

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

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

PLEASE TYPE OR PRINT

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

☐ Check box if partial sale, indicate % sold.

List percentage of ownership acquired next to each name.

1 SELLER GRANTOR	Name <u>Roland Harrison</u>	2 BUYER GRANTEE	Name <u>Thomas W. Kelly + T.K.</u>
	<u>Shannon Harrison</u>		<u>Dorothy A. Kelly + D.K.</u>
	Mailing Address <u>PO Box 108</u>		Mailing Address <u>34 Main Street</u>
	City/State/Zip <u>Pomeroy, WA 99347</u>		City/State/Zip <u>Pomeroy, WA 99347</u>
	Phone No. (including area code) <u>509-551-3122</u>		Phone No. (including area code) <u>509-780-2135</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 1-060-01-016-1120-0000 <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
	Name <u>Thomas W. Kelly and Dorothy A. Kelly</u>		List assessed value(s) <u>102,435.00</u>
	Mailing Address <u>34 Main Street</u>		<u>103,935</u>
	City/State/Zip <u>Pomeroy, WA 99347</u>		
	Phone No. (including area code) _____		

4 Street address of property: 34 Main Street, Pomeroy, WA 99347

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 legal

5 Select Land Use Code(s):

11 - Household, single family units

enter any additional codes: _____

(See back of last page for instructions) YES NO

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

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

6 YES NO

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

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

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

If any answers are yes, complete as instructed below.

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

This land ☐ does ☒ does not qualify for continuance.

DEPUTY ASSESSOR _____ DATE _____

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

(3) NEW OWNER(S) SIGNATURE

PRINT NAME _____

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

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

WAC No. (Section/Subsection) _____

Reason for exemption _____

Type of Document Warranty Deed

Date of Document 2/18/22

Gross Selling Price \$	220,000.00
Personal Property (deduct) \$	
Exemption Claimed (deduct) \$	0.00
Taxable Selling Price \$	220,000.00
Excise Tax: State	
Less than \$500,000.01 at 1.1% \$	2,420.00
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 \$	2,420.00
<u>0.0025</u> Local \$	550.00
*Delinquent Interest: State \$	0.00
Local \$	0.00
*Delinquent Penalty \$	0.00
Subtotal \$	2,970.00
*State Technology Fee \$	5.00
*Affidavit Processing Fee \$	0.00
Total Due \$	2,975.00

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 Roland W. Harrison Signature of Grantee or Grantee's Agent Julie G. Genger

Name (print) Roland Harrison Name (print) Thomas W. Kelly

Date & city of signing 2/22/2022, Clarkston, WA Date & city of signing 2/22/22, 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)).

EXHIBIT "A"

590110

All that part of Lots 16 and 17 in E.M. Pomeroy's Addition to the City of Pomeroy, more particularly described as follows:

Commencing at the Southwest corner of Section 31, Township 12 North, Range 42 E.W.M.; thence North $00^{\circ}08'18''$ East 1494.53 feet along the West line of said Section 31 to the True Point of Beginning; thence continue along said Section line 141.55 feet; thence South $74^{\circ}33'37''$ East 86.84 feet; thence South $16^{\circ}56'41''$ West 123.81 feet; thence West 47.96 feet to the place of beginning.

3697

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

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

3693

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

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

Seller/Grantor

Name Terence J. Tibor and Kisanna M. Tibor, husband and wife

Mailing address P.O. Box 305
City/state/zip Pomeroy, WA 99347
Phone (including area code) 509-254-3188

Buyer/Grantee

Name Terence J. Tibor and Kisanna M. Tibor, husband and wife; Alyssa Warford, a married woman as her separate property; as JTWROS
Mailing address P.O. Box 305
City/state/zip Pomeroy, WA 99347
Phone (including area code) 509-254-3188

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

Name

List all real and personal property tax parcel account numbers	Personal property?	Assessed value(s)
1-056-12-005-2430	<input type="checkbox"/>	\$473,000.00 220,600
	<input type="checkbox"/>	
	<input type="checkbox"/>	

Mailing address

City/state/zip

Street address of property 938 Arlington Street

This property is located in Pomeroy

(for unincorporated locations please select your county)

☐ Check box if any of the listed parcels are being segregated from another parcel, are part of a boundary line adjustment or parcels being merged.
Legal description of property (if you need more space, attach a separate sheet to each page of the affidavit).

Situated in the State of Washington, County of Garfield:

Lots 4 and 5 in Block 12 of Potter's Addition to the City of Pomeroy, Garfield County, Washington

11 - Household, single family units

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

Was the seller receiving a property tax exemption or deferral under RCW 84.36, 84.37, or 84.38 (nonprofit org., senior citizen or disabled person, homeowner with limited income)? ☐ Yes ☒ No
Is this property predominantly used for timber (as classified under RCW 84.84 and 84.33) or agriculture (as classified under RCW 84.34.020)? See ETA 3215. ☐ Yes ☒ No
If yes, complete the predominate use calculator (see instructions for section 5).

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

If any answers are yes, complete as instructed below.

