

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.

☐ 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	
Name The Estate of Jaclyn Kendall, deceased	GOINT E. GROPHONG	
Jessica Wolf, PR	Dorothy E. Stephens	
Mailing Address 129 Washboard Rd City/State/Zip Pomeroy, Wh 99347	Mailing Address PS Box 698 City/State/Zip Poncroy WA 90	~ ^ ~ ~
Eg City/State/Zip Lomeroy, WA 9934 /	EZ City/State/Zip York 104 90	1347
Phone No. (including area code) 509 500 - 7009	Phone No. (including area code) 504-566	-5380
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	ssed value(s)
None	· · · · <u> </u>	134,337.00
Mailing Address	1-070-31-021-1140-0000	
Dolothy E. Stephens	1-056-09-001-2610-0000	0.00
City/State/Zip		0.00
Phone No. (including area code)		0.00
Street address of property: 882 High Street, Pomeroy, WA 99347		
This property is located in Garfield County		
•	nother parcel, are part of a boundary line adjustment or parcels being r	nerged.
Legal description of property (if more space is needed, you may attach		
See attached legal.		
Occ anadrica logar.		
Select Land Use Code(s):	7 List all personal property (tangible and intangible) included in	n selling price
	Dist air personal property (angiore and mangiore) merudee i	n donning price.
11 - Household, single family units		
enter any additional codes: (See back of last page for instructions) YES NO		
(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	n:
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		
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	Type of Document Personal Representative Deed	
Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW?	Date of Document 6/28/2022 7-(-2022	
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 \$	249,000.00
(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE)	Personal Property (deduct) \$	0.00
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 \$	249,000.00
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% \$	2,739.00
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
This land does does not qualify for continuance.	Above \$3,000,000 at 3.0% \$	0.00
	Agricultural and timberland at 1.28% \$	0.00
DEPUTY ASSESSOR DATE	Total Excise Tax: State \$ 0.0025 Local \$	2,739.00
(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)	*Delinquent Interest: State \$	622.50
NEW OWNER(S): To continue special valuation as historic property, sign (3)	Local \$	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 \$	
transferor at the time of sale.	Subtotal \$	0.00
(3) NEW OWNER(S) SIGNATURE	*State Technology Fee \$	3,361.50 5.00
	*Affidavit Processing Fee \$	0.00
PRINT NAME	Total Due \$	3,366.50
	A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR T	AX VI
	*SEE INSTRUCTIONS	
Signature of		7
Signature of Grantor's Agent School Co Wolf PR	Signature of Grantee's Agent W	<u>_e</u>
Name (print) Jessica Wolf, PR	Name (print) John L. Stephens Vyane	M. Cab.
Date & city of signing 7/122 Pomerou	Date & city of signing 7-1-22 P.	metoy
Perjury: Perjury is a class C felony which is punishable by supersonmen in the	he state constitution 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	ottars (\$5,000.00), or on the imprisonment and fine (RCW 9A.20.02	0(1C)).
REV 84 0001a (12/6/19) THIS SPACE - TRI	EASURER'S USE ONLY U	Y TREASURER
	JOE 11 7077	3751 $%$

File No. 613748

Exhibit 'A'

That part of the Southeast quarter of Section 31, Township 12 North, Range 42 E.W.M., more particularly described as follows:

Commencing at the intersection of High Street and 8th Street in the City of Pomeroy, thence easterly 235 feet along the centerline of said High Street, thence 90° southerly 40 feet to the True Point of Beginning; thence 90° easterly 100 feet and paralleling said High Street; thence 90° southerly 50 feet to the Northwest corner of Lot 3 in Block 8 of Potter's Addition; thence 82°32' westerly 100.7 feet; thence 97°22' northerly 62.9 feet to the place of beginning.

ALSO the North 25 feet of Lot 1 in Block 9 of Potter's Addition to the City of Pomeroy.

3751



REAL ESTATE EXCISE TAX AFFIDAVIT

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

	☐ Check box if partial sale, indicate %s	old.	List percentage of ownership acquired	d next to each name.
1	Name Danny O. Lane	2	Name Darren Simmons	
			Gina Simmons	
ZĘ.	Mailing Address PO Box 682	BUYER	Mailing Address 4111 Phoenix	Lane
SELLER	City/State/Zip Pomerou, WA 99347	BUY	City/State/Zip Pasco, WA 993	01
-g	Phone No. (including area code) ×50444700	5 T 8		(509) 251-8793
3	Send all property tax correspondence to: ☑ Same as Buyer/Gra		ist all real and personal property tax parcel ount numbers - check box if personal proper	List assessed value(s)
Name	Darren Simmons and Gina Simmons	200	094200440400000 E	40,860.0
Mailir	ng Address 4111 Phoenix Lane			0.0
City/S	State/Zip Pasco, WA 99301	1		
Phone	No. (including area code) (509) 251-8793			
4	<u> </u>			
*	Street address of property: Lot 2, Baker Road, Pomeroy, WA	99347		···
	This property is located in Garfield County			
	Check box if any of the listed parcels are being segregated fro	-		ent or parcels being merged.
	Legal description of property (if more space is needed, you may at	ach a separ	ate sheet to each page of the affidavit)	
	See Attached Exhibit "A"			
=	Select Land Use Code(s):	<i>=</i> 1	T	
5	Select Land Ose Code(s).	_ 7	List all personal property (tangible and	intangible) included in selling price.
	19 - Vacation and cabin	<u> </u>		
	enter any additional codes:	_		
Voa th	(See back of last page for instructions) YES NO			
ınder	ne seller receiving a property tax exemption or deferral Chapters 84.36, 84.37, or 84.38 RCW (nonprofit	If clai	ming an exemption, list WAC number and	d reason for exemption:
	zation, senior citizen, or disabled person, homeowner imited income)?	WAC	No. (Section/Subsection)	
	······································	Reaso	n for exemption	
RCW:	property predominantly used for timber (as classified under 84.34 and 84.33) or agriculture (as classified under RCW 020)? See ETA 3215	-		
6	YES NO	-		
	property designated as forest land per chapter 84.33 RCW?		of Document Statutory U	Muranty Dood
	property designated as forest rand per enapter 84.53 RC w?	7 1	[arraning ocea
agricul	Itural, or timber) land per chapter 84.34 RCW?	Date	of Document 7/6/2022	
s this	property receiving special valuation as historical property apter 84.26 RCW?]		
f any :	answers are yes, complete as instructed below.		Gross Selling Price \$	50,000
	TICE OF CONTINUANCE (FOREST LAND OR CURRENT USE)		Personal Property (deduct) \$	00,00
	OWNER(S): To continue the current designation as forest land or cation as current use (open space, farm and agriculture, or timber) land.	İ	Exemption Claimed (deduct) \$	
ou mi	ust sign on (3) below. The county assessor must then determine if the		Taxable Selling Price \$	50,00
ınd no	ansferred continues to qualify and will indicate by signing below. If the blonger qualifies or you do not wish to continue the designation or classi-		Excise Tax: State	
	n, it will be removed and the compensating or additional taxes will be due yable by the seller or transferor at the time of sale. (RCW 84.33.140 or		Less than \$500,000.01 at 1.1% \$	55
CW 8	34.34.108). Prior to signing (3) below, you may contact your local county or for more information.	1	From \$500,000.01 to \$1,500,000 at 1.28% \$	<u> </u>
		F	rom \$1,500,000.01 to \$3,000,000 at 2.75% \$	
his la	and does does not qualify for continuance.		Above \$3,000,000 at 3.0% \$ Agricultural and timberland at 1.28% \$	· · · · · · · · · · · · · · · · · · ·
and	Deformalal 7/11/2002		Total Excise Tax: State \$	550
-v ()	DEPUT ASSESSOR DATE	-	0.0025 Local \$	
	TICE OF COMPLIANCE (HISTORIC PROPERTY)		*Delinquent Interest: State \$	(
	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 \$	
ted pu	ursuant to chapter 84.26 RCW, shall be due and payable by the seller or for at the time of sale.		*Delinquent Penalty \$	······································
			Subtotal \$	67:
	(3) NEW OWNER(S) SIGNATURE		*State Technology Fee \$	
		-	*Affidavit Processing Fee \$	(
	PRINT NAME		Total Due \$	680
		_	A MINIMUM OF \$10.00 IS DUE I *SEE INSTRUC	
	I CERTIFY UNDER PENALTY OF PERJURY THAT THE	OREGOIN	G IS TRUE AND CORRECT	
8		Signati	are of	ex Un
ignatı	re of		te or Grantee's Agent)	y - C Cu
ignatı Franto	or or Grantor's Agent			
ignatı Franto Jame ((print) Danny O. Lane	Name	(print) Darren Simmons	V
ignati Fanto Iame (or or Grantor's Agent	Name		V Pomeroy

