

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 Barbara Tetrick, an unmarried person

Mailing address 72 W. Oliphant Rdige Rd.

City/state/zip Pomeroy, WA 99347

Phone (including area code) 509-843-1469

2 Buyer/Grantee

Name Wayne Tetrick, a married person as his separate estate

Mailing address 280 Vannaton Rd.

City/state/zip Pomeroy, WA 99347

Phone (including area code) 509-751-6548

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

Name _____

Mailing address _____

City/state/zip _____

List all real and personal property tax parcel account numbers

1-050-19-009-3251-0000

1-050-19-010-3241-0000

Personal property?

☐

☐

☐

Assessed value(s)

\$ 11,075.00

\$ 61,475.00

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).

Lots 9 and 10, Block 19, Original Town of Pomeroy, Garfield County, Washington.

5 11 - Household, single family units

Enter any additional codes _____

(see back of last page for instructions)

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

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

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

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

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

If any answers are yes, complete as instructed below.

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

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

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

Deputy assessor signature [Signature] Date 7/20/22

(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 Barbara Tetrick
Name (print) Barbara Tetrick
Date & city of signing 7-20-2022 Pomeroy

Signature of grantee or agent Wayne Tetrick
Name (print) Wayne Tetrick
Date & city of signing 7-20-2022 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.



REAL ESTATE EXCISE TAX SUPPLEMENTAL STATEMENT

(WAC 458-61A-304)

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

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

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

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

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

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

Signature

Firm Name

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

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

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

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

A. Gifts with consideration

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

B. Gifts without consideration

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

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

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

Barbara Tetrick
Grantor's Signature
Barbara Tetrick
Grantor's Name (print)

7-20-2022
Date

Wayne Tetrick
Grantee's Signature
Wayne Tetrick
Grantee's Name (print)

7-20-2022
Date

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

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

Exchange Facilitator's Signature

Date

Exchange Facilitator's Name (print)

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

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

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

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

Seller/Grantor

Name Constance M. Romanishan

Buyer/Grantee

Name Tanner A. Romanishan

Mailing address 254 23rd St.
City/state/zip Pomeroy WA 99347
Phone (including area code) 509-843-7896

Mailing address 32 Laurie Ln
City/state/zip Marion Junction, AL 36759
Phone (including area code) (706) 587-4684

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)
1-054-69-004-2050	<input type="checkbox"/>	\$ 0.00
1-054-69-005-2060	<input type="checkbox"/>	\$ 0.00
1-054-69-005	<input type="checkbox"/>	\$ 0.00

Street address of property 254 23rd Street
This property is located in Pomeroy, WA or 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).

Lots 4 and 5 in Block 69 of Depot Addition to the City of Pomeroy

Select land use code(s) 11

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

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).

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

gift

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

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

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

If any answers are yes, complete as instructed below.

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

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

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

Deputy assessor signature [Signature] Date 7/29/22

(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 <u>Tanner A. Romanishan</u>	Signature
Print name <u>Tanner A. Romanishan</u>	Print name

Type of document Quit Claim Deed
Date of document 07/28/2022

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
<u>0.0000</u> Local	0.00
*Delinquent interest: state	0.00
Local	0.00
*Delinquent penalty	0.00
Subtotal	0.00
*State technology fee	5.00
Affidavit processing fee	5.00
Total due	10.00

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

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

Signature of grantor or agent [Signature]
Name (print) Constance M. Romanishan
Date & city of signing 07/28/2022 Pomeroy

Signature of grantee or agent [Signature]
Name (print) Tanner A. Romanishan
Date & city of signing 07/28/2022 Pomeroy

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

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

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

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

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

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

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

Reasons held in escrow: _____

Signature

Firm Name

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

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

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

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

A: Gifts with consideration

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

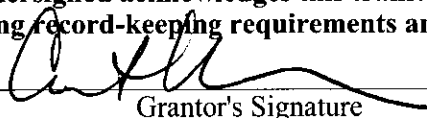
B: Gifts without consideration

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

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

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

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


Grantor's Signature


Grantee's Signature

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

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

NOTE: Exchange Facilitator must sign below.

Exchange Facilitator's Signature



MOBILE HOME
REAL ESTATE EXCISE TAX AFFIDAVIT

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

Chapter 82.45 RCW
Chapter 458-61A WAC

This form is your receipt when stamped
by cashier.

FOR USE WHEN TRANSFERRING TITLE TO MOBILE HOME ONLY

PLEASE TYPE OR PRINT
INCOMPLETE AFFIDAVITS WILL NOT BE ACCEPTED.

REGISTERED
OWNER

Name	Constance Romanishan		
Street	254 23rd Street		
City	Pomeroy	State	WA 99347

LOCATION OF
MOBILE HOME

Name			
Street	254 23rd Street		
City	Pomeroy	State	WA 99347

NEW REGISTERED
OWNER

Name	Tanner A. Romanishan		
Street	32 Laurie Ln.		
City	Marion Junction	State	AL 36759

LEGAL OWNER

Name			
Street			
City		State	

PERSONAL PROPERTY
PARCEL or ACCOUNT NO. 5-000-00-000-0169
LIST ASSESSED VALUE(S): \$

REAL PROPERTY
PARCEL or ACCOUNT NO. 1-054-69-005-2060
LIST ASSESSED VALUE(S): \$

MAKE	YEAR	MODEL	SIZE	SERIAL NO. or I.D.	REVENUE TAX CODE NO.
MARLETTE	1966	#710/55 series	10x55	H255CD60730	

Date of Sale	July 28, 2022
Taxable Sale Price	\$
Excise Tax: State	\$
Local	\$
Delinquent Interest: State	\$
Local	\$
Delinquent Penalty	\$
Subtotal	\$
State Technology Fee	\$ 5.00
Affidavit Processing Fee	\$ 5.00
Total Due	\$ 10.00
If exemption claimed, WAC number & title:	
WAC No. (Sec/Sub)	458-61A-201(6)(i)
WAC Title	Gift
A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX.	

AFFIDAVIT

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

Signature of Grantor/Agent [Signature]
Name (print) Constance M. Romanishan
Date and Place of Signing: Pomeroy WA

Signature of Grantee/Agent [Signature]
Name (print) Tanner A. Romanishan
Date & Place of Signing: Pomeroy WA

TREASURER'S CERTIFICATE

I hereby certify that property taxes due Garfield
County on the mobile home described hereon have been paid to and
including the year 2022
7-29-2022 [Signature]
Date County Treasurer or Deputy

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

THIS SPACE - TREASURER'S USE ONLY

PAID
JUL 29 2022

TEREASA SUMMERS
GARFIELD COUNTY TREASURER

COUNTY TREASURER
3760

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

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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))

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(type of instrument), dated _____, was delivered to me in escrow by _____
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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.

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A: Gifts with consideration

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

B: Gifts without consideration

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

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

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

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

Grantor's Signature

Grantee's Signature

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

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

NOTE: Exchange Facilitator must sign below.

Exchange Facilitator's Signature

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

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

Form 84 0001a

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

List percentage of ownership acquired next to each name.

1 Seller/Grantor

Name Dule Mehic and Alma Mehic, husband and wife

Mailing address 1056 Allenwhite Drive

City/state/zip Richland, WA 99352

Phone (including area code) 509-539-9387

2 Buyer/Grantee

Name Ronald W. Martin and Susan E. Martin, husband and wife

Mailing address 7731 Byers Rd

City/state/zip Pasco, WA 99301

Phone (including area code) 509-366-1595

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

Name Ronald W. Martin and Susan E. Martin

Mailing address 7731 Byers Rd

City/state/zip Pasco, WA 99301

List all real and personal property tax
parcel account numbers
2-010-42-034-1000

Personal
property?
☐
☐
☐

Assessed
values
\$21,140.00

4 Street address of property:

NWNWSE of Sec. 34, T10N, R42E, Pomeroy, WA 99347

Tax Area Code: _____

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 more space is needed, you may attach a separate sheet to each page of the affidavit)

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

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

The Northwest quarter of the Northwest quarter of the Southeast quarter of Section 34.

