

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

This form is your receipt
when stamped by cashier.

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

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

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

PLEASE TYPE OR PRINT

☐ Check box if partial sale, indicate % sold.

List percentage of ownership acquired next to each name.

1 SELLER GRANTOR	Name	The Estate of Jaclyn Kendall, deceased	2 BUYER GRANTEE	Name	John L. Stephens	
		Jessica Wolf, PR			Dorothy E. Stephens	
	Mailing Address	129 Washboard Rd			Mailing Address	PO Box 695
	City/State/Zip	Pomeroy, WA 99347			City/State/Zip	Pomeroy WA 99347
	Phone No. (including area code)	509 566-7009		Phone No. (including area code)	509-566-5380	
3	Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers - check box if personal property		List assessed value(s)	
	Name	John L. Stephens	1-070-31-021-1140-0000 <input type="checkbox"/>		134,337.00	
	Mailing Address	Dorothy E. Stephens	1-056-09-001-2610-0000 <input type="checkbox"/>		0.00	
	City/State/Zip		<input type="checkbox"/>		0.00	
	Phone No. (including area code)		<input type="checkbox"/>		0.00	

4 Street address of property: 882 High Street, Pomeroy, WA 99347

This property is located in Garfield County

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

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

See attached legal.

5 Select Land Use Code(s):

11 - Household, single family units

enter any additional codes: _____

(See back of last page for instructions) YES NO

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

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

6 YES NO

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

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

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

If any answers are yes, complete as instructed below.

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

This land ☐ does ☒ does not qualify for continuance.

DEPUTY ASSESSOR _____ DATE _____

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

(3) NEW OWNER(S) SIGNATURE

PRINT NAME

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

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

WAC No. (Section/Subsection) _____

Reason for exemption _____

Type of Document Personal Representative Deed

Date of Document 6/28/2022 7-1-2022

Gross Selling Price \$	249,000.00
Personal Property (deduct) \$	0.00
Exemption Claimed (deduct) \$	0.00
Taxable Selling Price \$	249,000.00
Excise Tax: State	
Less than \$500,000.01 at 1.1% \$	2,739.00
From \$500,000.01 to \$1,500,000 at 1.28% \$	0.00
From \$1,500,000.01 to \$3,000,000 at 2.75% \$	0.00
Above \$3,000,000 at 3.0% \$	0.00
Agricultural and timberland at 1.28% \$	0.00
Total Excise Tax: State \$	2,739.00
0.0025 Local \$	622.50
*Delinquent Interest: State \$	0.00
Local \$	0.00
*Delinquent Penalty \$	0.00
Subtotal \$	3,361.50
*State Technology Fee \$	5.00
*Affidavit Processing Fee \$	0.00
Total Due \$	3,366.50

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

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

Signature of Grantor or Grantor's Agent Jessica Wolf, PR
Name (print) Jessica Wolf, PR
Date & city of signing 7/1/22 Pomeroy

Signature of Grantee or Grantee's Agent John L. Stephens
Name (print) John L. Stephens
Date & city of signing 7-1-22 Pomeroy

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

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.

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

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

PLEASE TYPE OR PRINT

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

☐ Check box if partial sale, indicate % sold.

List percentage of ownership acquired next to each name.

1 SELLER GRANTOR	Name <u>Danny O. Lane</u>	2 BUYER GRANTEE	Name <u>Darren Simmons</u>
	Mailing Address <u>PO Box 682</u>		Name <u>Gina Simmons</u>
	City/State/Zip <u>Pomeroy, WA 99347</u>		Mailing Address <u>4111 Phoenix Lane</u>
	Phone No. (including area code) <u>X 509-947-0087</u>		City/State/Zip <u>Pasco, WA 99301</u>
			Phone No. (including area code) <u>(509) 251-8793</u>

3	Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee	List all real and personal property tax parcel account numbers - check box if personal property	List assessed value(s)
Name <u>Darren Simmons and Gina Simmons</u>		<u>20094200440400000</u> <input type="checkbox"/>	<u>40,860.00</u>
Mailing Address <u>4111 Phoenix Lane</u>		<input type="checkbox"/>	<u>0.00</u>
City/State/Zip <u>Pasco, WA 99301</u>		<input type="checkbox"/>	<u>0.00</u>
Phone No. (including area code) <u>(509) 251-8793</u>		<input type="checkbox"/>	<u>0.00</u>

4 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 from another parcel, are part of a boundary line adjustment or parcels being merged.