375200

EXHIBIT A

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

In Township 9 North, Range 42 E.W.M.

That part of Lots 1 and 2 in Section 4, more particularly describes as follows: Commencing at the Northeast corner of said Section 4; thence North 89°55'42" West along the North line of said Section 4, a distance of 1118.20 feet, more or less, to the Southeast corner of Section 33, Township 10 North, Range 42 E.W.M.; thence South 90°00'00" West, along the North line of said Section 4, a distance of 265.49 feet to the East line of Lot 2, Block 1 of Bakers Pond Addition as recorded in Garfield County; thence South 00°00'00" West, along said East line 230.97 feet to the South line of said Lot 2, Bakers Pond Addition; thence South 90°00'00" West along said South line 246.90 feet to the East line of that parcel deeded to Douglas and Marian Eier by deed recorded as Garfield County Auditor's No. 15568; thence South 02°43'48" East, along said East line, 329.56 feet; thence South 47°02'44" East 355.79 feet to the True Point of Beginning; thence continuing South 47°02'44" East 314.64 feet; thence South 81°03'08" West 491.20 feet; thence South 49°45'41" West 208.34 feet; thence South 23°36'22" West 482.17 feet; thence along a curve to the right having a radius of 40.00 feet and a central angle of 102°42'30", a distance of 71.70 feet; thence North 03°06'30" West 503.06 feet; thence along a curve to the right having a radius of 800.00 feet and a central angle of 05°39'00", a distance of 78.89 feet; thence North 02°32'30" East 211.89 feet, more or less, to a point which bears South 82°28'36" West from the point of beginning; thence North 82°28'36" East 691.63 feet, more or less, to the place of beginning.

TOGETHER with the access road easement across the South half of the Southeast quarter (S1/2SE1/4) of Section 33, Township 10 North, Range 42 East and Lot 2, Section 4, Township 9 North, Range 42 East W.M. as described in real estate contract dated May 25, 2001 between the estate of Mary Lou Baker as Seller and Kenneth R. Ledgerwood and Debbie S Ledgerwood, husband and wife, as Purchasers, an Amended Memorandum of which Contract was recorded January 23, 2003, under Garfield County Auditor's Recording No: 7611.

TOGETHER with and subject to an easement for ingress, egress and utilities over, under and across that part of Lot 1, Lot 2 and the Southeast quarter of the Northeast quarter (SE1/4NE1/4) of Section 4, Township 9 North, Range 42 East, W.M., described as follows: a 50 feet wide strip, being 25 feet on each side of the following described centerlines and their extensions thereof; main road – commencing at the Southeast corner of Section 33, Township 10 North, Range 42 East, W.M.; thence North 90°00'00" West 1061.01 feet; thence South 58°36'30" East 92.75 feet; thence along a curve to the right, having a radius of 75 feet and a central angle of 57°40'12" a distance of 75.49 feet; thence South 0°56'30" East 45.83 feet; thence along a curve to the right, having a radius of 75 feet and a central angle of 57°16'50", a distance of 74.98 feet; thence South 56°20'30" West 75.43 feet to the point of beginning; thence continuing South 56°20'30" West 57.93 feet; thence along a curve to the left, having a radius of 50 feet and a central angle of 94°21'58", a distance of 82.35 feet; thence South 38°01'30" East 255.92 feet; thence along a curve to the right, having a radius of 150 feet and a central angle of 40°33'56", a distance of 106.20 feet; thence South 2°32'30" West 437.70 feet; thence along a curve to the left, having a radius of 800 feet and a central angle of 5°39'00", a distance of 78.89 feet; thence South 3°06'30" East 503.06 feet; thence along a curve to the left, having a radius of 40 feet and a central angle of 102°42'30", a distance of 71.70 feet; thence North 23°36'22" East 321.35 feet to a point "A"; thence continuing North 23°36'22" East 160.82 feet; thence North 49°45'41" East 149.12 feet to point "B"; thence continuing North 49°45'41" East 59.22 feet; thence North 81°03'08" East 564.03 feet; thence north 63°42'03" East 33.91 feet to point "C"; thence continuing North 63°42'03" East 122.06 feet to point "D"; thence continuing North 63°42'03" East 86.39

19192

feet; thence North 55°24'27" East 142.24 feet; thence South 88°13'02" East 61.00 feet; thence South 33°36'13" East 294.69 feet; thence South 45°29'20" East 137.84 feet; thence South 25°29'36" East 156.13 feet; thence South 45°33'46" East 192.16 feet to point "E"; thence North 72°03'19" East 130.54 feet to point "F" and the point of termination of main road;

TOGETHER with and subject to side road "A" described as follows: beginning at the above described point "A"; thence North 65°41'46" West 55.96 feet; thence North 13°54'48" West 200.39 feet; thence North 9°04'19" East 132.85 feet; thence North 0°38'21" West 117.41 feet; thence North 5°20'46" East 363.13 feet; thence North 62°27'56" East 55.19 feet; thence South 66°29'12" East 108.92 feet; thence South 84°50'01" East 65.62 feet; thence North 72°32'55" East 77.55 feet; thence North 2°43'48" West 84.28 feet; thence North 25°38'07" East 233.02 feet; thence north 11°48'07" East 23.52 feet more or less to the South line of Lot 2, Block 1, Baker's Pond Addition and the point of termination.



Form 84 0001a

☐ Check box if partial sale, indicate % ___

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

List percentage of ownership acquired next to each name.

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.

