 SELLER GRANTOR	Name <u>Gary R. Cole, CO-Personal Representative</u>	2 BUYER GRANTEE	Name <u>Ardel D. Petz</u>
	Estate of Edith M. Cole, deceased		Pamela R. Winalski
	Mailing Address <u>1299 Hwy 12 E</u>		Mailing Address <u>197 Pataha Canyon Lane</u>
	City/State/Zip <u>Pomeroy, WA 99347</u>		City/State/Zip <u>Pomeroy, WA 99347</u>
	Phone No. (including area code) <u>(509) 843-3748</u>		Phone No. (including area code) <u>(509) 843-6068</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	List assessed value(s)
Name <u>Ardel Petz and Pamela Winalski</u>		<u>20114300710000000</u> <input type="checkbox"/>	<u>39,000.00</u>
Mailing Address <u>197 Pataha Canyon Lane</u>		<u>20114300710100000</u> <input type="checkbox"/>	<u>37,995.00</u>
City/State/Zip <u>Pomeroy, WA 99347</u>		<u>20114300810000000</u> <input type="checkbox"/>	<u>453,242.00</u>
Phone No. (including area code) <u>(509) 843-6068</u>		<u>See Attached</u> <input type="checkbox"/>	<u>415,545.00</u>

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

5 Select Land Use Code(s):
83 - Agriculture classified under current use chapter 84.34 RCW
enter any additional codes: _____
(See back of last page for instructions) YES NO
Was the seller receiving a property tax exemption or deferral
under chapters 84.36, 84.37, or 84.38 RCW (nonprofit
organization, senior citizen, or disabled person, homeowner
with limited income)? ☐ ☒
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.
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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.
Boudy Lockard 3/31/2022
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
Ardel D. Petz Pamela R. Winalski
PRINT NAME
Ardel D. Petz Pamela R. Winalski

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 3/11/2022

Gross Selling Price \$	35,000.00
Personal Property (deduct) \$	0.00
Exemption Claimed (deduct) \$	0.00
Taxable Selling Price \$	35,000.00
Excise Tax: State	
Less than \$500,000.01 at 1.1% \$	0.00
From \$500,000.01 to \$1,500,000 at 1.28% \$	0.00
From \$1,500,000.01 to \$3,000,000 at 2.75% \$	0.00
Above \$3,000,000 at 3.0% \$	0.00
Agricultural and timberland at 1.28% \$	448.00
Total Excise Tax: State \$	448.00
<u>0.0025</u> Local \$	87.50
*Delinquent Interest: State \$	0.00
Local \$	0.00
*Delinquent Penalty \$	0.00
Subtotal \$	535.50
*State Technology Fee \$	5.00
*Affidavit Processing Fee \$	0.00
Total Due \$	540.50

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

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

Signature of Grantor or Grantor's Agent <u>Gary R. Cole</u>	Signature of Grantee or Grantee's Agent <u>Ardel D. Petz</u>
Name (print) <u>Gary Cole, Co-PR</u>	Name (print) <u>Ardel D. Petz</u>
Date & city of signing <u>3/21/22 Clarkston, WA</u>	Date & city of signing <u>3/16/22 Clarkston</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"

Parcel Numbers:

2-011-43-007-1000-0000 - Valued 39,000
2-011-43-007-1010-0000 - Valued 37,995
2-011-43-008-1000-0000..- Valued 453,242
2-011-43-017-2000-0000 - Valued 153,300
2-011-43-017-3000-0000 - Valued 20,400
2-011-43-018-1000-0000 - Valued 17,097

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

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

That part of the Southeast quarter of the Northeast quarter of Section 18 more particularly described as follows:

Beginning at the quarter corner on the East line of Section 18 (internal angle between the Section line and the quarter line $90^{\circ}05'$);
thence following the quarter line to a point 523 feet West of the quarter corner;
thence deflecting to the right $86^{\circ}00'$ (internal angle 94°) following this course 485 feet; thence deflecting to the left $50^{\circ}38'$ following this course 300 feet;
thence deflecting to the right $26^{\circ}25'$ following this course 500 feet;
thence deflecting to the right $08^{\circ}00'$ following this course 338 feet to intersect the North line of the Southeast quarter of the Northeast quarter of said Section 18;
thence deflecting to the right $111^{\circ}45'$ (forming an internal angle between the preceding course and the North line of said SE $\frac{1}{4}$ of NE $\frac{1}{4}$ $68^{\circ}15'$) following said North line to intersect the East line of said Section 18; thence South to the place of beginning.

That part of the Northeast quarter of the Southeast quarter of said Section 18 more particularly described as follows:

Beginning at the Northeast corner of the Southeast quarter of said Section 18;
thence South on the section line 430 feet; thence $98^{\circ}00'$ to the right 310 feet;
thence $80^{\circ}00'$ to the right 385 feet to the one-half section line;
thence $91^{\circ}44'$ to the right 321.1 feet to the place of beginning.

The Northeast quarter of the Southeast quarter and the South half of the Southeast quarter of Section 7, and the North half of the Northeast quarter of said Section 18
EXCEPT the following three tracts:

1. Beginning at a point 1352 feet east of the Northwest corner of the South half of the Southeast quarter of said Section 7;
thence southerly to a point where the South line of said Section intersects with the following described line, and along said line:

3706

Commencing with the place of beginning; thence South 07°45' minutes East 139 feet; thence South 02°17' East 534 feet; thence South 20°50' East 832 feet; thence South 01°02' West 1012 feet; thence South 42°38' East 314 feet; thence East from the point of said intersection to a point approximately 400 feet west of the Southeast corner of said Section; thence North to the center of the State Highway; thence in a northwesterly direction along the centerline of said Highway to a point due North of the place of beginning; thence South to the place of beginning

2. Beginning at the fence corner at the Northwest corner of the South half of the Southeast quarter of said Section 7;

thence East along the fence 1352 feet; thence South 07°46' East 139 feet; thence South 02°17' East 534 feet; thence South 20°50' East 832 feet; thence South 01°02' West 1012 feet; thence South 42°38' East 314 feet to a fence corner across on the East side of Pataha Creek; thence South 89°06' West along the fence line and beyond, for a total distance of 1776 feet; thence North 2714 feet to the place of beginning.

3. That part of the East half of the Northeast quarter of said Section 18, more particularly described as follows:

A strip of land 15 feet in width on either side of the following line:

Commencing at a point on State Highway 410, at station plus 78.4 P.T., 780.0 feet South and 1120.0 feet West of the half corner on section line between Sections 7 and 8 in the Northeast quarter of the Southeast quarter of said Section 7;

thence South 22°16' West 144.3 feet to the True Point of Beginning; thence South 18°39' East 725.0 feet; thence South 01°21' West 150.0 feet; thence South 29°33' West 362.0 feet; thence South 23°57' East 200.0 feet; thence South 30°17' East 400.0 feet; thence South 01°07' East 460.0 feet; thence South 15°43' West 270.0 feet; thence South 08°08' West 450.0 feet; thence South 25°12' East 810.0 feet; thence South 37°22' East 255.0 feet; thence South 12°02' East 731.9 feet to a point on the half section line of said Section 18, 418.4 feet West of the half corner between sections 17 and 18, said Township and Range.

SUBJECT TO Easement granted to Cole, recorded as Auditor's No. 20080489.

ALSO the following two tracts contained in Survey recorded October 7, 2021 as Auditor's No. 20210572:

Tract 1

That part the West Half of Section 17, more particularly described as follows:

Beginning at the Southwest corner of said Section 17, from which the South quarter of said Section 17 bears North 88°06'58" East, 2,656.24 feet;

thence North 04°29'08" West along the West line of said Section 17, 2,667.50 feet to the West quarter corner of said Section 17;

thence continue along said West line, North 03°28'58" West, 2,724.99 feet to the Northwest corner of said Section 17;

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thence along the North line of said Section 17, North 87°42'27" East, 18.46 feet to an intersection with an existing fence line;
thence leaving said North line along said existing fence line the following courses:
South 23°10'27" East 598.48 feet;
thence South 46°01'26" East 888.52 feet; thence South 15°20'14" East 46.70 feet;
thence South 07°27'21" East 1,478.65 feet; thence South 33°26'48" East 619.16 feet;
thence South 33°24'26" East 678.59 feet; thence South 42°41'36" East 317.15 feet;
thence South 11°13'05" East 22.64 feet; thence South 86°09'36" West 185.75 feet;
thence South 78°53'44" West 487.64 feet; thence North 79°59'37" West 498.66 feet;
thence South 08°24'33" West 468.31 feet; thence South 16°26'12" East 218.83 feet;
thence South 45°57'57" East 910.46 feet to the South line of said Section 17;
thence along said South line South 88°06'58" East 1,142.64 feet to the place of beginning.