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

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

Deputy assessor signature _____ Date _____

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

(3) NEW OWNER(S) SIGNATURE

Signature _____	Signature _____
Print name _____	Print name _____

☐ 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-215(2)(d)
Reason for exemption

Clearing Title- addition to title

Type of document Quit Claim Deed

Date of document 2/25/22

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

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

Signature of grantor or agent *[Signature]*
Name (print) Terence J. Tibor or Kisanna M. Tibor
Date & city of signing 2/25/22 Pomeroy

Signature of grantee or agent *[Signature]*
Name (print) Terence J. Tibor or Kisanna M. Tibor
Date & city of signing 2/25/22 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 \$5000, or by both imprisonment and fine (RCW 9A.20.020(1c)).

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3693

TERESA SUMMERS
GARFIELD COUNTY TREASURER

Print on legal size paper.

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>Ronald Roberson</u>	2 BUYER GRANTEE	Name <u>Darlene L. Moore</u>
	<u>Cindy Roberson</u>		<u>Katrina R. Moore</u>
	Mailing Address <u>1114 Marvin Lane</u>		Mailing Address <u>1620 Alder Ave</u>
	City/State/Zip <u>Clarkston, WA 99403</u>		City/State/Zip <u>Lewiston, ID 83501</u>
	Phone No. (including area code) <u>(509) 771-1349</u>		Phone No. (including area code) <u>(208) 790-4025</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 <u>2-012-41-034-4050-0000</u> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
	Name _____		List assessed value(s) <u>30,265.00</u>
	Mailing Address _____		
	City/State/Zip _____		
	Phone No. (including area code) _____		

4 Street address of property: 445 Hwy 12 W, 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 legal

5	Select Land Use Code(s): <u>81 - Agriculture classified under current use chapter 84.34 RCW</u> enter any additional codes: _____ (See back of last page for instructions) YES NO	7	List all personal property (tangible and intangible) included in selling price.
	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)? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		If claiming an exemption, list WAC number and reason for exemption: 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 <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		Type of Document <u>Statutory Warranty Deed</u>
6	YES NO Is this property designated as forest land per chapter 84.33 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Is this property receiving special valuation as historical property per chapter 84.26 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> 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 <input type="checkbox"/> does <input checked="" type="checkbox"/> does not qualify for continuance. <u>[Signature]</u> <u>2-25-22</u> 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		Date of Document <u>2/11/2022</u> Gross Selling Price \$ <u>145,000.00</u> Personal Property (deduct) \$ _____ Exemption Claimed (deduct) \$ <u>0.00</u> Taxable Selling Price \$ <u>145,000.00</u> Excise Tax: State Less than \$500,000.01 at 1.1% \$ <u>0.00</u> From \$500,000.01 to \$1,500,000 at 1.28% \$ <u>0.00</u> From \$1,500,000.01 to \$3,000,000 at 2.75% \$ <u>0.00</u> Above \$3,000,000 at 3.0% \$ <u>0.00</u> Agricultural and timberland at 1.28% \$ <u>1,856.00</u> Total Excise Tax: State \$ <u>1,856.00</u> <u>0.0025</u> Local \$ <u>362.50</u> *Delinquent Interest: State \$ <u>0.00</u> Local \$ <u>0.00</u> *Delinquent Penalty \$ <u>0.00</u> Subtotal \$ <u>2,218.50</u> *State Technology Fee \$ <u>5.00</u> *Affidavit Processing Fee \$ <u>0.00</u> Total Due \$ <u>2,223.50</u> A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS

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

Signature of Grantor or Grantor's Agent <u>Ronald Roberson</u>	Signature of Grantee or Grantee's Agent <u>Kelsey Springer</u>
Name (print) <u>Ronald Roberson</u>	Name (print) <u>Darlene L. Moore</u>
Date & city of signing <u>02/24/2022, Clarkston, WA</u>	Date & city of signing <u>02/24/2022, Clarkston, WA</u>

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

EXHIBIT "A"

597902

In Township 12 North, Range 41 E.W.M.

That part of the East half of the Southeast quarter of Section 34, more particularly described as follows: Commencing at the Southeast corner said Section 34; thence North $00^{\circ}28'39''$ West along the East line of said Section 34 a distance of 1786.47 feet to a point on the South right of way line of U.S. Highway No. 12; thence South $77^{\circ}47'06''$ West along said right of way line 701.50 feet to the True Point of Beginning; thence continue South $77^{\circ}47'06''$ West along said right of way line 347.98 feet; thence South $13^{\circ}31'30''$ East 596.10 feet to a point on the fence designating the South right of way line of the Oregon Railroad; thence North $87^{\circ}33'00''$ East along said right of way line 354.49 feet; thence North $13^{\circ}31'30''$ West 656.24 feet to the place of beginning.

TOGETHER WITH BUT SUBJECT TO the rights of others an easement for ingress and egress lying 20' South of a line more particularly described as follows: Beginning at the Northwest corner of the above described tract; thence South $77^{\circ}47'06''$ West along the South right of way line of U.S. Highway No. 12 a distance of 368.95 feet to the point of terminus of the above described line.

SUBJECT to an easement for ingress and egress over and across the North 20' thereof.