3753

1 Seller/Grantor Name Robert K. Johnson and Cynthia Johnson, husband and	2 Buyer/Grantee wife Name Ryan P. Bernard and Stephanie Bernard, husband and wife
Mailing address P.O. Box 744	Mailing address 5228 Butler Lane
City/state/zip Pomeroy, WA 99347	City/state/zip Spokane, WA 99223
Phone (including area code) (509) 843-1150	Phone (including area code) (509) 638-2820
3 Send all property tax correspondence to: Same as Buyer/Grantee Name Ryan P. Bernard	List all real and personal property tax personal property? Assessed parcel account numbers property? value(s) 2-013-43-026-3010 S101,482.00
Mailing address 5228 Butler Lane	<u></u>
City/state/zip Spokane, WA 99223	<u></u>
4 Street address of property XXX Land Only, Pomeroy, W	——————————————————————————————————————
This property is located in Garfield	(for unincorporated locations please select your county) her parcel, are part of a boundary line adjustment or parcels being merged.
SEE EXHIBIT "A" ATTACHED	
5 Land use code 83	7 List all personal property (tangible and intangible) included in selling
Enter any additional codes	price.
(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)?	No If claiming an exemption, list WAC number and reason for exemption.
Is this property predominantly used for timber (as classified	WAC number (section/subsection)
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,	Reason for exemption
complete the predominate use calculator (see instructions)	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	The grant of the state of the s
and agricultural, or timber) land per RCW 84.34?	No Type of document Notice of Real Estate Contract
Is this property receiving special valuation as historical property per RCW 84.26? ☐ Yes ▷	No Date of document Quality 11, 2022
If any answers are yes, complete as instructed below.	Gross selfing price \$ 80,000.00
(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	Exemption claimed (deduct) \$
timber) land, you must sign on (3) below. The county assessor must then	Taxable selling price \$ 80,000.00
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	Excise tax: state
continue the designation or classification, it will be removed and the	Less than \$500,000.01 at 1.1% \$
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	From \$1,500,000.01 to \$1,500,000 at 1.28% \$ From \$1,500,000.01 to \$3,000,000 at 2.75% \$
signing (3) below, you may contact your local county assessor for more	41 00 000 000
information.	Agricultural and timberland at 1.28%
This land: does not qualify for continuance.	Total excise tax: state \$ 1,024.00
Deputy assessor signature Date	Local \$ 200.00
(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)	*Delinquent interest: state \$
NEW OWNER(S): To continue special valuation as historic property, sign	*Dalin
(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	Subtotal \$ 1,224.00
or transferor at the time of sale.	*State technology fee \$ 5.00
New owner(s) signature	Affidavit processing fee \$
Transford Stochanking	Total due \$ 1,229.00
Signature Signature	
Ryan P. Bernard Stephanie Bernard	A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS
Print name Print name	
8 I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOR	EGOING IS TRUE AND CORRECT
OUU	Mark State Control
Signature of grantor or agent	Signature of grantee or agent
Name (print) Robert K. Johnson	Name (print) Ryan P. Bernard
Date & city of signing: July 1 2022 Pomeroy	WA Date & city of signing: July 15 2022, Colfax WA
Perjury in the second degree is a class C felony which is punishab	the by confinement in a state correctional institution for a maximum term of five years, or 0, 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.

JUL 19 2022

COUNTY TREASURER Print on legal size paper.
Page 1

TEREASA SUMMERS GARFIELD COUNTY TREASURER

REV 84 0001a (3/8/22)

EXHIBIT "A"

That part of the SW¼ of the NW¼ and the NW¼ of the SW¼ of Section 26, Township 13 North, Range 43 East, W.M., Garfield County, Washington, more particularly described as follows:

COMMENCING at an existing brass cap at the Northwest corner of said Section 26; thence South along the West line of Section 26 a distance of 2607.90 feet to the true place of beginning; thence continue South along said West line a distance of 169.13 feet to a point on the East right-of-way line of Tramway Road, said point being a point on a curve; thence deflect left and continue along said right-of-way line around a curve to the right with a radius of 530 feet for a distance of 261.22 feet; thence S.22°13'E. along said right-of-way line a distance of 322.81 feet to a point of curve; thence continue along said right-of-way line around a curve to the right with a radius of 1330.00 feet for a distance of 59.64 feet; thence East 286.61 feet; thence N.30°39'W., 127.58 feet; thence N.27°53'W. 377.08 feet; thence East 286.61 feet; thence N.64°30½'E., 246.83 feet; thence N.19°14'W., 124.21 feet; thence N.19°19'W., 265.39 feet; thence S.66°00'W., 533.92 feet to the true place of beginning.

Basis of Bearings: North and South between the brass cap at the Northwest corner and the 2" iron pipe at the Southwest corner of said Section 26.

Tax Parcel No. 20134302630100000

SUBJECT TO: the lands herein described have been classified as Current Use – Agriculture land and are subject to the provisions of RCW 84.34 which include the requirement of a continuation of restricted use in order to continue the present assessment rate. A change in use can cause an increased assessment rate for present and past years.

SUBJECT TO: Washington Right to Farm Act and the terms and conditions thereof: RCW 7.48.300 through 7.48.310 and 7.48.905 which provide for the protection of unusual and customary farming practices on adjoining land.

SUBJECT TO: Easement and the terms and conditions thereof:

Grantor:

Earnest O. and Winnie Crumps

Grantee:

Inland Empire Rural Electrification, Inc.

Dated: Recorded: July 22, 1938 May 10, 2022

Recording No.:

20220216, records of Garfield County, Washington

SUBJECT TO: County Road as Tramway Road.

