

**Real Estate Excise Tax Affidavit**

(RCW 82.45 WAC 458-61A)

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

84 0001a

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

List percentage of ownership acquired next to each name.

**1 Seller/Grantor**

Name Gabriel Christopher Standfill, a single man

Mailing address P.O. Box 179 Wallawa, OR 97885  
City/state/zip 800 S Olympia Kennewick WA 99337  
Phone (including area code) 541-805-6979

**2 Buyer/Grantee**

Name Paul Rettkowski, a married man, as his sole and separate property

Mailing address 1766 Rd. O.N.E.  
City/state/zip Moses Lake, WA 98837  
Phone (including area code) 509-760-7402

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

Name Paul Rettkowski

Mailing address 1766 Rd. O.n.e.  
City/state/zip Moses Lake, WA 98837

List all real and personal property tax  
parcel account numbers  
2-010-42-034-2045  
2-010-42-034-2075

Personal  
property?

☐  
☐  
☐

Assessed  
values

21,140 \$32,000.00  
10,940 \$0.00

**4 Street address of property:** NKA Middle Ridge Road, Pomeroy, WA 99347

Tax Area Code:

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 more space is needed, you may attach a separate sheet to each page of the affidavit)

**5 Select Land Use Code(s):** ST 19 vacation &

Enter any additional codes Cabin

(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) 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 chapter 84.33 RCW?**

☐ 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

Bandy Lockard 8/30/2022  
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

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

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

WAC number (section/subsection)

Reason for exemption

Type of Document

Statutory Warranty Deed

Date of Document

AUGUST 23, 2022

Gross selling price \$46,500.00

\*Personal property (deduct)

Exemption claimed (deduct)

Taxable selling price \$46,500.00

Excise tax: state

Less than \$500,000.01 at 1.1% \$0.00 \$11.50

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 \$511.50

Local \$116.25

\*Delinquent interest: state \$0.00

Local

\*Delinquent penalty

Subtotal \$627.75

\*State technology fee \$5.00

Affidavit processing fee

Total due \$632.75

**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)

Gabriel Christopher Standfill

Name (print)

Paul Rettkowski

Date & city of signing:

8-29-22 Kennewick

Date & city of signing:

8-29-22 Kennewick

**Perjury:** Perjury in the second degree is a class C felony which is punishable by confinement 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 \$10,000.00, or by both confinement and fine (RCW 9A.20.030 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.

Order No. GA-6333

SCHEDULE C

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

In Township 10 North, Range 42 E.W.M.

The South half of the Northeast quarter of the Southeast quarter of the Northwest quarter, and the Southeast quarter of the Southeast quarter of the Northwest quarter of Section 34.

TOGETHER WITH BUT SUBJECT TO the rights of others, easements over and across existing roads on this and adjoining properties, for ingress, egress and utilities.

3777

**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 <b>Eric Mckeirnan</b>	<b>2</b> BUYER GRANTEE	Name <b>Daniel Wendt</b>		
	<b>Linda Mckeirnan</b>		<b>Judith Wendt</b>		
	Mailing Address <b>301 Connell Hill Road</b>		Mailing Address <b>1269 Main Street</b>		
	City/State/Zip <b>Pomeroy, WA 99347</b>		City/State/Zip <b>Pomeroy, WA 99347</b>		
	Phone No. (including area code) <b>(509) 843-1633</b>		Phone No. (including area code) <b>(406) 781-4555</b>		
<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		List assessed value(s)
	Name <b>Daniel Wendt and Judith Wendt</b>		<b>10703103712900000</b> <input type="checkbox"/>		<b>124,756.00</b>
	Mailing Address <b>1269 Main Street</b>		<input type="checkbox"/>		<b>0.00</b>
	City/State/Zip <b>Pomeroy, WA 99347</b>		<input type="checkbox"/>		<b>0.00</b>
	Phone No. (including area code)		<input type="checkbox"/>		<b>0.00</b>

**4** Street address of property: **1269 Main Street, Pomeroy, WA 99347**

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)

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) 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 **Statutory Warranty Deed**Date of Document **8/29/2022**

Gross Selling Price \$	230,000.00
Personal Property (deduct) \$	0.00
Exemption Claimed (deduct) \$	0.00
Taxable Selling Price \$	230,000.00
Excise Tax: State	
Less than \$500,000.01 at 1.1% \$	2,530.00
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 \$	2,530.00
<b>0.0025</b> Local \$	575.00
*Delinquent Interest: State \$	0.00
Local \$	0.00
*Delinquent Penalty \$	0.00
Subtotal \$	3,105.00
*State Technology Fee \$	5.00
*Affidavit Processing Fee \$	0.00
Total Due \$	3,110.00

**A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX**  
\*SEE INSTRUCTIONS**8** I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECTSignature of  
Grantor or Grantor's Agent Signature of  
Grantee or Grantee's Agent Name (print) **Eric Mckeirnan**Name (print) **Daniel Wendt**Date & city of signing **8/29/22 Clarkston**Date & city of signing **8/29/22 Clarkston****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. 618416

**Exhibit 'A'**

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

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

Beginning at a point 250 feet East of the Southeast corner of Block 4 of Day's Addition to the City of Pomeroy; thence East 90 feet on North line of Main Street; thence North on a line parallel with the East line of said Block 4 to the North line of the South half of the Southeast quarter of Section 31, Township 12 North, Range 42 E.W.M.; thence West on said North line 90 feet; thence South on a line parallel with the East line of said Block 4 to the place of beginning.