Tract 2

That part of the Southeast quarter of the Southeast quarter of Section 7 and of the Southwest quarter of the Southwest quarter of Section 8, more particularly described as follows:
Beginning at the Southeast corner of Section 7, from which the Southwest corner of Section 7 bears South 87°42'27" West 5,317.11 feet;
thence along the South line of said Section 7 South 87°42'27" West 343.94 feet to a 1/2" rebar at a fence corner per AFN 17668;
thence along existing fence line North 04°45'48" West 964.93 feet (record 964.29 feet) to a 1/2" rebar;
thence continue along said fence line North 01°22'34" West 634.13 feet (record 634.12 feet) to a 1/2" rebar;
thence along said fence line North 01°22'34" West, 2.18 feet (record 2.24 feet) to a point on the southerly right of way line of State Highway 12;
thence along said right of way the following courses:
North 88°59'40" West, 570.74 feet to a tangent curve concave to the South;
thence southeasterly along said curve having a radius of 2,750.00 feet and a central angle of 10°34'39" for an arc distance of 507.68 feet;
thence South 09°34'40" West 50.00 feet to the beginning of a non-tangent curve concave to the Southwest, having a radius of 2,700.00 feet, the initial radial of which bears North 09°34'40" West;
thence Southeast along said curve an arc distance of 30.05 feet through a central angle of 00°38'16", a radial bearing to said point bears North 10°12'56" West;
thence leaving said right of way along an existing fence line the following courses:
South 60°32'49" West 296.47 feet;
thence South 89°47'20" West 380.17 feet;
thence South 79°28'53" West 288.92 feet;
thence South 49°37'56" West 183.19 feet;
thence South 15°12'01" East 842.51 feet;
thence South 32°59'59" East 231.81 feet;
thence South 23°10'27" East 135.42 feet;
thence South 23°10'27" East 54.77 feet to the South line of said Section 8;
thence along said South line, South 87°42'27" West, 18.46 feet to the place of beginning.

ALSO EXCEPT from all, public road rights of way.

310v

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

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

3707

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

List percentage of ownership acquired next to each name.

1 Seller/Grantor

Name Dannie L. Luther and Barbara L. Luther

Mailing address 14700 Highway 12

City/state/zip Clarkston, WA 99403

Phone (including area code) 509-843-3358

2 Buyer/Grantee

Name Dannie L. Luther and Barbara L. Luther, as Trustees of the Luther Family Land Trust

Mailing address 14700 Highway 12

City/state/zip Clarkston, WA 99403

Phone (including area code) 509-843-3358

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

Name _____

Mailing address _____

City/state/zip _____

List all real and personal property tax
parcel account numbers

See Exhibit A attached hereto

Personal
property?

☐

☐

☐

Assessed
value(s)

4 Street address of property 470 Alpowa Creek Road, Clarkston, WA

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

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

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

See Exhibit A

5 11 - Household, single family units

Enter any additional codes 83

(see back of last page for instructions)

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

Is this property predominately used for timber (as classified under RCW 84.34 and 84.33) or agriculture (as classified under RCW 84.34.020) and will continue in its current use? If yes and the entire transfer involves parcels with different classifications, complete the predominate use calculator (see instructions). ☒ Yes ☐ No

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

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

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

If any answers are yes, complete as instructed below.

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

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

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

Bandin Lockard
Deputy assessor signature

4/14/2022
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.

Dannie L. Luther
Signature

Danniel Luther
Print name

Barbara L. Luther
Signature

Barbara L. Luther
Print name

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

None

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

WAC number (section/subsection) RCW458-61A-211(2)(g)

Reason for exemption

Transfer to Revocable Trust

Type of document Limited Warranty Deed

Date of document 3/29/22

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

0.0025 Local 0.00

*Delinquent interest: state 0.00

Local 0.00

*Delinquent penalty 0.00

Subtotal 0.00

*State technology fee 5.00

Affidavit processing fee 5.00

Total due 10.00

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

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

Signature of grantor or agent Dannie L. Luther

Name (print) Dannie L. Luther

Date & city of signing Clarkston, WA 3/29/22

Signature of grantee or agent Dannie L. Luther

Name (print) Dannie L. Luther, Trustee

Date & city of signing Clarkston, WA 3/29/22

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 \$40,000, 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 (9/23/21)

THIS SPACE TREASURER'S USE ONLY

COUNTY TREASURER

APR 04 2022

TERESA SUMMERS
GARFIELD COUNTY TREASURER

Print on legal size paper.
Page 1 of 8

3707

EXHIBIT A

APN	Assessed Value
2-011-43-024-3010-0000	\$108,364
2-011-43-025-2020-0000	\$6,204
2-011-43-025-2010-0000	\$151
2-011-43-024-2000-0000	\$58,000
2-011-43-023-3000-0000	\$36,000
2-011-43-026-1010-0000	\$18,750
2-010-43-004-4000-0000	\$111,534
2-010-43-009-1010-0000	\$4,125

LEGAL DESCRIPTION:

PARCEL 1:

An undivided 4/5th interest in real property commonly referred to as 470 Alpowa Creek Road, Clarkston, County of Garfield, State of Washington, and more particularly described as follows:

The Southeast Quarter of the Southwest Quarter, and the Southwest Quarter of the Southeast Quarter of Section 24, Township 11 North, Range 43 E.W.M.

EXEPTING THEREFROM all of that part of the SW1/4SE1/4 of Section 24, Township 11 North, Range 43 East, W.M., Garfield County, Washington, lying South of the Alpowa Creek Road.

APN: 2-011-43-024-3010-0000

PARCEL 2:

An undivided 4/5th interest in real property located in the County of Garfield, State of Washington, to-wit:

In Township 11 North, Range 43 E.W.M.,
The part of the Northeast Quarter of the Northwest Quarter and the Northwest Quarter of the Northeast Quarter of Section 25, lying North of Alpowa Creek Road.

APN: 2-011-43-025-2020-0000

PARCEL 3:

In Township 11 North, Range 43 E.W.M.,
The part of the Northwest Quarter of the Northwest Quarter of Section 25, lying North of Alpowa Creek Road.

3107

APN: 2-011-43-025-2010-0000

PARCEL 4:

The Northwest Quarter of the Southeast Quarter, the Northeast Quarter of the Southwest Quarter, and the West Half of the Southwest Quarter of Section 24, Township 11 North, Range 43 E.W.M.

Parcel No. 2-011-43-024-2000-0000

PARCEL 5:

The SW $\frac{1}{4}$ SE $\frac{1}{4}$ and the E $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 23 and all that part of the NE $\frac{1}{4}$ of Section 26 lying North of Alpowa Creek Road, situate in Township 11 North, Range 43 East, W.M. Garfield County, Washington.