375³



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	2 Buyer/Grantee
Name Gary R. Cole and Suzanne M. Grove, as Co-Personal	Name Suzanne M. Grove
Representatives of the Estate of Edith Marie Cole	
Mailing address 1115 Hwy 12 E. City/state/zip Pomeroy, WA 99347	Mailing address 1115 Hwy 12 E.
	City/state/zip Pomeroy, WA 99347
Phone (including area code) <u>509-843-1553</u>	Phone (including area code) 509-843-1553
3 Send all property tax correspondence to: 2 Same as Buyer/Gra	parcel account numbers property? value(s)
	See Attached
Mailing address	<u> </u>
City/state/zip	
Street address of property Farm Property	
his property is located in Garfield	(for unincorporated locations please select your county)
Z 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.
egal description of property (if you need more space, attach a se	parate sheet to each page of the affidavit).
See Attached Exhibit A	
83 - Agriculture classified under current use cha	
83 - Agriculture classified under current use cha	 7 List all personal property (tangible and intangible) included in selling price.
nter any additional codessee back of last page for instructions)	
Vas the seller receiving a property tax exemption or deferral	
nder RCW 84.36, 84.37, or 84.38 (nonprofit org., senior itizen or disabled person, homeowner with limited income)?	If claiming an exemption, list WAC number and reason for exemption.
this property predominately used for timber (as classified	WAC number (section/subsection) 458-61A-202(6)(f) Reason for exemption
inder RCW 84.34 and 84.33) or agriculture (as classified under ICW 84.34.020) and will continue in it's current use? If yes and	Inheritance - Probate
he transfer involves multiple parcels with different classifications.	es Mo
to the brokerty designated as lovest land bel 1/C44 04/32;	es Z INO Type of document Quit Claim Deed PR3 Deed
s this property classified as current use (open space, farm	Type of document
s this property receiving special valuation as historical	
	Gross selling price
any answers are yes, complete as instructed below.	"Personal property (deduct)
1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE)	Exemption claimed (deduct)
IEW OWNER(S): To continue the current designation as forest lan ir classification as current use (open space, farm and agriculture,	or
mber) land, you must sign on (3) below. The county assessor mu	ist then
etermine if the land transferred continues to qualify and will indi y signing below. If the land no longer qualifies or you do not wish	icate Less than \$500,000.01 at 1.1% 0.00
ontinue the designation or classification, it will be removed and t	he 110th 5500,000.01 to \$1,500,000 at 1.28%0.00
ompensating or additional taxes will be due and payable by the s r transferor at the time of sale (RCW 84.33.140 or 84.34.108). Pr	eller From \$1,500,000.01 to \$3,000,000 at 2.75% 0.00
igning (3) below, you may contact your local county assessor for t	more Above 35,000,000 at 3%
nformation.	Agricultural and timberland at 1.28%
his land: does does not qualify for	Total excise tax: state0.00
Day Drock and 1/2n/2n/	2 0.0025 Local 0.00
peputy assessor signature Date	*Delinquent interest: state
2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)	Local0.00
EW OWNER(S): To continue special valuation as historic property	, sign *Delinquent penalty 0.00
3) below. If the new owner(s) doesn't wish to continue, all additional additional continue, and additional	onal tax e seller Subtotal 0.00
r transferor at the time of sale.	*State technology fee
(3) NEW OWNER(S) SIGNATURE	Affidavit processing fee 5.00
- Die strait	Total due 10.00
Ignature Signature	A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX
LIQUE M, Grove	
rint name Print name	*SEE INSTRUCTIONS
rint name Print name Print name Print name Print name	IS TRUE AND CORRECT Sugarne M Tho
Print name	Signature of grantee or agent Section
Print name Print name Print name Print name	Signature of grantee or agent Segume M. Sho Name (print) Suzanne M. Grove

PUBLICATION in an alternate format for the visually impaired, please call 360-705-6705. Teletype (TTY) users may use the WA Relay Service by calling 711.

THIS SPACE TREASURER'S USE ONLY

COUNTY TREASURER

REV 84 0001a (9/17/21)



Print on legal size paper. Page 1 of 6

PARCEL NUMBERS

Parcel No.	Assessed Value
2-011-43-017-1010	\$ 49,841.00
2-011-43-017-2000	\$148,440.00
2-011-43-017-3000	\$237,656.00
2-011-43-008-4000	\$100,650.00
2-011-43-006-4000	\$ 47,943.00
2-011-43-007-1010	\$ 37,462.00
2-011-43-008-1000	\$439,588.00

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, lying West of U.S. Highway 12.

EXCEPT that part thereof lying within the following tract, 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. Includes land East of Highway.

That part of the East half of the Southeast quarter of Southeast quarter of Section 7, lying South of U.S. Highway 12.

That part of the Southwest quarter of Section 8, and that part of the Southeast quarter of said Section 8, more particularly described as follows: beginning at the Northeast corner of the Southeast quarter of said Section 8; thence South 996.6 feet; thence West 2640.0 feet to the West line of said Southeast quarter; thence North 996.6 feet to the Northwest corner of said Southeast quarter; thence East 2640.0 feet to the place of beginning, lying South of U.S. Highway 12.

EXCEPT any part thereof lying North of U.S. Highway 12.

ALSO EXCEPT that part of the Southeast quarter of the Southeast quarter of Section 7 and of the Southwest quarter of the Southwest quarter of Section 8, more particularly described as follows:

Beginning at the Southeast corner of Section 7, from which the Southwest corner of Section 7 bears South 87°42'27" West 5,317.11 feet;

thence along the South line of said Section 7 South 87°42'27" West 343.94 feet to a 1/2" rebar at a fence corner per AFN 17668;

-continued-

thence along existing fence line North 04°45'48" West 964.93 feet (record 964.29 feet) to a 1/2" rebar;

thence continue along said fence line North 01°22'34" West 634.13 feet (record 634.12 feet) to a 1/2" rebar;

thence along said fence line North 01°22'34" West, 2.18 feet (record 2.24 feet) to a point on the southerly right of way line of State Highway 12;

thence along said right of way the following courses:

North 88°59'40" West, 570.74 feet to a tangent curve concave to the South;

thence southeasterly along said curve having a radius of 2,750.00 feet and a central angle of 10°34'39" for an arc distance of 507.68 feet;

thence South 09°34'40" West 50.00 feet to the beginning of a non-tangent curve concave to the Southwest, having a radius of 2,700.00 feet, the initial radial of which bears North 09°34'40" West:

thence Southeast along said curve an arc distance of 30.05 feet through a central angle of 00°38'16", a radial bearing to said point bears North 10°12'56" West;

thence leaving said right of way along an existing fence line the following courses:

South 60°32'49" West 296.47 feet;

thence South 89°47'20" West 380.17 feet;

thence South 79°28'53" West 288.92 feet;

thence South 49°37'56" West 183.19 feet;

thence South 15°12'01" East 842.51 feet;

thence South 32°59'59" East 231.81 feet;

thence South 23°10'27" East 135.42 feet;

thence South 23°10'27" East 54.77 feet to the South line of said Section 8;

thence along said South line, South 87°42'27" West, 18.46 feet to the place of beginning.

That part of the Southeast quarter of said Section 8 and of the Northeast quarter of Section 17, more particularly described as follows:

Beginning at a point on the South line of said Section 8 that is 1200 feet West of the Southeast corner of said Section, and which point is on the center line of the County Road (as it existed in 1922);

thence following the centerline of the County Road North 22°52' East 712 feet;

thence North 37°00' East 690 feet; thence North 54°46' East 320 feet;

thence North 23°38' East to a point on a line parallel to and 996.4 feet South of the North line of the Southeast quarter of said Section 8;

thence West along said line to the West line of the Southeast quarter of Section 8;

thence South to the Southwest corner of the Northeast quarter of Section 17;

thence East along the South line of the Northeast quarter of Section 17 to the center of said County Road;

thence following the centerline of the said Road North 65°00' East 50 feet;

thence North 27°45' East 1460 feet; thence North 21°43' East 988 feet;

thence North 23°27' East 430 feet to the place of beginning.

The Northwest quarter, the Southwest quarter, the Northwest quarter of the Southeast quarter, and the South half of the Southeast quarter of Section 17.