5 Select Land Use Code(s): 19

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 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 chapter 84.33 RCW?

☐ Yes ☒ No

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

☐ Yes ☒ No

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

☐ Yes ☒ No

If any answers are yes, complete as instructed below.

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

This land: ☐ does ☒ does not qualify for continuance

[Signature]
Deputy assessor signature

7/29/22
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) _____

Reason for exemption _____

Type of Document

Statutory Warranty Deed

Date of Document

7/25/2022

Gross selling price \$50,000.00

*Personal property (deduct) _____

Exemption claimed (deduct) _____

Taxable selling price \$50,000.00

Excise tax: state

Less than \$500,000.01 at 1.1% \$550.00

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 \$550.00

Local \$125.00

*Delinquent interest: state \$0.00

Local _____

*Delinquent penalty _____

Subtotal \$675.00

*State technology fee \$5.00

Affidavit processing fee _____

Total due \$680.00

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) Dule Mehic and Alma Mehic

Date & city of signing: Kennecook WA 7/28/22

Perjury: Perjury in the second degree is a class C felony which is punishable by confinement 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 \$10,000.00, or by both confinement and fine (RCW 9A.20.030 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.

Signature of Grantee or Grantee's Agent _____

Name (print) Ronald W. Martin and Susan E. Martin

Date & city of signing: Kennecook WA 7-28-22

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>David Wilson</u>	2 BUYER GRANTEE	Name <u>Tetrick Family, LLC</u>
	Mailing Address <u>Theresa Wilson</u>		Mailing Address <u>280 Vannation Grade</u>
	City/State/Zip <u>Clarkston, WA 99403</u>		City/State/Zip <u>Pomeroy WA 99347</u>
	Phone No. (including area code) <u>509-320-4066</u>		Phone No. (including area code) <u>(509) 751-6548</u>
3	Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee	List all real and personal property tax parcel account numbers - check box if personal property	
Name		2-013-42-001-2000-0000 <input type="checkbox"/>	
Mailing Address		2-013-43-006-3000-0000 <input type="checkbox"/>	
City/State/Zip		<input type="checkbox"/>	
Phone No. (including area code)		<input type="checkbox"/>	
		List assessed value(s)	
		196,125.00	
		1,392.00	

4 Street address of property: 97 Mayview City Road, Pomeroy, WA

This property is located in Pomeroy

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

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

see attached legal description

5 Select Land Use Code(s):

83 - Agriculture classified under current use chapter 84.34 RCW

enter any additional codes: _____

(See back of last page for instructions) YES NO

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

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

6 YES NO

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

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

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

If any answers are yes, complete as instructed below.

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

This land ☒ does ☐ does not qualify for continuance.

[Signature] 7/29/22
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

[Signature]
PRINT NAME

Tetrick Family, LLC

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 7/27/2022

Gross Selling Price \$	85,000.00
Personal Property (deduct) \$	
Exemption Claimed (deduct) \$	0.00
Taxable Selling Price \$	85,000.00
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% \$	1,088.00
Total Excise Tax: State \$	1,088.00
<u>0.0025</u> Local \$	212.50
*Delinquent Interest: State \$	0.00
Local \$	0.00
*Delinquent Penalty \$	0.00
Subtotal \$	1,300.50
*State Technology Fee \$	5.00
*Affidavit Processing Fee \$	0.00
Total Due \$	1,305.50

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 David Wilson

Signature of
Grantee or Grantee's Agent [Signature]

Name (print) David Wilson

Name (print) Tetrick Family, LLC

Date & city of signing 07/28/22, Clarkston, WA

Date & city of signing 07/28/2022, 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. 613223

Exhibit 'A'

In Township 13 North, Range 42 E.W.M.

That part of the Southeast quarter of said Section 1 lying northeasterly of Casey Creek Road/Kirby Mayview Road.

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

That part of the Northwest quarter of the Southwest quarter of Section 6 lying northwesterly of Lambie Grade Road

EXCEPT public road rights of way.

3762

Department of
Revenue
Washington State
Form 84 0001a

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.

1 Seller/Grantor

Name Susan K. Seegers, Personal Representative of the Estate of Raymond R. Seegers

Mailing address 2004 Swanee Place SE

City/state/zip Olympia, WA 98501

Phone (including area code) 360-753-7410

2 Buyer/Grantee

Name Seegers, Susan K., Sharon Smith, and Sandra Crosby,
in equal shares and tenants in common

Mailing address PO Box 1602

City/state/zip Olympia, WA 98507

Phone (including area code) 360-753-7410

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

Name _____

Mailing address _____

City/state/zip _____

List all real and personal property tax
parcel account numbers

Personal
property?

Assessed
value(s)

See attached

☐

\$ 0.00

☐

\$ 0.00

☐

\$ 0.00

4 Street address of property

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

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

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

See attached

5 83 - Agriculture classified under current use chapter

Enter any additional codes _____

(see back of last page for instructions)

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

Bande Hockaral 8/1/2022
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

Susan K. Seegers _____
Signature Signature
Susan K. Seegers _____
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) 458-61A-202(6)(f)

Reason for exemption

Transferred under a probated Will. See attached Letters Testamentary.

Type of document Personal Representative Deed

Date of document July 18, 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 Susan K. Seegers
Name (print) Susan K. Seegers
Date & city of signing 7/28/22 Olympia

Signature of grantee or agent Susan K. Seegers
Name (print) Susan K. Seegers
Date & city of signing 7/28/22 Olympia

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.

Raymond Seegers

Parcel #	Assessed Value
2013420303000	\$242,040
2013420312000	\$110,224
'2013410254000	\$72,797
'2012420052002	\$73,157
'2013420283002	\$6,000
'2013420294002	\$12,000
'2013420311012	\$67,583
*2013420321002	\$13,104
'2013420324002	\$278,178
'2013420333002	\$13,665

EXHIBIT A

Page 1 of 3

TPN 2 013 42 030 3000
2 013 42 031 2000
2 013 41 025 4000

Southeast quarter of the Southeast quarter, South half of the Northeast quarter of the Southeast quarter of Section 25, Township 13 North, Range 41 E. W. M.

North half of the Northwest quarter of Section 31, South half of the Southwest quarter, West half of the Southeast quarter, West half of the East half of Southeast quarter, Northeast quarter of Southwest quarter, South half of the Northwest quarter of Southwest quarter, Section 30, all in Township 13 North, Range 42 E. W. M., Garfield County, Washington.

Less the East half of the West half of the East half of the Southeast quarter of Section 30.

EXHIBIT A
CONTINUED – Page 2 of 3

Parcel 1. 2-012-42-005-2002

The East Half of the Northwest Quarter and the West Half of the Northeast Quarter in Section 5, Township 12 North, Range 42 E.W.M., Garfield County, Washington.

Parcel 2. 2-013-42-028-3002

The Southwest Quarter of the Southwest Quarter of Section 28, Township 13 North, Range 42 E.W.M., Garfield County, Washington.

Parcel 3. 2-013-42-029-4002

The South Half of the Southeast Quarter of Section 29, Township 13 North, Range 42 E.W.M., Garfield County, Washington.

Parcel 4. 2-013-42-031-1012

The Southeast Quarter of the Northeast Quarter, the East Half of the East Half of the Southeast Quarter, the East Half of the West Half of the East Half of the Southeast Quarter of Section 31, Township 12 North, Range 42 E.W.M., Garfield County, Washington.

Parcel 5. 2-013-42-032-4002

The West Half and the West Half of the Northeast Quarter of Section 32, Township 13 North, Range 42 E.W.M., Garfield County, Washington.

Parcel 6. 2-013-42-032-1002

The Northwest Quarter of the Southeast Quarter, the West Half of the Southwest Quarter of the Southeast Quarter of Section 32 AND that portion of the Southeast Quarter, Section 32, Township 13 North, Range 42 E.W.M., Garfield County, Washington more particularly described as follows: beginning at center of Southeast Quarter of Section 32, thence North 2280 feet; thence South 16° East 340 feet; thence South 01° West 440 feet; thence South 13°30' East 380 feet; thence South 20°15' East 580 feet; thence South 05° East 150 feet; thence South 11° West 150 feet; thence South 18°30' West 530 feet; thence South 04°30' West 370 feet; thence North 35°20' West 210 feet; thence North 18°50' East 190 feet; thence North 11° West 120 feet; thence North 31° West 150 feet to the place of beginning.