3694

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

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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>Rose Roberson</u>	2 BUYER GRANTEE	Name <u>Darlene L. Moore</u>
	Mailing Address <u>1102 S. Fork Road</u>		Name <u>Katrina R. Moore</u>
	City/State/Zip <u>Yakima, WA 98903</u>		Mailing Address <u>1620 Alder Avenue</u>
	Phone No. (including area code) <u>509-771-1349</u>		City/State/Zip <u>Lewiston, ID 83501</u>
			Phone No. (including area code) <u>208-790-4025</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>Darlene L. Moore and Katrina R. Moore</u>		<u>2-012-41-034-4040-0000</u> <input type="checkbox"/>	<u>38,810.00</u>
Mailing Address <u>1620 Alder Avenue</u>		<input type="checkbox"/>	
City/State/Zip <u>Lewiston, ID 83501</u>		<input type="checkbox"/>	
Phone No. (including area code)		<input type="checkbox"/>	

4 Street address of property: TBD W Highway 12, Pomeroy, WA 99463-547

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 legal

5 Select Land Use Code(s):

81 - Agriculture (not classified under current use law)

enter any additional codes: _____

(See back of last page for instructions) YES NO

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

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

6 YES NO

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

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

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

If any answers are yes, complete as instructed below.

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

This land ☐ does ☒ does not qualify for continuance.

[Signature] 2.25.22
DEPUTY ASSESSOR DATE

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

(3) NEW OWNER(S) SIGNATURE

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 Warranty Deed

Date of Document 2/11/2022

Gross Selling Price \$	110,000.00
Personal Property (deduct) \$	
Exemption Claimed (deduct) \$	0.00
Taxable Selling Price \$	110,000.00
Excise Tax: State	
Less than \$500,000.01 at 1.1% \$	0.00
From \$500,000.01 to \$1,500,000 at 1.28% \$	0.00
From \$1,500,000.01 to \$3,000,000 at 2.75% \$	0.00
Above \$3,000,000 at 3.0% \$	0.00
Agricultural and timberland at 1.28% \$	1,408.00
Total Excise Tax: State \$	1,408.00
<u>0.0025</u> Local \$	275.00
*Delinquent Interest: State \$	0.00
Local \$	0.00
*Delinquent Penalty \$	0.00
Subtotal \$	1,683.00
*State Technology Fee \$	5.00
*Affidavit Processing Fee \$	0.00
Total Due \$	1,688.00

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 <u>[Signature]</u>	Signature of Grantee or Grantee's Agent <u>[Signature]</u>
Name (print) <u>Rose Roberson</u>	Name (print) <u>Darlene L. Moore</u>
Date & city of signing <u>2/15/2022 Yakima, WA</u>	Date & city of signing <u>2/24/2022</u>

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

File No. 597948

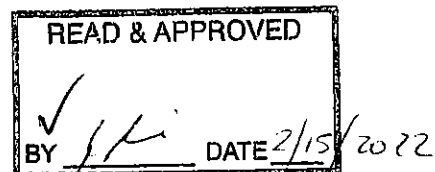
Exhibit 'A'

In Township 12 North, Range 41 E.W.M.

That part of the East half of the Southeast quarter of Section 34, more particularly described as follows:

Commencing at the Southeast corner of said Section 34; thence North $00^{\circ}28'39''$ West along the East line of said Section 34 a distance of 1023.02 feet to a point on a fence designating the South line of the abandoned O.W.R. & N. Co right of way, said point being the True Point of Beginning; thence continue North $00^{\circ}28'39''$ West along said East line 763.45 feet to a point on the South right of way line of U.S. Highway 12; thence South $77^{\circ}47'06''$ West along said right of way line 701.50 feet; thence South $13^{\circ}31'30''$ East 656.24 feet to a point on the South line of said abandoned O.W.R. & N. Co right of way; thence North $87^{\circ}33'00''$ East along said right of way line 539.00 feet to the place of beginning.

TOGETHER WITH a non-exclusive easement for ingress and egress across a strip of land 20 feet in width lying South of a line more particularly described as follows: Beginning at the Northwest corner of the above described tract; thence South $77^{\circ}47'06''$ along the South right of way line of U.S. Highway 12 a distance of 716.93 feet to the point of terminus of said line.



36MB

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 Paulette Scott, who acquired title as Paulette Watson, as her separate property

Mailing address 1099 Arlington St, PO Box 549

City/state/zip Pomeroy, WA 99347

Phone (including area code) 509-842-1787

2 Buyer/Grantee

Name Tyler L. Watson and Marci A Watson, husband and wife

Mailing address 16301 S Maple Road

City/state/zip Spokane, WA 99224

Phone (including area code) 509-448-4527

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)

2-012-43-001-3000

☐

\$ 2,387,425.00

☐

\$ 0.00 244,318

☐

\$ 0.00

4 Street address of property 1546 Kirby Mayview Road, Pomeroy, WA 99347

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

☐ Check box if any of the listed parcels are being segregated from another parcel, are part of a boundary line adjustment or parcels being merged.
Legal description of property (if you need more space, attach a separate sheet to each page of the affidavit).

See attached

5 83 - Agriculture classified under current use chapter

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

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

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

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

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

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

If any answers are yes, complete as instructed below.

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

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

This land: ☒ does ☐ does not qualify for

continuation.