Parcel Nos. 2-011-43-023-3000-0000 and 2-011-43-026-1010-0000

PARCEL 6:

A parcel of land located in the south half of the northeast quarter, the southeast quarter of the northwest quarter, the south half of Section 4, and the north half of Section 9, Township 10 North, Range 43 East of the Willamette Meridian, Garfield County, Washington, described as follows:

BEGINNING at the southeast corner of the south half of the northeast quarter of Section 4;

Thence along the east line thereof, N 00°10'45" E, 1346.77 feet to the northeast corner of the south half of the northeast quarter;

Thence along the north line thereof, S 84°30'08" W, 2626.75 feet to the northeast corner of the south half of the northwest quarter;

Thence along the north line of thereof, S 84°30'41" W, 1355.79 feet to the northwest corner of the southeast quarter of the northwest quarter;

Thence along the west line thereof, S 00°00'17" W, 1513.23 feet to the southeast corner of the southwest quarter of the northwest quarter;

Thence along the south line thereof, S 82°07'28" W, 680.28 feet;

Thence leaving said line and continuing along the east line of a parcel described in Quitclaim Deed AFN 20090282 the next 8 courses:

Thence S 11°58'42" W, 173.95 feet;

Thence S 04°55'20" W, 228.12 feet;

Thence S 14°33'02" W, 831.22 feet;

Thence S 13°53'28" W, 108.68 feet;

Thence S 06°37'38" E, 748.85 feet;

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Thence S 12°32'58" E, 315.07 feet;
Thence S 12°31'21" E, 73.17 feet;
Thence S 25°41'20" E, 640.21 feet;
Thence N 71°06'50" E, 710.02 feet;
Thence N 40°57'31" E, 897.73 feet;
Thence N 54°01'25" E, 265.67 feet;
Thence N 83°19'53" E, 364.33 feet;
Thence S 13°26'39" E, 315.89 feet to the southeast corner of the southwest quarter
of Section 4;
Thence N 87°22'52" E, 1295.08 feet;
Thence N 21°52'34" E, 684.69 feet;
Thence N 59°43'24" E, 385.98 feet;
Thence N 30°06'49" E, 698.20 feet;
Thence N 12°30'24" E, 588.85 feet;
Thence N 62°18'48" E, 210.00 feet;
Thence S 75°46'08" E, 54.89 feet to a point on the east line of the southeast quarter;
Thence along said east line, N 02°44'27" W, 698.04 feet to the POINT OF
BEGINNING.

APN: 2-010-43-004-4000-0000 and 2-010-43-009-1010-0000

3707

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

This form is your receipt
when stamped by cashier.

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

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

PLEASE TYPE OR PRINT

☐ Check box if partial sale, indicate % sold.

List percentage of ownership acquired next to each name.

1 SELLER GRANTOR	Name <u>Lewis Clark Credit Union</u>	2 BUYER GRANTEE	Name <u>Robert B. Chalfant</u>	
	Mailing Address <u>604 Bryden Avenue</u>		Catherine A. Chalfant	
	City/State/Zip <u>Lewiston, ID 83501</u>		Mailing Address <u>260 15th Street</u>	
	Phone No. (including area code) <u>(208) 748-7025</u>		City/State/Zip <u>Pomeroy, WA 99347</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	List assessed value(s)
	Name <u>Robert B. Chalfant</u>	<u>10500700321500000</u> <input type="checkbox"/>	<u>53,072.00</u>	
	Mailing Address <u>260 15th Street</u>	<input type="checkbox"/>	<u>0.00</u>	
	City/State/Zip <u>Pomeroy, WA 99347</u>	<input type="checkbox"/>	<u>0.00</u>	
	Phone No. (including area code) <u>(206) 914-9541</u>	<input type="checkbox"/>	<u>0.00</u>	

4 Street address of property: 850 Main Street, Pomeroy
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 Exhibit "A"

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

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

If any answers are yes, complete as instructed below.

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

This land ☐ does ☐ does not qualify for continuance.

DEPUTY ASSESSOR _____ DATE _____

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

(3) NEW OWNER(S) SIGNATURE

PRINT NAME

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

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

WAC No. (Section/Subsection) _____

Reason for exemption _____

Type of Document Statutory Warranty Deed

Date of Document 3/29/2022

Gross Selling Price \$	130,000.00
Personal Property (deduct) \$	0.00
Exemption Claimed (deduct) \$	0.00
Taxable Selling Price \$	130,000.00
Excise Tax: State	
Less than \$500,000.01 at 1.1% \$	1,430.00
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 \$	1,430.00
<u>0.0025</u> Local \$	325.00
*Delinquent Interest: State \$	0.00
Local \$	0.00
*Delinquent Penalty \$	0.00
Subtotal \$	1,755.00
*State Technology Fee \$	5.00
*Affidavit Processing Fee \$	0.00
Total Due \$	1,760.00

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 Joshua Baker

Name (print) Lewis Clark Credit Union

Date & city of signing 4/1/2022 Clarkston, WA

Signature of Grantee or Grantee's Agent R.B. Chalfant

Name (print) Robert B. Chalfant

Date & city of signing 4/1/2022 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)).

File No. 599184

Exhibit 'A'

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

The West 17 feet 2 inches of the East 40 feet of Lot 3 in Block 7 of the Original Town, now City of Pomeroy.

SUBJECT TO agreements as to the ownership, maintenance and use of common walls appurtenant to said property.

The following restrictive covenant shall be construed as a covenant running with the land, and all rights and powers given to and obligations imposed upon the respective parties shall be construed as inuring to and binding upon the transferees, successors and assigns of the parties: The real estate described herein shall not be utilized in any manner as a financial institution (as that term is defined in RCW 30A.22.041(2)) for a period of five (5) years after the date of this warranty deed.

Upon payment by grantee to grantor of the sum of \$100,000.00 in cash funds, the grantor agrees to execute those documents necessary to remove the foregoing restrictive covenant of record. This right shall not run with land and shall be personal to the parties hereto.

3708

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

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

3709

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

List percentage of ownership acquired next to each name.

1 Seller/Grantor

Name William R. Van Vogt and Dorothy J. Van Vogt, husband and wife

Mailing Address PO Box 77

City/State/Zip Pomeroy, WA 99347

Phone No. (including area code) (509) 843-3090

2 Buyer/Grantee

Name Garry de Grood, an unmarried man

Mailing Address 82B Illia Landing

City/State/Zip Pomeroy, WA 99347

Phone No. (including area code) (509) 843-2130

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

Name Garry de Grood

Mailing Address 82B Illia Landing

City/State/Zip Pomeroy, WA 99347

List all real and personal property tax
parcel account numbers

10500200413200000

Personal
property?

☐

Assessed
value(s)

47,028

4 Street address of property: 645 Main Street, Pomeroy, WA 99347

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

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

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

See attached EXHIBIT "A" Legal Description

5 Land use code: 55 - Retail trade - automotive, marine craft, aircraft, and accessories

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) and will continue in its current use? If yes and the transfer involves multiple parcels with different classifications, complete the predominate use calculator (see instructions)

☐ Yes ☒ No

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

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

If any answers are yes, complete as instructed below.

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

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

Brenda Lockard
Deputy assessor signature

4/8/2022
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

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 April 1, 2022

Gross selling price	\$	100,000.00
*Personal property (deduct)	\$	-
Exemption claimed (deduct)	\$	-
Taxable selling price	\$	100,000.00

Excise tax: state	
Less than \$500,000.01 at 1.1%	\$ 1,100.00
From \$500,000.01 to \$1,500,000 at 1.28%	\$ -
From \$1,500,000.01 to \$3,000,000 at 2.75%	\$ -
Above \$3,000,000 at 3.0%	\$ -
Agricultural and timberland at 1.28%	\$ -

Total excise tax: state	\$	1,100.00
-------------------------	----	----------

Local	\$	<u>250.00</u> 500.00
-------	----	----------------------

*Delinquent interest: state

Local

*Delinquent penalty

Subtotal	\$	<u>1350.00</u> 1,600.00
----------	----	-------------------------

*State technology fee	\$	5.00
-----------------------	----	------

*Affidavit processing fee	\$	-
---------------------------	----	---

Total due	\$	<u>1355.00</u> 1,605.00
-----------	----	-------------------------

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

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

Signature of grantor or agent William R. Van Vogt Dorothy J. Van Vogt

Name (print) William R. Van Vogt Dorothy J. Van Vogt

Date & city of signing: 04/01/2022 Pomeroy, WA

Signature of grantee or agent Garry de Grood

Name (print) Garry de Grood

Date & city of signing: 4/6/2022 Everett

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 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"
Legal Description

Situated in the State of Washington, County of Garfield:

Lot 4 and the South 4 feet of Lot 7 in Block 2 of the Original Town of the City of Pomeroy.

3709

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

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

3710

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

List percentage of ownership acquired next to each name.

