

REV 84 0001a (12/6/19)

REAL ESTATE EXCISE TAX AFFIDAVIT

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the CHAPTER 82.45 RCW - CHAPTER 458-61A WAC

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

DIFFACE T

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

PLEASE TYPE OR PRINT

	Check box it partial sale, indicate %sold.		List percentage of ov		AL IN CALL HAME.		
	Name Virginia L. Foote	2	Name Christi G	Barcia			
~		(11)		11101	7		
LER (TO)	Mailing Address 1002 Webster Ave	ÄE	Mailing Address	11/11/0 N	<u>Cameria DR</u>		
SELLER GRANTOR	City/State/Zip Clarkston, WA 99403	BUYER GRANTEE	City/State/Zip	Milad. N	1A 99021		
Ð	Phone No. (including area code) 208-520-5055		Phone No. (including	g area code) 20	8-755-81H		
2	Sand all managers tour agreement during to. [7] Same an Day of Grantan		st all real and personal p		List assessed value(s)		
3	Send all property tax correspondence to:	acco	unt numbers - check box	x if personal property			
Name		1-0	51-22-005-2830	<u>-0000</u>	109,600.00		
Mailir	ng Address	<u> </u>					
City/S	itate/Zip	<u> </u>					
Phone	No. (including area code)						
4	Street address of property: 461 Palaha Street, Pomeroy, WA	1					
	Street address of property: 461 Pataha Street, Pomeroy, WA This property is located in Garfield				1.44		
		41	l	udomi lino odivetment	or porceals being marged		
	Check box if any of the listed parcels are being segregated from ar Legal description of property (if more space is needed, you may attach				or parcels being merged.		
		a separa	ne sneet to each page t	or the anidavit)			
	Lot 5 in Block 22 of Wilson's Addition to the City of Pomeroy.						
-	Select Land Use Code(s):	7	I :11	ante (tamailale and into	ngible) included in selling price.		
5	Select Land Ose Code(s).		List aii personai propi	erty (tangible and inial	ngible) included in sering price.		
	11 - Household, single family units						
	enter any additional codes:						
11/a.a. 41	(See back of last page for instructions) YES NO ne seller receiving a property tax exemption or deferral						
under	chapters 84.36, 84.37, or 84.38 RCW (nonprofit	If clair	If claiming an exemption, list WAC number and reason for exemption:				
	ization, senior citizen, or disabled person, homeowner imited income)?	WAC No. (Section/Subsection)					
	property predominantly used for timber (as classified under	Reason	ı for exemption				
RCW	84 34 and 84 33) or agriculture (as classified under RCW 020)? See ETA 3215						
6	YES NO						
		Tuna	f Doormant 184	t. Daad			
	property designated as forest land per chapter 84 33 RCW? property classified as current use (open space, farm and	'`		anty Deed			
agricu	Iltural, or timber) land per chapter 84.34 RCW?	Date o	f Document <u>12/23</u>	/2021			
Is this	property receiving special valuation as historical property apter 84.26 RCW?						
	answers are yes, complete as instructed below.		Gross Sel	lling Price \$	170,000.00		
(1) NO	OTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE)		Personal Propert	ty (deduct) \$			
classif	OWNER(S): To continue the current designation as forest land or ication as current use (open space, farm and agriculture, or timber) land,		Exemption Claimed	d (deduct) \$	0.00		
you m	ust sign on (3) below. The county assessor must then determine if the ransferred continues to qualify and will indicate by signing below. If the		Taxable Sel	lling Price \$	170,000.00		
land n	o longer qualifies or you do not wish to continue the designation or classi-			se Tax: State			
and pa	in, it will be removed and the compensating or additional taxes will be due syable by the seller or transferor at the time of sale. (RCW 84.33.140 or			00,000.01 at 1.1% \$	1,870.00		
RCW	84.34.108). Prior to signing (3) below, you may contact your local county or for more information.	_	From \$500,000.01 to \$1 rom \$1,500,000.01 to \$3,6		0.00		
	. – . –			3,000,000 at 3.0% \$	0.00		
This I	and does does not qualify for continuance.		Agricultural and timbe	· · · · · · · · · · · · · · · · · · ·	0.00		
			Total Excise	_	1,870.00		
	DEPUTY ASSESSOR DATE		0.0025	Local \$	425.00		
(2) NO	OTICE OF COMPLIANCE (HISTORIC PROPERTY)		*Delinquent Inte	erest: State \$	0.00		
below	OWNER(S): To continue special valuation as historic property, sign (3) If the new owner(s) does not wish to continue, all additional tax calcu-			Local \$	0.00		
	oursuant to chapter 84.26 RCW, shall be due and payable by the seller or error at the time of sale.		*Delinque	ent Penalty \$	0.00		
				Subtotal \$	2,295.00		
	(3) NEW OWNER(S) SIGNATURE			nology Fee \$	5.00		
			*Affidavit Proce	essing Fee \$ Total Due \$	0.00 2,300.00		
	PRINT NAME			OF \$10.00 IS DUE IN			
			AMINIMUM	*SEE INSTRUCTIO			
8	I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOR	EGOIN	IG IS TRUE AND GO	DRRECT (
Signa	ture of	Signat	ure of	$\mathcal{O}(\mathcal{S})$			
	tor or Grantor's Agent Unguia From	•	ee or Grantee's Agen	/ 			
	(print) Virginia L. Foote	-	(print) Christi G	72,71	CLAVYGLAN INM		
	& city of signing 12/27/2021, Clarkston, WA	_/△		Ann.	THE PROPERTY OF		
Perj	ury: Perjury is a class C felony which is punishable by imprisonment in	bé ciate	Somectional unstitution	n for a maximum term	of not more than five years, or by a		

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COUNTY TREASURER



Washington State

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 ALLAREAS 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 PLEASE TYPE OR PRINT in more than one location code. ☐ Check box if partial sale, indicate % sold. List percentage of ownership acquired next to each name. 2 Name Christi Garcia Name Garbiel Garcia Christi Garcia Mailing Address 11716 N. Camelia Drive Mailing Address 11716 N. Camelia Drive City/State/Zip Mead, WA 99021 City/State/Zip Mead, WA 99021 Phone No. (including area code) (208) 755-8121 Phone No. (including area code) (208) 755-8121 List all real and personal property tax parcel List assessed value(s) 3 Send all property tax correspondence to:

Same as Buyer/Grantee account numbers - check box if personal property Name 109,600.00 1-051-22-005-2830-0000 Mailing Address City/State/Zip Phone No. (including area code) П Street address of property: 461 Pataha Street, Pomeroy, WA This property is located in Garfield Check box if any of the listed parcels are being segregated from another parcel, are part of a boundary line adjustment or parcels being merged. Legal description of property (if more space is needed, you may attach a separate sheet to each page of the affidavit) Lot 5 in Block 22 of Wilson's Addition to the City of Pomeroy. List all personal property (tangible and intangible) included in selling price. Select Land Use Code(s): 11 - Household, single family units enter any additional codes: YES NO (See back of last page for instructions) Was the seller receiving a property tax exemption or deferral If claiming an exemption, list WAC number and reason for exemption: under chapters 84.36, 84.37, or 84.38 RCW (nonprofit 458-61A-203(1) organization, senior citizen, or disabled person, homeowner WAC No. (Section/Subsection) with limited income)? Reason for exemption Is this property predominantly used for timber (as classified under RCW 84.34 and 84.33) or agriculture (as classified under RCW 84.34.020)? See ETA 3215 Community Property Separation 6 YES NO Is this property designated as forest land per chapter 84.33 RCW? Type of Document Quit Claim Deed Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW? Date of Document 12/23/2021 Is this property receiving special valuation as historical property per chapter 84.26 RCW? Gross Selling Price \$ If any answers are yes, complete as instructed below. Personal Property (deduct) \$ (1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or Exemption Claimed (deduct) \$ 0.00 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 classified to the designation of the designation as the designa Taxable Selling Price \$ 0.00 Excise Tax: State fication, it will be removed and the compensating or additional taxes will be due 0.00 Less than \$500,000.01 at 1.1% \$ and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or From \$500,000.01 to \$1,500,000 at 1.28% \$ 0.00 RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information From \$1,500,000.01 to \$3,000,000 at 2.75% \$ 0.00 Above \$3,000,000 at 3.0% \$ 0.00 This land does does not qualify for continuance. Agricultural and timberland at 1.28% \$ 0.00 Total Excise Tax: State \$ 0.00 0.0025 Local \$ DATE DEPUTY ASSESSOR 0.00_ *Delinquent Interest: State \$ (2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) 0.00 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-Local \$ 0.00 lated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or *Delinquent Penalty \$ 0.00_ transferor at the time of sale. 0.00 Subtotal \$ (3) NEW OWNER(S) SIGNATURE *State Technology Fee \$ 5.00 *Affidavit Processing Fee \$ 5.00 Total Due \$ 10.00 PRINT NAME 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 Grantee or Gantee's Agent Signature of Grantor's Agent Christi Garcia Name (print) Name (print) Gabriel Garcia ate & cicx of aigning <u>12/23/21. Clarkston,</u> Date & city of signing 12/27/21, Mead, WA

fine in an amount fixed by the court of not more th REV 84 0001a (12/6/19)