Deputy assessor signature _____

Date 2/28/22

(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)

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

(3) NEW OWNER(S) SIGNATURE

Signature _____

Signature _____

Print name _____

Print name _____

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

Signature of grantor or agent _____

Name (print) Wynne McCabe

Date & city of signing 2-25-22 Pomeroy

Signature of grantee or agent _____

Name (print) Wynne McCabe

Date & city of signing 2-25-22 Pomeroy

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

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

THIS SPACE TREASURER'S USE ONLY
PAID
FEB 28 2022

COUNTY TREASURER

3696

Print on legal size paper

Page 1 of 1

TERESA SUMMERS
GARFIELD COUNTY TREASURER

PLEASE TYPE OR PRINT

REAL ESTATE EXCISE TAX AFFIDAVIT

CHAPTER 82.45 RCW – CHAPTER 458-61 WAC

This form is your receipt
when stamped by cashier.

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

(See back of last page for instructions)

☐ Check box if partial sale of property

If multiple owners, list percentage of ownership next to name


1. SELLER GRANTOR	Name Paulette Scott, who acquired title as Paulette Watson, as her separate property	2. BUYER GRANTEE	Name Tyler L Watson and Marci A Watson, husband and wife
	Mailing Address 1099 Arlington Street PO Box 549		Mailing Address 16301 S Maple Road
	City/State/Zip Pomeroy, WA 99347		City/State/Zip Spokane, WA 99224
	Phone No. (including area code) 175		Phone No. (including area code) (509) 448-4527
3.	Send all property tax correspondence to: <input type="checkbox"/> Same as Buyer/Grantee	List all real and personal tax parcel account numbers – check box if personal property	
Name Tyler L Watson		Listed assessed value(s) 94,305 244,318	
Mailing Address 16301 S Maple Road		2-012-43-001-3000 <input type="checkbox"/>	
City/State/Zip Spokane, WA 99224		<input type="checkbox"/>	
Phone No. (with area code) (509) 448-4527		<input type="checkbox"/>	

4. Street address of property: **1546 Kirby Mayview Road, Pomeroy, WA 99347**

This Property is located in ☐ unincorporated **Garfield** County **OR** within ☐ city of **Pomeroy**

☐ Check box if any of the listed parcels are being segregated from a larger parcel.

Legal description of property (if more space is needed, you may attach a separate sheet to each page of the affidavit)
See Exhibit A attached hereto and made a part hereof.

5. Enter Abstract Use Categories (See back of last page for instructions)	7. List all personal property (tangible and intangible) included in selling price.
Seller's Exempt Reg. No.: Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)? <div>YES <input type="checkbox"/> NO <input checked="" type="checkbox"/></div>	
6. Is this property designated as forest land chapter 84.33 RCW? <div>YES <input type="checkbox"/> NO <input checked="" type="checkbox"/></div> Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34? <div><input checked="" type="checkbox"/> YES <input type="checkbox"/> NO</div> Is this property receiving special valuation as historical property per chapter 84.26 RCW? <div><input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</div> 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 <input checked="" type="checkbox"/> does <input type="checkbox"/> does not qualify for continuance <div> DEPUTY ASSESSOR DATE 2/28/22</div> (2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) do 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) OWNER(S) SIGNATURE See attached PRINT NAME	

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

Signature of Grantor or Grantor's Agent Paulette Scott Name (print) Paulette Scott Date & city of signing: 2-18-2022 Pomeroy	Signature of Grantee or Grantee's Agent Tyler L Watson Name (print) Tyler L Watson Date & city of signing: _____
--	---

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 (09/01/06) THIS SPACE – TREASURER'S USE ONLY COUNTY TREASURER

3696



PLEASE TYPE OR PRINT

REAL ESTATE EXCISE TAX AFFIDAVIT

CHAPTER 82.45 RCW - CHAPTER 458-61 WAC

This form is your receipt when stamped by cashier.

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

(See back of last page for instructions)

☐ Check box if partial sale of property

1. SELLER GRANTOR	Name	Paulette Scott, who acquired title as Paulette Watson, as her separate property	2. BUYER GRANTEE	If multiple owners, list percentage of ownership next to name	
	Mailing Address	1099 Arlington Street PO Box 549		Name	Tyler L Watson and Marci A Watson, husband and wife
	City/State/Zip	Pomeroy, WA 99347		Mailing Address	16301 S Maple Road
	Phone No. (including area code)	175		City/State/Zip	Spokane, WA 99224
3.	Send all property tax correspondence to: <input type="checkbox"/> Same as Buyer/Grantee			List all real and personal tax parcel account numbers - check box if personal property	
Name			Name		Listed assessed value(s)
Mailing Address			Mailing Address		
City/State/Zip			City/State/Zip		
Phone No. (with area code)			Phone No. (including area code)		
			2-012-43-001-3000		<input type="checkbox"/>
					<input type="checkbox"/>
					<input type="checkbox"/>
					<input type="checkbox"/>

4. Street address of property: 1546 Kirby Mayview Road, Pomeroy, WA 99347

This Property is located in ☐ unincorporated Garfield County OR within ☐ city of Pomeroy

☐ Check box if any of the listed parcels are being segregated from a larger parcel.

Legal description of property (if more space is needed, you may attach a separate sheet to each page of the affidavit)
See Exhibit A attached hereto and made a part hereof.

5. Enter Abstract Use Categories (See back of last page for instructions)

Seller's Exempt Reg. No.: _____

Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)? YES ☐ NO ☒

6. YES NO

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

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

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 2/28/22

(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) do 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.