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

See Attached Exhibit "A"

5 Select Land Use Code(s):

19 - Vacation and cabin

enter any additional codes: _____

(See back of last page for instructions) YES NO

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

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

6 YES NO

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

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

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

If any answers are yes, complete as instructed below.

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

This land ☐ does ☒ does not qualify for continuance.

Dan Lockard 7/11/2022
DEPUTY ASSESSOR DATE

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

(3) NEW OWNER(S) SIGNATURE

PRINT NAME

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

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

WAC No. (Section/Subsection) _____

Reason for exemption _____

Type of Document Statutory Warranty Deed

Date of Document 7/6/2022

Gross Selling Price \$	50,000.00
Personal Property (deduct) \$	0.00
Exemption Claimed (deduct) \$	0.00
Taxable Selling Price \$	50,000.00
Excise Tax: State	
Less than \$500,000.01 at 1.1% \$	550.00
From \$500,000.01 to \$1,500,000 at 1.28% \$	0.00
From \$1,500,000.01 to \$3,000,000 at 2.75% \$	0.00
Above \$3,000,000 at 3.0% \$	0.00
Agricultural and timberland at 1.28% \$	0.00
Total Excise Tax: State \$	550.00
<u>0.0025</u> Local \$	125.00
*Delinquent Interest: State \$	0.00
Local \$	0.00
*Delinquent Penalty \$	0.00
Subtotal \$	675.00
*State Technology Fee \$	5.00
*Affidavit Processing Fee \$	0.00
Total Due \$	680.00

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

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

Signature of Grantor or Grantor's Agent Dan Lane Signature of Grantee or Grantee's Agent Darren Simmons

Name (print) Danny O. Lane Name (print) Darren Simmons

Date & city of signing 7/11/22 Pomeroy Date & city of signing 7-11-22 Pomeroy

Perjury: Perjury is a class C felony which is punishable by imprisonment in the state correctional institution for a maximum term of not more than five years, or by a fine in an amount fixed by the court of not more than five thousand dollars (\$5,000), or by both imprisonment and fine (RCW 9A.20.020(1C)).

EXHIBIT A

The land referred to herein is situated in the State of Washington, County of Garfield 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

-continued-

6752

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.

4757

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

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

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

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

3753

Form 84 0001a

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

List percentage of ownership acquired next to each name.

1 Seller/Grantor

Name **Robert K. Johnson and Cynthia Johnson, husband and wife**

Mailing address **P.O. Box 744**

City/state/zip **Pomeroy, WA 99347**

Phone (including area code) **(509) 843-1150**

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

Name **Ryan P. Bernard**

Mailing address **5228 Butler Lane**

City/state/zip **Spokane, WA 99223**

4 Street address of property **XXX Land Only, Pomeroy, WA 99347**

This property is located in **Garfield**

(for unincorporated locations please select your county)

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

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

SEE EXHIBIT "A" ATTACHED

5 Land use code **83**

Enter any additional codes _____

(see back of last page for instructions)

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

☐ Yes ☒ No

Is this property predominantly used for timber (as classified under RCW 84.34 and 84.33) or agriculture (as classified under RCW 84.34.020) and will continue in it's current use? If yes and the transfer involves multiple parcels with different classifications, complete the predominate use calculator (see instructions).

☒ Yes ☐ No

6 Is this property designated as forest land per RCW 84.33?

☐ Yes ☒ No

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

☒ Yes ☐ No

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

☐ Yes ☒ No

If any answers are yes, complete as instructed below.

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

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

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

Deputy assessor signature _____ Date **7/18/22**

(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)

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

(3) NEW OWNER(S) SIGNATURE

Signature _____

Ryan P. Bernard

Print name

Signature _____

Stephanie Bernard

Print name

2 Buyer/Grantee

Name **Ryan P. Bernard and Stephanie Bernard, husband and wife**

Mailing address **5228 Butler Lane**

City/state/zip **Spokane, WA 99223**

Phone (including area code) **(509) 638-2820**

List all real and personal property tax parcel account numbers

2-013-43-026-3010

Personal property?