Perjury: Perjury is a class C felony which is punishable by imprison tenting the state contestional institution for a maximum term of not more than five years, or by a nve thousand dollars (\$5,000.00), or by b n imprisonment and fine (RCW 9A.20.020(1C)).

COUNTY TREASURER

PACE FRE 2S 9 R282 USE ONLY



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.

3676

FULÍTI 64 000 La				, , ,
☐ Check box if the sale occurred in me	ore than one location code.	heck box if partial sale, indicate % List percentage of ownership acquired r		
1 Seller/Grantor	and the second s	2 Buyer/Grantee		
Name R.M. Brock and Mariens D. Brock	. Nusband and wife	Name Jeff Curtis	en e	
Mailing address 1828 Amelia St		Mailing address 203905 E. Perkins Rd		
City/state/zip Walla Walla: WA 98362	Carlo Ca			
Phone (including area code) 509-529-4	904	City/state/zip Kennewick WA 93337 Phone (including area code) 509-366-5262		
3 Send all property tax corresponden	ce to: 🛮 Same as Buver/Grantee		Personal Assessed	
Name		-	property? value(s)	
		2-010-42-034-2035	\$ 19,150.00	
			The second second	,
Mailing address City/state/zip				
		e de la villa de la company	ing the second of the second	
4 Street address of property 0 Mounts This property is located in Santel C	Sound and the Control	unincorporated locations please select your		
Legal description of property (if you no	_ + _	parcel, are part of a boundary line adjustmen	nt or parceis being merged.	
		leet to eath page of the amounty.		
Singler in the States Masterday (2011			The Control of the Co	
The Southeast quader of the Northeast qu	ESTEP, 15 GE NOTERICAL DESIGNATION	1 34, LOWINGIAD MERIODIC RESIDENCE STATE		
The court of the c	等を養えまでは他の強化を行うです。 これ 日本 10 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	7		
5 19 - Vacation and cabin		7 List all personal property (tangible and in price.	tangible) included in selling	
Enter any additional codes		price.		
(see back of last page for instructions)	1			
Was the seller receiving a property tax	exemption or deferral			
under RCW 84.36, 84.37, or 84.38 (no citizen or disabled person, homeowne		If claiming an exemption, list WAC number	and reason for exemption.	;
Is this property predominantly used for		WAC number (section/subsection) Reason for exemption	名(機) NEO (TEST CARES CARES AND THE ACCOUNTY OF THE	
under RCW 84.84 and 84.33) or agricu	Ilture (as classified	1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1	The Control of the Co	
under RCW 84.34.020)? See ETA 3215. If yes, complete the predominate use				
section 5).	,			
6 Is this property designated as fores	t land per RCW 84.33? 🔲 Yes 🗹 No	Sec. 1998 27 1994 1999 200 (1994 1995 1994 1995 1994 1995 1994 1995 1994 1995 1995	- 12 PA - 17 PA - 17 PA - 18 P	
Is this property classified as current us		Type of document Statutory Warranty Deed		
and agricultural, or timber) land per R	CW 84.34?	Date of document		
Is this property receiving special valua	tion as historical	Gross selling prid	ce 2000 Mario W	
property per RCW 84.26?	☐ Yes ☑ No	*Personal property (deduc	n) 0.00	
If any answers are yes, complete as ins		Exemption claimed (deduc	ot) 0.00	
(1) NOTICE OF CONTINUANCE (FORES NEW OWNER(S): To continue the curre		Taxable selling price	ce 15,000.00	
or classification as current use (open s		Excise tax: state		
timber) land, you must sign on (3) bel	· ·	Less than \$500,000.01 at 1.1	۰ <u>د 165.00</u>	
determine if the land transferred cont by signing below. If the land no longer		From \$500,000.01 to \$1,500,000 at 1.28	- SAME TO PART WE WIND THE PART -	
continue the designation or classificat	ion, it will be removed and the		The contract of the contract o	
compensating or additional taxes will or transferor at the time of sale (RCW		From \$1,500,000.01 to \$3,000,000 at 2.75	TO STATE OF THE ST	
signing (3) below, you may contact you		Above \$3,000,000 at 3	1000 TO 1000 TO 1000	
information.		Agricultural and timberland at 1.28	and the second s	
This land: ☐ does	does not qualify for	Total excise tax: stat	and the second s	
continuance.	17/20/21	0.0025 Loc	al 37.50	
	12/30/21	*Delinquent interest: star	te 0.00	
Deputy assessor signature	Date	Loc	al	
(2) NOTICE OF COMPLIANCE (HISTORI NEW OWNER(S): To continue special v		*Delinquent penal	tv	
(3) below. If the new owner(s) doesn't		Subtot		
calculated pursuant to RCW 84.26, sha	all be due and payable by the seller	*State technology fe	. Contains Substitution of militaria.	
or transferor at the time of sale. (3) NEW OWNER	VS CIGNATURE			
(3) ISEAA OARIAEN		Affidavit processing fe	all of the state o	
Signature	Signature	Total du		W
Print name	Print name	A MINIMUM OF \$10.00 IS DUE IN *SEE INSTRUCTION		'
				-
8 I CERTIFY UNDER PENALTY OF PERI	~ ~ //		1	
Signature of grantor or agent 1		Signature of grantee or agent		
Name (print) R.M. Brock of Mariene		Name (print) Jeffery L Curis		
Date & city of signing		Date & city of signing	A SERVICE STATES	
Perjury: Perjury is a class C felony wh	hich is punishable by imprisonment i	n the state correctional institution for a maxir	mum 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)).

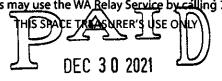
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V 84 0001a (08/11/2020)

THIS SPACE TRANSPORTER'S USE ONLY

COUNTY TREASURER

REV 84 0001a (08/11/2020)



size paper. Page 1 of 6

TEREASA SUMMERS GARFIELD COUNTY TREASURER



in more than one location code.

REAL ESTATE EXCISE TAX AFFIDAVIT

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ote CHAPTER 82.45 RCW - CHAPTER 458-61A WAC when stam
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Only for sales in a single location code on or after January 1, 2020.