DocuSigned by: (3) OWNER(S) SIGNATURE

9C23888947F340C...
Tyler L Watson

F3AFB8323CA240C...
Marci A Watson

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

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

WAC No. (Section/Subsection) _____

Reason for exemption _____

Type of Document SWD

Date of Document 2/16/2022

Gross Selling Price	\$	175,472.00
*Personal Property (deduct)	\$	
Exemption Claimed (deduct)	\$	
Taxable Selling Price	\$	175,472.00
Excise Tax: State	\$	2,246.04
Local	\$	438.68
*Delinquent Interest: State	\$	
Local	\$	
*Delinquent Penalty	\$	
Subtotal	\$	2,684.72
*State Technology Fee	\$	5.00
*Affidavit Processing Fee	\$	
Total Due	\$	2,689.72

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) Paulette Scott
Date & city of signing: _____

Signature of Grantee or Grantee's Agent
Name (print) Tyler L Watson
Date & city of signing: 2/16/2022

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 five thousand dollars (\$5,000.00), or by both imprisonment and fine (RCW 9A.20.020 (1C)).

REV 84 0001a (09/01/06)

THIS SPACE - TREASURER'S USE ONLY

COUNTY TREASURER

3696

EXHIBIT A

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

In Township 12 North, Range 43 E.W.M.

The West half of the Northeast quarter, and the Southwest quarter of Section 1.

TOGETHER WITH the following two permanent access easements 30 feet in width, for ingress and egress to and from the above described tract, over and across that part of the Southeast quarter of Section 2 lying easterly of Kirby Mayview Road, in said Township and Range:

- 1) An easement, 30 feet in width, extending 2,200 feet from said Kirby Mayview Road and along the North line of said Southeast quarter of Section 2 lying easterly of said Road.
- 2) An easement, 30 feet in width, extending from said Kirby Mayview Road 1,200 feet along the existing driveway between existing structures, and extending an additional 800 feet past existing structures, and continuing along the bottom of the draw over and across said Southeast quarter of Section 2 lying easterly of said Road

3/16

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 Donna K. Hunt, a single womanMailing address P.O. Box 219City/state/zip Pomeroy, WA 99347Phone (including area code) (509) 843-7176**2 Buyer/Grantee**Name Frank E. O'Brien and Lauriann M. Lomen O'Brien,
husband and wifeMailing address P.O. Box 219City/state/zip Pomeroy, WA 99347Phone (including area code) (509) 552-0329**3** Send all property tax correspondence to: ☒ Same as Buyer/Grantee

Name _____

Mailing address _____

City/state/zip _____

List all real and personal property tax parcel account numbers1-054-72-020-1900-0000**Personal property?**☐**Assessed value(s)**\$73,918.00☐\$0.00 74,618☐\$0.00**4** Street address of property 299 25th St, Pomeroy, WA 99347This property is located in Pomeroy (for unincorporated locations please select your county)☐ Check box if any of the listed parcels are being segregated from another parcel, are part of a boundary line adjustment or parcels being merged.

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

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

5 11 - Household, single family unitsEnter 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 continuance.

Deputy assessor signature _____

Date _____

(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)

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

(3) NEW OWNER(S) SIGNATURE

Signature _____

Signature _____

Print name _____

Print name _____

8 I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECTSignature of grantor or agent Donna K. HuntName (print) Donna K. HuntDate & city of signing 02/11/2022, Clarkston, WASignature of grantee or agent Frank E. O'BrienName (print) Frank E. O'BrienDate & city of signing 02/11/2022, Clarkston, WA

Gross selling price	73,918.00
*Personal property (deduct)	0.00
Exemption claimed (deduct)	73,918.00
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**Perjury in the second degree** is a class C felony which is punishable by confinement in a state correctional institution for a maximum term of five years, or by a fine in an amount fixed by the court of not more than \$10,000, or by both such confinement and fine (RCW 9A.72.030 and RCW 9A.20.021(1)(c)).

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PAID
FEB 28 2022TERESA SUMMERS
GARFIELD COUNTY TREASURER

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

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

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

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

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

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

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

Signature

Firm Name

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

Grantor (seller) gifts equity valued at \$ 73,918.00 to grantee (buyer).

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

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

A. Gifts with consideration

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

B. Gifts without consideration

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

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

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

Donna K. Hunt 2-11-22
Grantor's Signature Date

Donna K. Hunt
Grantor's Name (print)

Frank E. O'Brien 2-11-22
Grantee's Signature Date

Frank E. O'Brien
Grantee's Name (print)

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

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

Exchange Facilitator's Signature

Date

Exchange Facilitator's Name (print)

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.

3041

REAL ESTATE EXCISE TAX AFFIDAVIT

PLEASE TYPE OR PRINT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

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when stamped by cashier.

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

(See back of last page for instructions)

☐ Check box if partial sale of property

If multiple owners, list percentage of ownership next to name.