-continued-

EXCEPT that part of the Southeast quarter of the Southeast quarter of said Section 17, more particularly described as follows:

Beginning at the obliterated Southeast corner of said Section 17;

thence North along the East line of said Section 17, 25.00 feet to a railroad rail section driven vertically into the ground and protruding 3 feet, more or less, above the ground; thence continuing North along said East line 314.23 feet to a 5/8" steel pin marked WN15026; thence continuing North along said East line 29.70 feet:

thence South 53°04' West 58.77 feet; thence South 83°10' West 233.36 feet;

thence South 68°16' West 91.50 feet; thence South 84°45' West 134.88 feet;

thence South 28°31' West 288.35 feet to a 5/8" steel pin marked WN15026 which is on

the line of an existing fence along the South line of said Section 17;

thence South 89°20' East along said fence line 442.40 feet;

thence South 89°40' East 193.27 feet to the place of beginning.

ALSO EXCEPT that part the West Half of Section 17, more particularly described as follows: Beginning at the Southwest corner of said Section 17, from which the South quarter of said Section 17 bears North 88°06'58" East, 2,656.24 feet;

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

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

thence along the North line of said Section 17, North 87°42'27" East, 18.46 feet to an intersection with an existing fence line;

thence leaving said North line along said existing fence line the following courses: South 23°10'27" East 598.48 feet;

thence South 46°01'26" East 888.52 feet; thence South 15°20'14" East 46.70 feet;

thence South 07°27'21" East 1,478.65 feet; thence South 33°26'48" East 619.16 feet;

thence South 33°24'26" East 678.59 feet; thence South 42°41'36" East 317.15 feet;

thence South 11°13'05" East 22.64 feet; thence South 86°09'36" West 185.75 feet;

thence South 78°53'44" West 487.64 feet; thence North 79°59'37" West 498.66 feet;

thence South 08°24'33" West 468.31 feet; thence South 16°26'12" East 218.83 feet; thence South 45°57'57" East 910.46 feet to the South line of said Section 17;

thence along said South line South 88°06'58" East 1,142.64 feet to the place of beginning.

ALSO EXCEPT from all, public road rights of way.

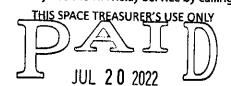


Real Estate Excise Tax Affidavit (RCW 82.45 WAC 458-61A)

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 % soid.	List percentage of ownership acquired next to	each name.		
1 Seller/Grantor	2 Buyer/Grantee			
Name Gary R. Cole and Suzanne M. Grove, as Co-Personal	Name Gary R. Cole			
Representatives of the Estate of Edith Marie Cole Mailing address 1299 Hwy 12 E.				
City/state /air Pomerny WA 99347	Mailing address 1299 Hwy 12 E.			
Phone (including area code) 509-843-3748	City/state/zip Pomeroy, WA 99347			
	Phone (including area code) 509-843-3748			
3 Send all property tax correspondence to: Same as Buyer/Grantee Name	List all real and personal property tax parcel account numbers See Attached	Personal Assessed property? value(s)		
Mailing addess	_			
Mailing addressCity/state/zip	-			
4 Street address of property Farm Property This property is located in Garfield	or unincorporated locations please select you			
Check box if any of the listed parcels are being segregated from another	her parcel, are part of a boundary line adjustm	r county) ent or passels boing morged		
Legal description of property (if you need more space, attach a separate See Attached Exhibit A	sheet to each page of the amount).			
83 - Agriculture classified under current use cha	7 List all personal property (tangible and price.	intangible) included in selling		
Enter any additional codes	-			
Was the seller receiving a property tax exemption or deferral under RCW 84.36, 84.37, or 84.38 (nonprofit org., senior				
inder RCW 84.36, 84.37, or 84.38 (nonprofit org., senior citizen or disabled person, homeowner with limited income)?	If claiming an exemption, list WAC number	•		
s this property predominately used for timber (as classified	NO WAC number (section/subsection) 458-61 Reason for exemption	A-202(6)(1)		
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	Inheritance - Probate	•		
the transfer involves multiple parcels with different classifications, complete the predominate use calculator (see instructions)	· · · · · ·			
				
5 Is this property designated as forest land per RCW 84.33? ☐Yes ☑N s this property classified as current use (open space, farm	Type of document Quit Claim Deed PR	s Dred		
ind agricultural, or timber) land per RCW 84.34?	No Date of document 7-20:2			
s this property receiving special valuation as historical	Gross selling pr	ice0.00		
roperty per RCW 84.26? Tany answers are yes, complete as instructed below.	No *Personal property (dedu	ect)		
1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE)	Exemption claimed (dedu	oct)0.00		
EW OWNER(S): To continue the current designation as forest land	Taxable selling pr	ice0.00		
r classification as current use (open space, farm and agriculture, or mber) land, you must sign on (3) below. The county assessor must the	Excise tax: state			
etermine if the land transferred continues to qualify and will indicate	Less than \$500,000.01 at 1.	1%0.00		
y signing below. If the land no longer qualifies or you do not wish to ontinue the designation or classification, it will be removed and the	From \$500,000.01 to \$1,500,000 at 1.2	8%0.00		
ompensating or additional taxes will be due and navable by the seller	From \$1,500,000.01 to \$3,000,000 at 2.75	5%0.00		
r transferor at the time of sale (RCW 84.33.140 or 84.34.108). Prior to gning (3) below, you may contact your local county assessor for more	Above \$3,000,000 at 3	3%0.00		
formation.	Agricultural and timberland at 1.2	8%0.00		
nis land: 🗾 does 🔲 does not qualify for	Total excise tax: sta	ate0,00		
and Jock mind 7/20/2020	0.0025 له	cal0.00		
	4	ate0.00		
eputy assessor signature Date	*Delinquent interest: sta			
NOTICE OF COMPLIANCE (HISTORIC PROPERTY)		cal0.00		
P) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) EW OWNER(S): To continue special valuation as historic property, sign b) below. If the new owner(s) doesn't wish to continue, all additional tail	Lo. *Delinquent pena	cal 0.00 lty 0.00		
P) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) EW OWNER(S): To continue special valuation as historic property, sign below. If the new owner(s) doesn't wish to continue, all additional tal cliculated pursuant to RCW 84.26, shall be due and navable by the sellor	Lo. *Delinquent pena	0.00 tty 0.00 ttai 0.00		
P) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) EW OWNER(S): To continue special valuation as historic property, sign b) below. If the new owner(s) doesn't wish to continue, all additional tall cliculated pursuant to RCW 84.26, shall be due and payable by the seller t transferor at the time of sale.	Lor *Delinquent pena x Subto *State technology f	0.00		
2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) IEW OWNER(S): To continue special valuation as historic property, sign 3) below. If the new owner(s) doesn't wish to continue, all additional tale alculated pursuant to RCW 84.26, shall be due and payable by the seller r transferor at the time of sale. (3) NEW OWNER(S) SIGNATURE	Lo. *Delinquent pena x Subto *State technology f Affidavit processing f	cal 0.00 ity 0.00 tai 0.00 iee 5.00 iee 5.00		
P) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) EW OWNER(S): To continue special valuation as historic property, sign below. If the new owner(s) doesn't wish to continue, all additional talelculated pursuant to RCW 84.26, shall be due and payable by the seller retransferor at the time of sale. (3) NEW OWNER(S) SIGNATURE Gary Signature Print name	Loc *Delinquent pena x Subto *State technology f Affidavît processing f Total d A MINIMUM OF \$10.00 IS DUE H *SEE INSTRUCTI	0.00 1ty		
EN NOTICE OF COMPLIANCE (HISTORIC PROPERTY) EW OWNER(S): To continue special valuation as historic property, sign by below. If the new owner(s) doesn't wish to continue, all additional tall alculated pursuant to RCW 84.26, shall be due and payable by the seller r transferor at the time of sale. (3) NEW OWNER(S) SIGNATURE Signature Fint name Print name I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE	Lo. *Delinquent pena x Subto *State technology f Affidavit processing f Total d A MINIMUM OF \$10.00 IS DUE H *SEE INSTRUCTI	0.00		
2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) EW OWNER(S): To continue special valuation as historic property, sign 3) below. If the new owner(s) doesn't wish to continue, all additional tall additional tall acculated 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 Frint name Print name I CERTIFY UNDER PENALTY OF PERSURY THAT THE FOREGOING IS TRUE Signature of grantor or agent Signature M. James	*Delinquent pena x Subto *State technology f Affidavit processing f Total d A MINIMUM OF \$10.00 IS DUE H *SEE INSTRUCTI JE AND CORRECT	0.00		
2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) IEW OWNER(S): To continue special valuation as historic property, sign below. If the new owner(s) doesn't wish to continue, all additional tall alculated pursuant to RCW 84.26, shall be due and payable by the seller r transferor at the time of sale. (3) NEW OWNER(S) SIGNATURE Signature Fint name Print name	*Delinquent pena x Subto *State technology f Affidavit processing f Total d A MINIMUM OF \$10.00 IS DUE H *SEE INSTRUCTI JE AND CORRECT	0.00 1ty		