DIFASE T

☐ Check box if the sale occurred

PLEASE TYPE OR PRINT

	Check box if partial sale, indicate % sold.		List percentage of ownership acquired ne			
_1	Name Alex B. Hanley	2	Name Dick Ledgerwood & Son	, Inc.		
~	Diana L. Hanley	,,,				
LER	Mailing Address P.O. Box 30	A H	Mailing Address 141 Howell Grade Road			
SELLER GRANTOR	City/State/Zip Palouse, WA 99161	BUYER GRANTEE	City/State/Zip Clarkston, WA 99	403		
	Phone No. (including area code) (509) 595-7092		Phone No. (including area code) (20	08) 790-3667		
3	Send all property tax correspondence to: Same as Buyer/Grantee		ist all real and personal property tax parcel	List assessed value(s)		
Name			114302110100000	100,790.00		
Maili	ng Address	20	114302110100000			
	State/Zip	 				
•	No. (including area code)					
4	Street Add Fort Work Notice Bond Donne		00247			
- 1	Street address of property: 110 East West Nebuhr Road - Pomer	oy, wa	X 99347			
	This property is located in Garfield		and an mart of a harmdon, line adjustment	or narroals hains maroad		
	Check box if any of the listed parcels are being segregated from an			or parcets being merged.		
	Legal description of property (if more space is needed, you may attach	a separa	ate sneet to each page of the armuavity			
	See attached legal description.					
5	Select Land Use Code(s):	7	List all personal property (tangible and inta	ngible) included in selling price.		
			£	O Promi		
	11 - Household, single family units enter any additional codes:					
	(See back of last page for instructions) YES NO					
	he seller receiving a property tax exemption or deferral	16 -1-2	-ii (i-t WAC	for everytion:		
	chapters 84.36, 84.37, or 84.38 RCW (nonprofit ization, senior citizen, or disabled person, homeowner	If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) Reason for exemption				
_	imited income)?					
Is this RCW 84.34	s property predominantly used for timber (as classified under 84.34 and 84.33) or agriculture (as classified under RCW .020)? See ETA 3215	Reaso				
6	YES NO					
Is this	s property designated as forest land per chapter 84.33 RCW?	Type o	of Document Statutory Warranty Dee	ed		
Is this	s property classified as current use (open space, farm and		of Document 12/27/21			
	ultural, or timber) land per chapter 84.34 RCW?	Dute c	12/21/21			
per ch	s property receiving special valuation as historical property Diapter 84.26 RCW?					
•	answers are yes, complete as instructed below.		Gross Selling Price \$	300,000.00		
	OTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) OWNER(S): To continue the current designation as forest land or		*Personal Property (deduct) \$ Exemption Claimed (deduct) \$	0.00		
classif	fication as current use (open space, farm and agriculture, or timber) land, ust sign on (3) below. The county assessor must then determine if the		Taxable Selling Price \$	300,000.00		
land to	ransferred continues to qualify and will indicate by signing below. If the		Excise Tax: State	300,000.00		
ficatio	to longer qualifies or you do not wish to continue the designation or classion, it will be removed and the compensating or additional taxes will be due		Less than \$500,000.01 at 1.1% \$	3,300.00		
and pa	ayable 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		From \$500,000.01 to \$1,500,000 at 1.28% \$	0.00		
	or for more information.	F	From \$1,500,000.01 to \$3,000,000 at 2.75% \$	0.00		
This l	and 🔽 does 💢 does not qualify for continuance.		Above \$3,000,000 at 3.0% \$	0.00		
	(2)		Agricultural and timberland at 1.28% \$	0.00		
	DEPUT ASSUSSOR DATE		Total Excise Tax: State \$ 0.0025 Local \$	3,300.00		
(2) N	DATE OTICE OF COMPLIANCE (HISTORIC PROPERTY)		*Dalinguant Interact: State \$	750.00		
NEW	OWNER(S): To continue special valuation as historic property, sign (3)		T L ¢	0.00		
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			*Delinquent Penalty \$	0.00		
transf	eror at the time of sale.		Subtotal \$	4,050.00		
	(3) NEW OWNER(S) SIGNATURE		*State Technology Fee \$	5.00		
			*Affidavit Processing Fee \$	0.00		
	PRINT NAME		Total Due \$ A MINIMUM OF \$10.00 IS DUE IN *SEE INSTRUCTION			
Q	I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOR	FCOP		(/)		
Signa Gran	ture of for or Grantor's Agent //WY? July	Signat	ture of tee or Grantee's Agent	Telgerood		
	e (print) Alex B. Hanley or Diana L. Hanley	Name	(print) Sam Ledgerwood, President	dent		
	& city of signing 12/28/2021 - Clarkston, WA	•	& city of signing12/28/2021 - Cla			
Pari	ury: Perjury is a class C felony which is punishable by implisonment in	be offer				
ı cıj	fine in an amount fixed by the court of not more than five thousand	dollars i	\$5,000 000 or by both imprisonment and fir	ne (RCW 9A 20 020(1C))		

TEREASA SUMMERS GARFIELD COUNTY TREASURER

EXHIBIT A

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

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

That part of the North half of the Northeast quarter of Section 21, more particularly described as follows:

Commencing at the intersection of existing North-South Nebuhr Road and existing East-West Nebuhr Road near the obliterated North quarter corner of said Section 21;

thence East along the centerline of said existing East-West Nebuhr Road +-1217 feet; thence South 30.00 feet to a 3/4" smooth bar, said bar being the True Point of Beginning; thence continuing South 660.00 to a 3/4" smooth bar;

thence East 330.00 feet to a 3/4" smooth bar;

thence North 660.00 feet to 3/4" smooth bar being 30.00 feet South of the centerline of existing East-West Nebuhr Road;

thence West 330.00 parallel with the centerline of existing Nebuhr Road to the place of beginning.

EXCEPT public road right of way.



Real Estate Excise Tax Affidavit (RCW 82.45 WAC 458-61A) Only for sales in a single location code on scatter lawyer 4 2000

Washington State	This affidavit will not be accepted un	unless all areas on all pages are fully completed.			
Form 84 0001a	This form is your receipt when stamp				
☐ Check box if the sale occurre	ed in more than one location code. \Box C	heck box if partial sale, indicate % sold. List percentage of ownership acquired next to each	name.		
Seller/Grantor	E Novel	Buyer/Grantee			
Name Marilyn 3		Name Michael W. Deal Donna J. Deal			
Mailing address Po Box		Mailing address PD BOX 194			
City/state/zip Pome	ray WA 99347	City/state/zip Pomeroy WA 9934	7		
Phone (including area code)	509 843-3958	Phone (including area code) 509 843-32	819		
	oondence to: 🔀 Same as Buyer/Grantee	List all real and personal property tax Personal parcel account numbers property?	Assessed value(s)		
Name			0.00		
Mailing address City/state/zip			0.00		
Street address of property					
Legal description of property (if	The state of the s				
Select land use code Enter any additional codes (see back of last page for instru-	11	 List all personal property (tangible and intangible) incoprice. 	:luded in selling		
Was the seller receiving a prope under RCW 84.36, 84.37, or 84. citizen or disabled person, hom	erty tax exemption or deferral 38 (nonprofit org., senior eowner with limited income)? 🏻 Yes 🛣 No	If claiming an exemption, list WAC number and reason f WAC number (section/subsection) 458 - LIA			
Is this property predominantly under RCW 84.84 and 84.33) or under RCW 84.34.020)? See ETA	agriculture (as classified	Reason for exemption			
section 5).	te use calculator (see instructions for	. Fr			
Is this property designated a Is this property classified as curre and agricultural, or timber) land		Type of document Quit Claim Dee	d		
Is this property receiving specia	I valuation as historical	Gross selling price	0.00		
property per RCW 84.26?	☐ Yes 以 No	*Personal property (deduct)	0.00		
If any answers are yes, complete		Exemption claimed (deduct)	0.00		
	FOREST LAND OR CURRENT USE) e current designation as forest land	Taxable selling price	0.00		
,	open space, farm and agriculture, or	Excise tax: state			
- · · · · · · · · · · · · · · · · · · ·	(3) below. The county assessor must then d continues to qualify and will indicate	Less than \$500,000.01 at 1.1%	0.00		
	longer qualifies or you do not wish to sification, it will be removed and the	From \$500,000.01 to \$1,500,000 at 1.28%	0.00		
•	es will be due and payable by the seller	From \$1,500,000.01 to \$3,000,000 at 2.75%	0.00		
	(RCW 84.33.140 or 84.34.108). Prior to act your local county assessor for more	Above \$3,000,000 at 3%	0.00		
information.	act your local county assessor for more	Agricultural and timberland at 1.28%	0.00		
This land: 🔲 does	does not qualify for	Total excise tax: state	0.00		
continuance.		0.0000 Local	0.00		
Deputy assessor signature	Date	*Delinquent interest: state	0.00		
Deputy assessor signature (2) NOTICE OF COMPLIANCE (HI		Local	0.00		
	ecial valuation as historic property, sign	*Delinquent penalty	0.00		
	loesn't wish to continue, all additional tax	Subtotal	0.00		
or transferor at the time of sale.	26, shall be due and payable by the seller	*State technology fee	5.00		
(3) NEW O	WNER(S) SIGNATURE	Affidavit processing fee	5.00		
Signature	Signature	Total due	10.00		
Print name	Print name	A MINIMUM OF \$10.00 IS DUE IN FEE(S) AN *SEE INSTRUCTIONS	// UN IAX		
Signature of grantor or agent Name (print) Mar Date & city of signing 12	Marilyn & Veal ilyn J. Dkal -13-21 Pomeroy	Signature of grantee or agent Miskas W. Del Name (print) Michael W. Del Date & city of signing 12-13-2024	A Deal al Pomeroy		

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.