☐

Assessed value(s)

\$101,482.00

☐

☐

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

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

WAC number (section/subsection) _____

Reason for exemption _____

Type of document **Notice of Real Estate Contract**

Date of document **July 11, 2022**

Gross selling price \$ **80,000.00**

*Personal property (deduct) \$ _____

Exemption claimed (deduct) \$ _____

Taxable selling price \$ **80,000.00**

Excise tax: state

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

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

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

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

Agricultural and timberland at 1.28% \$ _____

Total excise tax: state \$ **1,024.00**

Local \$ **200.00**

*Delinquent interest: state \$ _____

Local \$ _____

*Delinquent penalty \$ _____

Subtotal \$ **1,224.00**

*State technology fee \$ **5.00**

Affidavit processing fee \$ _____

Total due \$ **1,229.00**

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

*SEE INSTRUCTIONS

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

Signature of grantor or agent **Robert K. Johnson**

Name (print) **Robert K. Johnson**

Date & city of signing: **July 7, 2022 Pomeroy, WA**

Signature of grantee or agent **Ryan P. Bernard**

Name (print) **Ryan P. Bernard**

Date & city of signing: **July 15, 2022, Colfax, WA**

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

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

EXHIBIT "A"

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 N.58°14'E., 61.00 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: July 22, 1938
Recorded: May 10, 2022
Recording No.: 20220216, records of Garfield County, Washington

SUBJECT TO: County Road as Tramway Road.

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

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

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

List percentage of ownership acquired next to each name.

1 Seller/Grantor

Name Gary R. Cole and Suzanne M. Grove, as Co-Personal
Representatives of the Estate of Edith Marie Cole

Mailing address 1115 Hwy 12 E.

City/state/zip Pomeroy, WA 99347

Phone (including area code) 509-843-1553

2 Buyer/Grantee

Name Suzanne M. Grove

Mailing address 1115 Hwy 12 E.

City/state/zip Pomeroy, WA 99347

Phone (including area code) 509-843-1553

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

Name _____

Mailing address _____

City/state/zip _____

List all real and personal property tax
parcel account numbers

See Attached

Personal
property?

☐

☐

☐

Assessed
value(s)

4 Street address of property Farm Property

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

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

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

See Attached Exhibit A

5 83 - Agriculture classified under current use cha

Enter any additional codes _____

(see back of last page for instructions)

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

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

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

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

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

If any answers are yes, complete as instructed below.

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

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

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

Brian Rockard 7/20/2022
Deputy assessor signature Date

(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)

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

(3) NEW OWNER(S) SIGNATURE

Suzanne M. Grove Suzanne M. Grove
Signature Signature
Print name Print name

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

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

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

Reason for exemption

Inheritance - Probate

Type of document Quit Claim Deed PRs Deed

Date of document 7-20-22

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

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

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

Signature of grantor or agent Gary Cole
Name (print) Gary R. Cole and Suzanne M. Grove
Date & city of signing 7-20-2022 Pomeroy

Signature of grantee or agent Suzanne M. Grove
Name (print) Suzanne M. Grove
Date & city of signing 7-20-2022 Pomeroy

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

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

PARCEL NUMBERS

<u>Parcel No.</u>	<u>Assessed Value</u>
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 $01^{\circ}54'55''$ West 1,318.13 feet to the Northwest corner of the South half of the Southeast quarter; thence North $88^{\circ}42'49''$ 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 $88^{\circ}42'49''$ East 895.70 feet; thence leaving said North line South $01^{\circ}16'35''$ East 208.66 feet; thence South $71^{\circ}19'30''$ West 233.37 feet; thence North $88^{\circ}20'34''$ West 121.42 feet; thence South $74^{\circ}06'44''$ West 191.68 feet to the easterly right-of-way of US 12; thence South $39^{\circ}54'03''$ West 115.34 feet to the westerly right-of-way of US 12; thence South $80^{\circ}18'22''$ West 92.49 feet; thence South $05^{\circ}35'13''$ East 109.51 feet; thence South $40^{\circ}52'09''$ West 173.13 feet; thence South $79^{\circ}27'32''$ West 73.13 feet; thence North $02^{\circ}52'37''$ 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 $87^{\circ}42'27''$ West 5,317.11 feet; thence along the South line of said Section 7 South $87^{\circ}42'27''$ West 343.94 feet to a 1/2" rebar at a fence corner per AFN 17668;

-continued-

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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-

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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 % _____ sold.