1 SELLER GRANTOR	Name <u>Estate of Laurel Feider, a single person, as to a life estate by</u> <u>Wayne Feider</u> (ALSO SEE ATTACHED LIST OF SELLERS)	2 BUYER GRANTEE	Name <u>Wayne Feider - 25%; George Feider - 25%;</u> <u>Margaret Sumner - 25%; Linda Scharnhorst - 25%</u>
	Mailing Address <u>816 Highway 12 E.</u>		Mailing Address <u>816 Highway 12 E.</u>
	City/State/Zip <u>Pomeroy, WA 99347</u>		City/State/Zip <u>Pomeroy, WA 99347</u>
	Phone No. (including area code) <u>(509) 751-2506</u>		Phone No. (including area code) <u>(509) 751-2506</u>
3 Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee Name _____ Mailing Address _____ City/State/Zip _____ Phone No. (including area code) _____		List all real and personal property tax parcel account numbers – check box if personal property <u>X 201142 0012000</u> <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/>	
		List assessed value(s) <u>X \$35,304</u> _____ _____	

4 Street address of property: _____

This property is located in Garfield County

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

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

---See attached /Exhibit "A"

5 Select Land Use Code(s):
11 - Household, single family units
 enter any additional codes: _____
 (See back of last page for instructions)

Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)? YES ☐ NO ☒

6

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

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

9-3-22
DEPUTY ASSESSOR DATE

(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)

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

(3) 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) 458-61A-202(6)(c)

Reason for exemption

Terminate life estate

Type of Document Death Certificate - terminate life estate

Date of Document X 11/09/2021

Gross Selling Price \$	_____
*Personal Property (deduct) \$	_____
Exemption Claimed (deduct) \$	_____
Taxable Selling Price \$	0.00
Excise Tax : State \$	0.00
<u>0.0025</u> Local \$	0.00
*Delinquent Interest: State \$	_____
Local \$	_____
*Delinquent Penalty \$	_____
Subtotal \$	0.00
*State Technology Fee \$	5.00
*Affidavit Processing Fee \$	_____
Total Due \$	10.00

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

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

Signature of Grantor or Grantor's Agent <u>X Wayne Feider</u>	Signature of Grantee or Grantee's Agent <u>X Wayne Feider</u>
Name (print) <u>Kimberly R. Boggs, Agent Wayne Feider</u>	Name (print) <u>Kimberly R. Boggs Wayne Feider</u>
Date & city of signing: <u>4/1/2022 - Pomeroy, WA 99347 3/3/22</u>	Date & city of signing: <u>4/1/2022 - Pomeroy, WA 99347 3/3/22</u>

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

PAID
MAR 04 2022
TERESA SUMMERS
GARFIELD COUNTY TREASURER

EXHIBIT "A"

That part of Section 1, Township 11 North Range 42 East of the Willamette Meridian described as follows:

Commencing at the Southwest corner of the NW 1/4 of said Section 1, said point being the True Point Of Beginning; thence North along the West line of said Section 1 a distance of 1205.0 feet to the South line of the State Highway Number 3; thence N.88°00'E. along the South line of said highway a distance of 500.0 feet to a point; thence N.88°40'E. along said South line of said highway a distance of 700.0 feet to a point; thence S.85°31'E. along said South line of said highway a distance of 200.0 feet to a point; thence S.78°46'E. along said South line of said highway a distance of 800.0 feet to a point; thence S.89°06'E. along said South line of said highway a distance of 465.0 feet to a point; thence N.81°06'E. along said South line of said highway a distance of 471.6 feet to a point; thence N.74°56'E. along said South line of said highway a distance of 234.4 feet to a point; thence N.79°58'E. along said South line of said highway a distance of 178.0 feet to a point; thence S.5°30'E. a distance of 200.0 feet to a point; thence S.1°37'W. a distance of 329.4 feet to a point; thence S.29°54'E. a distance of 140.3 feet to a point; thence S.49°30'W. a distance of 368.0 feet to a point; thence S.46°18'W. a distance of 139.8 feet to a point; thence S.41°31'E. a distance of 379.4 feet to a point; thence S.5°48'W. a distance of 308.2 feet to a point; thence S.26°34'W. a distance of 66.0 feet to a point; thence S.85°03'W. a distance of 188.0 feet to a point; thence N.84°41'W. a distance of 139.3 feet to a point; thence S.85°27'W. a distance of 409.3 feet to a point; thence S.1°29'W. a distance of 1132.0 feet to a point; thence S.78°14'W. a distance of 291.7 feet to a point; thence N.76°22'W. a distance of 221.3 feet to a point; thence N.29°20'W. a distance of 240.0 feet to a point; thence N.22°52'W. a distance of 492.7 feet to a point; thence N.41°59'W. a distance of 292.7 feet to a point; thence S.57°35'W. a distance of 107.0 feet to a point; thence S.85°43'W. a distance of 134.4 feet to a point; thence N.3°39'W. a distance of 780.0 feet to a point; thence S.88°25'W. a distance of 400.0 feet to a point; thence N.86°52'W. a distance of 897.0 feet to the True Point of Beginning.

3678

1 Seller/Grantor

Name The James Wolf Living Trust,
Jeanne Norland, as Trustee

Mailing address 1205 18th Avenue

City/state/zip Clarkston, Washington 99403

Phone (including area code) 208-743-1516

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

Name _____

Mailing address _____

City/state/zip _____

2 Buyer/Grantee

Name Jeanne Norland, as Trustee for the James Wolf
Revocable Trust

Mailing address 1205 8th Avenue

City/state/zip Clarkston, Washington 99403

Phone (including area code) 208-743-1516

List all real and personal property tax parcel account numbers	Personal property?	Assessed value(s)
2-001-41-021-2000	<input type="checkbox"/>	\$ 203,243.00
_____	<input type="checkbox"/>	_____
_____	<input type="checkbox"/>	_____

4 Street address of property Real property located in Garfield County

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 Legal Description Attached.