REV 84 0001a (08/11/2020)



TEREASA SUMMERS

GARFIELD COUNTY TREASURER

DEPARTMENT OF REVENUE Masurer

Print on legal size paper.



REAL ESTATE EXCISE TAX SUPPLEMENTAL STATEMENT

(WAC 458-61A-304)

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

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

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

	The persons signing below do hereby declare under penalty of perjury that the following is true (check appropriate statement):
1.	☐ DATE OF SALE : (WAC 458-61A-306(2))
	I, (print name)certify that the
	(type of instrument), dated, was delivered to me in escrow by
	(seller's name). NOTE: Agent named here must sign below and indicate name of firm. The payment of the tax is considered current if it is not more than 90 days beyond the date shown on the instrument. If it is past 90 days, interest and penalties apply to the date of the instrument. Reasons held in escrow:
	Signature Firm Name
2.	GIFTS : (WAC 458-61A-201) The gift of equity is non-taxable; however, any consideration received is not a gift and is taxable. The value exchanged or paid for equity plus the amount of debt equals the taxable amount. One of the boxes below must be checked. Both Grantor (seller) and Grantee (buyer) must sign below.
	Grantor (seller) gifts equity valued at \$ to grantee (buyer).
	NOTE: Examples of different transfer types are provided on the back. This is to assist you with correctly completing this form and paying your tax.
	"Consideration" means money or anything of value, either tangible (boats, motor homes, etc) or intangible, paid or delivered, or contracted to be paid or delivered, including performance of services, in return for the transfer of real property. The term includes the amount of any lien, mortgage, contract indebtedness, or other encumbrance, given to secure the purchase price, or any part thereof, or remaining unpaid on the property at the time of sale. "Consideration" includes the assumption of an underlying debt on the property by the buyer at the time of transfer.
	A: Gifts with consideration
	1. Grantor (seller) has made and will continue to make all payments after this transfer on the total debt of \$ and has received from the grantee (buyer) \$
	(include in this figure the value of any items received in exchange for property). Any consideration received by grantor is taxable.
	2. Grantee (buyer) will make payments on% of total debt of \$ for which grante (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.
	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? \(\sum \text{YES}\) 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.
	Mailyn & Asal Grantor's Signature regarding record-keeping requirements and evasion penalties. Mihal M Deal Grantee's Signature
	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. 3678

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.



Check box if partial sale, indicate %

REAL ESTATE EXCISE TAX AFFIDAVIT

REPRINT
CHAPTER 82.45 RCW - CHAPTER 458-61 \(\triangle \) WAC when stamped by eashier.

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

(See back of last page for instructions) sold.

List percentage of ownership acquired next to each name. PLEASE TYPE OR PRINT

Name J&TENTERP			_ 2	١	iame <u>J & T ENTERPRISES</u>	LL(Ç	
s d			_	- 물				
Mailing Address PO BOX 922				Mailing Address PO BOX 922 Dig City/State/Zip POMEROY WA 99347				
Mailing AddressPO BOX 922 City/State/ZipPOMEROY WA 99347 Phone No. (including area code) (509) 843-1266			_					
			_	_	hone No. (including area code)(50)	43-1266		
Send all property tax correspondence to: 🗷 Same as Buyer/Gran	ntec	Į.			nd personal property tax parcel acco s – check box if personal property	unt	List assessed value(s)	
Name J&TENTERPRISES LLC		_ -	1-053-	-14	-003-1020	□	4000.00	
Mailing Address PO BOX 922						□│		
City/State/Zip POMEROY WA 99347								
Phone No. (including area code) (509) 843-1266		- -						
4 Street address of property: 1850 COLUMBIA ST POMROY	,							
This property is located in Select Location								
Check box if any of the listed parcels are being segregated five Legal description of property (if more space is needed, you LOT 4 BLOCK 14 MULKEY'S ADDITION 1850 COLUMBIA ST POMEROY, WA 99347 PARCEL NUMBER 1-053-14-003-1020		-		-			being merged.	
Select Land Use Code(s):			7 I	 List	all personal property (tangible	and.	intangible) included in selling	
11 - Household, single family units		V		rice	· · · · -			
enter any additional codes:								
(See back of last page for instructions)	YES	NO						
Was the seller receiving a property tax exemption or deternal under chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior								
citizen, or disabled person, homeowner with limited income)?			If clai	imi	ing an exemption, list WAC m	ոտե	er and reason for everation:	
6	YES	NO	II Cla		ag an exemption, hat was to	11110	er and reason for exemption.	
			WAC	N	o. (Section/Subsection) 458-6	1A-	217(1)	
Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW?			Reaso	on 1	for exemption			
- ' ' '					RECT CORPORATION NAME & TENTERP TO J & TENTERPF	₹ISE	strc	
If any answers are yes, complete as instructed below.			_		OLUTOLAIM DEEL	_		
(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRE	MTIK	SF)	Турс	of	Document QUITCLAIM DEEL	_ ر		
NEW OWNER(S): To continue the current designation as forest la classification as current use (open space, farm and agriculture, or ti	and or	,	Date o	of :	Document 15120	_		
you must sign on (3) below. The county assessor must then determ								
land transferred continues to qualify and will indicate by signing be			,	*P	ersonal Property (deduct) \$		· <u>· · · · · · · · · · · · · · · · · · </u>	
land no longer qualifies or you do not wish to continue the designa classification, it will be removed and the compensating or addition.			E	Exe	mption Claimed (deduct) \$			
be due and payable by the seller or transferor at the time of sale. (R	(CW				Taxable Selling Price \$		0.00	
84.33.149 or RCW 84.34.108). Prior to signing (3) below, you may your local county assessor for more information.	y cont	act			Excise Tax ; State \$		0.00	
•					0.0000 Local \$_		0,00	
This land does does not qualify for continuance.				*I	Delinquent Interest: State \$			
DEPUTY ASSESSOR DA	ATE	—						
(2) NOTICE OF COMPLIANCE (HISTORIC PROPER					*Delinquent Penalty \$			
NEW OWNER(S): To continue special valuation as historic pro-	กกะหว	,			Subtotal \$		0.00	
sign (3) below. If the new owner(s) does not wish to continue, additional tax calculated pursuant to chapter 84.26 RCW, shall	all be du	e and			*State Technology Fee \$			
payable by the seller or transferor at the time of sale.	_ 			*	Affidavit Processing Fee \$		5.00	
(3) OWNER(S) SIGNATURE					Total Duc \$		10.00	
PRINT NAME					A MINIMUM OF \$19.00 IS DUI *SEE INSTRU			
I CERTIFY DER PENALTY OF	PER	URYT	HAT TH	HE	FOREGOING IS TRUE AND CO	RM	ECT.	
Signature of)[Signat			7) (1 1	
Grantor or Grantor's Agent Musica	\mathscr{V}	OV.	_		or Grantee's Agent	u	rasa Call	
Name (print) THERASA SCOGGIN		78			rint) THERASA SCOGGIN		M V	
Date & city of signing: 1/6/2022 POMEROY WA				_		ارت. -		
Date at city of signing: 170/2022 POWEROT	\overline{A}		Pate &	& 6	young H6/2022 POM	icK	UT WA	
Perjury: Perjury is a class C felony which is punishable by more a fine in an amount fixed by the court of not more than five thousant	nd doll	ars (\$5,	000.00).), oi	by both imprisonment and fine (erm (\V	of not more than five years, or by 9A.20.020 (1C)).	
REV 84 0001a (09/06/17)	CE-	TRE1	STATE OF	20	SUSE ONITAL		COUNTY TREASURER	

TEREASA SUMMERS **GARFIELD COUNTY TREASURER**



REAL ESTATE EXCISE TAX AFFIDAVIT

REAL ESTATE EXCISE TAX AFFIDAVIT
CHAPTER 82.45 RCW - CHAPTER 458-614 WAC when stamped by cashier.
NOT BE ACCEPTED UNLESS ALL AREAS ON ALL PAGES ARE FULLY COMPLETED PLEASE TYPE OR PRINT
THIS AFFIDAVIT WILL