1 Seller/Grantor

Name Angela J. Reckard

Mailing address 906 Arlington

City/state/zip Pomeroy, WA 99347

Phone (including area code) 509-254-4958

2 Buyer/Grantee

Name Nathan Barnett

Mailing address 601 3rd St #514

City/state/zip Clarkston, WA 99403

Phone (including area code) 509-295-1881

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>1-056-11-002-2510-0000</u>	<input type="checkbox"/>	<u>\$0.00</u> 81,175
_____	<input type="checkbox"/>	<u>\$0.00</u>
_____	<input type="checkbox"/>	<u>\$0.00</u>

4 Street address of property 906 Arlington, Pomeroy, WA

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).

Lot 2 in Block 11 of Potter's Addition to the City of Pomeroy

5 11 - Household, single family units

Enter any additional codes _____

(see back of last page for instructions)

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

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

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

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

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

If any answers are yes, complete as instructed below.

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

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

This land: ☐ does ☒ does not qualify for

continuation

Barb Reckard
Deputy assessor signature

4/13/2022
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 _____

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

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

WAC number (section/subsection) WAC 458-61A-208(d)

Reason for exemption _____

Type of document	<u>Deed in Lieu of Foreclosure</u>
Date of document	<u>10-21-2021</u>
Gross selling price	<u>64950.51</u>
*Personal property (deduct)	<u>0.00</u>
Exemption claimed (deduct)	<u>64950.51</u>
Taxable selling price	<u>0.00</u>
Excise tax: state	
Less than \$500,000.01 at 1.1%	<u>0.00</u>
From \$500,000.01 to \$1,500,000 at 1.28%	<u>0.00</u>
From \$1,500,000.01 to \$3,000,000 at 2.75%	<u>0.00</u>
Above \$3,000,000 at 3%	<u>0.00</u>
Agricultural and timberland at 1.28%	<u>0.00</u>
Total excise tax: state	<u>0.00</u>
0.0000 Local	<u>0.00</u>
*Delinquent interest: state	<u>0.00</u>
Local	<u>0.00</u>
*Delinquent penalty	<u>0.00</u>
Subtotal	<u>0.00</u>
*State technology fee	<u>5.00</u>
Affidavit processing fee	<u>5.00</u>
Total due	<u>10.00</u>

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

*SEE INSTRUCTIONS

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

Signature of grantor or agent Angela J. Reckard

Name (print) _____

Date & city of signing _____

Signature of grantee or agent Nathan Barnett

Name (print) Nathan Barnett

Date & city of signing 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 Relay Service by calling 711.

APR 13 2022

TERESA SUMMERS
GARFIELD COUNTY TREASURER

3710

Exhibit A

The Promissory Note is hereby modified:

- Section 1.b. & Exhibit A - modified to \$1,000 per month, to continue until the "interest paid to" is current.
- Maker/Mortgagor shall pay \$4800 towards total balance, upon accepting this modification. Payment will be made to Nathan Barnett, with notice to Allegro Escrow.

3710

Exhibit B

The Deed of Trust is hereby modified:

- The Grantor/Mortgagor agrees that Mortgagee will cause the property to be insured, and the monthly premium will be added to the payment amount by Allegro Escrow.
- The Grantor/Mortgagor agrees to sign a Deed in Lieu of Foreclosure, which can be executed by the Mortgagee/Beneficiary in the event that the Note becomes in default more than 60 days.

3710

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.*

3711

☐ 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 Ronald W. Severs and Lila L. Severs, husband & wife, as to an undivided two-thirds (2/3) interest

Mailing address P.O. Box 116
City/state/zip Sawyer, MN 55780
Phone (including area code) (218)591-9750

2 Buyer/Grantee

Name Shenandoah J. Severs and Nettie A. Severs, husband & wife

Mailing address 250 Hill Street
City/state/zip Pomeroy, WA 99347
Phone (including area code) 509 843 5016

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

Name

Mailing address

City/state/zip

4 Street address of property 250 Hill Street, Pomeroy, WA 99347

This property is located in Pomeroy

(for unincorporated locations please select your county)

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

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

Lot 3 in Block 9 of Wilson's Addition to the City of Pomeroy

5 11 - Household, single family units

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

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

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

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

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

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

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

If any answers are yes, complete as instructed below.

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

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

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

Bandy Lockard 4/14/2022
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 Ronald W. Severs

Name (print) Ronald W. Severs

Date & city of signing 4/24/22 Sawyer, MN.

Signature of grantee or agent Shenandoah J. Severs

Name (print) Shenandoah J. Severs

Date & city of signing 03/31/2022

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

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

PAID
APR 14 2022

TERESA SUMMERS
GARFIELD COUNTY TREASURER

REAL ESTATE EXCISE TAX
SUPPLEMENTAL STATEMENT

(WAC 458-61A-304)

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

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

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

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

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

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

Reasons held in escrow _____

Signature

Firm Name

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

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

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

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

A. **Gifts with consideration**

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

B. **Gifts without consideration**

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

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

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

Ronald W Severs
Grantor's Signature

12-24-21
Date

Ronald W. Severs

Grantor's Name (print)

Shenandoah J Severs
Grantee's Signature

03/31/2022
Date

Shenandoah J. Severs

Grantee's Name (print)

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

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

Exchange Facilitator's Signature

Date

Exchange Facilitator's Name (print)

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

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

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

This affidavit will not be accepted unless all areas on all pages are fully and accurately completed.
This form is your receipt when stamped by cashier. *Please type or print.*

3712

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

List percentage of ownership acquired next to each name.

1 Seller/Grantor

Name Jack A. Ankney Jr. aka Jack Alvin Ankney Jr. Trustee of The Ankney 1999 Rvocalbe Living Trust

Mailing address 89 Hutchens Hill Road

City/state/zip Pomeroy, WA 99347

Phone (including area code) 509-843-1076

2 Buyer/Grantee

Name Christine A. Ankney, Trustee of The Ankney 1999 Revocable Living Trust

Mailing address 89 Hutchens Hill Road

City/state/zip Pomeroy, WA 99347

Phone (including area code) 509-843-1076

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

Name _____

Mailing address _____

City/state/zip _____

List all real and personal property tax
parcel account numbers

2-011-42-003-3040

2-011-42-003-3030

Personal
property?

☐

Assessed
value(s)

\$ 323,375.00

☐

\$ 32,275.00

☐

\$ 0.00

4 Street address of property 89 Hutchens Hill Road, Pomeroy, WA 99347

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

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

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

See Attached Exhibit A

5 11 - Household, single family units

Enter any additional codes _____

(see back of last page for instructions)

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

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

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

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

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

If any answers are yes, complete as instructed below.

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

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

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

Banda Lockard 4/15/2022
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 _____

Print name _____

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

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

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

Reason for exemption

nonprobated will or operation of law

Type of document Lack of Probate Affidavit

Date of document 7/15/2021

Gross selling price _____ 0.00

*Personal property (deduct) _____ 0.00

Exemption claimed (deduct) _____ 0.00

Taxable selling price _____ 0.00

Excise tax: state

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

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

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

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

Agricultural and timberland at 1.28% _____ 0.00

Total excise tax: state _____ 0.00

0.0025 Local _____ 0.00

*Delinquent interest: state _____ 0.00

Local _____ 0.00

*Delinquent penalty _____ 0.00

Subtotal _____ 0.00

*State technology fee _____ 5.00

Affidavit processing fee _____ 5.00

Total due _____ 10.00

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

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

Signature of grantor or agent Daniel Rosa

Name (print) DANIEL ROSA

Date & city of signing 3-18-2022 MOON TWP

Signature of grantee or agent Marsha Davidson

Name (print) MARSHA DAVIDSON

Date & city of signing 3-18-2022 MOON TWP

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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EXHIBIT "A"

Situated in the State of Washington, County of Garfield:

That part of Government Lots 3 and 4 of Section 3, Township 11 North, Range 42 East, W.M., Garfield County, Washington, more particularly described as follows:

Commencing at the Northwest corner of said Section 3, thence East along the North line of said Section 3 a distance of 1684.91 feet; thence South $1^{\circ}28'10''$ East 940.00 feet; thence South $39^{\circ}30'$ East 26.00 feet to the true place of beginning; thence continue South $39^{\circ}30'$ East 160.10 feet; thence South $50^{\circ}10'$ East 171.00 feet; thence South $35^{\circ}37'$ East 100.00 feet; thence South $56^{\circ}02'$ East 59.43 feet to a point on the South line of said lot 3; thence South $89^{\circ}58'25''$ West along said South line a distance of 690.66 feet to a point on the Easterly Right of Way of the County Road; thence North $28^{\circ}50'$ West along said Right of Way line a distance of 82.72 feet to a point of curve; thence continue along said Right of Way line around a curve to the left with a radius of 460.00 feet for a distance of 124.98 feet; thence continue along said right of way line North $44^{\circ}24'$ West 70.80 feet to a point of curve; thence continue along said right of way line around a curve to the right with a radius of 280.00 feet for a distance of 145.12 feet; thence East a distance of 584.50 feet to the true place of beginning.