5 82 - Agriculture related activities

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 3-22-22

(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)

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

(3) NEW OWNER(S) SIGNATURE

Signature [Signature] Signature _____

Print name _____ Print name _____

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

Signature of grantor or agent [Signature]

Name (print) Jeanne Norland, Trustee James Wolf Living Trust

Date & city of signing 3-16-2022 Lewiston ID

Signature of grantee or agent [Signature]

Name (print) Jeanne Norland, Trustee James Wolf Rev. Trust

Date & city of signing 3-16-2022 Lewiston ID

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)).

MAR 22 2022

TEREASA SUMMERS
GARFIELD COUNTY TREASURER

The Northwest Quarter, the Southwest Quarter of the Northeast Quarter, the Northeast Quarter of the Northeast Quarter, the Northwest Quarter of the Southeast Quarter, and the Northeast Quarter of the Southwest Quarter of Section 21;

The Northwest Quarter of the Northeast Quarter of Section 21, EXCEPT commencing at the Southeast corner of the Northwest Quarter of the Northeast Quarter of said Section 21, and running thence westerly along the South line of said Northwest Quarter of the Northeast Quarter 130.0 feet to the true point of beginning; thence South $88^{\circ}09'$ West 209.0 feet; thence North $23^{\circ}24'$ West 116.0 feet; thence North $26^{\circ}43'$ East 265.4 feet; thence South $64^{\circ}37'$ East 297.0 feet; thence South $32^{\circ}26'$ West 242.2 feet to the true point of beginning.

ALSO EXCEPT commencing at the Southeast corner of said Northwest Quarter of the Northeast Quarter of Section 21, thence North along the East line of said subdivision a distance of 204.31 feet to the true point of beginning; thence North $64^{\circ}37'$ West 297.0 feet; thence North $35^{\circ}40'$ East 162.51 feet; thence South $63^{\circ}30'$ East 188.4 feet to the East line of said Northwest Quarter of the Northeast Quarter of Section 21; thence South 189.0 feet to the point of beginning.

3699

REAL ESTATE EXCISE TAX AFFIDAVIT

CHAPTER 82.45 RCW - CHAPTER 458-61A WAC

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

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

This form is your receipt
when stamped by cashier.

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

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>Estate of Kenneth W. Price</u>	2 BUYER GRANTEE	Name <u>Curtis D. Claassen and Julie K. Claassen</u>
	c/o <u>Curtis D. and Julie K. Claassen</u>		
	Mailing Address <u>1717 Highway 12 W</u>		Mailing Address <u>1717 Highway 12 W</u>
	City/State/Zip <u>Pomeroy, WA 99347</u>		City/State/Zip <u>Pomeroy, WA 99347</u>
	Phone No. (including area code) <u>(509) 780-2262</u>		Phone No. (including area code) <u>(509) 780-2262</u>
3	Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee	List all real and personal property tax parcel account numbers - check box if personal property	
Name _____		List assessed value(s)	
Mailing Address _____		<u>See Exhibit "A"</u> <input type="checkbox"/>	<u>1,659,769.00</u>
City/State/Zip _____		<input type="checkbox"/>	<u>0.00</u>
Phone No. (including area code) _____		<input type="checkbox"/>	<u>0.00</u>
		<input type="checkbox"/>	<u>0.00</u>

4 Street address of property: _____

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 Exhibit "A" attached hereto.

5 Select Land Use Code(s):

83 - Agriculture classified under current use chapter 84.34 RCW

enter any additional codes: 11

(See back of last page for instructions)

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

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

6 YES NO

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

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

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

If any answers are yes, complete as instructed below.

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

This land ☒ does ☐ does not qualify for continuance.

[Signature] 3-23-22
DEPUTY ASSESSOR DATE

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

(3) NEW OWNER(S) SIGNATURE
Curtis D. Claassen Julie K. Claassen
PRINT NAME

Curtis D. Claassen Julie K. Claassen

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) 458-61A-202(6)(d)

Reason for exemption

Inheritance or Devise

Type of Document Transfer on Death Deed

Date of Document 11/7/16

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

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

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

Signature of Grantor or Grantor's Agent Curtis D. Claassen Signature of Grantee or Grantee's Agent Curtis D. Claassen/Julie K. Claassen
Name (print) Estate of Kenneth W. Price/Julie K. Claassen Name (print) Curtis D. Claassen/Julie K. Claassen
Date & city of signing 3-8-22 Pomeroy, WA. Date & city of signing 3-8-22 Pomeroy, WA.

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

EXHIBIT "A"

GRANTOR: Estate of Kenneth W. Price

GRANTEES: Curtis D. Claassen
Julie K. Claassen

<u>Parcel Nos.</u>	<u>Assessed Value</u>
2-012-40-015-1000	\$ 376,579.00
2-012-40-015-3010	\$ 122.00
2-012-40-022-1000	\$ 351,549.00
2-012-40-022-2010	\$ 3,177.00
2-012-40-021-3000	\$ 113,538.00
2-012-40-027-1000	\$ 380,904.00
2-012-40-028-1000	\$ 181,560.00
2-012-40-034-1000	\$ 248,340.00
2-012-40-023-4000	\$ 4,000.00
Total:	\$1,659,769.00

Legal Description

The southeast quarter of the northwest quarter, the east half of the southwest quarter, and all that part of the southwest quarter of the southwest quarter, lying northeasterly of the southwesterly right-of-way line of the old O.W.R.R. & N. Co., all in Section 15, Township 12 North, Range 40 East, W.M.