Check box if partial sale, indicate % sold Name J&TENTERP	•		2	List percentage of ownership ac Name J & T ENTERPRISES LL	
			_ [
Mailing Address PO BOX 922 City/State/Zip POMEROY WA 99347			BUYER	Mailing Address PO BOX 922	
City/State/Zip POMEROY WA 99347			_ R &	City/State/Zip POMEROY WA 993	47
Phone No. (including area code)(509) 843-1266			-	Phone No. (including area code)(509) 8	43-1266
Send all property tax correspondence to: Same as Buyer/Gra	antee	Li		l and personal property tax parcel account bers – check box if personal property	List assessed value(s)
ame J & T ENTERPRISES LLC		_ <u>:</u>		14-004-1030	54,000.00
Mailing Address PO BOX 922		_			
Sity/State/Zip POMEROY WA 99347					
hone No. (including area code) <u>(509)</u> 843-1266		-		□	
Street address of property: 1830 COLUMBIA ST POMRO	Y			<u> </u>	
This property is located in Select Location					
Check box if any of the listed parcels are being segregated t	from ano	other pare	ed, are p	art of a boundary line adjustment or parcels	being merged.
Legal description of property (if more space is needed, yo LOT 4 BLOCK 14 MULKEY'S ADDITION 1830 COLUMBIA ST POMEROY, WA 99347 PARCEL NUMBER 1-053-14-004-1030	u may a	attach a	separate	sheet to each page of the affidavit)	
Select Land Use Code(s):		~ .	7 L	ist all personal property (tangible and	intangible) included in selling
11 - Household, single family units		Ī		ce.	G,
enter any additional codes:					
(See back of last page for instructions)	YES	NO			
Vas the seller receiving a property tax exemption or deferral under tapters \$4.36, \$4.37, or \$4.38 RCW (nonprofit organization, senior tizen, or disabled person, homeowner with limited income)?					
	YES	NO	If clai	ming an exemption, list WAC numb	er and reason for exemption:
this property designated as forest land per chapter 84.33 RCW?			WAC	No. (Section/Subsection) 458-61A-	217(1)
this property classified as current use (open space, farm and gricultural, or timber) land per chapter \$4.34 RCW?				n for exemption	
this property receiving special valuation as historical property or chapter 84.26 RCW?				RRECT CORPORATION NAME J & T ENTERP TO J & T ENTERPRISE	SILC
farry answers are yes, complete as instructed below.		ì	Туре	of Document QUITCLAIM DEED	
 NOTICE OF CONTINUANCE (FOREST LAND OR CURR IEW OWNER(S): To continue the current designation as forest 			Date o	of Document 1520	
lassification as current use (open space, furm and agriculture, or	timber)	land,		Gross Salling Pring \$	
ou must sign on (3) below. The county assessor must then deter and transferred continues to qualify and will indicate by signing				Personal Property (deduct) \$	
nd no longer qualifies or you do not wish to continue the design	nation or	r [xemption Claimed (deduct) \$	
assification, it will be removed and the compensating or addition due and payable by the seller or transferor at the time of sale. (_	Taxable Selling Price \$	
33.149 or RCW 84.34.108). Prior to signing (3) below, you m				Excise Tax : State \$	
our local county assessor for more information.					0.00
his land does does not qualify for continuance.				*Delinquent Interest: State \$	
DEPUTY ASSESSOR D	NA TTE			Local \$	
(2) NOTICE OF COMPLIANCE (HISTORIC PROPE)	DATE DTV)			*Delinquent Penalty \$	
EW OWNER(S): To continue special valuation as historic p	roperty	,		Subtotal \$	0.00
gn (3) below. If the new owner(s) does not wish to continue ditional tax calculated pursuant to chapter 84.26 RCW, shall	, all II be du	e and		*State Technology Fee \$	
yable by the seller or transferor at the time of sale.				*Affidavit Processing Fee \$	
(3) OWNER(S) SIGNATURE				Total Due \$	10.00
				A MINIMUM OF ACC ACC ACC	Wil
PRINT NAME				A MINIMUM OF \$10.00 IS DUE IN *SEE INSTRUCTI	
	F PERJ	URY TE	HT TAE	E FOREGOING IS TRUE AND CORP	CCT.
I CERTIFY UNDER PENALTY OF		6	⊸ Signati		
1/	3 /			ee or Grantee's Agent	CUSO XCCX
ignature of frantor's Agent	AC.	XX			
ignature of Grantor's Agent Juliana	AC.	21	Name	(print) THERASA SCOGGIN	
ignature of Grantor's Agent Julian Olame (print) THERASA SCOGGIN	AC S				OY WA
ignature of	A C	ans (\$5	Date &	eng of signing: 46/2022 POMER	of not more than five years, or by

TEREASA SUMMERS GARFIELD COUNTY TREASURER



REAL ESTATE EXCISE TAX AFFIDAVIT

This form is your receipt when stamped by cashier.

the CHAPTER 82.45 RCW - CHAPTER 458-61A WAC

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

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

DI EASE T

☐ 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.
Name James Taylor	Name Jennifer L Henry
Mailing Address 3731 Shade Lawe City/State/Zip Morth Bend, OH 4505	Mailing Address 1392 Columbia St City/State/Zip Pomeroy wh 99347
City/State/Zip Morth Bend, OH 4505	City/State/Zip Pomerby WH 99347
Phone No. (including area code) (208) 816-9167	Phone No. (including area code) (408) 469-6706
	List accessed value(a)
Send all property tax correspondence to: Same as Buyer/Grantee	account numbers - check box if personal property
Name Jennifer L Henry	<u>1-052-09-001-1800</u> <u> 82,900.00</u>
Mailing Address	0.00
City/State/Zip	0.00
Phone No. (including area code) (408) 469-6706	0.00
Street address of property: 1392 Columbia Street, Pomeroy, WA	99347
This property is located in Garfield	
	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	
See attached	,
ood anadried	
Select Land Use Code(s):	7 List all personal property (tangible and intangible) included in selling price.
11 - Household, single family units	
enter any additional codes:	
(See back of last page for instructions) YES NO	
Was the seller receiving a property tax exemption or deferral	If claiming an exemption, list WAC number and reason for exemption:
under chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner	
with limited income)?	WAC No. (Section/Subsection) Reason for exemption
Is this property predominantly used for timber (as classified under RCW 84.34 and 84.33) or agriculture (as classified under RCW 84.34.020)? See ETA 3215	reason to exemption
6 YES NO	
ls this property designated as forest land per chapter 84.33 RCW?	Type of Document Warranty Deed
Is this property classified as current use (open space, farm and	Date of Document 12/23/21
agricultural, or timber) land per chapter 84.34 RCW? Is this property receiving special valuation as historical property	12/20/21
per chapter 84.26 RCW?	
If any answers are yes, complete as instructed below.	Gross Selling Price \$ 145,000.0
(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or	*Personal Property (deduct) \$
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	Exemption Claimed (deduct) \$ Taxable Selling Price \$ 145,000.0
land transferred continues to qualify and will indicate by signing below. If the	Taxable Selling Price \$ 145,000.0 Excise Tax: State
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	Less than \$500,000.01 at 1.1% \$ 1,595.0
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	From \$500,000.01 to \$1,500,000 at 1.28% \$
assessor for more information.	From \$1,500,000.01 to \$3,000,000 at 2.75% \$
This land does does not qualify for continuance.	Above \$3,000,000 at 3.0% \$ 0.
	Agricultural and timberland at 1.28% \$ 0.0
	Total Excise Tax: State \$ 1,595.0
DEPUTY ASSESSOR DATE	0.0025 Local \$ 362.5
(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S): To continue special valuation as historic property, sign (3)	*Delinquent Interest: State \$ 0.0 Local \$ 0.0
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.	*Delinquent Penalty \$ 0.0
(3) NEW OWNER(S) SIGNATURE	*State Technology Fee \$ 5.0
	*Affidavit Processing Fee \$ 0.0
PRINT NAME	Total Due \$
	A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS
8 I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOR	
I CERTIF I UNDER LEMALITUR LEASURT HIMT THE FOR	Signature of
Signature of / ~ ~ c	Grantee or Grantee's Agent
Signature of Grantor's Agent Janes & Toulor	
Name (print) James Taylor	Name (print) Jennifer L Henry Jynne M Calif
Name (print) James Taylor Date & city of signing 1-3-22 Clarkson	Name (print) Jennifer L Henry Jyane M Cake Date Socity of Signific 1-1-22 Pomeroy
Name (print) James Taylor Date & city of signing 1-3-22 Clarkson Perinty: Perinty is a class C felony which is punishable by imprisonment in	Name (print) Jennifer L Henry Jynn M Cake Date Socity of Signific 1-(- \(\frac{1}{2}\) Pomer (34)

EXHIBIT "A"

583651

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

Lot 1 in Block 9 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.