ALSO That part of Government Lots 3 and 4 of Section 3, Township 11 North, Range 42 East, W.M., Garfield County, Washington, more particularly described as follows: Commencing at the Northwest corner of said Section 3; thence East along the North line of said Section 3 a distance of 1684.91 feet; thence South $1^{\circ}23'10''$ East 595 feet to the true place of beginning; thence continue South $1^{\circ}23'10''$ East 345 feet; thence South $39^{\circ}30'$ East 26 feet; thence West a distance of 584.50 feet to a point on the Easterly Right of Way line of the County Road, said road being a point on curve; thence deflect right along said Right of Way line around a curve to the right with a radius of 280.00 feet for a distance of 13.87 feet; thence North $11^{\circ}52'$ West along said Right of Way line for a distance of 359.14 feet; thence East a distance of 636.65 feet to the place of beginning.

3712

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.*

3713

☐ 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 Christine A. Ankney, as trustee of The Ankney 1999 Revocable Living Trust dated March 4, 1999 who acquired title as The Ankney *

Mailing address 89 Hutchens Hill Road

City/state/zip Pomeroy, WA 99347

Phone (including area code) 509-843-1076

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

Name _____

Mailing address _____

City/state/zip _____

4 Street address of property 89 Hutchens Hill Road, Pomeroy, WA 99347

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

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

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

*1999 Revocable Living Trust

FRACTION OF THE N 1/2 OF THE NW 1/4 OF SEC. 3, TWP. 11 N, RG. 42 E.W.M.

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 84.84 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.

Bandi Lockard 4/15/2022
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 _____

Print name _____

2 Buyer/Grantee

Name Christine A. Ankney, as trustee of The Ankney 1999 Revocable Living Trust dated March 4, 1999

Mailing address 89 Hutchens Hill Road

City/state/zip Pomeroy, WA 99347

Phone (including area code) 509-843-1076

List all real and personal property tax parcel account numbers	Personal property?	Assessed value(s)
<u>2-011-42-003-3040</u>	<input type="checkbox"/>	<u>\$ 323,375.00</u>
<u>2-011-42-003-3030</u>	<input type="checkbox"/>	<u>\$ 32,275.00</u>
_____	<input type="checkbox"/>	<u>\$ 0.00</u>

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

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

WAC number (section/subsection) WAC 458-61A-211(6)

Reason for exemption

grantor and grantee are the same person(s)

Type of document QUITCLAIM DEED

Date of document 2/24/2022

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

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

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

Signature of grantor or agent Christine A. Ankney

Name (print) Christine A. Ankney

Date & city of signing 2/24/22 Pomeroy

Signature of grantee or agent Christine A. Ankney

Name (print) Christine A. Ankney

Date & city of signing 2/24/22 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.

EXHIBIT "A"

Situated in the State of Washington, County of Garfield:

That part of Government Lots 3 and 4 of Section 3, Township 11 North, Range 42 East, W.M., Garfield County, Washington, more particularly described as follows:

Commencing at the Northwest corner of said Section 3, thence East along the North line of said Section 3 a distance of 1684.91 feet; thence South $1^{\circ}28'10''$ East 940.00 feet; thence South $39^{\circ}30'$ East 26.00 feet to the true place of beginning; thence continue South $39^{\circ}30'$ East 160.10 feet; thence South $50^{\circ}10'$ East 171.00 feet; thence South $35^{\circ}37'$ East 100.00 feet; thence South $56^{\circ}02'$ East 59.43 feet to a point on the South line of said lot 3; thence South $89^{\circ}58'25''$ West along said South line a distance of 690.66 feet to a point on the Easterly Right of Way of the County Road; thence North $28^{\circ}50'$ West along said Right of Way line a distance of 82.72 feet to a point of curve; thence continue along said Right of Way line around a curve to the left with a radius of 460.00 feet for a distance of 124.98 feet; thence continue along said right of way line North $44^{\circ}24'$ West 70.80 feet to a point of curve; thence continue along said right of way line around a curve to the right with a radius of 280.00 feet for a distance of 145.12 feet; thence East a distance of 584.50 feet to the true place of beginning.

ALSO That part of Government Lots 3 and 4 of Section 3, Township 11 North, Range 42 East, W.M., Garfield County, Washington, more particularly described as follows: Commencing at the Northwest corner of said Section 3; thence East along the North line of said Section 3 a distance of 1684.91 feet; thence South $1^{\circ}23'10''$ East 595 feet to the true place of beginning; thence continue South $1^{\circ}23'10''$ East 345 feet; thence South $39^{\circ}30'$ East 26 feet; thence West a distance of 584.50 feet to a point on the Easterly Right of Way line of the County Road, said road being a point on curve; thence deflect right along said Right of Way line around a curve to the right with a radius of 280.00 feet for a distance of 13.87 feet; thence North $11^{\circ}52'$ West along said Right of Way line for a distance of 359.14 feet; thence East a distance of 636.65 feet to the place of beginning.

3713

Only for sales in a single location code on or after April 1, 2022..

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

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

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

List percentage of ownership acquired next to each name.

1 Seller/Grantor

Name Schedule Attached

Mailing address 388 Morss Road

City/state/zip Gross Pointe, MI 48236

Phone (including area code) 313-885-9232

2 Buyer/Grantee

Name NORLINHILLS, LLC

a Washington limited liability company

Mailing address 388 Morss Road

City/state/zip Gross Pointe, MI 48236

Phone (including area code) 313-885-9232

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)

Schedule Attached

☐

\$ 0.00

☐

\$ 0.00

☐

\$ 0.00

4 Street address of property _____

This property is located in Garfield County

(for unincorporated locations please select your county)

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

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

Schedule Attached

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

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

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

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

If any answers are yes, complete as instructed below.

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

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

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

Landi Lockard 4/18/2022
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 Anna Marie Ledgerwood Signature _____
Print name Anna Marie Ledgerwood Print name _____

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

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

WAC number (section/subsection) 458-61A-211(a)

Reason for exemption _____

To convey to LLC and to clear title to the real property

Type of document Quitclaim Deed

Date of document 4/4/2022

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

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

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

Signature of grantor or agent Anna Marie Ledgerwood

Name (print) Anna Marie Ledgerwood

Date & city of signing 4/4/22; Gross Pointe, MI

Signature of grantee or agent Anna Marie Ledgerwood

Name (print) Anna Marie Ledgerwood, Manager

Date & city of signing 4/4/22; Gross Pointe, MI

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.

ATTACHED SCHEDULE TO
REAL ESTATE EXCISE TAX AFFIDAVIT

1. Seller/Grantor

ANNA MARIE LEDGERWOOD, a single person

ANNA MARIE LEDGERWOOD and **ALICE C. GWINN**, Trustees of the Anna Marie Ledgerwood Living Trust, and

ANNA MARIE LEDGERWOOD and **ALICE C. GWINN**, Trustees of the Anna Marie Ledgerwood Trust

2. List all real and personal property tax parcel account numbers

2-011-42-027-1010 2-011-42-022-3020
2-011-42-021-4010 2-011-42-022-3010
2-011-42-027-1000

4. Legal Description

Tract A:

That part of the South Half of the Southwest quarter of Section 22 and of the North Half of the Northwest Quarter of Section 27 of Township 11 North, Range 42 East, W.M., Garfield County Washington, more particularly described as follows:

COMMENCING at the Northwest corner of said Section 27; thence East 1301.96 feet to the true point of beginning, said point being on the centerline of the County Road and a point of curve; thence along said centerline around a curve to the left with a radius of 150.00 feet for a distance of 182.72 feet; thence South 139.16 feet; thence South 87°50' East 100.00 feet; thence South 0°19' East, 1107.62 feet; thence South 79°32' West 265.24 feet; thence North 32°15' West 106.69 feet; thence North 7°02' West, 260.08 feet; thence North 34°02' East, 211.31 feet; thence North 22°22' East, 148.05 feet; thence North 8°11' West, 160.65 feet; thence North 27°45' East, 97.98 feet, thence North 22°38' West, 201.26 feet, thence North 8°57' West, 110.01 feet to the place of beginning.

