

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

Only for sales in a single location code on or after July 1, 2022.  
This affidavit will not be accepted unless all areas on all pages are fully and accurately completed.  
This form is your receipt when stamped by cashier. *Please type or print.*

☐ Check box if partial sale, indicate % \_\_\_\_\_ sold.

List percentage of ownership acquired next to each name.

**1 Seller/Grantor**

Name DARIN A. SLAYBAUGH

Mailing address 11407 133rd Ave E

City/state/zip Puyallup, WA 98374

Phone (including area code) 253-297-5731

**2 Buyer/Grantee**

Name TORY GLEN JEROME KNEBEL, an unmarried person and

KALEIGH JOLEYNE WHITE, an unmarried person, as JTWROS

Mailing address P.O. Box 111

City/state/zip Pomeroy, WA 99347

Phone (including area code) 509-843-7961

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

Name \_\_\_\_\_

Mailing address \_\_\_\_\_

City/state/zip \_\_\_\_\_

**List all real and personal property tax  
parcel account numbers**

1-050-11-008-2770

**Personal  
property?**

**Assessed  
value(s)**

☐

\$ 149,895.00

☐

\$ 0.00

☐

\$ 0.00

**4** Street address of property 545 Pataha St., Pomeroy, WA 99347

This property is located in Pomeroy

(for unincorporated locations please select your county)

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

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

County of Garfield, State of Washington:

Lot 8 and the East 26 feet of Lot 9 in Block 11 of the Original Town now City of Pomeroy, and the vacated North 20 feet of Pataha Street abutting thereon. TOGETHER WITH an easement for water and sewer lines over and across the West 4 feet of the East half of said Lot 9.

**5** 11 - Household, single family units

Enter any additional codes \_\_\_\_\_

(see back of last page for instructions)

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

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

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

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

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

If any answers are yes, complete as instructed below.

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

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

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

Deputy assessor signature \_\_\_\_\_

Date \_\_\_\_\_

**(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)**

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

**(3) NEW OWNER(S) SIGNATURE**

Signature \_\_\_\_\_

Signature \_\_\_\_\_

Print name \_\_\_\_\_

Print name \_\_\_\_\_

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

Signature of grantor or agent \_\_\_\_\_

Name (print) Darin A. Slaybaugh

Date & city of signing \_\_\_\_\_

Signature of grantee or agent \_\_\_\_\_

Name (print) Tory Knebel or Kaleigh White

Date & city of signing 10/26/2022 Pomeroy WA

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

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

REV 84 0001a (5/31/22)

THIS SPACE TREASURER'S USE ONLY

COUNTY TREASURER

OCT 26 2022

3800.00

Print on legal size paper.

Page 1 of 6

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

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List percentage of ownership acquired next to each name.

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Name DARIN A. SLAYBAUGH

Mailing address 11407 133rd Ave E

City/state/zip Puyallup, WA 98374

Phone (including area code) 253-297-5731

### 2 Buyer/Grantee

Name TORY GLEN JEROME KNEBEL, an unmarried person, and

KALEIGH JOLEYNE WHITE, an unmarried person, as JTWROS

Mailing address P.O. Box 111

City/state/zip Pomeroy, WA 99347

Phone (including area code) 509-843-7961

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

Name \_\_\_\_\_

Mailing address \_\_\_\_\_

City/state/zip \_\_\_\_\_

List all real and personal property tax  
parcel account numbers

1-050-11-008-2770

Personal  
property?

☐

Assessed  
value(s)

\$ 149,895.00

☐

\$ 0.00

☐

\$ 0.00

### 4 Street address of property 545 Palaha St., Pomeroy, WA 99347

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

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

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

County of Garfield, State of Washington:

Lot 8 and the East 26 feet of Lot 9 in Block 11 of the Original Town now City of Pomeroy, and the vacated North 20 feet of Palaha Street abutting thereon. TOGETHER WITH an easement for water and sewer lines over and across the West 4 feet of the East half of said Lot 9.

### 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  
Bobby Lockard 10/28/2022  
Deputy assessor signature Date

#### (2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)

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

#### (3) NEW OWNER(S) SIGNATURE

Signature \_\_\_\_\_ Signature \_\_\_\_\_  
Print name \_\_\_\_\_ Print name \_\_\_\_\_

Type of document Statutory Warranty Deed

Date of document 10/25/2022

Gross selling price 207,000.00

\*Personal property (deduct) 0.00

Exemption claimed (deduct) 0.00

Taxable selling price 207,000.00

Excise tax: state

Less than \$500,000.01 at 1.1% 2,277.00

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 2,277.00

0.0025 Local 517.50

\*Delinquent interest: state 0.00

Local 0.00

\*Delinquent penalty 0.00

Subtotal 2,794.50

\*State technology fee 5.00

Affidavit processing fee 0.00

Total due 2,799.50

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 agent Darin A Slaybaugh

Name (print) Darin A. Slaybaugh

Date & city of signing 10/25/22 Puyallup WA

Signature of grantee or agent \_\_\_\_\_

Name (print) Tory Knebel or Kaleigh White

Date & city of signing \_\_\_\_\_

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

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REV 84 0001a (5/31/22)

THIS SPACE TREASURER'S USE ONLY

COUNTY TREASURER

OCT 28 2022  
TREASURER  
GARFIELD COUNTY TREASURER

Print on legal size paper.  
Page 1 of 6

3800

Exhibit 'A'

Situated in the County of Garfield, State of Washington:

Lot 8 and the East 26 feet of Lot 9 in Block 11 of the Original Town now City of Pomeroy, and the vacated North 20 feet of Pataha Street abutting thereon.