3778

**REAL ESTATE EXCISE TAX AFFIDAVIT**

CHAPTER 82.45 RCW - CHAPTER 458-61A WAC

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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.

<b>1</b> SELLER GRANTOR	Name	851 High Street, LLC, an AK LLC	<b>2</b> BUYER GRANTEE	Name	Jack J. Weaver and Patricia A. Weaver
	Cavan Fields, LLC, a WA LLC				
	Mailing Address	PO Box 7920		Mailing Address	PO Box 98
	City/State/Zip	Ketchikan, AK 99901		City/State/Zip	Pomeroy, WA 99347
	Phone No. (including area code)	(907) 440-0891		Phone No. (including area code)	(509) 780-7131

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

Name Jack J. Weaver and Patricia A. Weaver

Mailing Address PO Box 98

City/State/Zip Pomeroy, WA 99347

Phone No. (including area code) (509) 780-7131

List all real and personal property tax parcel  
account numbers - check box if personal property

1-050-17-008-3050-0000 ☐

List assessed value(s)

110,600.00

0.00

0.00

0.00

**4** Street address of property: 851 High Street, Pomeroy WA 99347

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)

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)

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.

*Bandie Rockard*  
DEPUTY ASSESSOR

8/31/2022  
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 8/24/2022

Gross Selling Price \$ 187,500.00

Personal Property (deduct) \$ 0.00

Exemption Claimed (deduct) \$ 0.00

Taxable Selling Price \$ 187,500.00

Excise Tax: State

Less than \$500,000.01 at 1.1% \$ 2,062.50

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 \$ 2,062.50

0.0025 Local \$ 468.75

\*Delinquent Interest: State \$ 0.00

Local \$ 0.00

\*Delinquent Penalty \$ 0.00

Subtotal \$ 2,531.25

\*State Technology Fee \$ 5.00

\*Affidavit Processing Fee \$ 0.00

Total Due \$ 2,536.25

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) 851 High Street, LLC

Date & city of signing 8/31/22 Clarkston

Signature of  
Grantee or Grantee's Agent

Name (print) Jack J. Weaver

Date & city of signing 8/25/2022 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 hundred dollars (\$500.00), or by both imprisonment and fine (RCW 9A.20.020(1C)).

REV 84 0004 (12/6/19)

AUG 31 2022

THIS SPACE - TREASURER'S USE ONLY

AUG 31 2022

COUNTY TREASURER

TERESA SUMMERS  
GARFIELD COUNTY TREASURER

TERESA SUMMERS  
GARFIELD COUNTY TREASURER

3779

**EXHIBIT "A"**

617243

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

Lot 8 in Block 17 of the Original Town, now City of Pomeroy, and that part of Lot 9 in said Block 17, more particularly described as follows:

Beginning at the Southeast corner of said Lot 9; thence North along the East line of said Lot 9 a distance of 95 feet; thence at right angles West 10 feet; thence at right angles South 95 feet to the South line of said Lot 9; thence East along said South line to the place of beginning.

3774

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

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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 Cougar State Farms, a Washington Limited Partnership and  
Herr Limited Partnership, an Ohio Limited Partnership

Mailing address 240 Garfield Drive

City/state/zip Henderson, Nevada 89074

Phone (including area code) 702-683-2580

## 2 Buyer/Grantee

Name Carpinito 287th LLC, a Washington Limited Liability Company

Mailing address 1148 N. Central Ave

City/state/zip Kent, WA 98032

Phone (including area code) 253-654-5692

## 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)

See attached Exhibit 'A'

☐

\$ 0.00

☐

\$ 0.00

☐

\$ 0.00

## 4 Street address of property No known address - Farmland, 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 Exhibit 'A'

## 5 83 - Agriculture classified under current use chapt

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) 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 9/1/22

### (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 Michael Carpinito Signature \_\_\_\_\_  
Print name Michael Carpinito Print name \_\_\_\_\_

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

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

WAC number (section/subsection) \_\_\_\_\_

Reason for exemption \_\_\_\_\_

Type of document Statutory Warranty Deed

Date of document 8/29/2022

Gross selling price 2,160,000.00

\*Personal property (deduct) 0.00

Exemption claimed (deduct) 0.00

Taxable selling price 2,160,000.00

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% 0.00

Agricultural and timberland at 1.28% 27,648.00

Total excise tax: state 27,648.00

0.0025 Local 5,400.00

\*Delinquent interest: state 0.00

Local 0.00

\*Delinquent penalty 0.00

Subtotal 33,048.00

\*State technology fee 5.00

Affidavit processing fee 0.00

Total due 33,053.00

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

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

Signature of grantor or agent See page 2

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

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

Signature of grantee or agent Michael Carpinito

Name (print) Michael Carpinito

Date & city of signing 8/30/2022 Kent

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  
SEP 01 2022

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Herr Limited Partnership, an Ohio Limited Partnership