1 Seller/Gr	antor	Those than one location code.	Check box if partial sale, indicate % List percentage of ownership acquired 2 Buyer/Grantee		ach name.			
Name The R	landall Travis Family	Trust	Name Leta Ann Travis, as her sole and separate property					
Mailing address c/o Bob Biagi, 223 N. Main Street			Mailing address 364 Highway 12 E	Mailing address 364 Highway 12 E				
	Pullman, WA	od-nua ICII	City/state/zip Pomeroy, WA 99347					
Phone (includ	ding area code)	אובו ביאוי שו	Phone (including area code) 20%-	143	15)6			
•		dence to: ☑ Same as Buyer/Grantee	List all real and personal property tax parcel account numbers	Personal property				
Name			2-014-41-028-4010		\$ 38,700.00			
Mailine addr			-	. 🔲	\$ 0.00			
City detacts date	_			. Ц	\$ 0.00			
4 Street add	ress of property		or unincorporated locations please select you er parcel, are part of a boundary line adjustm					
This property	is located in Garfie	ld County (fo	r unincorporated locations please select you	r county)				
		rcels are being segregated from anoth u need more space, attach a separate	,,,,	ent or par-	cels being merged.			
Improvemen								
5 Sele	ect land use code	(s) 1	7 List all personal property (tangible and	intangible	included in selling			
Enter any add	ditional codes		price.					
(see back of I	ast page for instruction	•	Improvements					
Was the selle under RCW 8	r receiving a property 4.36, 84.37, or 84.38	tax exemption or deferral (nonprofit org., senior	If claiming an exemption, list WAC number	r and reas	on for exemption.			
citizen or disa	abled person, homeo	wner with limited income)? La Yes 💋 N	AAVE Hamper (Section) Sooseenon) 11011	WAC number (section/subsection) RCW 458-61A-202(6)(e) Reason for exemption				
Is this proper classified und	ty predominantly use der RCW 84.34 and 84	.33) or agriculture (as	,					
classified un-	der RCW 84.34.020)?	See ETA 3215. Yes V N use calculator (see instructions for	Transfer from Trust to beneficiaries					
	perty designated as fo	orest land per RCW 84.337 Yes 🛭 N	O Transfer Dansi					
Is this proper	ty classified as curren	t use (open space, farm	Type of document <u>Trustee's Deed</u> Type of document <u>1) 12 21</u>					
•	ral, or timber) land po		•		0.00			
is this proper property per	ty receiving special va RCW 84.26?	aluation as historical 🔲 Yes 🗹 N	Gross selling p *Personal property (ded					
	rs are yes, complete a	s instructed below.	Exemption claimed (ded		2.00			
		REST LAND OR CURRENT USE) current designation as forest land	Taxable selling p					
or classificati	on as current use (op-	en space, farm and agriculture, or	Excise tax: state					
		below . The county assessor must the ontinues to qualify and will indicate	n Less than \$500,000.01 at 1	.1%	0.00			
by signing be	low. If the land no lor	ger qualifies or you do not wish to	From \$500,000.01 to \$1,500,000 at 1.3					
		ication, it will be removed and the will be due and payable by the seller	From \$1,500,000.01 to \$3,000,000 at 2.7		0.00			
or transferor	at the time of sale (Ri	CW 84.33.140 or 84.34.108). Prior to	Above \$3,000,000 at	3%	0.00			
signing (3) be Information.	now, you may contact	your local county assessor for more	Agricultural and timberland at 1.3	28%				
This land:	does	does not qualify for	Total excise tax: si	tate				
continuance.	<i>α</i> η.	1110127	0.0025 L	ocal				
Deputy asses	sor signature	Date	*Delinquent interest: st					
	F COMPLIANCE (HIST			ocal	0.00			
NEW OWNER	R(S): To continue speci	ial valuation as historic property, sign	*Delinquent pen		0.00			
calculated pu	irsuant to RCW 84.26,	sn't wish to continue, all additional ta shall be due and payable by the seller	Subt	otal	5.00			
or transferor	at the time of sale.	NER(S) SIGNATURE	*State technology		5.00			
	(3) NEW OW		Affidavit processing		10.00			
Signature		Signature	Total A MINIMUM OF \$10.00 IS DUE		- h. i .			
Print name		Print name	*SEE INSTRUCT					
Signature	UNDER PENALTY OF Conference of grantor or agent	PERIURY THAT THE FOREGOING IS TRU LUCY POWER TO THE TOTAL TRUSTER TRUSTER	JE,AND CORRECT A Signature of grantee or agent Name (print) Leta Ann Travis	a A	nu Trans			
Date & A	ty of signing 1111	8/21 Lewiston, 7	Date & city of signing 1118131		avistan TO			
				a maximu	m term of five years, or by			
	amount fixed by the	court of not more than \$10,000, or by	inement in a state correctional institution for both such confinement and fine IRCW 9A.72	.030 and R	CW 9A.20.021(1)(c)).			
a fine in an To ask at	oout the availability	of this publication in an alternate of this publication in an alternate of the value of the valu	e format for the visually impaired please WA Relay Service by calling 711.	call 360-	705-6705. Teletype			

TEREASA SUMMERS GARFIELD COUNTY TREASURER

3682_Ø Print on legal size paper. Page 1 of 6



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.