REV 84 0001a (9/17/21)



COUNTY TREASURER

Print on legal size paper.

PARCEL NUMBERS

Parcel No.	Assessed Value			
2-011-43-007-1010	\$ 37,462.00			
2-011-43-008-1000	\$439,588.00			
2-011-43-008-4000	\$100,650.00			
2-011-43-005-4000	\$164,326.00			
2-011-43-006-4000	\$ 47,943.00			
2-011-43-007-1000	\$ 38,100.00			

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.

The Southeast quarter of Section 5.

That part of the South half of the Southeast quarter of Section 6 lying East of U.S. Highway 12.

EXCEPT 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. Includes land West of Highway.

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.

That part of the Northeast quarter and of the North half of the Southeast quarter of Section 7 lying East and northeasterly of U.S. Highway 12.

-continued-

3/3/5

EXCEPT that part of the Northeast quarter of Section 7 more particularly described as follows: Commencing at the Northwest corner of said Northeast quarter; thence South 21°23'34" East 1897.57 feet to a point on the northerly right of way line of U.S Highway 12, said point being the True Point of Beginning; thence continue southeasterly along said right of way line South 21°14'15" East 1025.31 feet; thence North 68°45'45" East 155.58 feet; thence North 02°57'25" West 216.61 feet; thence North 18°15'48" West 192.45 feet; thence North 35°43'06" West 403.00 feet; thence North 50°14'14" West 271.16 feet to a point on the northerly right of way line of U.S Highway 12 and the place of beginning.

The Northeast quarter of Section 8, and that part of the West half and of the North half of the Southeast quarter lying North of U.S. Highway 12 of said Section 8.

EXCEPT the South half of the Northeast quarter of the Northwest quarter of the Southeast quarter, and that part of the North half of the Southeast quarter of the Northwest quarter of the Southeast quarter of said Section 8 lying North of U.S. Highway 12.

ALSO EXCEPT from all, public road rights of way.

3mb



REAL ESTATE EXCISE TAX AFFIDAVIT

This form is your receipt when stamped by cashier.

Washington State

REV 84 0001a (12/6/19)

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. ☐ Check box if the sale occurred PLEASE TYPE OR PRINT in more than one location code. List percentage of ownership acquired next to each name. sold. ☐ Check box if partial sale, indicate % 2 Name Jeff Pietras Name Johnnie Johnson Evans Jarii Pietras Wayne Johnson, dec BUYER GRANTEE Mailing Address Mailing Address 31447 West Lake Morton Road SE Homeroy, WA 99347 City/State/Zip City/State/Zip Kent, WA 98042 Phone No. (including area code) (2<u>53) 457-0388</u> Phone No. (including area code) (509) 566-8888 List assessed value(s) List all real and personal property tax parcel Send all property tax correspondence to: 🗵 Same as Buyer/Grantee 3 ount numbers - check box if personal property 40,351.00 Jeff Pietras and Jaril Pietras 20094200410600000 0.00 Mailing Address 845 Malone Hill Rd 0.00 Homeroy, WA 99347 0.00 Phone No. (including area code) 509.566.8888 Street address of property: Lot 5 Baker Pond, Pomercy, 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) See Attached Exhibit "A" List all personal property (tangible and intangible) included in selling price. Select Land Use Code(s): 19 - Vacation and cabin 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 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 Statutory Warranty Deed Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW? Date of Document 7/20/2022 Is this property receiving special valuation as historical property per chapter 84.26 RCW? Gross Selling Price \$ 00.000,98 If any answers are yes, complete as instructed below. Personal Property (deduct) \$ 0.00 (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, Exemption Claimed (deduct) \$ 0.00 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 Taxable Selling Price \$ 89,000.00 Excise Tax: State 979.00 Less than \$500,000.01 at 1.1% \$ and payable by the seiler or transferor at the time of sale. (RCW 84.33.140 or 0.00 From \$500,000.01 to \$1,500,000 at 1.28% \$ RCW 84,34,108). Prior to signing (3) below, you may contact your local county From \$1,500,000.01 to \$3,000,000 at 2.75% \$ 0.00 assessor for more information. This 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 \$ 979,00 Tockard 0.0025 Local \$ DEPUTY ASSESSOR 222.50 *Delinquent Interest: State \$ 0.00 (2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or Local \$ 0.00 *Delinquent Penalty \$ 0.00 nsferor at the time of sale. 1.201.50 Subtotal \$ (3) NEW OWNER(S) SIGNATURE *State Technology Fee \$ 5.00 0.00 *Affidavit Processing Fee \$ 1,206.50 Total Due \$ PRINT NAME A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX SEE INSTRUCTIONS I CERTIFY UNDER PENALTY OF PERJURY THAT THE KOREGOING IS TRUE AND CORRECT Signature of Grantee's Agent Signature of Grantor or Grantor's Agent Name (print) Jeff Pietras Name (print) Johnnie Johnson Evans 101 Clarkston, WH Date & city of signing Date & city of signing 7 - 21 - 2

> TEREASA SUMMERS GARFIELD COUNTY TREASURER

JUL 25 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 two points and dollar (\$3,000,00) or by both implicament and fine (RCW 9A,20.020(1C)).

REV 84 0001a (12/6/19)

THIS SPACE TREASURES USE ONLY

COUNTY TREASURES

3756 to

COUNTY TREASURER



This form is your receipt when stamped by cashier.

REAL ESTATE EXCISE TAX AFFIDAVIT

this form is when stamp.

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.