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## 2 Buyer/Grantee

Name Carpinito 287th LLC, a Washington Limited Liability Company

Mailing address 1148 N. Central Ave

City/state/zip Kent, WA 98032

Phone (including area code) 253-854-5692

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)
See attached Exhibit 'A'	<input type="checkbox"/>	\$ 0.00
	<input type="checkbox"/>	\$ 0.00
	<input type="checkbox"/>	\$ 0.00

4 Street address of property No known address - Farmland, 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 Exhibit 'A'

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 [Signature] Date 9/1/22

(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 [Signature]  
Name (print) JOHN HERR  
Date & city of signing 9/29/22

Signature of grantee or agent See page 1  
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(1)(c)).  
To ask about the availability of this publication in an alternate format for the visually impaired, please call 360-705-6705. Teletype (TTY) users may use the WA Relay Service by calling 711.

PAID  
SEP 01 2022

TEREASA SUMMERS  
GARFIELD COUNTY TREASURER

COUNTY TREASURER

Print on legal size paper.  
Page 1 of 1

Pg 212

3780



EXHIBIT 'A'

2-012-43-024-1010

The East Half of the Northwest quarter and the West Half of the Northeast Quarter in Section 24, Township 12 North, Range 43 E.W.M.

2-012-43-023-4000; 2-012-43-024-4000; and 2-012-43-026-1010

The South Half of the Southeast quarter, the Southeast quarter of the Southwest quarter of Section 23; the Southeast quarter and the South Half of the Southwest quarter of Section 24; the Northwest Quarter of the Northeast Quarter of Section 26; all in Township 12 North, Range 43 E.W.M.

2-012-43-024-3000 and 2-012-43-023-4010

The Southwest Quarter of the Northwest Quarter, and the North Half of the Southwest Quarter of Section 24; and the South Half of the Northeast Quarter, the North Half of the Southeast quarter and the Northeast quarter of the Southwest quarter of Section 23, all in Township 12 North, Range 43 E.W.M.

EXCEPTING therefrom that part of the South Half of the Northeast quarter of Section 23 and the Southwest Quarter of the Northwest quarter and the Southwest quarter of Section 24 of Township 12 North, Range 43 E.W.M., Garfield County, Washington more particularly described as follows:

Commencing at the Northwest corner of the Southwest quarter of the Northeast Half of said Section 23; thence South 88°23' East along the North line of said Southwest quarter of the Northeast quarter a distance of 1050.70 feet to the true place of beginning; thence continue South 88°43' East a distance of 287.75 feet; thence South 79°09' East a distance of 139.19 feet; thence South 72°21' ½' East a distance of 46.39 feet to a point on the centerline of Elsensohn Road; thence South 40°49' East along said centerline a distance of 673.06 feet; thence South 34°40' East and continuing along said centerline a distance of 302.29 feet; thence South 46°43' ½' East a distance of 244.41 feet; thence South 54°42' East a distance of 583.30 feet; thence South 63°49' ½' East a distance of 525.21 feet; thence South 43°07' East a distance of 560.16 feet; thence South 33°43' East a distance of 299.91 feet; thence South 26°36' East a distance of 602.49 feet; thence South 43°58' East a distance of 390.49 feet; thence South 15°49' East a distance of 139.25 feet; thence South 75°21' West and leaving said centerline a distance of 76.10 feet; thence North 35°16' West a distance of 109.00 feet; thence North 46°56' West a distance of 262.93 feet; thence North 34°58' West a distance of 210.67 feet; thence North 26°18' ½' West a distance of 736.06 feet; thence North 36°54' ½' West a distance of 197.89 feet; thence North 49°35' West a distance of 452.05 feet; thence North 57°30' West a distance of 437.76 feet; thence South 81°45' West a distance of 15.55 feet; thence North 53°34' ½' West a distance of 827.48 feet; thence North 68°11' ½' West a distance of 114.69 feet; thence North 31°41' West a distance of 148.73 feet; thence South 62°24' West a distance of 17.14 feet; thence North 38°51' ½' West a distance of 137.99 feet; thence South 79°12' ½' West a distance of 42.02 feet; thence North 52°25' ½' West a distance of 389.60 feet; thence South 66°56' West a distance of 81.98 feet; thence North 50°16' West a distance of 172.65 feet; thence North 62°56' West a distance of 75.18 feet; thence North 25°05' West a distance of 314.50 feet to the true place of beginning.

3780

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

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

This affidavit will not be accepted unless all areas on all pages are fully and accurately completed.  
This form is your receipt when stamped by cashier. Please type or print.

3781

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

List percentage of ownership acquired next to each name.

## 1 Seller/Grantor

Name Klaveano Ranches, Inc., a Washington Corporation

Mailing address 411 Gould City Mayview Rd.