1011110-100014			heat by casiller. Flease type of	print.			
☐ Check box if the sale occurred in more	e than one location of	ode. ⊔C	heck box if partial sale, indicate 9 List percentage of ownersh			ch name.	
1 Seller/Grantor			2 Buyer/Grantee				
Name Leta Ann Travis, Personal Repre-	sentative		Name Daniel T. Howell				
Estate of Betty J. Travis			Name				
Mailing address <u>364 Highway 12 E</u>	· · · · · · · · · · · · · · · · · · ·		Mailing address 4018 S.E. 10th				
City/state/zip Pomeroy, WA 99347	6 D. (d. 1) (City/state/zip Portland, OR 97				
Phone (including area code)	8-143-1511		Phone (including area code)	108-1	143	15110	
3 Send all property tax correspondence	e to: 🗹 Same as Buyer	r/Grantee	List all real and personal pro parcel account numbe	perty tax	Personal property?	Assessed value(s)	
Name			2-014-41-028-4010		П	\$ 38,700.00	
					Ħ	\$ 0.00	
Mailing address					Ħ	\$ 0.00	
City/state/zip						V	
4 Street address of proper <u>ty</u>							
This property is located in Garfield Co							
Check box if any of the listed parcels				-	nt or parce	els being merged.	
Legal description of property (if you nee	o more space, attach	a separate si	neet to each page of the affidavit	.).			
Improvements						ļ	
						İ	
11 - Household, single fam	-itit-		7 List all passaged accounts the	:			
11 - Household, single fan	nily units		7 List all personal property (ta price.	ingible and ir	itangible)	included in selling	
inter any additional codes			Improvements				
see back of last page for instructions) Var the caller receiving a property tay of	wamption or deferred						
Vas the seller receiving a property tax e inder RCW 84.36, 84.37, or 84.38 (nonp	exemption or deterral profit org., senior		If claiming an exemption, list V	VAC number	and reaso	n for exemption.	
itizen or disabled person, homeowner i	with limited income)?	Yes 🗹 No	WAC number (section/subsection) RCW 458-61A-202(6)(f) Reason for exemption				
s this property predominantly used for lassified under RCW 84.34 and 84.33) o	timber (as						
classified under RCW 84.34.020)? See E	TA 3215.	🗀 Yes 🗹 No					
f yes, complete the predominate use ca		ians for					
section 5).		□Yes ☑ No					
5 Is this property designated as forest I		Lifes Mai No	Type of document Personal R	epresentativ	e's Deed		
s this property classified as current use and agricultural, or timber) land per RCV		□ Yes 🗷 No	Date of document 11-18	121			
s this property receiving special valuation			• •	ss selling pri	ce	0.00	
property per RCW 84.26?	Sit do mistorical	☐ Yes 🛭 No	*Personal pro				
f any answers are yes, complete as instr	ructed below.		Exemption cla				
1) NOTICE OF CONTINUANCE (FOREST			Exemption da Tavala	ole selling pri	-()		
NEW OWNER(S): To continue the curren or classification as current use (open spa					се	V.00	
imber) land, you must sign on (3) below				e tax: state		0.00	
letermine if the land transferred continu			Less than \$500,				
ly signing below. If the land no longer q continue the designation or classification			From \$500,000.01 to \$1,50	0,000 at 1.28	3%		
ompensating or additional taxes will be	e due and payable by t	the seller	From \$1,500,000.01 to \$3,000	0,000 at 2.75	%		
or transferor at the time of sale (RCW 84 igning (3) below, you may contact your			Above \$3,	,000,000 at 3	%	0.00	
nformation.	local county assessor	יטי וווטוב	Agricultural and timbe	rland at 1.28	%	0.00	
This land: 🔲 does	does not qualify fo	or	Total e	xcise tax: sta	te	0.00	
continuance.	_		0.00	25 Loc	:al	0.00	
\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	1101	LL		: interest: sta	te	0.00	
Deputy assessor signature	Date		•		al		
2) NOTICE OF COMPLIANCE (HISTORIC NEW OWNER(S): To continue special value		perty. sien	*Delir	quent penal			
3) below. If the new owner(s) doesn't v	wish to continue, all a	dditíonal tax	55		al	0.00	
alculated pursuant to RCW 84.26, shall or transferor at the time of sale.	be due and payable b	by the seller	*State	technology fo		5.00	
(3) NEW OWNER(S	5) SIGNATURE			processing for			
			Mindair	Total de		10.00	
ignature	Signature		A MINIMUM OF \$10.0				
Print name	Print name			INSTRUCTION		/ /h	
B I CERTIFY UNDER PENALTY OF PERJU	RY THAT THE FOREGO	OING IS TRUE	AND CORRECT		19-	7/ 1/1	
	ter Pour		Signature of grantee of age	n	- V/:	4 Mille	
Name (print) Leta Ann Travis, Perso			Name (print) Daniel T. How	vell)	
Date & city of signing			Date & city of signing	23/2	i Pol	+land	
jury in the second degree is a class C fel	lony which is nunisha	ble by confin		titution for a	maximum	term of five years or	
a fine in an amount fixed by the court	of not more than \$10	0,000, or by b	oth such confinement and fine (RCW 9A.72.0	30 and RC	:W 9A.20.021(1)(c)).	
To ask about the availability of th	nis publication in a	n alternate i	format for the visually time at	ed, please o	all 360-7	05-6705. Teletype	
	(111) 0300 110	117	EASURING USE ONLY	1			
EV 84 0001a (7/30/21)	1 👑	ME SYNEE	2 VORDED SESSE ANTI	1 (JUNIT II	REASURER	

TEREASA SUMMERS GARFIELD COUNTY TREASURER

JAN 10 2022

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Page 1 of 6



REAL ESTATE EXCISE TAX AFFIDAVIT

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.

DEFACE T

Check box if the sale occurred in more than one location code.	eation code on or after January 1, 2020.	PLEASE TYPE OR PRINT
☐ Check box if partial sale, indicate % sold.	List percentage of ownership acquired next t	o each name.
Name The Jones Family Trust	Name Kenneth R Storey	
	Mericris M Storey	
Mailing Address 5337 S Hardwood Terrace City/State/Zip Lecanto, FL 34461	Mailing Address PD BOX 93)2
City/State/Zip Lecanto, FL 34461	Mailing Address P.D BOX 97 City/State/Zip Pomero y WA	99347
Chystate S.P. Lecanto, T.E. 0440	Phone No. (including area code) (509)	843-7140
Phone No. (including area code) (352) 382-0443	1000	
3 Send all property tax correspondence to: ☐ Same as Buyer/Grantee	List all real and personal property tax parcel account numbers - check box if personal property	List assessed value(s)
Name Kenneth P Storey and Mericris M Storey	1 002 21 006 0002 0000	141,150.00
Refilled R Stoley and Meticis M Stoley	1-002-21-006-0002-0000 L	0.00
Mailing Address PO Box 932	1-050-04-007-11001	
City/State/Zip Romeway WA 99347	╡ <u></u> -	0.00
Phone No. (including area code) <u>7509</u>) 3365 849	<u> </u>	0.00
4 Street address of property: 1119 Fair Street, Clarkston, WA 9940	5 44 N. 8M St. Pomers	n
This property is located in Garfield	- 151 N. 10 - 21 1 VI WILL	7
• • •		parcels being merged
Check box if any of the listed parcels are being segregated from ar		Alleels being merged.
Legal description of property (if more space is needed, you may attach	a separate sheet to each page of the amount)	
See attached See A Hackey		
,		
Select Land Use Code(s):	7 List all personal property (tangible and intangi	ble) included in selling price.
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		
nder chapters 84.36, 84.37, or 84.38 RCW (nonprofit	If claiming an exemption, list WAC number and reaso	n for exemption:
rganization, senior citizen, or disabled person, homeowner vith limited income)?	WAC No. (Section/Subsection)	
this accounts predominantly used for timber (as classified under	Reason for exemption	
CW 84.34 and 84.33) or agriculture (as classified under RCW		
4.34.020)? See ETA 3215		
6 YES NO		
s this property designated as forest land per chapter 84.33 RCW?	Type of Document Warranty Deed	
s this property classified as current use (open space, farm and gricultural, or timber) land per chapter 84.34 RCW?	Date of Document 1/11/22	
s this property receiving special valuation as historical property		
cer chapter 84.26 RCW?		
f any answers are yes, complete as instructed below.	Gross Selling Price \$	153,000.00
1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE)	*Personal Property (deduct) \$	
IEW OWNER(S): To continue the current designation as forest land or lassification as current use (open space, farm and agriculture, or timber) land,	Exemption Claimed (deduct) \$	
ou must sign on (3) below. The county assessor must then determine if the and transferred continues to qualify and will indicate by signing below. If the	Taxable Selling Price \$	153,000.00
and no longer qualifies or you do not wish to continue the designation or classi-	Excise Tax: State	
cation, 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	Less than \$500,000.01 at 1.1% \$	1,683.00
CW 84.34.108). Prior to signing (3) below, you may contact your local county	From \$500,000.01 to \$1,500,000 at 1.28% \$	0.00
ssessor for more information.	From \$1,500,000.01 to \$3,000,000 at 2.75% \$	0.00
his land does does not qualify for continuance.	Above \$3,000,000 at 3.0% \$	0.00
	Agricultural and timberland at 1.28% \$	0.00
	Total Excise Tax: State \$	1,683.00
DEPUTY ASSESSOR DATE	0.0025 Local \$	382.50
2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) VEW OWNER(S): To continue special valuation as historic property, sign (3)	*Delinquent Interest: State \$	0.00
below. If the new owner(s) does not wish to continue, all additional tax calcu-	Local \$	0.00
ated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or ransferor at the time of sale.	*Delinquent Penalty \$	0.00
	Subtotal \$	2,065.50
(3) NEW OWNER(S) SIGNATURE	*State Technology Fee \$	5.00
	*Affidavit Processing Fee \$	0.00
PRINT NAME	Total Due \$	2,070.50
	A MINIMUM OF \$10.00 IS DUE IN FE +SEE INSTRUCTION	
8 I CERTIFY UNDER PENALTY OF PERVURY THAT THE FOR	<u></u>	
		HAL
Signature of Grantor's Agent	Signature of Grantee's Agent	en or >
Name (print) The Jones Family Trust	Name (print) Kenneth R Storey	
Date & city of signing 1-13-2022 Lecanto, Fle	Date & city of signing 0//18/2000	+ Clarkston WA
Date is city of signing 1 1 dad becaming	_	
Perjury: Perjury is a class C felony which is punishable by imprisonment in fine in an amount fixed by the court of not more than five thousand	dologo (\$6,000.00), or by both imprisonment and fine (RCW 9A.20.020(1C)).
REV 84 0001a (12/6/19) THIS SPACE TI	ASURER'S CHEONIM	COUNTY TREASURER
ALL TO TOO TO (TANOLTE)	1 L II	

TEREASA SUMMERS GARFIELD COUNTY TREASURER

JAN 19 2022

EXHIBIT "A"

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

Lots 6 and 7 of Block 4 of the Original Town of the City of Pomeroy, according to the recorded plat thereof, and that part of Lots 8 and 9 of said Block 4 more particularly described as follows: Beginning at the Southeast corner of said Lot 8; thence North 81°51' West along the South lot line of said Lot 8, a distance of 34.0 feet; thence North 10°28' West 126.63 feet; thence South 81°51' East 74.42 feet to the Northeast corner of said Lot 8; thence South 08°09' West along the East lot line of said Lot 8, a distance of 120.0 feet to the place of beginning.