TOGETHER WITH an easement for water and sewer lines over and across the West 4 feet of the East half of said Lot 9.

300

**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.

3801

☐ 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.

<b>1</b> SELLER GRANTOR	Name <u>John Williams, as Personal Representative</u> <u>of the Estate of Dan M. Williams</u>	<b>2</b> BUYER GRANTEE	Name <u>John Gary Williams, Paul Steven Williams, and</u> <u>Whitney McGreevey</u>
	Mailing Address <u>2826 Mission Beach Heights Road</u>		Mailing Address <u>2826 Mission Beach Heights Road</u>
	City/State/Zip <u>Tulalip, WA 98271-9728</u>		City/State/Zip <u>Tulalip, WA 98271-9728</u>
	Phone No. (including area code) <u>(425) 483-2590</u>		Phone No. (including area code) <u>(425) 483-2590</u>
<b>3</b>	Send all property tax correspondence to: <input type="checkbox"/> Same as Buyer/Grantee	List all real and personal property tax parcel account numbers - check box if personal property	
Name _____		(See attached list of parcel <input type="checkbox"/>	
Mailing Address _____		numbers and assessed <input type="checkbox"/>	
City/State/Zip _____		values) <input type="checkbox"/>	
Phone No. (including area code) _____		<input type="checkbox"/>	
		List assessed value(s) <u>558,744.00</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 attached legal description)

**5** Select Land Use Code(s):

83 - Agriculture classified under current use chapter 84.34 RCW

enter any additional codes: \_\_\_\_\_

(See back of last page for instructions)

YES NO

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

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

**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)(f)

Reason for exemption Inheritance - Probate

**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? ☐ ☒

Type of Document Personal Representative's Deed

Date of Document 10/11/2022

If any answers are yes, complete as instructed below.

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NEW OWNER(S): To continue the current designation as forest land or  
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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.

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% \$	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

This land ☒ does ☐ does not qualify for continuance.

[Signature] 10-31-22  
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**

John Williams  
PRINT NAME JOHN WILLIAMS

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>John Williams</u>	Signature of Grantee or Grantee's Agent <u>John Williams</u>
Name (print) <u>John Williams</u>	Name (print) <u>John Williams</u>
Date & city of signing <u>10/10/2022, TULALIP</u>	Date & city of signing <u>10/10/2022, TULALIP</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**  
OCT 31 2022

TERESA SUMMERS  
GARFIELD COUNTY TREASURER

38016

**Parcel Numbers and Assessed Values**  
Attachment to (Williams) *Real Estate Excise Tax Affidavit*

<u>Parcel No.</u>	<u>Assessed Value</u>
2-011-42-004-3002-0000 ✓	\$77,531.00
1-070-05-002-1012-0000 ✓	200.00
2-011-42-005-3002-0000 ✓	\$114,033.00
2-011-42-009-2002-0000 ✓	\$22,051.00
2-011-42-025-3002-0000 ✓	\$6,000.00
2-011-42-026-1002-0000 ✓	\$199,993.00
2-011-42-035-1002-0000 ✓	\$8,175.00
2-011-42-036-2002-0000 ✓	\$10,875.00
2-011-42-005-1002-0000 ✓	\$106,692.00
1-070-05-001-1002-0000	\$13,194.00

3801

**Legal Description of Property**  
Attachment to (Williams) *Real Estate Excise Tax Affidavit*

Lower Place

The Southwest quarter of the Northwest quarter, and the West half of the Southwest quarter of Section 4.

The North half of Section 5.

EXCEPT Crystal Springs Addition to the City of Pomeroy.

ALSO EXCEPT (Tax Lot 3) beginning at a point from which the Northwest corner of said Section 5 bears North 58° 15' West 1270 feet; thence South 58° 15' East 45 feet; thence South 31° 45' West 65 feet; thence North 58° 15' West 45 feet; thence North 31° 45' East to the place of beginning.

ALSO EXCEPT (Tax Lot 4) beginning at the Southeast corner of Crystal Springs Addition; thence West 60 feet; thence South 20 feet; thence East 60 feet; thence North 20 feet to the place of beginning.

ALSO EXCEPT (Tax Lot 5) beginning at the Northeast corner of said Crystal Springs Addition; thence East along the North line of said Section 5, 705 feet to where the centerline of 4th Street (now 19th Street) in Mulkey's Addition intersects the Section line; thence South 256 feet; thence South 67° 17' West 466 feet; thence West 530 feet to the Southeast corner of Block 3 in said Crystal Springs Addition; thence North 120 feet; thence East 250 feet; thence North 316 feet to the place of beginning.