City/state/zip Pomeroy, WA 99347

Phone (including area code) 509-843-3402

## 2 Buyer/Grantee

Name Ray Watson and Wendi Watson, husband and wife

Mailing address PO Box 987

City/state/zip Pomeroy, WA 99347

Phone (including area code) \_\_\_\_\_

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

Name \_\_\_\_\_

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

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

## 4 Street address of property

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 chapt

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 9/2/22

### (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 Ray Watson  
Signature [Signature] Print name Wendi Watson

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

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

WAC number (section/subsection) 458-61A-215(1)

Reason for exemption

Clearing Title - No Consideration

Type of document Quit Claim Deed

Date of document 8/23/22

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

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

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

Signature of grantor or agent [Signature]

Name (print) Virgil H. Klaveano, Jr. President

Date & city of signing 8/23/22 Pomeroy

Signature of grantee or agent [Signature]

Name (print) Ray Watson

Date & city of signing 8/23/22 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 dialing 711.

That portion of the Northeast Quarter of the Southwest Quarter lying East of the County Road known as Gould City Mayview Road, in Section 21, Township 12 North, Range 42 E.W.M., Garfield County, State of Washington.

Parcel No. Ptn. 2-012-42-021-3020-0000

SUBJECT TO: Grantor restricts Grantee from building or putting improvements on this property.

SUBJECT TO: Said lands have been reclassified as open space, for tax purposes. They will be subject to further taxation and interest thereupon as provided by Chapter 84.34 RCW upon withdrawal from such classification or change in use, and in some cases such classification may be withdrawn unless the new owner furnishes the assessor a "Notice of Compliance" within sixty days of a sale or transfer.

SUBJECT TO: rights reserved in federal patents or state deeds, reservations, restrictions, land use and zoning laws, plat dedications, and restrictive and protective covenants, easements and rights-of-way of record or in apparent use; and existing or future municipal, county, state or other governmental or quasi-governmental assessments.

3781



# 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.

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	Bloodline Acres, LLC	2 BUYER GRANTEE	Name	Michael F. Burns
	Mailing Address	1050 SW Viento Drive, 1413 Grouse Flat Rd, Pullman, WA 99163		Mailing Address	10575 NE Darden Lane, Bainbridge Island, WA 98110
	City/State/Zip	Pullman, WA 99163		City/State/Zip	Bainbridge Island, WA 98110
	Phone No. (including area code)	509-332-5486		Phone No. (including area code)	(206) 849-4827
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			2-006-42-012-4000	103,320
	Mailing Address			2-006-42-013-1000	34,273
	City/State/Zip				
	Phone No. (including area code)				

4 Street address of property: Land Only, Pomeroy, WA

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)? ☐ YES ☒ NO

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

6

YES NO

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

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

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

If any answers are yes, complete as instructed below.

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

This land ☒ does ☐ does not qualify for continuance.

DEPUTY ASSESSOR DATE 9/6/22

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

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

see attached exhibit

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 8/24/2022

Gross Selling Price \$ 137,594.00

Personal Property (deduct) \$ 0.00

Exemption Claimed (deduct) \$ 0.00

Taxable Selling Price \$ 137,594.00

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% \$ 1,761.20

Total Excise Tax: State \$ 1,761.20

0.0025 Local \$ 343.99

\*Delinquent Interest: State \$ 0.00

Local \$ 0.00

\*Delinquent Penalty \$ 0.00

Subtotal \$ 2,105.19

\*State Technology Fee \$ 5.00

\*Affidavit Processing Fee \$ 0.00

Total Due \$ 2,110.19

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) Terry A. Boston, Member

Date & city of signing 9/2/22 Clarkston

Signature of Grantee or Grantee's Agent

Name (print) Michael F. Burns

Date & city of signing 9-31-2022 BAINBRIDGE ISLAND

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

REV 84 0001a (12/6/19)

THIS SPACE - TREASURER'S USE ONLY

COUNTY TREASURER

TEREASA SUMMERS  
GARFIELD COUNTY TREASURER

Exhibit 'A'

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

In Township 6 North, Range 42 E.W.M.

The South half of the Southeast quarter of Section 12, and Government Lot 1 of Section 13.



3182

# 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

☐ Check box if partial sale, indicate % sold.

PLEASE TYPE OR PRINT

List percentage of ownership acquired next to each name.

<b>1</b> SELLER GRANTOR	Name	David McDonough	<b>2</b> BUYER GRANTEE	Name	Craig E Robinson
		Richard R McDonough			
	Mailing Address	2030 Pataha Street		Mailing Address	P.O. BOX 531
	City/State/Zip	Pomeroy WA 99347		City/State/Zip	POMEROY WA 99347
	Phone No. (including area code)	(208) 317-1990		Phone No. (including area code)	509-566-7078
<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	David McDonough and Richard R McDonough	1-053-00-004-1101	<input type="checkbox"/>	61,400.00
	Mailing Address	P.O. BOX 531	1-053-00-004-1102	<input type="checkbox"/>	61,400.00
	City/State/Zip	POMEROY, WA. 99347		<input type="checkbox"/>	0.00
	Phone No. (including area code)			<input type="checkbox"/>	0.00