List percentage of ownership acquired next to each name.

1 Seller/GrantorName Gary R. Cole and Suzanne M. Grove, as Co-Personal
Representatives of the Estate of Edith Marie ColeMailing address 1299 Hwy 12 E.City/state/zip Pomeroy, WA 99347Phone (including area code) 509-843-3748**2 Buyer/Grantee**Name Gary R. ColeMailing address 1299 Hwy 12 E.City/state/zip Pomeroy, WA 99347Phone (including area code) 509-843-3748**3** Send all property tax correspondence to: ☒ Same as Buyer/Grantee

Name _____

Mailing address _____

City/state/zip _____

List all real and personal property tax
parcel account numbers

See Attached

Personal
property?Assessed
value(s)☐☐☐**4** Street address of property Farm PropertyThis property is located in Garfield (for unincorporated locations please select your county)☒ Check box if any of the listed parcels are being segregated from another parcel, are part of a boundary line adjustment or parcels being merged.

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

See Attached Exhibit A

5 83 - Agriculture classified under current use chaEnter any additional codes _____
(see back of last page for instructions)Was the seller receiving a property tax exemption or deferral under RCW 84.36, 84.37, or 84.38 (nonprofit org., senior citizen or disabled person, homeowner with limited income)? ☐ Yes ☒ NoIs this property predominately used for timber (as classified under RCW 84.34 and 84.33) or agriculture (as classified under RCW 84.34.020) and will continue in it's current use? If yes and the transfer involves multiple parcels with different classifications, complete the predominate use calculator (see instructions) ☒ Yes ☐ No**6** Is this property designated as forest land per RCW 84.33? ☐ Yes ☒ NoIs this property classified as current use (open space, farm and agricultural, or timber) land per RCW 84.34? ☒ Yes ☐ NoIs this property receiving special valuation as historical property per RCW 84.26? ☐ Yes ☒ No

If any answers are yes, complete as instructed below.

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

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

This land: ☒ does ☐ does not qualify for

continuation.

Deputy assessor signature

Date

(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)

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

(3) NEW OWNER(S) SIGNATURE

Signature

Signature

Print name

Print name

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

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

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

Reason for exemption

Inheritance - Probate

Type of document Quit Claim Deed PRS DeedDate of document 7-20-22Gross selling price 0.00*Personal property (deduct) 0.00Exemption claimed (deduct) 0.00Taxable selling price 0.00

Excise tax: state

Less than \$500,000.01 at 1.1% 0.00From \$500,000.01 to \$1,500,000 at 1.28% 0.00From \$1,500,000.01 to \$3,000,000 at 2.75% 0.00Above \$3,000,000 at 3% 0.00Agricultural and timberland at 1.28% 0.00Total excise tax: state 0.000.0025 Local 0.00*Delinquent interest: state 0.00Local 0.00*Delinquent penalty 0.00Subtotal 0.00*State technology fee 5.00Affidavit processing fee 5.00Total due 10.00**A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX**
*SEE INSTRUCTIONS**8** I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECTSignature of grantor or agent Suzanne M. GroveName (print) Gary R. Cole and Suzanne M. GroveDate & city of signing 7-20-2022Signature of grantee or agent Gary ColeName (print) Gary R. ColeDate & city of signing 20th July 22 Pomeroy, Wa