ALSO EXCEPT (Tax Lot 6) beginning at a point 530 feet East of the Southeast corner of Block 3 in Crystal Springs Addition; thence West 780 feet; thence South along the easterly line of said Crystal Springs Addition 196 feet; thence East 19.9 feet; thence southeasterly along the easterly line of Lots E and D of said Addition 283.9 feet to the North line of Lot C said Addition; thence East on said North line 162.21 feet; thence southeasterly along the easterly line of Lots C and B of said Addition 229.85 feet; thence East 390 feet; thence northeasterly to the westerly point of the City of Pomeroy reservoir site as described in Auditor's Book of Deeds Y at Page 464 (Tax Lot 3); thence along the northwesterly line of said reservoir site 65 feet to the northerly point of said reservoir site; thence northerly to the place of beginning.

ALSO EXCEPT (Tax Lot 7) commencing at the Northeast corner of Crystal Springs Addition; thence East along the North line of said Section 5 a distance of 705 feet to the point where the centerline of 19th Street (formerly

4th Street) intersects the North line of said Section 5 and the True Point of Beginning; thence East along said North line 160 feet; thence South at right angles 110 feet; thence West at right angles 160 feet; thence North 110 feet to the place of beginning.

ALSO EXCEPT the Southwest quarter of the Northeast quarter of the Southwest quarter of the Northwest quarter of said Section 5.

ALSO EXCEPT the Northeast quarter of the Northwest quarter of the Southwest quarter of the Northwest quarter of said Section 5.

The South half of said Section 5.

The Northwest quarter of the Northwest quarter of Section 9.

#### Upper Place

The Southwest quarter of the Southwest quarter of Section 25.

The Northwest quarter of the Northwest quarter, the East half of the Northwest quarter, the East half, and the Northeast quarter of the Southwest quarter of Section 26.

That part of the Northeast quarter of Section 35, more particularly described as follows:

Beginning at a point 650 feet North of the Southwest corner of the Northwest quarter of the Northeast quarter of Section 35; thence East 60 feet; thence North  $60^{\circ}40'$  East 650 feet; thence North  $54^{\circ}10'$  East 500 feet; thence East 70 feet; thence South  $16^{\circ}40'$  East 280 feet; thence South  $24^{\circ}30'$  East 660 feet; thence South  $44^{\circ}50'$  East 620 feet; thence South  $44^{\circ}15'$  East 875 feet; thence South  $65^{\circ}50'$  East 170 feet to the East line of said Section 35; thence North to the Northeast corner of said Section 35; thence West to the Northwest corner of the Northeast quarter of Section 35; thence South to the place of beginning.

The West half of the Northwest quarter of Section 36.

EXCEPT that part of the Southwest quarter of the Northwest quarter of said Section 36, more particularly described as follows:

Beginning at the Southwest corner of the Northwest quarter of said Section 36; thence North 680 feet; thence South  $65^{\circ}50'$  East 170 feet; thence South  $49^{\circ}00'$  East 980 feet; thence West 890 feet to the place of beginning.

ALSO EXCEPT from all of the above tracts, public road rights of way.

2/6/1

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☐ Check box if partial sale, indicate % \_\_\_\_\_ sold.

List percentage of ownership acquired next to each name.

**1 Seller/Grantor**

Name Kathy Ruchert

Mailing address P.O. Box 378

City/state/zip Pomeroy/WA/99347

Phone (including area code) 509-566-7665

**2 Buyer/Grantee**

Name Stephen Ruchert

Mailing address P.O. Box 378

City/state/zip Pomeroy/WA/99347

Phone (including area code) 509-901-5813

**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)

1-051-12-007-2250

☐

\$ 0.00

☐

\$ 0.00

☐

\$ 0.00

**4** Street address of property 161 High Street Pomeroy, WA

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).

**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 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.

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This land: ☐ does ☒ does not qualify for continuance

Deputy assessor signature \_\_\_\_\_

Date 11-1-22

**(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 Kathy Ruchert  
Name (print) Kathy Ruchert

Date & city of signing \_\_\_\_\_

Signature of grantee or agent Kathy Ruchert  
Name (print) Stephen Ruchert

Date & city of signing \_\_\_\_\_

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

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

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

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

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

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

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

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

Reasons held in escrow: \_\_\_\_\_

Signature

Firm Name

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

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

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

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

**A: Gifts with consideration**

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

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

Kathy Or Ruchert  
Grantor's Signature

Steph  
Grantee's Signature

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

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

**NOTE:** Exchange Facilitator must sign below.

3802

Exchange Facilitator's Signature

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

# 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.

3803

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

PLEASE TYPE OR PRINT

<input type="checkbox"/> Check box if partial sale, indicate % sold.		List percentage of ownership acquired next to each name.	
1 SELLER GRANTOR	Name <u>Ryan P. Hevener</u>	2 BUYER GRANTEE	Name <u>Larry Smith</u>
	<u>Sonia M. Hevener</u>		<u>Deanne Smith</u>
	Mailing Address <u>304 South L Street</u>		Mailing Address <u>PO Box 988</u>
	City/State/Zip <u>Imperial, CA 92251</u>		City/State/Zip <u>Pomeroy, WA 99347</u>
Phone No. (including area code) <u>(509) 780-9225</u>		Phone No. (including area code) _____	
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>1062040071230000</u> <input type="checkbox"/>	
Mailing Address _____		_____ <input type="checkbox"/>	
City/State/Zip _____		_____ <input type="checkbox"/>	
Phone No. (including area code) _____		_____ <input type="checkbox"/>	
		List assessed value(s)	
		<u>114,800.00</u>	