The east half of Section 15, Township and Range aforesaid, SAVE AND EXCEPT a crusher and rock pile site belonging to the Department of Highways of the State of Washington, described as follows:

BEGINNING at a point on the north line of said Section 15, 1481 feet west of the northeast corner; thence west on line 350.8 feet to the center line of State Highway No. 3; thence following center line of highway southerly to an intersection with a line parallel with and 500 feet south of the north line of said Section 15; thence east on such parallel line to a point due south of the point of beginning; thence northerly a distance of 500 feet to the point of beginning, containing 4.48 acres.

ALSO, SAVE AND EXCEPT those portions conveyed to the State of Washington in documents filed under Garfield County Auditor's File No. 7553, 9872, and 9880.

Parcel Nos. 2-012-40-015-1000
2-012-40-015-3010

The west half of the southeast quarter, the southwest quarter, and all that part of the northwest quarter lying northeasterly of the southwesterly right-of-way of the O.W.R.R. & N. Co., all in Section 22, Township 12 North, Range 40 East, W.M.

The northeast quarter of Section 22, Township 12 North, Range 40 East, W.M., SAVE AND EXCEPT the following:

3700

The north half of the northwest quarter of the southwest quarter of the northeast quarter of said Section 22, together with an Easement for ingress and egress 30 feet wide from the intersection of U.S. Highway 12 and the north line of the southwest quarter of the northeast quarter of Section 22; thence westerly along the north line of the southwest quarter of the northeast quarter of Section 22, to the point of intersection with parcel described above.

Parcel Nos. 2-012-40-022-1000
 2-012-40-022-2010

The southeast quarter of Section 21, Township 12 North, Range 40 East, W.M.

Parcel No. 2-012-40-021-3000

All of Section 27, Township 12 North, Range 40 East, W.M.

Parcel No. 2-012-40-027-1000

The northeast quarter of Section 28, Township 12 North, Range 40 East, W.M.

Parcel No. 2-012-40-028-1000

The north half of Section 34, Township 12 North, Range 40 East, W.M.

Parcel No. 2-012-40-034-1000

That portion of the southwest quarter of the southwest quarter of Section 23, in Township 12 North, Range 40 East, W.M., lying southerly of the south line of Primary State Highway No. 3, and northerly of the north line of the O.W.R.R. & N. Co. right-of-way, and westerly and northerly of the projection of the easternmost line of the lands heretofore leased by the Union Pacific Railroad Company to the Sleeman Elevator Company under Lease No. 24487.

Parcel No. 2-012-40-023-4000

SAVE AND EXCEPT from the above-described parcels rights-of-way for U.S. Highway 12 and State Highway 127 (formerly known as State Highway No. 3).

3700

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

This form is your receipt
when stamped by cashier.

3701

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	J & T Enterprises, LLC	2 BUYER GRANTEE	Name	Jannah J. Davis
	Mailing Address	PO Box 922		Mailing Address	1830 Columbia St 99347
	City/State/Zip	Pomeroy WA 99347		City/State/Zip	Pomeroy WA 99347
	Phone No. (including area code)	(208) 413-3325		Phone No. (including area code)	(720) 539-4337
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 Jannah J. Davis & Johnathan X. Davis		1-053-14-004-1030-0000 <input type="checkbox"/>		59,700.00
	Mailing Address		<input type="checkbox"/>		
	City/State/Zip		<input type="checkbox"/>		
	Phone No. (including area code)		<input type="checkbox"/>		

4 Street address of property: 1830 Columbia Street, Pomeroy, WA
This property is located in Garfield

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

Legal description of property (if more space is needed, you may attach a separate sheet to each page of the affidavit)
Lot 4 in Block 14 of Mulkey's Addition to the City of Pomeroy.

5 Select Land Use Code(s):
11 - Household, single family units
enter any additional codes: _____
(See back of last page for instructions) YES NO

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

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

6 YES NO

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

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

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

If any answers are yes, complete as instructed below.

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

This land ☐ does ☒ does not qualify for continuance.

DEPUTY ASSESSOR DATE

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

(3) NEW OWNER(S) SIGNATURE

PRINT NAME

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

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

WAC No. (Section/Subsection) _____

Reason for exemption _____

Type of Document Statutory Warranty Deed

Date of Document 3/21/2022

Gross Selling Price \$	235,000.00
Personal Property (deduct) \$	
Exemption Claimed (deduct) \$	0.00
Taxable Selling Price \$	235,000.00
Excise Tax: State	
Less than \$500,000.01 at 1.1% \$	2,585.00
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 \$	2,585.00
0.0025 Local \$	587.50
*Delinquent Interest: State \$	0.00
Local \$	0.00
*Delinquent Penalty \$	0.00
Subtotal \$	3,172.50
*State Technology Fee \$	5.00
*Affidavit Processing Fee \$	0.00
Total Due \$	3,177.50

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	Signature of Grantee or Grantee's Agent
Name (print) Jeff Scoggin	Name (print) Jannah J. Davis
Date & city of signing 03/21/2022, Clarkston, WA	Date & city of signing 03/21/2022, Clarkston, WA

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