EXCEPTING THEREFROM beginning at the center of the Southeast Quarter of Section 32, thence North 25°50' West 236 feet; thence North 34°10' West 115 feet; thence North 76° West 60 feet; thence South 61°10' West 65 feet; thence South 17°40' West 85 feet; thence South 20°50' East 225 feet; thence East 225 feet to the point of beginning.

Parcel 7.

The East Half of the Southwest Quarter of the Southeast Quarter of said Section 32, Township 13 North, Range 42 E.W.M., Garfield County, Washington,

EXCEPT beginning at a point 165 feet West of the center of said Southeast Quarter, thence South 00°35' West 215 feet; thence South 36°30' West 200 feet; thence South 00°10' East 290 feet; thence South 15° West 150 feet; thence South 24° West 430 feet; thence South 26°20' West 250 feet; thence South 20°30' West 330 feet; thence South 07°15' West 470 feet; thence South 03° East 290 feet; thence South 03°30' West 220 feet; thence South 23° East 130 feet; thence West 110 feet; thence North 12°50' West 380 feet; thence North 04°50' East 300 feet; thence North 12°40' East 260 feet; thence North 21°30' East 300 feet; thence North 25°30' East 800 feet; thence North 03°45' East 940 feet; thence East 190 feet to the place of beginning.

3763

EXHIBIT A
CONTINUED - Page 3 of 3

Parcel 8.

That portion of the Southeast Quarter of the Northeast Quarter of Section 32, Township 13 North, Range 42 E.W.M., Garfield County, Washington, lying North of the South Deadman Road as it existed in 1988.

Parcel 9, 2-013-42-033-3002

The North Half of the Northwest Quarter and that portion of the Southwest Quarter of the Northwest Quarter of Section 33, Township 13 North, Range 42 E.W.M., Garfield County, Washington, lying North of the South Deadman Road.

TOGETHER WITH: all water and water rights, if any, ditches, appropriations, franchises, privileges, permits, licenses and easements that are on, connected with, or usually had and enjoyed in connection with the Property.

SUBJECT TO: said lands have been reclassified as open space, for tax purposes. They will be subject to further taxation and interest thereupon as provided by Chapter 84.34 RCW upon withdrawal from such classification or change in use, and in some cases such classification may be withdrawn unless the new owner furnishes the assessor a "Notice of Compliance" within sixty days of a sale or transfer.

SUBJECT TO: rights reserved in federal patents or state deeds, reservations, restrictions, land use and zoning laws, plat dedications, and restrictive and protective covenants, easements and rights-of-way of record or in apparent use; and existing or future municipal, county, state or other governmental or quasi-governmental assessments.

3163

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

3764

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

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

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

Seller/Grantor

Name Nancy Ledgerwood
Mailing address PO Box 678
City/state/zip Pomeroy WA 99347
Phone (including area code) 509-843-3333

Buyer/Grantee

Name Mark Ledgerwood
Mailing address 625 Ledger Rd
City/state/zip Pomeroy WA 99347
Phone (including area code) 509-843-3333

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

Name

Mailing address

City/state/zip

Street address of property 311 Hill Pomeroy

This property is located in Select Location

(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 10 : Adg Vae st. Blk. 4, Wilson's Addition

Select land use code(s) 11,

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

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

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

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

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

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

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

If any answers are yes, complete as instructed below.

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

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

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

Deputy assessor signature [Signature] Date 8/2/22

(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)

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

(3) NEW OWNER(S) SIGNATURE

Signature

Signature

Print name

Print name

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

Furniture

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

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

Reason for exemption

Life Estate

Type of document

Death Certificate

Date of document

June 10 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

0.0000 Local 0.00

*Delinquent interest: state 0.00

Local 0.00

*Delinquent penalty 0.00

Subtotal 0.00

*State technology fee 5.00

Affidavit processing fee 5.00

Total due 10.00

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

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

Signature of grantor or agent [Signature]

Signature of grantee or agent [Signature]

Name (print) Mark Ledgerwood

Name (print) Mark Ledgerwood

Date & city of signing 8/1/2022

Date & city of signing 8/1/2022

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.

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>Barbara A. Johnson</u>	2 BUYER GRANTEE	Name <u>Justin Travis and Courtney Travis</u>
	Mailing Address <u>3402 Perry Avenue NE</u>		Mailing Address <u>PO Box 394</u>
	City/State/Zip <u>Bremerton, WA 98310</u>		City/State/Zip <u>Pomeroy, WA 99347</u>
	Phone No. (including area code) <u>(360) 551-2324</u>		Phone No. (including area code) <u>(208) 699-1344</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>Justin Travis and Courtney Travis</u>		<u>10703602611700000</u> <input type="checkbox"/>	List assessed value(s) <u>1,263.00</u>
Mailing Address <u>PO Box 394</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>(208) 699-1344</u>		<input type="checkbox"/>	<u>0.00</u>

4 Street address of property: TBD W Columbia 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 Exhibit "A"

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 Rockard 8/2/2022
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 7/27/2022

Gross Selling Price \$	5,000.00
Personal Property (deduct) \$	0.00
Exemption Claimed (deduct) \$	0.00
Taxable Selling Price \$	5,000.00
Excise Tax: State	
Less than \$500,000.01 at 1.1% \$	55.00
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 \$	55.00
<u>0.0025</u> Local \$	12.50
*Delinquent Interest: State \$	0.00
Local \$	0.00
*Delinquent Penalty \$	0.00
Subtotal \$	67.50
*State Technology Fee \$	5.00
*Affidavit Processing Fee \$	0.00
Total Due \$	72.50

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 Barbara A. Johnson Signature of Grantee or Grantee's Agent Kelsey Grungeth

Name (print) Barbara A. Johnson Name (print) Justin Travis

Date & city of signing July 28, 2022 Bremerton, WA Date & city of signing 7/29/22 Clarkston

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

EXHIBIT A

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

Beginning at the Northeast corner of Tax Lot No. 18 (as it existed in 1965) of Section 36, Township 12 North, Range 41 E.W.M., thence South along the East boundary of said Lot a distance of 120 feet; thence at right angles West a distance of 120 feet; thence at right angles North to the North boundary line of said Lot; thence East along said boundary line to the point of beginning.

EXCEPT the East 30 feet of the North 90 feet.

SUBJECT TO a road easement across the South 20 feet of said tract.

ALSO SUBJECT TO City sewer easements.

3765

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 KELLY STEVEN GREENE and CAMILLE MARIE GREENE
Husband and Wife

Mailing address 17215 E. 17th Ave.

City/state/zip Greenacres, WA 99016

Phone (including area code) 503 318 9057

2 Buyer/Grantee

Name **See attached Exhibit A**

Mailing address 17215 E. 17th Ave.

City/state/zip Greenacres, WA 99016

Phone (including area code) 503 686-8363

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

Name _____

Mailing address _____

City/state/zip _____

List all real and personal property tax parcel account numbers

1-051-000-04-1930

Personal property?

☐

☐

☐

Assessed value(s)

\$ 37,580.00

\$ 0.00

4 Street address of property 270 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 4, Block 9 of Wilson's Addition

L + ADJ. VAC. STR.

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.

Brenda Rockard
Deputy assessor signature

8/12/2022
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 _____

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

Signature of grantor or agent K. Steve Greene

Name (print) KELLY STEVEN GREENE

Date & city of signing 7/11/2022

Signature of grantee or agent K. Steve Greene

Name (print) K. STEVE GREENE

Date & city of signing 7/11/2022

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 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

COUNTY TREASURER

AUG 03 2022

TERESA SUMMERS
GARFIELD COUNTY TREASURER

Print on legal size paper.
Page 1 of 6

3766

EXHIBIT A

An undivided 50% interest to K. STEVE GREENE, as Trustee of THE STEVE GREENE FAMILY TRUST; and an undivided 50% interest to CAMILLE GREENE, as Trustee of THE CAMILLE GREENE FAMILY TRUST

3766

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 KELLY STEVEN GREENE and CAMILLE MARIE GREENE,
Husband and Wife

Mailing address 17215 E. 17th Ave.