3714

Tract B:

The Southeast quarter of Section 21, in Township 11 North, Range 42 E.W.M.

Tract C:

That portion of the Southwest quarter of Section 22, lying South of the county road as it existed in 1977, in Township 11 North, Range 42 E.W.M.

Tract D:

North Half of Section 27 EXCEPT that portion thereof described as follows:

Beginning at the Northwest corner of said subdivision, thence South 297 feet; thence East 330 feet; thence North 297 feet; thence West 330 feet to the point of beginning.

EXCEPTING ALSO that part of the South Half of the Southwest quarter of Section 22 and of the North Half of the Northwest Quarter of Section 27 of Township 11 North, Range 42 East, W.M., Garfield County, Washington, more particularly described as follows:

COMMENCING at the Northwest corner of said Section 27; thence East 1301.96 feet to the true point of beginning, said point being on the centerline of the County Road and a point of curve; thence along said centerline around a curve to the left with a radius of 150.00 feet for a distance of 182.72 feet; thence South 139.16 feet; thence South 87°50' East 100.00 feet; thence South 0°19' East, 1107.62 feet; thence South 79°32' West, 265.24 feet; thence North 32°15' West, 106.69 feet; thence North 7°02' West, 260.08 feet, thence North 34°02' East, 211.31 feet, thence North 22°22' East, 148.05 feet, thence North 8°11' West, 160.65 feet; thence North 27°45' East, 97.98 feet, thence North 22°38' West, 201.26 feet; thence North 8°57' West, 110.01 feet to the place of beginning.

All in Township 11 North Range 42 E.W.M., Garfield County, Washington

3714

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

3715

Only for sales in a single location code on or after April 1, 2022..

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

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

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

List percentage of ownership acquired next to each name.

1 Seller/Grantor

Name WILMA EDWARDS, a single woman

Mailing address 1617 Clark Street

City/state/zip Baker, OR 97814

Phone (including area code) 541-523-6535

2 Buyer/Grantee

Name WILMA EDWARDS, Trustee of the David and Wilma Edwards

Family Trust

Mailing address 1617 Clark Street

City/state/zip Baker, OR 97814

Phone (including area code) 541-523-6535

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

Name Christina Beale Heirs, LLC

c/o Robert L. Biagi

Mailing address 223 North Main

City/state/zip Colfax, WA 99111

List all real and personal property tax
parcel account numbers

Personal
property?

Assessed
value(s)

See Attached Schedule

☐

\$ 0.00

☐

\$ 0.00

☐

\$ 0.00

4 Street address of property

This property is located in Garfield County

(for unincorporated locations please select your county)

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

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

See Attached Schedule

5 83 - Agriculture classified under current use chapter

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

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

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

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

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

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

If any answers are yes, complete as instructed below.

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

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

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

Bauda Rockard 4/21/2022
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

Wilma Edwards _____
Signature Signature
Wilma Edwards _____
Print name Print name

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

Signature of grantor or agent Wilma Edwards

Name (print) Wilma Edwards

Date & city of signing 4/4/22; Baker City, OR

Signature of grantee or agent Wilma Edwards

Name (print) Wilma Edwards, Trustee

Date & city of signing 4/4/22; Baker City, OR

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

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ATTACHED SCHEDULE
TO REAL ESTATE EXCISE TAX AFFIDAVIT

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

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

Part 4 – Legal Description

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

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

31/16

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

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

EXCEPT County Roads.

3715

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

This form is your receipt
when stamped by cashier.

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

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

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

PLEASE TYPE OR PRINT

☐ Check box if partial sale, indicate % sold.

List percentage of ownership acquired next to each name.

1 SELLER GRANTOR	Name <u>Douglas E. Roe</u>	2 BUYER GRANTEE	Name <u>Frederick Deibel</u>
	Mailing Address <u>P O Box 381</u>		Mailing Address <u>1043 Arlington Street</u>
	City/State/Zip <u>Pomeroy WA 99347</u>		City/State/Zip <u>Pomeroy, WA 99347</u>
	Phone No. (including area code) <u>(509) 254-4511</u>		Phone No. (including area code) <u>(208) 305-8477</u>
3	Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee	List all real and personal property tax parcel account numbers - check box if personal property	
Name <u>Frederick Deibel</u>		List assessed value(s)	
Mailing Address <u>1043 Arlington Street</u>		<u>1-056-06-004-1520-0000</u> <input type="checkbox"/>	<u>133,974.00</u>
City/State/Zip <u>Pomeroy, WA 99347</u>		<u>1-056-07-001-1010-0000</u> <input type="checkbox"/>	<u>0.00</u>
Phone No. (including area code) <u>(208) 305-8477</u>		<input type="checkbox"/>	<u>0.00</u>
		<input type="checkbox"/>	<u>0.00</u>
4	Street address of property: <u>1043 Arlington Street, Pomeroy, WA 99347</u>		

This property is located in Garfield County

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

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

See attached legal.

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 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.

Bandy Lockard 4/22/2022
DEPUTY ASSESSOR DATE

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

(3) NEW OWNER(S) SIGNATURE

PRINT NAME

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

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

WAC No. (Section/Subsection) _____

Reason for exemption _____

Type of Document Statutory Warranty Deed

Date of Document 4/20/2022

Gross Selling Price \$	229,900.00
Personal Property (deduct) \$	0.00
Exemption Claimed (deduct) \$	0.00
Taxable Selling Price \$	229,900.00
Excise Tax: State	
Less than \$500,000.01 at 1.1% \$	2,528.90
From \$500,000.01 to \$1,500,000 at 1.28% \$	0.00
From \$1,500,000.01 to \$3,000,000 at 2.75% \$	0.00
Above \$3,000,000 at 3.0% \$	0.00
Agricultural and timberland at 1.28% \$	0.00
Total Excise Tax: State \$	2,528.90
<u>0.0025</u> Local \$	574.75
*Delinquent Interest: State \$	0.00
Local \$	0.00
*Delinquent Penalty \$	0.00
Subtotal \$	3,103.65
*State Technology Fee \$	5.00
*Affidavit Processing Fee \$	0.00
Total Due \$	3,108.65

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 Douglas E. Roe
Name (print) Douglas E. Roe
Date & city of signing 4/21/22 Clarkston WA

Signature of Grantee or Grantee's Agent Frederick Deibel
Name (print) Frederick Deibel
Date & city of signing 4/21/22 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)).

File No. 601646

Exhibit 'A'

Lot 4, and the North 15 feet and the East 7 feet of the South 95 feet of Lot 5 in Block 6, and the North 15 feet of Lot 1 in Block 7 of Potter's Addition to the City of Pomeroy.

SUBJECT TO an access easement across the North 15 feet of said Lot 1 in Block 7.

37W

Real Estate Excise Tax Affidavit (RCW 82.45 WAC 458-61A) 3717

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

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

List percentage of ownership acquired next to each name.

1 Seller/Grantor

Name Donna K. Hunt, a single woman

Mailing address P.O. Box 219

City/state/zip Pomeroy, WA 99347

Phone (including area code) (509) 843-7176

2 Buyer/Grantee

Name Lauriann M. Lomen O'Brien, a married woman dealing in her sole and separate property

Mailing address P.O. Box 219

City/state/zip Pomeroy, WA 99347

Phone (including area code) (509) 552-0329

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

Name _____

Mailing address _____

City/state/zip _____

List all real and personal property tax parcel account numbers

Personal property?

Assessed value(s)

1-054-72-020-1900-0000

☐

\$ 73,918.00

☐

\$ 0.00

☐

\$ 0.00

4 Street address of property 299 25th St, Pomeroy, WA 99347

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

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

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

The North thirty-two feet (32') of Lot 20 and the adjacent vacated portion of Post Street in Block 72 of Depot Addition to the City of Pomeroy.