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

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

PARCEL NUMBERS

<u>Parcel No.</u>	<u>Assessed Value</u>
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 $01^{\circ}54'55''$ West 1,318.13 feet to the Northwest corner of the South half of the Southeast quarter; thence North $88^{\circ}42'49''$ 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 $88^{\circ}42'49''$ East 895.70 feet; thence leaving said North line South $01^{\circ}16'35''$ East 208.66 feet; thence South $71^{\circ}19'30''$ West 233.37 feet; thence North $88^{\circ}20'34''$ West 121.42 feet; thence South $74^{\circ}06'44''$ West 191.68 feet to the easterly right-of-way of US 12; thence South $39^{\circ}54'03''$ West 115.34 feet to the westerly right-of-way of US 12; thence South $80^{\circ}18'22''$ West 92.49 feet; thence South $05^{\circ}35'13''$ East 109.51 feet; thence South $40^{\circ}52'09''$ West 173.13 feet; thence South $79^{\circ}27'32''$ West 73.13 feet; thence North $02^{\circ}52'37''$ 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 $89^{\circ}03'18''$ West, 2,684.61 feet; thence North $67^{\circ}41'58''$ 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 $74^{\circ}06'44''$ East, 191.68 feet; thence South $88^{\circ}20'34''$ East 121.42 feet; thence North $71^{\circ}19'30''$ East 233.37 feet; thence South $01^{\circ}16'35''$ East, 26.20 feet; thence South $71^{\circ}19'30''$ West 230.02 feet; thence North $88^{\circ}20'34''$ West 122.04 feet; thence South $71^{\circ}00'50''$ 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 $70^{\circ}05'49''$ East; thence northwesterly along said right of way curve an arc distance of 35.14 feet through a central angle of $02^{\circ}00'11''$ 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-

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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 $21^{\circ}23'34''$ 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 $21^{\circ}14'15''$ East 1025.31 feet;
thence North $68^{\circ}45'45''$ East 155.58 feet; thence North $02^{\circ}57'25''$ West 216.61 feet; thence North
 $18^{\circ}15'48''$ West 192.45 feet; thence North $35^{\circ}43'06''$ West 403.00 feet; thence North $50^{\circ}14'14''$
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.

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REAL ESTATE EXCISE TAX AFFIDAVIT

CHAPTER 82.45 RCW - CHAPTER 458-61A WAC

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

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

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

PLEASE TYPE OR PRINT

☐ Check box if partial sale, indicate % sold.

List percentage of ownership acquired next to each name.

1 SELLER GRANTOR	Name <u>Johnnie Johnson Evans</u>	2 BUYER GRANTEE	Name <u>Jeff Pietras</u>
	Wayne Johnson, dec		Jaril Pietras
	Mailing Address <u>31447 West Lake Morton Road SE</u>		Mailing Address <u>845 Malone Hill Rd</u>
	City/State/Zip <u>Kent, WA 98042</u>		City/State/Zip <u>Pomeroy, WA 99347</u>
	Phone No. (including area code) <u>(253) 457-0388</u>		Phone No. (including area code) <u>(509) 566-8888</u>
3	Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee	List all real and personal property tax parcel account numbers - check box if personal property	
Name <u>Jeff Pietras and Jaril Pietras</u>		List assessed value(s)	
Mailing Address <u>845 Malone Hill Rd</u>		2009420041060000 <input type="checkbox"/>	40,351.00
City/State/Zip <u>Pomeroy, WA 99347</u>		<input type="checkbox"/>	0.00
Phone No. (including area code) <u>509-566-8888</u>		<input type="checkbox"/>	0.00
		<input type="checkbox"/>	0.00

4 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 another parcel, are part of a boundary line adjustment or parcels being merged.

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

See Attached Exhibit "A"

5 Select Land Use Code(s):

19 - Vacation and cabin

enter any additional codes: _____

(See back of last page for instructions) YES NO

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

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

6 YES NO

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

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

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

If any answers are yes, complete as instructed below.

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

This land ☐ does ☒ does not qualify for continuance.

Brenda Lockard 7/25/2022
DEPUTY ASSESSOR DATE

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

(3) NEW OWNER(S) SIGNATURE

PRINT NAME

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

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

WAC No. (Section/Subsection) _____

Reason for exemption _____

Type of Document Statutory Warranty Deed

Date of Document 7/20/2022

Gross Selling Price \$	89,000.00
Personal Property (deduct) \$	0.00
Exemption Claimed (deduct) \$	0.00
Taxable Selling Price \$	89,000.00
Excise Tax: State	
Less than \$500,000.01 at 1.1% \$	979.00
From \$500,000.01 to \$1,500,000 at 1.28% \$	0.00
From \$1,500,000.01 to \$3,000,000 at 2.75% \$	0.00
Above \$3,000,000 at 3.0% \$	0.00
Agricultural and timberland at 1.28% \$	0.00
Total Excise Tax: State \$	979.00
<u>0.0025</u> Local \$	222.50
*Delinquent Interest: State \$	0.00
Local \$	0.00
*Delinquent Penalty \$	0.00
Subtotal \$	1,201.50
*State Technology Fee \$	5.00
*Affidavit Processing Fee \$	0.00
Total Due \$	1,206.50