City/state/zip Greenacres, WA 99016

Phone (including area code) _____

2 Buyer/Grantee

Name **See attached Exhibit A**

Mailing address 17215 E. 17th Ave.

City/state/zip Greenacres, WA 99016

Phone (including area code) _____

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

Name _____

Mailing address _____

City/state/zip _____

List all real and personal property tax
parcel account numbers

1-051-000-04-1930

Personal
property?

Assessed
value(s)

\$ 37,580.00

\$ 0.00

4 Street address of property 270 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 4, Block 9 of Wilson's Addition

+ ADJ. VAC. STR.

5

11 - Household, single family units

Enter any additional codes _____

(see back of last page for instructions)

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

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

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

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

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

If any answers are yes, complete as instructed below.

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

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

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

Deputy assessor signature _____

Date _____

(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)

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

(3) NEW OWNER(S) SIGNATURE

Signature _____

Signature _____

Print name _____

Print name _____

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

Signature of grantor or agent K. Steve Greene

Name (print) KELLY STEVEN GREENE

Date & city of signing 7/11/2022

Signature of grantee or agent K. Steve Greene

Name (print) K. STEVE GREENE

Date & city of signing 7/11/2022

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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(TTY) users may use the WA Relay Service by calling 711.

REV 84 0001a (9/17/21)

THIS SPACE TREASURER'S USE ONLY

COUNTY TREASURER

PAID
AUG 03 2022
TEREASA SUMMERS
GARFIELD COUNTY TREASURER

COPY

3766

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Page 1 of 6

EXHIBIT A

An undivided 50% interest to K. STEVE GREENE, as Trustee of THE STEVE GREENE FAMILY TRUST; and an undivided 50% interest to CAMILLE GREENE, as Trustee of THE CAMILLE GREENE FAMILY TRUST

3766

REAL ESTATE EXCISE TAX AFFIDAVIT

CHAPTER 82.45 RCW - CHAPTER 458-61A WAC

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

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

This form is your receipt
when stamped by cashier.

PLEASE TYPE OR PRINT

☐ Check box if the sale occurred
in more than one location code.☐ Check box if partial sale, indicate % sold.

List percentage of ownership acquired next to each name.

1 SELLER GRANTOR	Name Brian K. Lewis and Chandelle Lorissa Lewis	2 BUYER GRANTEE	Name Michael E. Tardif	
	Mailing Address PO Box 518		Mailing Address 647 High Street	
	City/State/Zip Pomeroy, WA 99347		City/State/Zip Pomeroy, WA 99347	
	Phone No. (including area code) (509) 540-0451		Phone No. (including area code) (509) 254-1911	
3	Send all property tax correspondence to: <input type="checkbox"/> Same as Buyer/Grantee	List all real and personal property tax parcel account numbers - check box if personal property		List assessed value(s)
	Name Michael E. Tardif		10501900832600000 <input type="checkbox"/>	103,550.00
	Mailing Address 647 High St		<input type="checkbox"/>	0.00
	City/State/Zip Pomeroy, WA 99347		<input type="checkbox"/>	0.00
	Phone No. (including area code) (509) 254-1911		<input type="checkbox"/>	0.00

4 Street address of property: **647 High 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 Exhibit "A"

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

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

If any answers are yes, complete as instructed below.

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

This land ☐ does ☐ does not qualify for continuance.

DEPUTY ASSESSOR

DATE

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

(3) NEW OWNER(S) SIGNATURE

PRINT NAME

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

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

WAC No. (Section/Subsection) _____

Reason for exemption _____

Type of Document **Statutory Warranty Deed**Date of Document **7/29/2022**

Gross Selling Price \$	237,450.00
Personal Property (deduct) \$	0.00
Exemption Claimed (deduct) \$	0.00
Taxable Selling Price \$	237,450.00
Excise Tax: State	
Less than \$500,000.01 at 1.1% \$	2,611.95
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 \$	2,611.95
0.0025 Local \$	593.63
*Delinquent Interest: State \$	0.00
Local \$	0.00
*Delinquent Penalty \$	0.00
Subtotal \$	3,205.58
*State Technology Fee \$	5.00
*Affidavit Processing Fee \$	0.00
Total Due \$	3,210.58

A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX
*SEE INSTRUCTIONS**8** I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECTSignature of Grantor or Grantor's Agent **Brian K. Lewis**Name (print) **Brian K. Lewis**Date & city of signing **7/29/2022 Clarkston**Signature of Grantee or Grantee's Agent **Michael E. Tardif**Name (print) **Michael E. Tardif**Date & city of signing **8/8/2022 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. 614217

Exhibit 'A'

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

Lot 8 in Block 19 of the Original Town, now City of Pomeroy.

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

Only for sales in a single location code on or after July 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.

3768

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

List percentage of ownership acquired next to each name.

1 Seller/Grantor

Name Albert Kissner, Jr., Kymberle C. Kennedy, Suzanne Tumquist,

and Tammy L. Poindexter

Mailing address 16525 92nd Ave. SE

City/state/zip Yelm, WA 98597

Phone (including area code) 253-678-5756

2 Buyer/Grantee

Name Marvic G. Kissner, in her capacity as guardian of Chantle Jane G. Kissner, an incompetent as a result of her minority

Mailing address 321 Ben Day Gulch Rd

City/state/zip Pomeroy, WA 99347

Phone (including area code) 509-843-3014

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

Name _____

Mailing address _____

City/state/zip _____

List all real and personal property tax parcel account numbers	Personal property?	Assessed value(s)
Portion of 2-012-42-017-3000	<input type="checkbox"/>	\$ 0.00
	<input type="checkbox"/>	\$ 0.00
	<input type="checkbox"/>	\$ 0.00

4 Street address of property 321 Ben Day Gulch Rd., Pomeroy, WA 99347

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

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

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

See attached Exhibit 'A'

5 83 - Agriculture classified under current use 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)

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

Barbara Rockard
Deputy assessor signature

8/5/2022
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 _____

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

Signature of grantor or agent Albert Kissner, Jr.

Name (print) Albert Kissner, Jr.

Date & city of signing August 3rd 2022 YELM.

Signature of grantee or agent _____

Name (print) Marvic Kissner for Chantle Jane G. Kissner

Date & city of signing _____

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 (5/31/22)

THIS SPACE TREASURER'S USE ONLY

COUNTY TREASURER

PAID

AUG 05 2022

TERESA SUMMERS
GARFIELD COUNTY TREASURER

Print on legal size paper.
Page 1 of 6

3768

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

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

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

List percentage of ownership acquired next to each name.

1 Seller/Grantor

Name Albert Kissner, Jr., Kymberle C. Kennedy, Suzanne Tumquist,
and Tammy L. Poindexter

Mailing address 16525 92nd Ave. SE

City/state/zip Yelm, WA 98597

Phone (including area code) 253-678-5756

2 Buyer/Grantee

Name Marivic G. Kissner, in her capacity as guardian of Chantle Jane G.
Kissner, an incompetent as a result of her minority

Mailing address 321 Ben Day Gulch Rd

City/state/zip Pomeroy, WA 99347

Phone (including area code) 509-843-3044

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

Portion of 2-012-42-017-3000

Personal
property?

Assessed
value(s)

☐ \$ 0.00

☐ \$ 0.00

☐ \$ 0.00

4 Street address of property 321 Ben Day Gulch Rd., Pomeroy, WA 99347

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

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

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

See attached Exhibit 'A'

5 83 - Agriculture classified under current use 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

continuation:

Barbara Lockard
Deputy assessor signature

8/5/2022
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.