4 Street address of property: 1151 Main Street, Pomeroy, WA

This property is located in Pomeroy ☒

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

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

Lot 7 in Block 4 of Day 's Addition to the City of Pomeroy.

5 Select Land Use Code(s):

11 - Household, single family units

enter any additional codes: \_\_\_\_\_

(See back of last page for instructions)

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.

Brenda Lockard 11/1/2022  
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

Michael F. Burns

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 10/26/2022

Gross Selling Price \$	232,000.00
Personal Property (deduct) \$	0.00
Exemption Claimed (deduct) \$	0.00
Taxable Selling Price \$	232,000.00
Excise Tax: State	
Less than \$500,000.01 at 1.1% \$	2,552.00
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 \$	2,552.00
<u>0.0025</u> Local \$	580.00
*Delinquent Interest: State \$	0.00
Local \$	0.00
*Delinquent Penalty \$	0.00
Subtotal \$	3,132.00
*State Technology Fee \$	5.00
*Affidavit Processing Fee \$	0.00
Total Due \$	3,137.00

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>Ryan P. Hevener</u>	Name (print) <u>Larry Smith</u>
Date & city of signing <u>10/26/22, Clarkston, WA</u>	Date & city of signing <u>10/31/22, Clarkston, WA</u>

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

**REAL ESTATE EXCISE TAX AFFIDAVIT**

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PLEASE TYPE OR PRINT

CHAPTER 82.45 RCW -- CHAPTER 458-61A WAC

**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.

<b>SELLER GRANTOR</b>	<b>1</b> Name <u>Ryan P. Hevener</u>	<b>BUYER GRANTEE</b>	<b>2</b> Name <u>Larry Smith</u>
	<u>Sonia M. Hevener</u>		<u>Deanne Smith</u>
	Mailing Address <u>304 South L Street</u>		Mailing Address <u>PO Box 988</u>
	City/State/Zip <u>Imperial, CA 92251</u>		City/State/Zip <u>Pomeroy WA 99347</u>
	Phone No. (including area code) <u>509-780-9225</u>		Phone No. (including area code) <u>425-905-0920</u>
<b>3</b> 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>Larry Smith Deanne Smith</u>		<u>10620400712300000</u> <input type="checkbox"/>	
Mailing Address _____		<input type="checkbox"/>	
City/State/Zip _____		<input type="checkbox"/>	
Phone No. (including area code) _____		<input type="checkbox"/>	
		List assessed value(s) <u>114,800.00</u>	

**4** Street address of property: 1151 Main Street, Pomeroy, WA

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

Lot 7 in Block 4 of Day's Addition to the City of Pomeroy.