PLEASE T Washington State

☐ Check box if the sale occurred	location o	ode on or after January 1, 2020.	PLEASE TYPE OR PRINT
in more than one location code. Check box if partial sale, indicate %sol.	ld.	List percentage of ownership acquired ner	ct to each name.
Name Johnnie Johnson Evans	2	Name Jeff Pietras	
Wayne Johnson, dec		Jaril Pietras	
ធ្វើខ្ពុំ Mailing Address 31447 West Lake Morton Road SE	BUYER	Mailing Address	
Mailing Address 31447 West Lake Morton Road SE City/State/Zip Kent, WA 98042	Z S S	City/State/Zip	
Phone No. (including area code) (253) 457-0388	75	Phone No. (including area code) (50	9) 566-8888
	=-	ist all real and personal property tax parcel	List assessed value(s)
3 Send all property tax correspondence to: ☑ Same as Buyer/Grant		ount numbers - check box if personal property	40,351.00
Name Jeff Pietras and Jaril Pietras	20	<u> 094200410600000 </u>	
Mailing Address		<u></u>	0.00
City/State/Zip		<u> </u>	0.00
Phone No. (including area code)			0.00
Street address of property: Lot 5 Baker Pond, Pomeroy, WA			
This property is located in Garfield			
Check box if any of the listed parcels are being segregated from	n another	parcel, are part of a boundary line adjustment	or parcels being merged.
Legal description of property (if more space is needed, you may atta			,
See Attached Exhibit "A"			
		,	
Select Land Use Code(s):	7	List all personal property (tangible and inta	ngible) included in selling price.
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] If cla	iming an exemption, list WAC number and re	ason for exemption:
organization, senior citizen, or disabled person, homeowner	WAG	No. (Section/Subsection)	
with limited income)?	Reas	on for exemption	
Is this property predominantly used for timber (as classified under RCW \$4.34 and \$4.33) or agriculture (as classified under RCW \$4.34.020)? See ETA 3215	J		
6 YES NO			
Is this property designated as forest land per chapter 84.33 RCW?	7 Type	of Document Statutory Warranty Dee	d ·
Is this property classified as current use (open space, farm and	_ ``	of Document 7/20/2022	
agricultural, or timber) land per chapter 84.34 RCW?	_	1120/2022	
Is this property receiving special valuation as historical property per chapter 84.26 RCW?	-		
If any answers are yes, complete as instructed below.	1	Gross Selling Price \$	89,000.00
(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or		Personal Property (deduct) \$	0.00
classification as current use (onen space, farm and agriculture, or timber) land,		Exemption Claimed (deduct) \$ Taxable Selling Price \$	0.00 89,000.00
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		Excise Tax: State	69,000.00
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% \$	979.00
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	1	From \$500,000.01 to \$1,500,000 at 1.28% \$. 0.0
assessor for more information.		From \$1,500,000.01 to \$3,000,000 at 2.75% \$	0.0
This land does does not qualify for continuance.		Above \$3,000,000 at 3.0% \$	0.0
	i		0.00
DATE	-		979.00 222.50
DEPUTY ASSESSOR DATE (2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)		*Delinquent Interest: State \$	
NEW OWNER(S): To continue special valuation as historic property, sign (3)		Local \$	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
transferor at the time of sale.		Subtotal \$	1,201.50
(3) NEW OWNER(S) SIGNATURE		*State Technology Fee \$	5.00
	_ .	*Affidavit Processing Fee \$	0.00
PRINT NAME		Total Due \$	1,206.5
	_	A MINIMUM OF \$10.00 IS DUE IN *SEE INSTRUCTION	
8 I CERTIFY UNDER PENALTY OF PERJURY THAT THE F	FOREGO	ING IS TRUE AND CORBECT	7) = -
Signature of	Sign	nature of	2K
Grantor or Grantor's Agent		natee or Grantee's Agent ne (print) Jeff Pietras	1
Name (print) Johnnie Johnson Evans Date & city of signing		e & city of signing 1/20/22	· Clarkston, WA

Perjury: Perjury is a class C felony which is punishable by imprisonment in the state correctional institution for a maximum term of not more than five years, or by a fine in an amount fixed by the court of not more than five thousand dollars (\$5,000.00), or by both imprisonment and fine (RCW 9A.20.020(1C)). COUNTY TREASURER File No. 615500

Exhibit 'A'

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

Lot 5 in Baker's Pond Addition II, described as follows:

That part of Government Lots 1 and 2 in Section 4, Township 9 North, Range 42 E.W.M., more particularly described as follows:

Commencing at the Northeast corner of said Section 4; thence North 89°55'42" West along the North line of said Section 4 a distance of 1118.20 feet, more or less, to the Southeast corner of Section 33, Township 10 North, Range 42 E.W.M.;

thence South 90°00'00" West, along the North line of said Section 4, a distance of 265.49 feet to the East line of Lot 2 in Block 1 of Baker's Pond Addition as recorded in Garfield County; thence South 00°00'00" West along said East line 230.97 feet to the South line of said Lot 2 of Baker's Pond Addition; thence South 90°00'00" West along said South line 246.90 feet to the East line of that parcel deeded to Douglas and Marian Eier by deed recorded as Garfield County Auditor's No. 15568; thence South 02°43'48" East along said East line 329.56 feet;

thence South 47°02'44" East 670.43 feet to the True Point of Beginning;

thence South 81°03'08" West 491.20 feet; thence South 49°45'41" West 59.22 feet; thence South 77°37'49" East 417.02 feet; thence North 84°01'21" East 236.60 feet; thence North 76°39'28" East 160.12 feet; thence South 60°55'53" East 35.60 feet;

thence South 27°57'09" East 174.52 feet; thence North 57°16'39" East 373.77 feet; thence North 45°29'20" West 91.19 feet; thence North 33°36'13" West 294.69 feet; thence North 88°13'02" West 61.00 feet; thence South 55°24'27" West 142.24 feet; thence South 63°42'03" West 242.36 feet; thence South 81°03'08" West 72.83 feet, more or less, to the place of beginning.

TOGETHER with the access road easement across the South half of the Southeast quarter of Section 33, Township 10 North, Range 42 E.W.M. and Government Lot 2 in Section 4, Township 9 North, Range 42 E.W.M. as described in real estate contract dated May 25, 2001 between the Estate of Mary Lou Baker as Seller and Kenneth R. Ledgerwood and Debbie S Ledgerwood, husband and wife, as Purchasers, an Amended Memorandum of which Contract was recorded January 23, 2003, under Garfield County Auditor's Recording No: 7611.