**4** Street address of property 2030 Pataha 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

**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 84.35) or agriculture (as classified under RCW 84.34.020)? See ETA 3215 ☐ ☒

**6** YES NO

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

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

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

If any answers are yes, complete as instructed below:

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

This land ☐ does ☒ does not qualify for continuance

DEPUTY ASSESSOR DATE

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

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

PRINT NAME

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

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

WAC No. (Section/Subsection)

Reason for exemption

Type of Document Warranty Deed

Date of Document 8/31/22

Gross Selling Price \$	190,000.00
*Personal Property (deduct) \$	
Exemption Claimed (deduct) \$	
Taxable Selling Price \$	190,000.00
Excise Tax: State	
Less than \$500,000.01 at 1.1% \$	2,090.00
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 \$	2,090.00
0.0025 Local \$	475.00
*Delinquent Interest: State \$	0.00
Local \$	0.00
*Delinquent Penalty \$	0.00
Subtotal \$	2,565.00
*State Technology Fee \$	5.00
*Affidavit Processing Fee \$	0.00
Total Due \$	2,570.00

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 David McDonough

Signature of Grantee or Grantee's Agent Craig Robinson

Name (print) David McDonough

Name (print) Craig E Robinson

Date & city of signing 9-2-22 Lewiston

Date & city of signing 9-2-22 Lewiston, Idaho.

**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)).

Order No. GA-6334

SCHEDULE C

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

Lot 4 and the West 57 feet of Lot 5 in Avenue Block of Mulkey's Addition to the City of Pomeroy.

3183

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 April 1, 2022..

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

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

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

List percentage of ownership acquired next to each name.

## 1 Seller/Grantor

Name Wayne Tetrick, a married person as his separate property, joined by his spouse, Paula Tetrick, as to any interest she may have

Mailing address 280 Vannaton Rd.

City/state/zip Pomeroy, WA 99347

Phone (including area code) 509-751-6548

## 2 Buyer/Grantee

Name TNT Land L.L.C., a Washington limited liability company

Mailing address 280 Vannaton Rd.

City/state/zip Pomeroy, WA 99347

Phone (including area code) 509-751-6548

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)

1-050-19-~~1009~~-3251-0000

☐

\$ 11,075.00

1-050-19-~~1010~~-3241-0000

☐

\$ 61,475.00

## 4 Street address of property

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).

Lots 9 and 10, Block 19, Original Town of Pomeroy, Garfield County, Washington.

## 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 Wayne Tetrick

Name (print) Wayne Tetrick

Date & city of signing Pomeroy 9/2/2022

Signature of grantee or agent Wayne Tetrick

Name (print) Wayne Tetrick

Date & city of signing Pomeroy 9/2/2022

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 (3/8/22)

THIS SPACE TREASURER'S USE ONLY  
**PAID**  
SEP 08 2022

COUNTY TREASURER

3784

TEREASA SUMMERS  
GARFIELD COUNTY TREASURER

Print on legal size paper.

Page 1 of 6



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

Only for sales in a single location code on or after 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.

3785

## 1 Seller/Grantor

Name Heather & Eric VanZandt

David & Janet Swanberg

Mailing address 200210 E. 73rd Ave.

City/state/zip Kennelworth, WA 98337

Phone (including area code) 509-308-0979

## 2 Buyer/Grantee

Name Devin Fromm

Mailing address 4004 Artesia Dr.

City/state/zip Pasco WA 99301

Phone (including area code) 509-430-4484

## 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

2010420343045000

Personal  
property?

Assessed  
value(s)

☐

\$0.00 19,150

☐

\$0.00

☐

\$0.00

## 4 Street address of property

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).

SE1/4/NE1/4/SW1/4 ALLEN LAND SEC 34 Twp 10 Range 42

## 5 Select land use code(s) 19

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)

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

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

Date \_\_\_\_\_

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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 Heather VanZandt

Name (print) Heather VanZandt

Date & city of signing 9-7-22 Richland

Signature of grantee or agent Devin Fromm

Name (print) Devin Fromm

Date & city of signing 09/07/22 Richland, WA

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

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**Form 84 0001a**

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

List percentage of ownership acquired next to each name.

**1 Seller/Grantor**

Name **WARD W. LELAND, a married man, as his separate property**

Mailing address **2828 E. 32nd Avenue, Suite A**

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

Phone (including area code) **(509) 532-8330**

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

Name \_\_\_\_\_

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

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

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

This property is located in **Garfield**

(for unincorporated locations please select your county)

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

SEE EXHIBIT "A"

**5 Land use code** **88**

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

(see back of last page for instructions)

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☐ Yes ☒ No

Is this property predominantly used for timber (as classified under RCW 84.34 and 84.33) or agriculture (as classified under RCW 84.34.020) and will continue in 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

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*[Signature]*  
Deputy assessor signature