5 11 - Household, single family units

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

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

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

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

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

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

If any answers are yes, complete as instructed below.

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

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

This land: ☐ does ☒ does not qualify for

continuation
Bud Lockard 4/22/2022
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 Donna K. Hunt

Name (print) Donna K. Hunt

Date & city of signing 4/11/22 Pomeroy, WA

Signature of grantee or agent Lauriann M. Lomen O'Brien

Name (print) Lauriann M. Lomen O'Brien

Date & city of signing 4/11/2022, 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.

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

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

3718

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

List percentage of ownership acquired next to each name.

1 Seller/Grantor

Name Frank E. O'Brien, a married man

Mailing address P.O. Box 219

City/state/zip Pomeroy, WA 99347

Phone (including area code) (509) 552-0329

2 Buyer/Grantee

Name Lauriann M. Lomen O'Brien, a married woman dealing in her sole and separate property

Mailing address P.O. Box 219

City/state/zip Pomeroy, WA 99347

Phone (including area code) (509) 552-0329

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

Name _____

Mailing address _____

City/state/zip _____

List all real and personal property tax parcel account numbers

1-054-72-020-1900-0000

Personal property?

☐

Assessed value(s)

\$ 73,918.00

☐

\$ 0.00

☐

\$ 0.00

4 Street address of property 299 25th St, Pomeroy, WA 99347

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

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

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

The North thirty-two feet (32') of Lot 20 and the adjacent vacated portion of Post Street in Block 72 of Depot Addition to the City of Pomeroy.

5 11 - Household, single family units

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

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

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

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

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

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

If any answers are yes, complete as instructed below.

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

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

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

Bandy Rockard 4/11/2022
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 Frank E. O'Brien

Name (print) Frank E. O'Brien

Date & city of signing 4/11/22 Pomeroy, WA

Signature of grantee or agent Lauriann M. Lomen O'Brien

Name (print) Lauriann M. Lomen O'Brien

Date & city of signing Pomeroy, WA 4/11/22

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

Narrative Explaining Clearance of Title

The Quitclaim Deed recorded February 28, 2022, under Garfield County Auditor's Instrument No. 20220108, inadvertently included Frank E. O'Brien's name as a Grantee as a result of a scrivener's error. The Quitclaim Deed being recorded alongside this Excise Tax Affidavit is given solely to clear title by removing any interest Frank E. O'Brien may have inadvertently obtained due to the error described above, with no other consideration.

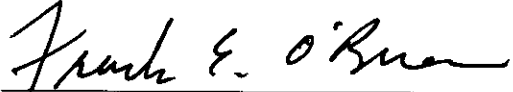
DATED this 11 day of April, 2022.

GRANTOR:



LAURIANN M. LOMEN O'BRIEN

GRANTEE:



FRANK E. O'BRIEN

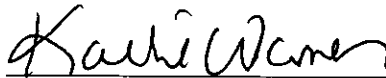
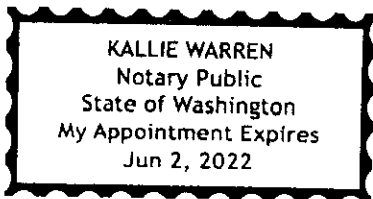
STATE OF WASHINGTON)

County of ~~Asotin~~ Garfield)

: ss.

On this day personally appeared before me Lauriann M. Lomen O'Brien and Frank E. O'Brien, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 11th day of April, 2022.



Notary Public in and for the state of Washington
Residing at ~~Clarkston~~ Pomeroy
My appointment expires ~~June 9, 2023~~

June 2, 2022

3718

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

This form is your receipt
when stamped by cashier.

3719

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

<input type="checkbox"/> Check box if partial sale, indicate % sold.		List percentage of ownership acquired next to each name.	
1 SELLER GRANTOR	Name <u>Lauriann M. Lomen O'Brien</u>	2 BUYER GRANTEE	Name <u>Kristen Lee Batterton</u>
	Mailing Address <u>PO Box 219</u>		Mailing Address <u>299 25th Street</u>
	City/State/Zip <u>Pomeroy, WA 99347</u>		City/State/Zip <u>Pomeroy, WA 99347</u>
	Phone No. (including area code) <u>(509) 552-0329</u>		Phone No. (including area code) <u>(509) 552-0298</u>
3	Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee	List all real and personal property tax parcel account numbers - check box if personal property	
Name <u>Kristen Lee Batterton</u>		<u>10547202019000000</u> <input type="checkbox"/>	
Mailing Address <u>299 25th Street</u>		<input type="checkbox"/>	
City/State/Zip <u>Pomeroy, WA 99347</u>		<input type="checkbox"/>	
Phone No. (including area code) <u>(509) 552-0298</u>		<input type="checkbox"/>	
		List assessed value(s)	
		<u>73,918.00</u>	

4 Street address of property: 299 25th Street, Pomeroy, WA 99347

This property is located in Garfield County

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

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

See attached 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.

Burdiglockard 4/22/2022
DEPUTY ASSESSOR DATE

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

(3) NEW OWNER(S) SIGNATURE

PRINT NAME

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

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

WAC No. (Section/Subsection) _____

Reason for exemption _____

Type of Document Statutory Warranty Deed

Date of Document 4/18/2022

Gross Selling Price \$	75,000.00
Personal Property (deduct) \$	
Exemption Claimed (deduct) \$	0.00
Taxable Selling Price \$	75,000.00
Excise Tax: State	
Less than \$500,000.01 at 1.1% \$	825.00
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 \$	825.00
<u>0.0025</u> Local \$	187.50
*Delinquent Interest: State \$	0.00
Local \$	0.00
*Delinquent Penalty \$	0.00
Subtotal \$	1,012.50
*State Technology Fee \$	5.00
*Affidavit Processing Fee \$	0.00
Total Due \$	1,017.50

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

*SEE INSTRUCTIONS

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

Signature of Grantor or Grantor's Agent	<u>Kelley Gungedich</u>	Signature of Grantee or Grantee's Agent	<u>Kelley Gungedich</u>
Name (print)	<u>Lauriann M. Lomen O'Brien</u>	Name (print)	<u>Kristen Lee Batterton</u>
Date & city of signing	<u>04/18/22, Clarkston, WA</u>	Date & city of signing	<u>4/19/2022 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)).

File No. 602631

Exhibit 'A'

Situated in the State of Washington, County of Garfield and described as follows:

The North 32 feet of Lot 20 in Block 72 of Depot Addition to the City of Pomeroy, together with the South half of vacated High Street (now Post Street) abutting said lot.

371A

REAL ESTATE EXCISE TAX AFFIDAVIT

CHAPTER 82.45 RCW - CHAPTER 458-61A WAC

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

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

This form is your receipt
when stamped by cashier.

3720

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

PLEASE TYPE OR PRINT

☐ Check box if partial sale, indicate % sold.

List percentage of ownership acquired next to each name.

1 SELLER GRANTOR	Name <u>Willard Weymouth Deeanna Weymouth</u>	2 BUYER GRANTEE	Name <u>Jonathon K. Kusler</u>
	Mailing Address <u>PO Box 282</u>		Nancy A. Kusler
	City/State/Zip <u>Pomeroy, WA 99347</u>		Mailing Address <u>1370 Columbia St</u>
	Phone No. (including area code) <u>(509) 552-0188</u>		City/State/Zip <u>Pomeroy WA 99347</u>
			Phone No. (including area code) <u>(509) 876-4095</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	List assessed value(s)
	Name <u>Jonathan K. Kusler and Nancy A. Kusler</u>	<u>10520900218100000</u> <input type="checkbox"/>	<u>97,194.00</u>
	Mailing Address _____	<input type="checkbox"/>	
	City/State/Zip _____	<input type="checkbox"/>	
	Phone No. (including area code) <u>(509) 876-4095</u>	<input type="checkbox"/>	

4 Street address of property: 1370 Columbia Street, Pomeroy, WA 99347

This property is located in Pomeroy

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

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

See attached legal

5 Select Land Use Code(s):

11 - Household, single family units

enter any additional codes: _____

(See back of last page for instructions) YES NO

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

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

6 YES NO

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

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

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

If any answers are yes, complete as instructed below.

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

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

This land ☐ does ☒ does not qualify for continuance.