<p><b>5</b> Select Land Use Code(s): <u>11 Household, single family units</u></p> <p>enter any additional codes: _____</p> <p>(See back of last page for instructions)</p> <p>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</p> <p><b>6</b></p> <p>Is this property designated as forest land per chapter 84.33 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p> <p>Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p> <p>Is this property receiving special valuation as historical property per chapter 84.26 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p> <p>If any answers are yes, complete as instructed below.</p> <p><b>(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE)</b> NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, <b>you must sign on (3) below.</b> 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.</p> <p>This land <input type="checkbox"/> does <input checked="" type="checkbox"/> does not qualify for continuance.</p> <p>DEPUTY ASSESSOR _____ DATE _____</p> <p><b>(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)</b> NEW OWNER(S): To continue special valuation as historic property, <b>sign (3) below.</b> 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.</p> <p><b>(3) OWNER(S) SIGNATURE</b></p> <p>PRINT NAME _____</p>	<p><b>7</b> List all personal property (tangible and intangible) included in selling price.</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>If claiming an exemption, list WAC number and reason for exemption:</p> <p>WAC No. (Section/Subsection) _____</p> <p>Reason for exemption _____</p> <p>Type of Document <u>Statutory Warranty Deed (SWD)</u></p> <p>Date of Document <u>10/26/22</u></p> <table border="0"> <tr> <td>Gross Selling Price</td> <td>\$</td> <td><u>232,000.00</u></td> </tr> <tr> <td>*Personal Property (deduct)</td> <td>\$</td> <td><u>0.00</u></td> </tr> <tr> <td>Exemption Claimed (deduct)</td> <td>\$</td> <td><u>0.00</u></td> </tr> <tr> <td>Taxable Selling Price</td> <td>\$</td> <td><u>232,000.00</u></td> </tr> <tr> <td>Excise Tax : State</td> <td>\$</td> <td><u>2,552.00</u></td> </tr> <tr> <td>Local</td> <td>\$</td> <td><u>580.00</u></td> </tr> <tr> <td>*Delinquent Interest: State</td> <td>\$</td> <td><u>0.00</u></td> </tr> <tr> <td>Local</td> <td>\$</td> <td><u>0.00</u></td> </tr> <tr> <td>*Delinquent Penalty</td> <td>\$</td> <td><u>0.00</u></td> </tr> <tr> <td>Subtotal</td> <td>\$</td> <td><u>3,132.00</u></td> </tr> <tr> <td>*State Technology Fee</td> <td>\$</td> <td><u>5.00</u></td> </tr> <tr> <td>*Affidavit Processing Fee</td> <td>\$</td> <td><u>0.00</u></td> </tr> <tr> <td>Total Due</td> <td>\$</td> <td><u>3,137.00</u></td> </tr> </table> <p><b>A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX</b> *SEE INSTRUCTIONS</p>	Gross Selling Price	\$	<u>232,000.00</u>	*Personal Property (deduct)	\$	<u>0.00</u>	Exemption Claimed (deduct)	\$	<u>0.00</u>	Taxable Selling Price	\$	<u>232,000.00</u>	Excise Tax : State	\$	<u>2,552.00</u>	Local	\$	<u>580.00</u>	*Delinquent Interest: State	\$	<u>0.00</u>	Local	\$	<u>0.00</u>	*Delinquent Penalty	\$	<u>0.00</u>	Subtotal	\$	<u>3,132.00</u>	*State Technology Fee	\$	<u>5.00</u>	*Affidavit Processing Fee	\$	<u>0.00</u>	Total Due	\$	<u>3,137.00</u>
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Total Due	\$	<u>3,137.00</u>																																						

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

Signature of Grantor or Grantor's Agent <u>Ryan P. Hevener</u>	Signature of Grantee or Grantee's Agent <u>Larry Smith</u>
Name (print) <u>Ryan P. Hevener</u>	Name (print) <u>Larry Smith</u>
Date & city of signing: <u>10/26/22, Clarkston, WA</u>	Date & city of signing: <u>10/31/22, Clarkston, WA</u>

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

**PAID**  
NOV 01 2022

TEREAGA SUMMERS  
GARFIELD COUNTY TREASURER

5803

# 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.*

3804

☐ 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 James R. and Colleen A. Ledgerwood

Mailing address PO Box 375

City/state/zip Pomeroy, WA 99347

Phone (including area code) 208.790.3775

## 2 Buyer/Grantee

Name Frederick R. and Kelly S. Knebel

Mailing address PO Box 111

City/state/zip Pomeroy, WA 99347

Phone (including area code) 509.566.7031

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

Name Fred R. and Kelly S. Knebel

Mailing address \_\_\_\_\_

City/state/zip \_\_\_\_\_

List all real and personal property tax  
parcel account numbers

1-070-31-042-1020

Personal  
property?

☐

☐

☐

Assessed  
value(s)

8615

4 Street address of property 70 Centre St. 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 Ledgerwood to Knebel survey

5 81 - Agriculture (not classified under current use la

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).

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 11-3-22

### (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 Colleen A. Ledgerwood

Name (print) Colleen A. Ledgerwood

Date & city of signing Nov 2, 2022

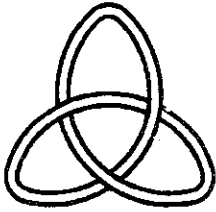
Signature of grantee or agent [Signature] Kelly Knebel

Name (print) FRED R. KNEBEL Kelly Knebel

Date & city of signing 11-2-22 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)).

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.



# KELTIC ENGINEERING, INC.

315 Adams Lane ♦ Lewiston, Idaho 83501 ♦ (208) 743-2135 ♦ (208) 743-2136 fax

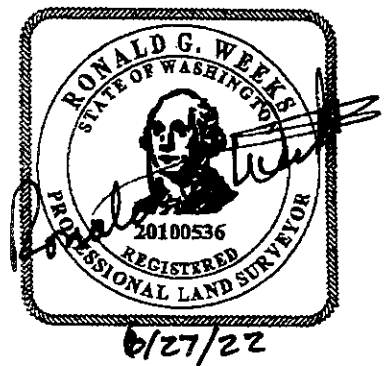
## Property Description for Area of Conveyance from Ledgerwood to Knebel

THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 31,  
TOWNSHIP 12 NORTH, RANGE 42 EAST, W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 31, TOWNSHIP 12 NORTH, RANGE 42 EAST,  
W.M., BEING A STONE WITH MONUMENT WITH "+" IN 24 INCH X 24 INCH CONCRETE BLOCK; THENCE  
NORTH 00°18'18" EAST ON THE SECTION LINE BETWEEN SAID SECTION 31 AND 36, 1,849.92 FEET TO THE  
NORTHWEST CORNER OF POYNEER'S ADDITION TO THE CITY OF POMEROY; THENCE CONTINUING NORTH  
00°18'18" EAST ON SAID SECTION LINE, 385.07 FEET; THENCE SOUTH 89°51'42" EAST, 300.00 FEET;  
THENCE SOUTH 00°08'18" EAST, 154.90 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH  
38°35'07" EAST, 155.53 FEET; THENCE SOUTH 63°02'21" EAST, 313.57 FEET TO THE WEST LINE OF  
HIGHLAND ADDITION TO THE CITY OF POMEROY; THENCE ALONG SAID WEST LINE, SOUTH 00°08'17"  
WEST, 195.44 FEET; THENCE NORTH 71°14'42" WEST, 397.95 FEET TO A POINT ON THE NORTHERLY LINE  
OF SAID POYNEER'S ADDITION; THENCE NORTH 00°08'18" EAST TO THE TRUE PLACE OF BEGINNING.

SAID PARCEL CONTAINS, 2.048 ACRES, MORE OR LESS.

THIS DESCRIPTION WAS PREPARED BY RONALD G. WEEKS ON JUNE 27, 2022.



**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.

<b>1</b> SELLER GRANTOR	Name <u>James Douglas</u>	<b>2</b> BUYER GRANTEE	Name <u>Johnny Douglas</u>
	<u>Cynthia Slaybaugh</u>		
	Mailing Address <u>27474 Peola Road</u>		Mailing Address <u>PO Box 498</u>
	City/State/Zip <u>Clarkston, WA 99403</u>		City/State/Zip <u>Pomeroy, WA 99347</u>
	Phone No. (including area code) <u>(509) 566-7004</u>		Phone No. (including area code) <u>(509) 751-6206</u>
<b>3</b>	Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee		
	Name <u>Johnny Douglas</u>	List all real and personal property tax parcel account numbers - check box if personal property	List assessed value(s)
	Mailing Address <u>PO Box 498</u>	<u>1-254-746-014-1820</u> <input type="checkbox"/>	<u>77,350</u> 0.00
	City/State/Zip <u>Pomeroy, WA 99347</u>	<input type="checkbox"/>	0.00
	Phone No. (including area code)	<input type="checkbox"/>	0.00
		<input type="checkbox"/>	0.00

**4** Street address of property: 220 25th Street, Pomeroy, WA 99347This 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):09 Land with mobile home 11

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 ☒ NOIs this property classified as current use (open space, farm and  
agricultural, or timber) land per chapter 84.34 RCW? ☐ YES ☒ NOIs 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 Quit Claim DeedDate of Document 10-28-22

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 FEES(S) AND/OR TAX  
\*SEE INSTRUCTIONS

**8** I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECTSignature of  
Grantor or Grantor's Agent [Signature]Name (print) James DouglasDate & city of signing 11-16-22 PomeroySignature of  
Grantee or Grantee's Agent [Signature]Name (print) Johnny DouglasDate & city of signing 11-16-22 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)).

EXHIBIT A

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

Lots 6, 7, 8, 9, 10, 11, 12, 13 and 14, together with vacated alley abutting on the North and the vacated North 15 feet of State Street abutting on the South, in Block 74 of Depot Addition to the City of Pomeroy

380

Department of  
**Revenue**  
Washington State  
**Form 84 0001a**

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

Only for sales in a single location code on or after July 1, 2022.  
This affidavit will not be accepted unless all areas on all pages are fully and accurately completed.  
This form is your receipt when stamped by cashier. *Please type or print.*

☐ Check box if partial sale, indicate % \_\_\_\_\_ sold.

List percentage of ownership acquired next to each name.

## 1 Seller/Grantor

Name RICHARD WOLF AND SELENA WOLF, a married couple

Mailing address 107 Washboard Rd

City/state/zip Pomeroy, WA 99347

Phone (including area code) 509-566-7066

## 2 Buyer/Grantee

Name SCOTT YOUNG AND STEPHANIE YOUNG, a married couple

Mailing address PO Box 976

City/state/zip Pomeroy, WA 99347

Phone (including area code) 509-869-7913

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

Name \_\_\_\_\_

Mailing address \_\_\_\_\_

City/state/zip \_\_\_\_\_

List all real and personal property tax  
parcel account numbers

1-051-24-006-3150

Personal  
property?

☐

Assessed  
value(s)

\$ 138,660.00

☐

\$ 0.00

☐

\$ 0.00

4 Street address of property 365 5th St Pomeroy, WA 99347

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

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

See attached exhibit A

5 11 - Household, single family units

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

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

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

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

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

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

If any answers are yes, complete as instructed below.

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

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

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

Deputy assessor signature \_\_\_\_\_

Date \_\_\_\_\_

### (2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)

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

### (3) NEW OWNER(S) SIGNATURE

Signature \_\_\_\_\_

Signature \_\_\_\_\_

Print name \_\_\_\_\_

Print name \_\_\_\_\_

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

Signature of grantor or agent See page 1

Name (print) \_\_\_\_\_

Date & city of signing \_\_\_\_\_

Signature of grantee or agent [Signature]

Name (print) Scott Young

Date & city of signing 11-18-22 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.