**9/9/22**  
Date

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

**See Attached**

Signature \_\_\_\_\_

Signature \_\_\_\_\_

**Jerod Priebe**

Print name

Print name

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

Signature of grantor or agent *[Signature]* **8/30/22**

Name (print) **Ward W. Leland**

Date & city of signing: **8/30/22 Spokane**

**2 Buyer/Grantee**

Name **MOUNTAIN LAND VENTURES LLC, a Washington limited liability company**

Mailing address **6059 Guide Meridian**

City/state/zip **Bellingham, WA 98226-9751**

Phone (including area code) **(360) 398-7647**

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

**Personal property?**

**Assessed value(s)**

**2-010-42-027-1000**

☐

**\$192,000**

**2-010-42-027-4000**

☐

**\$39,300**

**2-010-42-028-1000**

☐

**\$48,000**

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

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

WAC number (section/subsection) \_\_\_\_\_

Reason for exemption \_\_\_\_\_

Type of document **Statutory Warranty Deed/Notice of Real Estate Contract**

Date of document **9-1-22**

Gross selling price \$ **900,000.00**

\*Personal property (deduct) \$ \_\_\_\_\_

Exemption claimed (deduct) \$ \_\_\_\_\_

Taxable selling price \$ **900,000.00**

Excise tax: state

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

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

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

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

Agricultural and timberland at 1.28% \$ \_\_\_\_\_

Total excise tax: state \$ **11,520.00**

Local \$ **2,250.00**

\*Delinquent interest: state \$ \_\_\_\_\_

Local \$ \_\_\_\_\_

\*Delinquent penalty \$ \_\_\_\_\_

Subtotal \$ **13,770.00**

\*State technology fee \$ **5.00**

Affidavit processing fee \$ \_\_\_\_\_

Total due \$ **13,775.00**

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

**See Attached**

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

Name (print) **Mountain Land Ventures LLC, by: Jerod Priebe**

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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**PAID**  
SEP 09 2022

TEREASA SUMMERS  
GARFIELD COUNTY TREASURER

*Treasurer*

3786

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

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Mailing address **2828 E. 32nd Avenue, Suite A**

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

Phone (including area code) **(509) 532-8330**

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

Name

Mailing address

City/state/zip

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

This property is located in **Garfield**

(for unincorporated locations please select your county)

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

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

SEE EXHIBIT "A"

**5** Land use code **88**

Enter any additional codes

(see back of last page for instructions)

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

☐ Yes ☒ No

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

☒ Yes ☐ No

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

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

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

Deputy assessor signature

Date

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

Signature

Signature

Jerod Priebe

Print name

Print name

**2 Buyer/Grantee**

Name **MOUNTAIN LAND VENTURES LLC, a Washington limited liability company**

Mailing address **6059 Guide Meridian**

City/state/zip **Bellingham, WA 98226-9751**

Phone (including area code) **(360) 398-7647**

List all real and personal property tax parcel account numbers

Personal property?

Assessed value(s)

**2-010-42-027-1000**

☐

**\$192,000**

**2-010-42-027-4000**

☐

**\$39,300**

**2-010-42-028-1000**

☐

**\$48,000**

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

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

WAC number (section/subsection)

Reason for exemption

Type of document **Statutory Warranty Deed**

Date of document

Gross selling price \$ **900,000.00**

\*Personal property (deduct) \$

Exemption claimed (deduct) \$

Taxable selling price \$ **900,000.00**

Excise tax: state

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

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

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

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

Agricultural and timberland at 1.28% \$ **11,520.00**

Total excise tax: state \$ **11,520.00**

Local \$ **2,250.00**

\*Delinquent interest: state \$

Local \$

\*Delinquent penalty \$

Subtotal \$ **13,770.00**

\*State technology fee \$ **5.00**

Affidavit processing fee \$

Total due \$ **13,775.00**

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

\*SEE INSTRUCTIONS

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

Signature of grantor or agent

**See Attached**

Signature of grantee or agent

Name (print) **Ward W. Leland**

Name (print) **Mountain Land Ventures LLC, by: Jerod Priebe**

Date & city of signing:

Date & city of signing: **9/11/2022 Bellingham**

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**PAID**  
SEP 09 2022

TERESA SUMMERS  
GARFIELD COUNTY TREASURER

3786

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

In Township 10 North, Range 42 E.W.M.:

The North half, and the North half of the Northeast quarter of the Southeast quarter of Section 27.

The East half of the Northeast quarter of Section 28.

**Tax Parcels No. 2-010-42-027-1000, 2-010-42-027-4000, 2-010-42-028-1000**

TOGETHER WITH a non-exclusive easement for road purposes, retained by instrument recorded as Garfield County Auditor's No. 85321.

RESERVING UNTO GRANTOR a non-exclusive easement for ingress, egress and utilities, 30 feet in width, over, along and across all existing dirt roads on the above described property.

RESERVING UNTO GRANTOR all grazing rights for the years 2023 through 2032 and the ability to access property to ensure same.

SUBJECT TO: Said lands have been classified as agricultural or timber lands for tax purposes. They will be subject to further taxation and interest thereupon as provided for in Chapters 84.33 and 84.34 R.C.W. upon withdrawal from such classification of change in use.