NEW OWNER(S) SIGNATURE

Marivic G. Kissner
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) _____

Reason for exemption _____

Type of document Quit Claim Deed

Date of document _____

Gross selling price 40,000.00

*Personal property (deduct) 0.00

Exemption claimed (deduct) 0.00

Taxable selling price 40,000.00

Excise tax: state

Less than \$500,000.01 at 1.1% 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% 512.00

Total excise tax: state 512.00

0.0025 Local 100.00

*Delinquent interest: state 0.00

Local 0.00

*Delinquent penalty 0.00

Subtotal 612.00

*State technology fee 5.00

Affidavit processing fee 0.00

Total due 617.00

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 _____

Name (print) Albert Kissner, Jr.

Date & city of signing _____

Signature of grantee or agent Marivic G. Kissner

Name (print) Marivic Kissner for Chantle Jane G. Kissner

Date & city of signing Aug 4, 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.

AUG 05 2022

TERESA SUMMERS
GARFIELD COUNTY TREASURER

Exhibit 'A'

A parcel of land located in the Northwest and Southwest quarters of Section 17, Township 12 North, Range 42 East, Willamette Meridian, Garfield County, Washington, being more particularly described as follows:

Commencing at the Northwest corner of the Southwest quarter of Section 17, Township 12 North, Range 42 East, Willamette Meridian, said point being monumented with a two inch aluminum cap stamped "Bryan Land Surveying PLS 39568" and bears North $00^{\circ}02'05''$ East 2669.16 feet from the Southwest corner of the Southwest quarter of said Section 17, said point being monumented with a two inch aluminum cap stamped "Bryan Land Surveying PLS 39568"; thence South $89^{\circ}47'07''$ East 528.00 feet, along the North line of the Southwest quarter of said Section 17; thence North $51^{\circ}11'22''$ East 1387.94 feet to the point of beginning for this description; thence South $23^{\circ}16'40''$ East 590.82 feet; thence South $02^{\circ}49'40''$ West 188.02 feet; thence South $24^{\circ}16'37''$ East 541.30 feet; thence North $68^{\circ}21'38''$ East 241.41 feet to the centerline of Ben Day Gulch Road; thence, Northerly, along the centerline of Ben Day Gulch Road, the following courses, North $21^{\circ}38'22''$ West 151.30 feet; thence along a curve to the right having a central angle of $11^{\circ}00'24''$, radius length of 2100.00 feet, chord bearing of North $16^{\circ}08'10''$ West, chord length of 402.80 feet, a curve length of 403.42 feet to a point hereafter referred to as point "A"; thence North $10^{\circ}37'58''$ West 396.48 feet; thence along a curve to the right having a central angle of $14^{\circ}25'31''$, radius length of 836.00 feet, chord bearing of North $03^{\circ}25'12''$ West, chord length of 209.92 feet, a curve length of 210.48 feet; thence North $03^{\circ}47'33''$ East 214.61 feet; thence along a curve to the left having a central angle of $09^{\circ}34'17''$, radius length of 836.00 feet, chord bearing of North $00^{\circ}59'36''$ West, chord length of 139.49 feet, a curve length of 139.55 feet; thence, departing said centerline, South $51^{\circ}11'22''$ West 551.21 feet to the point of beginning.

Excepting therefrom right of way for county road purposes

Together with and subject to a 30 foot wide access easement, having 15 feet on both sides of centerline, the centerline of which is more particularly described as follows: commencing at the above mentioned point "A"; thence North $10^{\circ}37'58''$ West 65.11 feet; thence South $79^{\circ}22'02''$ West 30.00 feet to the Westerly right of way line of Ben Day Gulch Road and the point of beginning for this description; thence South $73^{\circ}22'11''$ West 25.42 feet; thence along a curve to the left having a central angle of $65^{\circ}38'06''$, radius length of 70.00 feet, chord bearing of South $40^{\circ}33'08''$ West, chord length of 75.88 feet, a curve length of 80.19 feet; thence South $07^{\circ}44'05''$ West 39.85 feet; thence along a curve to the right having a central angle of $118^{\circ}36'13''$, radius length of 60.00 feet, chord bearing of South $67^{\circ}02'11''$ West, chord length of 103.18 feet, a curve length of 124.20 feet; thence North $53^{\circ}39'42''$ West 55.38 feet; thence North $44^{\circ}24'50''$ West 21.22 feet to the point of terminus for this description. The sidelines of which are to be lengthened or

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shortened to begin at the west right of way of Ben Day Gulch Road and terminate at the lands of the grantor.

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

Only for sales in a single location code on or after July 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.*

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

List percentage of ownership acquired next to each name.

1 Seller/Grantor

Name Albert T. Kissner, Jr., Tammy L. Poindexter, Kimberle C. Kennedy, Suzanne Turnquist, and Chantle J. Kissner

Mailing address 16525 92nd Ave SE

City/state/zip Yelm, WA 98597

Phone (including area code) 253-678-5756

2 Buyer/Grantee

Name K & A Farmland, LLC, a Washington limited liability company

Mailing address 18 Crescent Ky

City/state/zip Bellevue, WA 98006

Phone (including area code) 425-301-0728

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

Name _____

Mailing address _____

City/state/zip _____

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

4 Street address of property Ben Day Gulch Rd, Pomeroy, WA 99347

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

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

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

See attached Exhibit 'A'

5 83 - Agriculture classified under current use 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

continuation.

Buddy Lockard
Deputy assessor signature

8/5/2022
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 _____

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

Signature of grantor or agent Albert T. Kissner, Jr.

Name (print) Albert T. Kissner, Jr.

Date & city of signing August 3rd 2022 Yelm.

Signature of grantee or agent _____

Name (print) K & A Farmland, LLC - Jay Giroto, Member

Date & city of signing _____

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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REV 84 0001a (5/31/22)

THIS SPACE TREASURERS USE ONLY

COUNTY TREASURER

AUG 05 2022

TEREASA SUMMERS
GARFIELD COUNTY TREASURER

Print on legal size paper.
Page 1 of 6

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

Only for sales in a single location code on or after July 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 Albert T. Kissner, Jr., Tammy L. Poindexter, Kymberle C. Kennedy, Suzanne Turnquist, and Chantle J. Kissner

Mailing address 16525 92nd Ave SE

City/state/zip Yelm, WA 98597

Phone (including area code) 253-678-5756

2 Buyer/Grantee

Name K & A Farmland, LLC, a Washington limited liability company

Mailing address 18 Crescent Ky

City/state/zip Bellevue, WA 98006

Phone (including area code) 425-301-0728

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

Name _____

Mailing address _____

City/state/zip _____

List all real and personal property tax parcel account numbers

See attached Exhibit 'A'

Personal property?

Assessed value(s)

☐

\$ 0.00

☐

\$ 0.00

☐

\$ 0.00

4 Street address of property Ben Day Gulch Rd, Pomeroy, WA 99347

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

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

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

See attached Exhibit 'A'

5 83 - Agriculture classified under current use 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 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?

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

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

If any answers are yes, complete as instructed below.

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

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

This land: ☒ does ☐ does not qualify for

continuation

Deputy assessor signature Paula Beckard

Date 8/5/2022

(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 _____

Print name K & A FARMLAND, LLC - JAY GIROTTO

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) _____

Reason for exemption _____

Type of document Statutory Warranty Deed

Date of document 08/04/2022

Gross selling price 1,252,400.00

*Personal property (deduct) 0.00

Exemption claimed (deduct) 0.00

Taxable selling price 1,252,400.00

Excise tax: state

Less than \$500,000.01 at 1.1% 0.00

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

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

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

Agricultural and timberland at 1.28% 16,030.72

Total excise tax: state 16,030.72

0.0025 Local 3,131.00

*Delinquent interest: state 0.00

Local 0.00

*Delinquent penalty 0.00

Subtotal 19,161.72

*State technology fee 5.00

Affidavit processing fee 0.00

Total due 19,166.72 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 agent _____

Name (print) Albert T. Kissner, Jr.

Date & city of signing _____

Signature of grantee or agent _____

Name (print) K & A Farmland, LLC - Jay Girotto

Date & city of signing BELLEVUE, WA 8/4/22

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 Washington Relay Service by calling 711.