REV 84 0001a (8/15/22)

THIS SPACE TREASURER'S USE ONLY

COUNTY TREASURER

3806

NOV 21 2022

TERESA SUMMERS  
GARFIELD COUNTY TREASURER

Print on legal size paper.

Page 1 of 6  
Pg 2/2



**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.  
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List percentage of ownership acquired next to each name.

**1 Seller/Grantor**

Name RICHARD WOLF AND SELENA WOLF, a married couple

Mailing address 107 Washboard Rd

City/state/zip Pomeroy, WA 99347

Phone (including area code) 509-566-7066

**2 Buyer/Grantee**

Name SCOTT YOUNG AND STEPHANIE YOUNG, a married couple

Mailing address PO Box 976

City/state/zip Pomeroy, WA 99347

Phone (including area code) 509-869-7913

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

Name \_\_\_\_\_

Mailing address \_\_\_\_\_

City/state/zip \_\_\_\_\_

List all real and personal property tax  
parcel account numbers

1-051-24-006-3150

Personal  
property?

☐

Assessed  
value(s)

\$ 138,660.00

☐

\$ 0.00

☐

\$ 0.00

**4** Street address of property 365 5th St Pomeroy, WA 99347

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

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

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

See attached exhibit A

**5** 11 - Household, single family units

Enter any additional codes \_\_\_\_\_

(see back of last page for instructions)

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

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

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

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

If any answers are yes, complete as instructed below.

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

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

Deputy assessor signature \_\_\_\_\_

Date \_\_\_\_\_

**(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)**

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

**(3) NEW OWNER(S) SIGNATURE**

Signature \_\_\_\_\_

Signature \_\_\_\_\_

Print name \_\_\_\_\_

Print name \_\_\_\_\_

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

Signature of grantor or agent Seleena Wolf

Name (print) Seleena Wolf

Date & city of signing 11/19/2022 Pomeroy

Signature of grantee or agent \_\_\_\_\_

Name (print) \_\_\_\_\_

Date & city of signing \_\_\_\_\_

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

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REV 84 0001a (8/15/22)

THIS SPACE TREASURERS USE ONLY

COUNTY TREASURER

**PAID**  
NOV 21 2022

TERESA SUMMERS  
GARFIELD COUNTY TREASURER

Print on legal size paper.  
Page 1 of 6

3806 ✓

Exhibit 'A'

Situated in the County of Garfield, State of Washington.

Lots 5 and 6 in Block 24 of Wilson's Addition to the City of Pomeroy, Washington.

SAVE AND EXCEPT beginning at a point where the Northwest corner of said Lot 6 bears North 08° 09' East 98.0 feet; thence South 08° 09' West 81.0 feet, more or less, to the North line of Section 6, Township 11 North, Range 42 East, Willamette Meridian; thence along said line East 121.2 feet; thence North 08° 09' East 72.0 feet, more or less, to a point where the Northeast corner of said Lot 5 bears North 08° 09' East 90 feet; thence North 85° 39' West 120.4 feet to the place of beginning.

Subject to an Easement under and across said property for concrete flume granted to the City of Pomeroy by instrument recorded October 6, 1997 as Garfield County Auditor's Number 4342.

4626

Department of  
**Revenue**  
Washington State  
**Form 84 0001a**

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

Only for sales in a single location code on or after November 1, 2022.  
This affidavit will not be accepted unless all areas on all pages are fully and accurately completed.  
This form is your receipt when stamped by cashier. *Please type or print.*

☐ Check box if partial sale, indicate % \_\_\_\_\_ sold.

List percentage of ownership acquired next to each name.

## 1 Seller/Grantor

Name Ramona Ruark, PR  
Estate of Lee E. Ruark, Deceased  
Mailing address 154 Copperhead Rd  
City/state/zip Dixie, ID 83525  
Phone (including area code) (208) 842-2990

## 2 Buyer/Grantee

Name Ramona Ruark  
and Lance Frederick  
Mailing address same  
City/state/zip \_\_\_\_\_  
Phone (including area code) \_\_\_\_\_

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

Name \_\_\_\_\_  
Mailing address \_\_\_\_\_  
City/state/zip \_\_\_\_\_

List all real and personal property tax parcel account numbers	Personal property?	Assessed value(s)
<u>2-012-44-009-3000-0000</u>	<input type="checkbox"/>	<u>\$ 155,798.00</u>
<u>2-012-44-016-1000-0000</u>	<input type="checkbox"/>	<u>\$ 613,404.00</u>
	<input type="checkbox"/>	<u>\$ 0.00</u>

## 4 Street address of property

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

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

See legal description attached hereto.

## 5 ☒ 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.

The land: ☒ does ☐ does not qualify for  
continuation.