SUBJECT TO: A non-exclusive easement for road purposes, subject to the terms and conditions contained therein, recorded August 19, 1981 as Garfield County Auditor's File No. 81352.

SUBJECT TO Easement over existing roads, or to construct new roads on mutually agreed locations, reserved by Boise Cascade Corporation in deed recorded August 10, 1994 as Garfield County Auditor's No. 2589

3786

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

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

List percentage of ownership acquired next to each name.

**1 Seller/Grantor**

Name Herr Limited Partnership, an Ohio Limited Partnership

Mailing address 240 Garfield Drive

City/state/zip Henderson, Nevada 89074

Phone (including area code) 702-683-2580

**2 Buyer/Grantee**

Name Robert Chalfant and Catherine Chalfant, husband and wife

Mailing address 260 15th St.

City/state/zip Pomeroy, WA 99347

Phone (including area code) 509-380-7868

**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)
See attached Exhibit 'A'	<input type="checkbox"/>	\$ 0.00
	<input type="checkbox"/>	\$ 0.00
	<input type="checkbox"/>	\$ 0.00

**4** Street address of property No known address - Farmland, 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 Exhibit 'A'

**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 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

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

Date \_\_\_\_\_

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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) JOHN HERR

Date & city of signing 9/19/22 HENDERSON, NV

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

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

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

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REV 84 0001a (5/31/22)

THIS SPACE TREASURER'S USE ONLY

COUNTY TREASURER

TEREASA SUMMERS  
GARFIELD COUNTY TREASURER

Print on legal size paper.

Page 1 of 6 Pg 1/2

3787

SEP 23 2022

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

Name \_\_\_\_\_

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

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

List all real and personal property tax  
parcel account numbers

See attached Exhibit 'A'

Personal  
property?

Assessed  
value(s)

☐ \$ 0.00

☐ \$ 0.00

☐ \$ 0.00

**4** Street address of property No known address - Farmland, Pomeroy, WA 99347

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**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 9-23-22

(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 Robert B. Chalfant Signature Catherine Chalfant  
Print name Robert B. Chalfant Print name Catherine Chalfant

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

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

WAC number (section/subsection) \_\_\_\_\_

Reason for exemption \_\_\_\_\_

Type of document Statutory Warranty Deed

Date of document 9/19/2022

Gross selling price 800,000.00

\*Personal property (deduct) 0.00

Exemption claimed (deduct) 0.00

Taxable selling price 800,000.00

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% 0.00

Agricultural and timberland at 1.28% 10,240.00

Total excise tax: state 10,240.00

0.0025 Local 2,000.00

\*Delinquent interest: state 0.00

Local 0.00

\*Delinquent penalty 0.00

Subtotal 12,240.00

\*State technology fee 5.00

Affidavit processing fee 0.00

Total due 12,245.00

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

\*SEE INSTRUCTIONS

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

Signature of grantor or agent see page 1

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

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

Signature of grantee or agent Robert B. Chalfant

Name (print) Robert B. Chalfant

Date & city of signing 9-20-22 Mt. Vernon

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 FOR TREASURER'S USE ONLY  
**PAT D**  
SEP 23 2022

COUNTY TREASURER

TEREASA SUMMERS  
GARFIELD COUNTY TREASURER

Print on legal size paper.

Page 1 of 2  
Pg 2 of 2

3787

Exhibit 'A'

Situated in the County of Garfield, State of Washington:

That portion of the South Half of Section Twenty-Six (26) and of Section Twenty-Seven (27), lying Southwesterly of the Southwesterly line of the North Deadman County Road; the North Half of the Northeast Quarter of Section Thirty-Four (34); The North Half of Section Thirty-Five (35). EXCEPT that portion lying Northeasterly of the Southwesterly line of North Deadman County Road. The North 780 feet of the Northeast Quarter of the Northwest Quarter and the North 620 feet of the South Half of the Northeast Quarter of Section Thirty-Four (34). All in Township Thirteen (13) North, Range Forty-Two (42) E.W.M.

Parcel No(s): 2-013-42-026-1000; 2-013-42-027-3000; 2-013-42-034-1000; 2-013-42-035-2000

3197

# 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.

3788  
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>Charles Henry Weatherspoon</u>	2 BUYER GRANTEE	Name <u>Douglas Doyle</u>
	<u>Beverly Weatherspoon</u>		<u>Theresa Doyle</u>
	Mailing Address <u>1182 W. Sunset Dr</u>		Mailing Address <u>PO Box 1792</u>
	City/State/Zip <u>Burbank, WA 99323</u>		City/State/Zip <u>Nalla Walla WA 99362</u>
	Phone No. (including area code) <u>509-520-7441</u>		Phone No. (including area code) <u>509-951-8386</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			2-011-41-013-1020-0000 <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) 164,524.00

4 Street address of property: 490 Dutch Flat Road, Pomeroy, WA

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):

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.