TERESA SUMMERS
GARFIELD COUNTY TREASURER

3769
TS

PN# 2-012-42-019-1000, 2-012-42-020-2000
2-012-42-017-3000, 2-012-42-018-3000
Exhibit A

(Garfield County, State of Washington)

The Southeast quarter of Section 18; the North half of the Northwest quarter, and the Southwest quarter of the Northwest quarter of Section 20 and the Southwest quarter of Section 17, all in Township 12 North, Range 42 East, Willamette Meridian. Also, beginning at a point 528 feet East of the Southwest corner of the Northwest quarter of Section 17; thence East on the quarter line to the center of said Section 17; thence North to the Southeast corner of the Northeast quarter of the Northwest quarter of said Section 17; thence West 528 feet; thence in a southwesterly direction to the place of beginning, reserving and excepting from said lands all that portion lying East of the center line of the Ben Day Gulch Road, which exception is more particularly described as follows: Beginning at a point 135 feet North of the Southeast corner of the Northeast quarter of the Southwest quarter of said Section 17; thence North 28° 45' West 410 feet; thence North 17° 30' West 400 feet; thence North 13° 25' West 500 feet; thence North 9° 20' West 540 feet; thence North 4° 40' East 370 feet; thence North about 51° 20' East 200 feet to the North line of the Southeast quarter of the Northwest quarter of said Section 17; thence East to the Northeast corner of the Southeast quarter of the Northwest quarter of said Section 17; thence South to the place of beginning.

The Southwest quarter of the Northeast quarter and the East half of the West half and Lots 1, 2, 3 and 4 of Section 18, and Lot 1, the Northeast quarter of the Northwest quarter and the North half of the Northeast quarter of Section 19, all in Township 12 North, Range 42 East, Willamette Meridian.

The Southeast quarter of the Northwest quarter of Section 20; also, beginning at the Southeast corner of the Northeast quarter of Section 19, Township 12 North, Range 42 East, Willamette Meridian; thence West on half section line 922 feet; thence in a general northwesterly direction following the line between the farm and grass land to a point 407 feet East of the Northeast corner of the Southeast quarter of the Northwest quarter of Section 19; thence East on the quarter section line to the Northeast corner of the Southeast quarter of the Northeast quarter of said Section 19; thence South on the East line of said section to the place of beginning, all in Township 12 North, Range 42 East, Willamette Meridian.

SAVE AND EXCEPT A parcel of land located in the Northwest and Southwest quarters of Section 17, Township 12 North, Range 42 East, Willamette Meridian, Garfield County, Washington, being more particularly described as follows:

Commencing at the Northwest corner of the Southwest quarter of Section 17, Township 12 North, Range 42 East, Willamette Meridian, said point being monumented with a two inch aluminum cap stamped "Bryan Land Surveying PLS 39568" and bears North 00°02'05" East 2669.16 feet from the Southwest corner of the Southwest quarter of said Section 17, said point being monumented with a two inch aluminum cap stamped "Bryan Land Surveying PLS 39568"; thence South 89°47'07" East 528.00 feet, along the North line of the Southwest quarter of said Section 17; thence North 51°11'22" East 1387.94 feet to the point of beginning for this description; thence South 23°16'40" East 590.82 feet; thence South 02°49'40" West 188.02 feet; thence South 24°16'37" East 541.30 feet; thence North 68°21'38" East 241.41 feet to the centerline of Ben Day Gulch Road; thence, Northerly, along the centerline of Ben Day Gulch Road, the following courses, North 21°38'22" West 151.30 feet; thence along a curve to the right having a central angle of 11°00'24", radius length of 2100.00 feet, chord bearing of North 16°08'10" West, chord length of 402.80 feet, a curve length of 403.42 feet to a point hereafter referred to as point "A"; thence North 10°37'58" West 396.48 feet; thence along a curve to the right having a central angle of 14°25'31", radius length of 836.00 feet, chord bearing of North 03°25'12" West, chord length of 209.92 feet, a curve length of 210.48 feet; thence North 03°47'33" East 214.61 feet; thence along a curve to the left having a central angle of 09°34'17", radius length of 836.00 feet, chord bearing of North 00°59'36" West, chord length of 139.49 feet, a curve length of 139.55 feet; thence, departing said centerline, South 51°11'22" West 551.21 feet to the point of beginning. Excepting therefrom right of way for county road purposes.

3769

REAL ESTATE EXCISE TAX AFFIDAVIT

CHAPTER 82.45 RCW - CHAPTER 458-61A WAC

This form is your receipt
when stamped by cashier.

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

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

PLEASE TYPE OR PRINT

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

☐ Check box if partial sale, indicate % sold.

List percentage of ownership acquired next to each name.

1 SELLER GRANTOR	Name <u>Mark Schmidt</u>	2 BUYER GRANTEE	Name <u>Swearingen Properties, LLC</u>
	Mailing Address <u>PO Box 34439</u>		Mailing Address <u>PO Box 455-985</u>
	City/State/Zip <u>Pomeroy, WA 99347</u>		City/State/Zip <u>Pomeroy WA 99347</u>
	Phone No. (including area code) <u>(509) 843-7223</u>		Phone No. (including area code) <u>(509) 784-1415</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		List assessed value(s)	
Mailing Address			
City/State/Zip			
Phone No. (including area code)			
		1-050-10-010-1620-0000 <input type="checkbox"/>	234,160.00
		4-000-00-000-0237-0000 <input checked="" type="checkbox"/>	114,505.00

4 Street address of property: 509 Columbia Street, Pomeroy, WA

This property is located in Pomeroy

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

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

Lots 8, 9, and 10 in Block 10 of the Original Town of the City of Pomeroy.

5 Select Land Use Code(s):

54 - Retail trade - food

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.

Bande Lockard 8/11/2022
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.
see attached exhibit

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 8/10/2022

Gross Selling Price \$	850,000.00
Personal Property (deduct) \$	350,000.00
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
<u>0.0025</u> 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 Mark Schmidt

Name (print) Mark Schmidt

Date & city of signing 08/10/2022, Clarkston, WA

Signature of Grantee or Grantee's Agent Swearingen Properties, LLC

Name (print) Swearingen Properties, LLC

Date & city of signing 08/10/2022, 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)).

BILL OF SALE

Order No. 612324

KNOW ALL MEN BY THESE PRESENTS: That Mark Schmidt, a married man, who acquired title as a single man, now married to Diana Schmidt, party of the first part, for good and valuable consideration in hand paid by Swearingen Properties, LLC a Washington Limited Liability Company, the party of the second part, the receipt whereof is hereby acknowledged, do by these presents Grant, Bargain, Sell and Convey unto the said party of the second part, all of that certain property described as follows, to wit:

See Attached Schedule 1 List of Assets *SS 10-*

TO HAVE AND TO HOLD the above described property to the said party of the second part, their heirs, administrators and assigns, forever: And the party of the first part does warrant and defend the sale of said property, goods and chattels, hereby made unto the said party of the second part against all and any person whomsoever lawfully claiming or to claim the same.

IN WITNESS WHEREOF, the party of the first part sets their hands and seals this August 10, 2022.