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

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

Signature of Grantor or Grantor's Agent Johnnie Johnson Evans Signature of Grantee or Grantee's Agent Jeff Pietras

Name (print) Johnnie Johnson Evans Name (print) Jeff Pietras

Date & city of signing 7-21-22 Kent Date & city of signing 7/20/22 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)).

REV 84 0001a (12/6/19)

THIS SPACE - TREASURER'S USE ONLY

COUNTY TREASURER

PAID
JUL 25 2022
TERESA SUMMERS
GARFIELD COUNTY TREASURER

3756

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

This form is your receipt
when stamped by cashier.

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

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

PLEASE TYPE OR PRINT

☐ Check box if partial sale, indicate % sold.

List percentage of ownership acquired next to each name.

1	Name <u>Johnnie Johnson Evans</u> Wayne Johnson, dec Mailing Address <u>31447 West Lake Morton Road SE</u> City/State/Zip <u>Kent, WA 98042</u> Phone No. (including area code) <u>(253) 457-0388</u>	2	Name <u>Jeff Pietras</u> Jaril Pietras Mailing Address _____ City/State/Zip _____ Phone No. (including area code) <u>(509) 566-8888</u>
3	Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee Name <u>Jeff Pietras and Jaril Pietras</u> Mailing Address _____ City/State/Zip _____ Phone No. (including area code) _____	4	List all real and personal property tax parcel account numbers - check box if personal property <u>20094200410600000</u> <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/>
		5	List assessed value(s) _____ <u>40,351.00</u> _____ <u>0.00</u> _____ <u>0.00</u> _____ <u>0.00</u>

4 **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 another parcel, are part of a boundary line adjustment or parcels being merged.
 Legal description of property (if more space is needed, you may attach a separate sheet to each page of the affidavit)
See Attached Exhibit "A"

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

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

If any answers are yes, complete as instructed below.

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

This land ☐ does ☐ does not qualify for continuance.

DEPUTY ASSESSOR DATE

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

(3) NEW OWNER(S) SIGNATURE

PRINT NAME

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

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

WAC No. (Section/Subsection) _____

Reason for exemption _____

Type of Document Statutory Warranty Deed

Date of Document 7/20/2022

Gross Selling Price \$	89,000.00
Personal Property (deduct) \$	0.00
Exemption Claimed (deduct) \$	0.00
Taxable Selling Price \$	89,000.00
Excise Tax: State	
Less than \$500,000.01 at 1.1% \$	979.00
From \$500,000.01 to \$1,500,000 at 1.28% \$	0.00
From \$1,500,000.01 to \$3,000,000 at 2.75% \$	0.00
Above \$3,000,000 at 3.0% \$	0.00
Agricultural and timberland at 1.28% \$	0.00
Total Excise Tax: State \$	979.00
<u>0.0025</u> Local \$	222.50
*Delinquent Interest: State \$	0.00
Local \$	0.00
*Delinquent Penalty \$	0.00
Subtotal \$	1,201.50
*State Technology Fee \$	5.00
*Affidavit Processing Fee \$	0.00
Total Due \$	1,206.50

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

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

Signature of
Grantor or Grantor's Agent _____

Name (print) Johnnie Johnson Evans

Date & city of signing _____

Signature of
Grantee or Grantee's Agent _____

Name (print) Jeff Pietras

Date & city of signing 7/20/22 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)).