DEPUTY ASSESSOR

DATE

(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)

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

(3) NEW OWNER(S) SIGNATURE

PRINT NAME

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

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

WAC No. (Section/Subsection) _____

Reason for exemption _____

Type of Document Statutory Warranty Deed

Date of Document 4/19/2022

Gross Selling Price \$	150,000.00
Personal Property (deduct) \$	
Exemption Claimed (deduct) \$	0.00
Taxable Selling Price \$	150,000.00
Excise Tax: State	
Less than \$500,000.01 at 1.1% \$	1,650.00
From \$500,000.01 to \$1,500,000 at 1.28% \$	0.00
From \$1,500,000.01 to \$3,000,000 at 2.75% \$	0.00
Above \$3,000,000 at 3.0% \$	0.00
Agricultural and timberland at 1.28% \$	1,920.00
Total Excise Tax: State \$	1,650.00 + 1,920.00
<u>0.0025</u> Local \$	375.00
*Delinquent Interest: State \$	0.00
Local \$	0.00
*Delinquent Penalty \$	0.00
Subtotal \$	2,025.00
*State Technology Fee \$	5.00
*Affidavit Processing Fee \$	0.00
Total Due \$	2,030.00

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

*SEE INSTRUCTIONS

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

Signature of
Grantor or Grantor's Agent Willard Weymouth

Name (print) Willard Weymouth

Date & city of signing 04/20/22, Clarkston, WA

Signature of
Grantee or Grantee's Agent Kelsey Gindoff

Name (print) Jonathon K. Kusler

Date & city of signing 4/22/2022 Walla Walla, 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)).

File No. 600791

Exhibit 'A'

Situate in the State of Washington, County of Garfield and described as follows:

Lot 2 in Block 9 of Pomeroy's Addition to the City of Pomeroy.

3720

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

Only for sales in a single location code on or after April 1, 2022..

This affidavit will not be accepted unless all areas on all pages are fully and accurately completed.
This form is your receipt when stamped by cashier. *Please type or print.*

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

List percentage of ownership acquired next to each name.

1 Seller/Grantor

Name Joanne Beale Trust

Mailing address 516 Highway 12E
City/state/zip Pomeroy, WA 99347
Phone (including area code) 5097808310

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

Name _____

Mailing address _____

City/state/zip _____

4 Street address of property N/A

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).

The East Half of the West Half of Section 14, in Township 12 North, Range 44 E.W.M.

5 83 - Agriculture classified under current use cha

Enter any additional codes _____

(see back of last page for instructions)

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

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

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

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

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

If any answers are yes, complete as instructed below.

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

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

This land: ☒ does ☐ does not qualify for

continuation
Baugh Rockard 4/20/2022
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 Paul Rorberg Lynn Rorberg
Print name PAUL RORBERG Lynn Rorberg

2 Buyer/Grantee

Name Paul and Lynn Rorberg, husband and wife

Mailing address 94 Olson RD
City/state/zip Pomeroy, WA 99347
Phone (including area code) 2069193099

List all real and personal property tax parcel account numbers

20124401420000000

Personal property?

☐ 48000.00

☐ \$ 0.00

☐ \$ 0.00

Assessed value(s)

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 April 8, 2022

Gross selling price	48,000.00
*Personal property (deduct)	0.00
Exemption claimed (deduct)	0.00
Taxable selling price	48,000.00
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%	614.40
Total excise tax: state	614.40
0.0025 Local	120.00
*Delinquent interest: state	0.00
Local	0.00
*Delinquent penalty	0.00
Subtotal	734.40
*State technology fee	5.00
Affidavit processing fee	0.00
Total due	739.40

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

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

Signature of grantor or agent Joanne Beale

Name (print) Joanne Beale, Thomas Beale, Trustees

Date & city of signing April, 2022, Pomeroy, WA

Signature of grantee or agent Paul Rorberg

Name (print) Paul Rorberg, Lynn Rorberg

Date & city of signing April, 2022, 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.

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

Only for sales in a single location code on or after April 1, 2022.

This affidavit will not be accepted unless all areas on all pages are fully and accurately completed.
This form is your receipt when stamped by cashier. *Please type or print.*

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

List percentage of ownership acquired next to each name.

1 Seller/Grantor

Name Paul and Lynn Rorberg, husband and wife

Mailing address 94 Olson Rd

City/state/zip Pomeroy, WA 99347

Phone (including area code) 2069193099

2 Buyer/Grantee

Name Joane Beale & Thomas Beale, Trustees of

Joanne Beale Trust

Mailing address 516 Highway 12E

City/state/zip Pomeroy, WA 99347

Phone (including area code) 5097808310

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

Name _____

Mailing address _____

City/state/zip _____

4 Street address of property N/A

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).

The Northeast Quarter of Section 23, in Township 12 North, Range 44 E.W.M.

5 83 - Agriculture classified under current use cha

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

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

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

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

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

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

If any answers are yes, complete as instructed below.

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

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

Paul Rorberg 4/25/2022
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 Thomas Beale Joanne Beale
Print name Thomas Beale Joanne Beale

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

Signature of grantor or agent Paul Rorberg

Name (print) Paul Rorberg, Lynn Rorberg

Date & city of signing April 2022, Pomeroy, WA

Signature of grantee or agent Joanne Beale

Name (print) Joanne Beale, Thomas Beale

Date & city of signing April 2022, 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)).

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PAID
APR 25 2022

TERESA SUMMERS
GARFIELD COUNTY TREASURER

REAL ESTATE EXCISE TAX AFFIDAVIT

CHAPTER 82.45 RCW - CHAPTER 458-61A WAC

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

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

This form is your receipt
when stamped by cashier.

3723

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

PLEASE TYPE OR PRINT

☐ Check box if partial sale, indicate % sold.

List percentage of ownership acquired next to each name.

1 SELLER GRANTOR	Name	Jeffrey J. Bagby	2 BUYER GRANTEE	Name	Jared Severson
	Mailing Address	Michelle E. Bagby		Mailing Address	Angela Severson
	City/State/Zip	1219 Yarkymayview Rd Pomeroy WA 99347		City/State/Zip	681 Valentine Ridge Rd Pomeroy, WA 99347
	Phone No. (including area code)	(509) 566-7064		Phone No. (including area code)	(608) 214-4476
3	Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers - check box if personal property		List assessed value(s)
	Name	Jared & Angela Severson	2-012-44-029-3010-0000 <input type="checkbox"/>		207,495.00
	Mailing Address		<input type="checkbox"/>		
	City/State/Zip		<input type="checkbox"/>		
	Phone No. (including area code)		<input type="checkbox"/>		

4 Street address of property: 681 Valentine Ridge Road, Pomeroy, WA

This property is located in Garfield

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

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

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

That part of the North half of the Southwest quarter of Section 29 lying northerly of Valentine Ridge Road.

5 Select Land Use Code(s):

11 - Household, single family units

enter any additional codes: _____

(See back of last page for instructions) YES NO

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

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

6 YES NO

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

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

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

If any answers are yes, complete as instructed below.

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

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

This land ☐ does ☒ does not qualify for continuance.

Bonnie Lockard 4/26/2022
DEPUTY ASSESSOR DATE

(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)

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

(3) NEW OWNER(S) SIGNATURE

PRINT NAME

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

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

WAC No. (Section/Subsection) _____

Reason for exemption _____

Type of Document Statutory Warranty Deed

Date of Document 4/23/2022

Gross Selling Price \$	500,000.00
Personal Property (deduct) \$	
Exemption Claimed (deduct) \$	0.00
Taxable Selling Price \$	500,000.00
Excise Tax: State	
Less than \$500,000.01 at 1.1% \$	5,500.00
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 \$	5,500.00
0.0025 Local \$	1,250.00
*Delinquent Interest: State \$	0.00
Local \$	0.00
*Delinquent Penalty \$	0.00
Subtotal \$	6,750.00
*State Technology Fee \$	5.00
*Affidavit Processing Fee \$	0.00
Total Due \$	6,755.00

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

Name (print) Jeffrey J. Bagby

Date & city of signing 04/26/2022, Clarkston, WA

Signature of
Grantee or Grantee's Agent

Name (print) Jared Severson

Date & city of signing 04/26/2022, Clarkston, WA

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