[Signature]

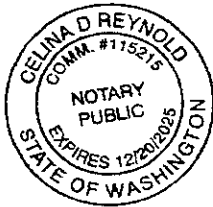
Mark Schmidt
[Signature]

Diana Schmidt

STATE OF WASHINGTON
COUNTY OF ASOTIN

This record was acknowledged before me on August 10th, 2022

by Mark Schmidt and Diana Schmidt *[Signature]*



[Signature]

Notary Signature
Title: Notary
My Commission expires on 12/20/2025

SCHEDULE 1
List of Assets

Assets:

Other than the Excluded Assets, the Assets include the following:

	Fresh and Deli meat case
3 check stands	Produce and cheese walk in cooler
3 registers, printer, scale w/ back office	both walk in freezers
4 cabinets	Meat walk in
1 deli warmer	Ice cream 5 door freezer
2 x 2 door coolers	Roof top 15 door freezer
3x 2 door ice merchandisers	Roof top produce case and 10 door bev case
15' custom heavy duty rack	Roof top 14 door beer and dairy cooler
18' custom heavy duty rack	300" Gondola shelving sales floor
vending pop machine	8 u boats for freight
vending gum ball machine	1 x 2 wheeler
1 safe front end	6 freight carts
36' Gondola shelving	2 pallet jacks
15 hand baskets	1 card board baler
24 shopping carts	2 x candy end caps
Greefing card rack	
Front end spinner	2 cutting tables
2x produce display racks	Meat saw
	Meat slicer
2 x freezer single serve roll around	Meat cuber
5 door ice cream freezer	Meat pricer
15 door freezer	Convection oven
2 door ice cream freezer	15 meat trays
2 door meat freezer	3 meat roll around back stock carts
12' deli meat case	2 compartment sink
12' fresh meat case	2 x Meat cooler racks
1 door wine cooler	Microwave
6 door front display walk in cooler 16' x 9'	10 asst. racks and spinners
14 door front display walk in cooler 35' x 12'	Cube Ice machine
24' produce cooler	Block ice machine
backroom coolers	3 produce cooler racks
2 x 2 door coolers not in use	2 compartment produce sink
3 door freezer not working	3 x Office desks

Business Asset

MS DS JS

3170

List of Assets
(Continued)

2 x 1 door coolers not in use	Brothers printer
2 x freezer chests	Audio with intercom system
1 meat freezer upright	15 camera security with motion alarm
Pizza freezer bunker	Breakroom chairs and table
	Microwave
Meat walkin 12' x 10'	Extra shelving
Freezer walk in 9' x 7'	Big Blue Hydraulic Lift
Produce walk in 8' x 7'	Heat pump
Freezer walk in 8' x 8'	Over head heater
11 Compressors	Back room heater

Business Asset

MS DS

3770

Department of
Revenue
Washington State
Form 84 0001a

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

Only for sales in a single location code on or after July 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 Michael W. McKague

Mailing address PO Box 605

City/state/zip Grangeville, ID 83530

Phone (including area code) 208 601-1910

2 Buyer/Grantee

Name Kelly J. McKague

Mailing address 1371 Main Street

City/state/zip Pomeroy, WA 99347

Phone (including area code) 509-516-6176

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>1-062-02-002-1100</u>	<input type="checkbox"/>	\$0.00 <u>7,175</u>
<u>1-062-02-010-1150</u>	<input type="checkbox"/>	\$0.00 <u>63,106</u>
	<input type="checkbox"/>	\$0.00

4 Street address of property 1371 Main Street, Pomeroy WA 99347

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

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

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

See attached

5 11 - Household, single family units ☒

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

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

Signature David Lockard Date 8/15/2022
Deputy assessor signature _____

(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 Michael W. McKague

Name (print) Michael W. McKague

Date & city of signing July 29, 2022 Lewiston, ID

Signature of grantee or agent Kelly J. McKague

Name (print) Kelly J. McKague

Date & city of signing 8/6/22 Pomeroy, WA

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

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

REV 84 0001a (5/31/22)

THIS SPACE TREASURER'S USE ONLY

COUNTY TREASURER

PAID
AUG 17 2022

TERESA SUMMERS
GARFIELD COUNTY TREASURER

Print on legal size paper.
Page 1 of 5

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

REAL ESTATE EXCISE TAX
AMT PAID \$ 0
RECEIPT NO. _____
DATE Aug. 17 2022
GARFIELD COUNTY TREASURER
BY [Signature]

QUITCLAIM DEED

For value received MICHAEL W. MCKAGUE ("Grantor"), does hereby release and forever quitclaim unto KELLY J. MCKAGUE ("Grantee"), whose address is 1371 Main Street, Pomeroy, Washington 99347, and his heirs and assigns forever, all right, title and interest which Grantor now has or may hereafter acquire in the following described real property situated in Garfield County, State of Washington:

Lots 1, 2, 9, and 10 of Day's Addition to the City of Pomeroy.

Tax Parcel No. 1-062-02-002-1100 and 1-062-02-010-1140

TOGETHER WITH, all and singular, the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, the remainder and remainders, rents, issues and profits thereof.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 1 day of July 2022.

[Signature]
Michael W. McKague

QUITCLAIM DEED - 1

3771
LAW OFFICES OF
CLARK AND FEENEY, LLP
LEWISTON, IDAHO 83501

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

<input type="checkbox"/> Check box if partial sale, indicate % sold.		List percentage of ownership acquired next to each name.		
1 SELLER GRANTOR	Name	Grant F. Richmond	2 Name	Michaelle J. Richmond
	Mailing Address	P. O. Box 805	Mailing Address	P. O. Box 805
	City/State/Zip	Pomeroy, WA 99347	City/State/Zip	Pomeroy, WA 99347
	Phone No. (including area code)	(509) 843-3014	Phone No. (including area code)	(509) 843-3014
3	Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers - check box if personal property	
Name			1-054-77-2870	<input type="checkbox"/>
Mailing Address				<input type="checkbox"/>
City/State/Zip				<input type="checkbox"/>
Phone No. (including area code)				<input type="checkbox"/>
				List assessed value(s)
				110,300.00
				0.00
				0.00
				0.00

4 Street address of property: 2385 Villard St.

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)

The East 10 feet of Lot 18, all of Lots 19 and 20, and the West 20 feet of vacated 24th St. in Block 77 of Depot Addition to the City of

5 Select Land Use Code(s):

11 - Household, single family units

enter any additional codes: _____

(See back of last page for instructions) YES NO

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

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

6 YES NO

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

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

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

If any answers are yes, complete as instructed below.

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

This land ☐ does ☐ does not qualify for continuance.

DEPUTY ASSESSOR

DATE

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

(3) NEW OWNER(S) SIGNATURE

PRINT NAME

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

None

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

WAC No. (Section/Subsection) 458-61A-202(6)(h)

Reason for exemption

Inheritance - Community Property

Type of Document Lack of Probate Affidavit

Date of Document 7/21/22

Gross Selling Price \$	0.00
*Personal Property (deduct) \$	
Exemption Claimed (deduct) \$	0.00
Taxable Selling Price \$	0.00
Excise Tax: State	
Less than \$500,000.01 at 1.1% \$	0.00
From \$500,000.01 to \$1,500,000 at 1.28% \$	0.00
From \$1,500,000.01 to \$3,000,000 at 2.75% \$	0.00
Above \$3,000,000 at 3.0% \$	0.00
Agricultural and timberland at 1.28% \$	0.00
Total Excise Tax: State \$	0.00
0.0025 Local \$	0.00
*Delinquent Interest: State \$	0.00
Local \$	0.00
*Delinquent Penalty \$	0.00
Subtotal \$	0.00
*State Technology Fee \$	5.00
*Affidavit Processing Fee \$	0.00
Total Due \$	10.00

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

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

Signature of Grantor or Grantor's Agent	Signature of Grantee or Grantee's Agent
Name (print) Michaelle J. Richmond	Name (print) Kim Boggs
Date & city of signing 8/18/22 Pomeroy, WA	Date & city of signing 8/18/2022 Pomeroy, WA

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

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

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

<input type="checkbox"/> Check box if partial sale, indicate % sold. List percentage of ownership acquired next to each name.	
1 Name <u>Kelly J. Mckague</u> Mailing Address <u>1371 Main Street</u> City/State/Zip <u>Pomeroy WA 99347</u> Phone No. (including area code) <u>(509) 516-6176</u>	2 Name <u>Kathron A. Tuckness</u> Mailing Address <u>1371 Main Street</u> City/State/Zip <u>Pomeroy, WA 99403</u> Phone No. (including area code) <u>(509) 381-8195</u>
3 Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee Name <u>Kathron A. Tuckness</u> Mailing Address <u>1371 Main Street</u> City/State/Zip <u>Pomeroy, WA 99403</u> Phone No. (including area code) <u>(509) 381-8195</u>	List all real and personal property tax parcel account numbers - check box if personal property 1-062-02-002-1100-0000 <input type="checkbox"/> 1-062-02-010-1140-0000 <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> List assessed value(s) 63,106.00 0.00 0.00 0.00

4 Street address of property: 1371 Main 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)
Lots 1, 2, 9, and 10 in Block 2 of Day's Addition to the City of Pomeroy.