Deputy assessor signature Buddy Lockard Date 11/21/2022

### (2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)

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

### (3) NEW OWNER(S) SIGNATURE

Signature Ramona Ruark Signature Lance Frederick  
Print name Ramona Ruark Print name Lance Frederick

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

Signature of grantor or agent Ramona Ruark  
Name (print) Ramona Ruark  
Date & city of signing 11/15/22 Lewiston

Signature of grantee or agent Ramona Ruark  
Name (print) Ramona Ruark  
Date & city of signing 11/15/22 Lewiston

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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## EXHIBIT A

Real property located in Garfield County, Washington, described as follows:

**Parcel 1:**

The Northeast quarter, the north half of the Southeast quarter of Section 16, Township 12, North Range 44, E. W. M.; and

Beginning at the Northeast corner of the Northwest quarter of Section 16 in Township 12, North Range 44, E. W. M., thence South along the East line of said Northwest quarter a distance of 184 feet; thence South 62 degrees 21 minutes West 1376 feet; thence on the arc of a 12 degree curve to the right a distance of 198 feet; thence South 86 degrees seven minutes West 355 feet; thence South 84 degrees 42 minutes West 146 feet; thence South 80 degrees 55 minutes West 500 feet; thence South 76 degrees 10 minutes West 280 feet to the West line of said Section 16; thence North along the said West line 1075 feet to the Northwest corner of said Section 16; thence East along the North line of said Section to the point of beginning; and

Beginning at a point 164 feet South of the Northeast corner of the Northwest quarter of Section 16 in Township 12 North Range 44, E. W. M., on half section line in center of county road, thence following center of county road South 62 degrees 21 minutes West 1376 feet; thence on the arc of a 12 degree curve to the right 198 feet; thence South 86 degrees seven minutes West 355 feet; thence on the arc of a 24 degree curve to the left 450 feet; thence South 22 degrees 3 minutes East 453 feet; thence on the arc of a 4 degree curve to the left 397 feet; thence South 37 degrees 55 minutes East 41 feet; thence on the arc of a 16 degree curve to the right 362.5 feet; thence South 20 degrees 5 minutes West to the point in the center of the county road 83 1/2 rods due north of the South line of Section; thence leaving county road East on a line parallel to and 83 1/2 rods north of the south line of section to half section line, thence North on line to place of beginning; and

Beginning at the Southwest corner of Section 16, Township 12, North Range 44, E. W. M.; thence East to the Southeast corner of the Southwest quarter of said section; thence North along the East line of said Southwest quarter a distance of 1676 feet; thence West parallel to the South line of said section a distance of 1983 feet to the county road; thence Southwesterling along said county road to the point of beginning; and

Beginning at the Northwest corner of the Southwest quarter of Section 9 in Township 12, North Range 44, E. W. M., thence East along the North line of said Southwest quarter 1194 feet; thence East along the North line of said Southwest quarter 1194 feet; thence South seven degrees 30 minutes East 500 feet; thence South 29 degrees 40 minutes East 1440 feet; thence South 66 degrees 10 minutes East 668 feet; thence South 28 degrees 54 minutes East 383 feet; thence South 15

347

degrees 30 minutes East 382 feet to the South line of said Section 9; thence West along said South line 2849 feet to the Southwest corner of said Section 9, thence North 1 degree West along the West line of said Section 9 a distance of 2709 feet to the point of beginning.

APN: 2-012-44-009-3000-0000

**Parcel 2:**

In Township 12 North, Range 44 E. W. M.

That part of the Southwest quarter of Section 9, more particularly described as follows:

Commencing at the Southwest corner of said Southwest quarter; thence North  $02^{\circ}49'35''$  West, along the West line of said Southwest quarter, 2689.43 feet to the Northwest corner of said Southwest quarter and the True Point of Beginning; thence South  $02^{\circ}49'35''$  East 849.28 feet; thence North  $69^{\circ}41'19''$  East 1011.34 feet; thence South  $74^{\circ}49'34''$  East 188.37 feet; thence South  $13^{\circ}11'18''$  East 39.33 feet; thence South  $42^{\circ}02'59''$  East 197.71 feet; thence South  $29^{\circ}27'21''$  East 88.00 feet; thence South  $20^{\circ}45'45''$  East 356.39 feet; thence South  $34^{\circ}17'59''$  East 98.55; thence South  $48^{\circ}19'01''$  East 149.40 feet; thence North  $45^{\circ}52'50''$  East 144.16 feet more or less to the Centerline of County Road; thence North  $32^{\circ}29'20''$  West, along said Centerline, 412.81 feet; thence along a curve to the right having a radius of 2266.72 feet, delta of  $24^{\circ}54'14''$ , a distance of 985.24 feet more or less to the North line of said Southwest quarter; thence South  $87^{\circ}51'45''$  West, along said North line, 1197.92 feet more or less to the place of beginning.

EXCEPT public road right of way.

**SUBJECT TO THE FOLLOWING:**

Subject to RCW 7.48.300 through 7.48.310 and 7.48.905 which provide for the protection of usual and customary farming practices on adjoining land.

Easements for telecommunications lines and facilities granted to U.S. West Communications by instruments recorded August 11, 1992 as Garfield County Auditor's Nos. 1238, 1239, 1240 and 1241.

APN: 2-012-44-016-1000-0000

3801