TOGETHER WITH AND SUBJECT TO an easement for ingress, egress and utilities over, under and across that part of Government Lots 1 and 2 and the Southeast quarter of the Northeast quarter of said Section 4, described as follows: a 50 feet wide strip, being 25 feet on each side of the following described centerlines and their extensions thereof;

Main Road – commencing at the Southeast corner of Section 33, Township 10 North,

Range 42 E.W.M.; thence North 90°00'00" West 1061.01 feet; thence South 58°36'30" East 92.75 feet; thence along a curve to the right, having a radius of 75 feet and a central angle of 57°40'12" a distance of 75.49 feet; thence South 00°56'30" East 45.83 feet; thence along a curve to the right, having a radius of 75 feet and a central angle of 57°16'50", a distance of 74.98 feet; thence South 56°20'30" West 75.43 feet to the point of beginning; thence continuing South 56°20'30" West 57.93 feet; thence along a curve to the left, having a radius of 50 feet and a central angle of 94°21'58", a distance of 82.35 feet; thence South 38°01'30" East 255.92 feet; thence along a curve to the right, having a radius of 150 feet and a central angle of 40°33'56", a distance of 106.20 feet; thence South 02°32'30" West 437.70 feet; thence along a curve to the left, having a radius of 800 feet and a central angle of 5°39'00", a distance of 78.89 feet; thence South 3°06'30" East 503.06 feet; thence along a curve to the left, having a radius of 40 feet and a central angle of 102°42'30", a distance of 71.70 feet; thence North 23°36'22" East 321.35 feet to a point "A"; thence continuing North 23°36'22" East 160.82 feet; thence North 49°45'41"

East 149.12 feet to point "B"; thence continuing North 49°45'41" East 59.22 feet; thence North 81°03'08" East 564.03 feet; thence north 63°42'03" East 33.91 feet to point "C"; thence continuing North 63°42'03" East 122.06 feet to point "D"; thence continuing North 63°42'03" East 86.39 feet; thence North 55°24'27" East 142.24 feet; thence South 88°13'02" East 61.00 feet; thence South 33°36'13" East 294.69 feet; thence South 45°29'20" East 137.84 feet; thence South 25°29'36" East 156.13 feet; thence South 45°33'46" East 192.16 feet to point "E"; thence North 72°03'19" East 130.54 feet to point "F" and the point of termination of main road;

TOGETHER WITH AND SUBJECT TO Side Road "B" described as follows; beginning at the above described point "B"; thence South 77°37'49" East 417.02 feet; thence North 84°01'21" East 236.60 feet; thence North 76°39'28" East 160.12 feet; thence South 60°55'53" East 35.60 feet; thence South 27°57'09" East 38.06 feet to point "G"; thence continuing South 27°57'09" East 136.46 feet to the point of termination.

Real Estate Excise Tax Affidavit (RCW 82.45 WAC 458-61A) 3 7 5 7

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*. Washington State Form 84 0001a

☐ Check box if partial sal	e, indicate % sold.	FIS	t percentage of ownership acquired next to	D each name	•
Name Carol Green, Personal Representative of the Estate of		2 Buyer/Grantee			
		Name Kelly Steven Greene and Camille Ma	arie Greene,	husband and wife	
Ted W. <u>Greene</u> Mailing address <u>270 Hill S</u> i	treet	 .	4704E C 471L 4		
city/state/zip Pomeroy, W	A 99347		Mailing address 17215 E. 17th Ave		
thone (including area code	3100-754-915		City/state/zip Greenacres, WA 99016	87-7	2541
Hone (including area code			Filone (including area code)		
Send all property tax co	rrespondence to: 🗹 Same as Buyer/G	irantee	List all real and personal property tax parcel account numbers	Personal property?	Assessed value(s)
			1-051-009-04-1930		\$0.00 41, 28
Mailing address					\$ 0.00 \$ 0.00
				. — .	\$ 0.00
Street address of prope	rty				
his property is located in	Select Location	(for t	unincorporated locations please select you		
			parcel, are part of a boundary line adjustm	nent or parce	els being merged.
	rty (if you need more space, attach a s	separate sn	eet to each page of the amdavit).	···-	<u> </u>
situated in the County of C	Sarfield, State of Washington				
ot 4 in Block 9 of Wilson'	s Addition to City of Pomeroy				
11 - Household	, single family units		7 List all personal property (tangible and price.	intangible) i	ncluded in selling
nter any additional codes			F		
see back of last page for i					
Vas the seller receiving a noder RCW 84.36, 84.37, c	property tax exemption or deferral or 84.38 (nonprofit org., senior		If claiming an exemption, list WAC number	er and reaso	n for exemption.
itizen or disabled person,	homeowner with limited income)?	Yes 🛭 No	WAC number (section/subsection) 458-6		
this property predominate	ely used for timber (as classified) or agriculture (as classified under		Reason for exemption		
(CW 84.34.020) and will con	tinue in it's current use? If yes and		Inheritance-Probate		
he transfer involves multiple	narcels with different classifications]Yes ☑No			
-	· · · · · · · · · · · · · · · · · · ·	Yes 2 No			
	is current use lonen space, farm		Type of document Pr Deed		
nd agricultural, or timber		Yes 🗹 No	Date of document <u>10/15/2014</u>		
	pecial valuation as historical		Gross selling p	orice	
roperty per RCW 84.26?		Yes 🗹 No	*Personal property (ded	luct)	
	nplete as instructed below.	E)	Exemption claimed (ded	luct)	
	NCE (FOREST LAND OR CURRENT USE tue the current designation as forest la		Taxable selling p	orice	0.0
or classification as current	use (open space, farm and agriculture	e, or	Excise tax: state	e	
imber) land, you must sig letermine if the land tran:	n on (3) below. The county assessor is sferred continues to qualify and will in	must then ndicate	Less than \$500,000.01 at 1	1.1%	0.0
y signing below. If the lar	nd no longer qualifies or you do not w	ish to	From \$500,000.01 to \$1,500,000 at 1.	.28%	0.0
	or classification, it will be removed and al taxes will be due and payable by the		From \$1,500,000.01 to \$3,000,000 at 2.	75%	0.0
or transferor at the time o	f sale (RCW 84.33.140 or 84.34.108).	Prior to	Above \$3,000,000 a	t 3%	0.0
igning (3) below, you may nformation.	contact your local county assessor fo	or more	Agricultural and timberland at 1.	28%	0.0
his land:	es A does not qualify for		Total excise tax: s		0.0
ontinuance.	, <u> </u>		0.0000	ocal	0.0
12- 12 to	7/26/2	2_	*Delinquent interest: s		
Deputy assessor signature				ocal	
	ICE (HISTORIC PROPERTY) nue special valuation as historic prope	erty, sign	*Delinquent per		
3) below. If the new own	er(s) doesn't wish to continue, all add	litional tax		total	0.0
calculated pursuant to RC or transferor at the time of	W 84.26, shall be due and payable by of sale.	the seller	*State technolog		
	IEW OWNER(S) SIGNATURE		Affidavit processing		
				due	10.0
ignature	Signature		A MINIMUM OF \$10.00 IS DUE	IN FEE(S)	
	Print name		*SEE INSTRUC	TIONS	
Print name	LTY OF PERIORY/THAT THE FOREGON	NG IS TRUE			1.2
B I CERTIFY UNDER PENA			# / / ·	$M \vdash I$	M
8 I CERTIFY UNDER PENA Signature of grantor 9	ragent with W/c	igen#	Signature of grantee or agent	 	
8 I CERTIFY UNDER PENA Signature of grantor 9		agen#		uo/	

(TTY) users may use the track at 101 the vibrally impalled, (TTY) users may use the vibra

REV 84 0001a (5/31/22)

HIS SPACE TREASURER'S USE ONLY
JUL 2 6 2022

COUNTY TREASURER