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

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

If any answers are yes, complete as instructed below.
(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE)
 NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.146 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information.

This land ☐ does ☒ does not qualify for continuance.

[Signature] 8/19/22
 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 8/17/2022

Gross Selling Price \$	89,000.00
Personal Property (deduct) \$	0.00
Exemption Claimed (deduct) \$	0.00
Taxable Selling Price \$	89,000.00
Excise Tax: State	
Less than \$500,000.01 at 1.1% \$	979.00
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 \$	979.00
<u>0.0025</u> Local \$	222.50
*Delinquent Interest: State \$	0.00
Local \$	0.00
*Delinquent Penalty \$	0.00
Subtotal \$	1,201.50
*State Technology Fee \$	5.00
*Affidavit Processing Fee \$	0.00
Total Due \$	1,206.50

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>[Signature]</u>	Signature of Grantee or Grantee's Agent <u>[Signature]</u>
Name (print) <u>Kelly J. Mckague</u>	Name (print) <u>Kathron A. Tuckness</u>
Date & city of signing <u>8/18/22 Pomeroy</u>	Date & city of signing <u>8/18/22 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. 617836

Exhibit 'A'

Lots 1, 2, 9, and 10 in Block 2 of Day's Addition to the City of Pomeroy.

3773

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

3774

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>Calvin Niebel</u>	2 BUYER GRANTEE	Name <u>Brandon McCanse Morgan</u>
	Jennifer Niebel		Amber Melissa Morgan
	Mailing Address <u>PO Box 247</u>		Mailing Address <u>1366 Pataha Street PO Box 1001</u>
	City/State/Zip <u>Pomeroy, WA 99347</u>		City/State/Zip <u>Pomeroy, WA 99347</u>
	Phone No. (including area code) <u>509-306-1133</u>		Phone No. (including area code) <u>206-434-0970</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>Brandon McCanse and Amber Melissa Morgan</u>			10521201021100000 <input type="checkbox"/>
Mailing Address <u>1366 Pataha Street PO Box 1001</u>			<input type="checkbox"/>
City/State/Zip <u>Pomeroy, WA 99347</u>			<input type="checkbox"/>
Phone No. (including area code) <u>206-434-0970</u>			<input type="checkbox"/>
			List assessed value(s)
			157,100.00
			0.00
			0.00
			0.00

4 Street address of property: 1366 Pataha Street, Pomeroy, WA 99347

This property is located in Garfield County

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

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

See Attached Exhibit "A"

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 8/19/2022

Gross Selling Price \$	299,900.00
Personal Property (deduct) \$	0.00
Exemption Claimed (deduct) \$	0.00
Taxable Selling Price \$	299,900.00
Excise Tax: State	
Less than \$500,000.01 at 1.1% \$	3,298.90
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 \$	3,298.90
<u>0.0025</u> Local \$	749.75
*Delinquent Interest: State \$	0.00
Local \$	0.00
*Delinquent Penalty \$	0.00
Subtotal \$	4,048.65
*State Technology Fee \$	5.00
*Affidavit Processing Fee \$	0.00
Total Due \$	4,053.65

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

Name (print) Calvin Niebel

Date & city of signing 8/22/2022 Clarkston

Signature of
Grantee or Grantee's Agent

Name (print) Brandon McCanse Morgan

Date & city of signing 8/22/2022 Clarkston

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

File No. 613268

Exhibit 'A'

The West 80 feet of Lots 9 and 10 in Block 12 of Pomeroy's Addition to the City of Pomeroy.

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

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

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

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

Seller/Grantor

Name Estate of Andrew F Sanders

Buyer/Grantee

Name Tonia Leann Sanders

Mailing address P.O. Box 732
City/state/zip Pomeroy, WA 99347
Phone (including area code) 435-730-8926

Mailing address P.O. Box 732
City/state/zip Pomeroy WA 99347
Phone (including area code) 435-730-8926

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

List all real and personal property tax parcel account numbers	Personal property?	Assessed value(s)
<u>1-052-01-005-1040</u>	<input type="checkbox"/>	\$ 0.00
	<input type="checkbox"/>	\$ 0.00
	<input type="checkbox"/>	\$ 0.00

Mailing address
City/state/zip

Street address of property 1412 main Street Pomeroy, WA
This property is located in Select Location (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).

West 5 feet of Lot 4 Block 1

Select land use code(s) 58

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

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

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

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

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

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

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

If any answers are yes, complete as instructed below.

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

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

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

Burke Lockard 8/24/2022
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

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

Signature of grantor or agent Tonia L. Sanders
Name (print) Tonia L. Sanders
Date & city of signing 8-24-22 Pomeroy

Signature of grantee or agent Tonia L. Sanders
Name (print) Tonia L. Sanders
Date & city of signing 8-24-22

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

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

REAL ESTATE EXCISE TAX AFFIDAVIT

CHAPTER 82.45 RCW - CHAPTER 458-61A WAC

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

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

This form is your receipt
when stamped by cashier.

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

☐ Check box if partial sale, indicate % sold.

List percentage of ownership acquired next to each name.

PLEASE TYPE OR PRINT

1 SELLER GRANTOR	Name <u>Jerod Priebe</u>	2 BUYER GRANTEE	Name <u>Kyle Hutchinson</u>
	<u>Jaymie Priebe</u>		<u>William & Donna Hutchinson Living Trust</u>
	Mailing Address <u>6059 Guide Meridian</u>		Mailing Address <u>7309 Cyan Drive</u>
	City/State/Zip <u>Bellingham, WA 98226</u>		City/State/Zip <u>Pasco, WA 99301</u>
	Phone No. (including area code) <u>(360) 815-3209</u>		Phone No. (including area code) <u>(509) 391-6119</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>Kyle Hutchinson</u>		<u>2-010-42-034-4050-0000</u> <input type="checkbox"/>	
Mailing Address <u>7309 Cyan Drive</u>		<input type="checkbox"/>	
City/State/Zip <u>Pasco, WA 99301</u>		<input type="checkbox"/>	
Phone No. (including area code) <u>(509) 391-6119</u>		<input type="checkbox"/>	
		List assessed value(s)	
		<u>54,475.00</u>	
		<u>0.00</u>	
		<u>0.00</u>	
		<u>0.00</u>	

4 Street address of property: None assigned (Allen land) 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):

19 - Vacation and cabin

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.

Bandy Rockard 8/25/2022
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 _____

Decree of Dissolution, Garfield County Superior Court Case No. 22-3-00001-6

Type of Document Statutory Warranty Deed

Date of Document 8/22/2022

Gross Selling Price \$	60,000.00
Personal Property (deduct) \$	0.00
Exemption Claimed (deduct) \$	0.00
Taxable Selling Price \$	60,000.00
Excise Tax: State	
Less than \$500,000.01 at 1.1% \$	660.00
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 \$	660.00
<u>0.0025</u> Local \$	150.00
*Delinquent Interest: State \$	0.00
Local \$	0.00
*Delinquent Penalty \$	0.00
Subtotal \$	810.00
*State Technology Fee \$	5.00
*Affidavit Processing Fee \$	0.00
Total Due \$	815.00

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 Jerod Priebe

Name (print) Jerod Priebe

Date & city of signing 8/23/2022 Bellingham, WA

Signature of
Grantee or Grantee's Agent Kyle Hutchinson

Name (print) Kyle Hutchinson

Date & city of signing Clarkston, WA 8/24/22

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. 618214

Exhibit 'A'

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

The South half of the Southwest quarter of the Southeast quarter of Section 34.

SUBJECT TO AND TOGETHER WITH a non-exclusive easement over and across existing roads on this and adjoining properties for ingress, egress, and utility purposes as described in document recorded as Garfield County Auditor's No. 17476.

3716