TOGETHER with an easement for ingress, egress and utilities over and across a strip of land 7.5 feet West of the West line of the above described tract.

SUBJECT to an easement for ingress, egress and utilities over and across the West 7.5 feet of the above described tract.

TOGETHER with an easement for ingress, egress and utilities over and across the North 10.0 feet of Lots 9 and 10 in said Block 4.

3685



in more than one location code.

REAL ESTATE EXCISE TAX AFFIDAVIT

This form is your receipt when stamped by cashier.

Washington State

the 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.

DIFFASE T ☐ Check box if the sale occurred

PLEASE TYPE OR PRINT

☐ Check box if partial sale, indicate % sold.	List percentage of ownership acquired next to each name.
Name Estate of Edith M. Cole, deceased	Name Joshua Love
	Melissa Love
Mailing Address 1115 Hwy 17 East City/State/Zip Poneroy WA 97347	Mailing Address City/State/Zip Mailing Address City/State/Zip Domeroy WA 99347
City/State/Zip Poneron WA 99347	S City/State/Zip DOMONOT LATA 99347
Phone No. (including area code) 509-843/553	Phone No. (including area code) 509 - 552 - 6959
	List all real and personal property tax parcel List assessed value(s)
Send all property tax correspondence to: Same as Buyer/Grantee	account numbers - check box if personal property
Name 1012 Awn 12 E	<u>2-011-43-006-4010-0000</u>
Mailing Address 1012 Hwy 12 E	
City/State/Zip Pomeroy WA 99347	
Phone No. (including area code)	
4 Street address of property: 1012 Highway 12 E, Pomeroy, WA	
This property is located in Garfield	
Check box if any of the listed parcels are being segregated from an	other parcel, are part of a boundary line adjustment or parcels being merged.
Legal description of property (if more space is needed, you may attach:	
See attached legal	
5 Select Land Use Code(s):	7 List all personal property (tangible and intangible) included in selling price.
11 - Household, single family units	
enter any additional codes:	
(See back of last page for instructions) YES NO	
Was the seller receiving a property tax exemption or deferral under chapters 84.36, 84.37, or 84.38 RCW (nonprofit	If claiming an exemption, list WAC number and reason for exemption:
organization, senior citizen, or disabled person, homeowner	WAC No. (Section/Subsection)
with limited income)?	Reason for exemption
Is this property predominantly used for timber (as classified under RCW 84.34 and 84.33) or agriculture (as classified under RCW	
84.34.020)? See ETA 3215	
6 YES NO	
Is this property designated as forest land per chapter 84 33 RCW?	Type of Document Personal Representatives Deed
Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW?	Date of Document <u>1/15/2022</u>
Is this property receiving special valuation as historical property per chapter 84 26 RCW?	
If any answers are yes, complete as instructed below.	Gross Selling Price \$ 325,000.00
(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE)	Personal Property (deduct) \$
NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land,	Exemption Claimed (deduct) \$ 0.00
you must sign on (3) below. The county assessor must then determine if the	Taxable Selling Price \$ 325,000.00
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-	Excise Tax: State
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	Less than \$500,000.01 at 1.1% \$ 0.00
RCW 84.34.108). Prior to signing (3) below, you may contact your local county	From \$500,000.01 to \$1,500,000 at 1.28% \$ 0.00
assessor for more information.	From \$1,500,000.01 to \$3,000,000 at 2.75% \$ 0.00 Above \$3,000,000 at 3.0% \$ 0.00
This land does does not qualify for continuance.	Above \$3,000,000 at 3.0% \$ 0.00 Agricultural and timberland at 1.28% \$ 4,160.00
1/20/22	Total Excise Tax: State \$ 4,160.00
BEPUTY ASSESSOR DATE	0.0025 Local \$ 812.50
(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)	*Delinquent Interest: State \$ 0.00
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-	Local \$
lated pursuant to chapter 84 26 RCW, shall be due and payable by the seller or transferor at the time of sale.	*Delinquent Penalty \$ 0.00
	Subtotal \$ 4,972.50
(3) NEW OWNER(S) SIGNATURE	*State Technology Fee \$ 5,00
	*Affidavit Processing Fee \$ 0.00 Total Due \$ 4,977.50
PRINT NAME	A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX
	*SEE INSTRUCTIONS
8 I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOR	EGOING IS TRUE AND CORRECT
Signature of Grantor's Agent Anguno M. Stone	Signature of Grantee's Agent
Name (print) Gary R. Cole, Co-Personal Rep.	Name (print) Joshua Love
Date & city of signing 01/28/22, Clarkston, WA	Date & city of signing 199-27, Clarkson, WA
Designation of class C follow, which is punishable by imprisonment in	the state mectional 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	a6(Mrs (\$5,000.00)), 6r by both imprisonment and fine (RCW 9A.20.020(1C)).
REV 84 0001a (12/6/19) THIS SPACE TR	LEASURER'S USE ONLY JUDIE COUNTY TREASURER

EXHIBIT A

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

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

That part of the Southwest quarter of the Southeast quarter of Section 6, more particularly described as follows:

Commencing at the South quarter corner of said Section 6; thence North 01°54′55" West 1,318.13 feet to the Northwest corner of the South half of the Southeast quarter; thence North 88°42′49" East along the North line of said South half of the Southeast quarter 11.43 feet to the True Point of Beginning.

thence continue along said North line, North 88°42'49" East 895.70 feet; thence leaving said North line South 01°16'35" East 208.66 feet; thence South 71°19'30" West 233.37 feet; thence North 88°20'34" West 121.42 feet; thence South 74°06'44" West 191.68 feet to the easterly right-of-way of US 12; thence South 39°54'03" West 115.34 feet to the westerly right-of-way of US 12; thence South 80°18'22" West 92.49 feet; thence South 05°35'13" East 109.51 feet; thence South 40°52'09" West 173.13 feet; thence South 79°27'32" West 73.13 feet; thence North 02°52'37" West 670.37 feet to the place of beginning.

TOGETHER WITH a non-exclusive easement for ingress and egress over and across the West half of the South half of the Southeast quarter of said Section 6, more particularly described as follows:

Commencing at the Southeast corner of said Section 6, from which the South quarter corner of said Section 6 bears South 89°03'18" West, 2,684.61 feet; thence North 67°41'58" West 2,533.02 feet to a point on the easterly right-of-way line of US Highway 12 and the True Point of Beginning;

thence North 74°06'44" East, 191.68 feet; thence South 88°20'34" East 121.42 feet; thence North 71°19'30" East 233.37 feet; thence South 01°16'35" East, 26.20 feet; thence South 71°19'30" West 230.02 feet; thence North 88°20'34" West 122.04 feet; thence South 71°00'50" West 185.02 feet to the easterly right of way line of said US Highway 12 and the beginning of a non-tangent curve concave to the Southwest, having a radius of 1,005.00 feet, the initial radial of which bears North 70°05'49" East; thence northwesterly along said right of way curve an arc distance of 35.14 feet through a central angle of 02°00'11" to the place of beginning.

EXCEPT that part lying within US highway 12 right-of-way.