3756

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 $89^{\circ}55'42''$ 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 $90^{\circ}00'00''$ 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 $00^{\circ}00'00''$ West along said East line 230.97 feet to the South line of said Lot 2 of Baker's Pond Addition; thence South $90^{\circ}00'00''$ 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 $02^{\circ}43'48''$ East along said East line 329.56 feet;
thence South $47^{\circ}02'44''$ East 670.43 feet to the True Point of Beginning;
thence South $81^{\circ}03'08''$ West 491.20 feet; thence South $49^{\circ}45'41''$ West 59.22 feet; thence South $77^{\circ}37'49''$ East 417.02 feet; thence North $84^{\circ}01'21''$ East 236.60 feet; thence North $76^{\circ}39'28''$ East 160.12 feet; thence South $60^{\circ}55'53''$ East 35.60 feet;
thence South $27^{\circ}57'09''$ East 174.52 feet; thence North $57^{\circ}16'39''$ East 373.77 feet; thence North $45^{\circ}29'20''$ West 91.19 feet; thence North $33^{\circ}36'13''$ West 294.69 feet; thence North $88^{\circ}13'02''$ West 61.00 feet; thence South $55^{\circ}24'27''$ West 142.24 feet; thence South $63^{\circ}42'03''$ West 242.36 feet; thence South $81^{\circ}03'08''$ 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 foot 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 $90^{\circ}00'00''$ West 1061.01 feet; thence South $58^{\circ}36'30''$ East 92.75 feet; thence along a curve to the right, having a radius of 75 feet and a central angle of $57^{\circ}40'12''$ a distance of 75.49 feet; thence South $00^{\circ}56'30''$ East 45.83 feet; thence along a curve to the right, having a radius of 75 feet and a central angle of $57^{\circ}16'50''$, a distance of 74.98 feet; thence South $56^{\circ}20'30''$ West 75.43 feet to the point of beginning; thence continuing South $56^{\circ}20'30''$ West 57.93 feet; thence along a curve to the left, having a radius of 50 feet and a central angle of $94^{\circ}21'58''$, a distance of 82.35 feet; thence South $38^{\circ}01'30''$ East 255.92 feet; thence along a curve to the right, having a radius of 150 feet and a central angle of $40^{\circ}33'56''$, a distance of 106.20 feet; thence South $02^{\circ}32'30''$ West 437.70 feet; thence along a curve to the left, having a radius of 800 feet and a central angle of $5^{\circ}39'00''$, a distance of 78.89 feet; thence South $3^{\circ}06'30''$ East 503.06 feet; thence along a curve to the left, having a radius of 40 feet and a central angle of $102^{\circ}42'30''$, a distance of 71.70 feet; thence North $23^{\circ}36'22''$ East 321.35 feet to a point "A"; thence continuing North $23^{\circ}36'22''$ East 160.82 feet; thence North $49^{\circ}45'41''$

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)

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.*

3757

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

List percentage of ownership acquired next to each name.

1 Seller/Grantor

Name Carol Green, Personal Representative of the Estate of Ted W. Greene

Mailing address 270 Hill Street

City/state/zip Pomeroy, WA 99347

Phone (including area code) 360-754-9151

2 Buyer/Grantee

Name Kelly Steven Greene and Camille Marie Greene, husband and wife

Mailing address 17215 E. 17th Ave

City/state/zip Greenacres, WA 99016

Phone (including area code) 509/382-2541

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

Name _____

Mailing address _____

City/state/zip _____

List all real and personal property tax parcel account numbers	Personal property?	Assessed value(s)
1-051-009-04-1930	<input type="checkbox"/>	\$ 0.00 41, 280
	<input type="checkbox"/>	\$ 0.00
	<input type="checkbox"/>	\$ 0.00

4 Street address of property

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

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

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

Situated in the County of Garfield, State of Washington

Lot 4 in Block 9 of Wilson's Addition to City of Pomeroy

5 11 - Household, single family units

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

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

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

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

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

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

If any answers are yes, complete as instructed below.

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

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

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

Deputy assessor signature [Signature] Date 7/26/22

(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)

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

(3) NEW OWNER(S) SIGNATURE

Signature _____ Print name _____
Signature _____ Print name _____

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

Signature of grantor or agent [Signature]
Name (print) P. Ryan Ortkamp
Date & city of signing 7/26/2022 Dayton

Signature of grantee or agent [Signature]
Name (print) P. Ryan Ortkamp
Date & city of signing 7/26/2022 Dayton

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

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

PAID
JUL 26 2022
THIS SPACE TREASURER'S USE ONLY

TERESA SUMMERS
GARFIELD COUNTY TREASURER

3757