Bandy Lockard 9/27/2022  
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.

see attached exhibit

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 9/21/2022

Gross Selling Price \$ 360,000.00

Personal Property (deduct) \$ 0.00

Exemption Claimed (deduct) \$ 0.00

Taxable Selling Price \$ 360,000.00

Excise Tax: State

Less than \$500,000.01 at 1.1% \$ 3,960.00

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 \$ 3,960.00

0.0025 Local \$ 900.00

\*Delinquent Interest: State \$ 0.00

Local \$ 0.00

\*Delinquent Penalty \$ 0.00

Subtotal \$ 4,860.00

\*State Technology Fee \$ 5.00

\*Affidavit Processing Fee \$ 0.00

Total Due \$ 4,865.00

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

Name (print) Charles Henry Watherspoon

Date & city of signing 09/23/22, Clarkston, WA

Signature of  
Grantee or Grantee's Agent

Name (print) Douglas Doyle

Date & city of signing 09/23/22, 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 hundred dollars (\$500.00), or by both imprisonment and fine (RCW 9A.20.020(1C)).



File No. 619977

**Exhibit 'A'**

In Township 11 North, Range 41 E.W.M

That part of the East half of Section 13, more particularly described as follows:

Beginning 2268.0 feet South and 30.0 feet West of the Northeast corner of said Section 13; thence North 89°45' West 227.2 feet; thence South 01°00' West 318.0 feet;  
thence North 66°27' West 391.7 feet; thence South 52°05' West 416.6 feet;  
thence North 24°53' East 397.3 feet; thence North 88°39' East 455.2 feet;  
thence North 07°33' East 150.0 feet; thence South 89°32' East 255.5 feet;  
thence North 48°24' East 31.8 feet; thence South 123.0 feet to the place of beginning.

SUBJECT TO reservations contained in deed recorded under Auditor's No. 12802,  
to wit:

RESERVING to the grantors, their heirs and personal representatives, the right to  
use the following described real property:

Beginning at a point which bears North 89°45' West 57.2 feet from the said true point of beginning (as  
described in Deed No. 12802);  
thence North 89°45' West 35.0 feet; thence North 00°15' East 35.0 feet;  
thence South 89°45' East 35.0 feet; thence South 00°15' West 35.0 feet to the place of beginning.

ALSO RESERVING to the grantors, their heirs and personal representatives, an exclusive easement for  
ingress and egress over a strip of land 10 feet wide lying 5 feet on either side of a center line described as  
follows:

Beginning at a point on the westerly line of the above described tract (as described in Deed No. 12802)  
which bears North 24°53' East 140.0 feet from the most southwesterly corner of said tract; thence North  
61°40' East 430.0 feet;  
thence North 85°15' East 124.0 feet; thence South 73°15' East 137.0 feet more or less to a point on the  
easterly line of said tract, from which point the most southeasterly corner of said tract bears South 01°00'  
West 203.0 feet.

316A



Submit to County Treasurer of the county in which property is located.

MOBILE HOME  
REAL ESTATE EXCISE TAX AFFIDAVIT

Chapter 82.45 RCW  
Chapter 458-61A WAC

This form is your receipt when stamped by cashier.

FOR USE WHEN TRANSFERRING TITLE TO MOBILE HOME ONLY

PLEASE TYPE OR PRINT  
INCOMPLETE AFFIDAVITS WILL NOT BE ACCEPTED

REGISTERED  
OWNER

Name	William C Gerber		
Street	219 main P.O. Box 782		
City	WA.	99347	
	State	Zip Code	

LOCATION OF  
MOBILE HOME

Name	William C Gerber		
Street	277 2 <sup>nd</sup> Street		
City	WA	99347	
	State	Zip Code	
	208-750-6661		

NEW REGISTERED  
OWNER

Name	Doug Wessels Carolyn Fleming		
Street	2281 State Street		
City	WA	99347	
	State	Zip Code	

LEGAL OWNER

Name	Doug Wessels Carolyn Fleming		
Street	2281 State Street		
City	WA	99347	
	State	Zip Code	
	509-843-7341		

PERSONAL PROPERTY  
PARCEL or ACCOUNT NO. 1-054-68-003-2180-0000  
LIST ASSESSED VALUE(S): \$

REAL PROPERTY  
PARCEL or ACCOUNT NO.  
LIST ASSESSED VALUE(S): \$

MAKE	YEAR	MODEL	SIZE	SERIAL NO. or I.D.	REVENUE TAX CODE NO.
BILTM	1965				

Date of Sale	9-27-22
Taxable Sale Price	\$ 5,000.00
Excise Tax: State	\$ 555.00
Local	\$ 12.50
Delinquent Interest: State	\$
Local	\$
Delinquent Penalty	\$ 77.50
Subtotal	\$ 77.50
State Technology Fee	\$ 5.00
Affidavit Processing Fee	\$
Total Due	\$ 172.50
If exemption claimed, WAC number & title:	
WAC No. (Sec/Sub)	
WAC Title	
A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX.	

TREASURER'S CERTIFICATE

I hereby certify that property taxes due Garfield  
County on the mobile home described hereon have been paid to and  
including the year 2022  
9-27-22  
Date  
County Treasurer or Deputy

AFFIDAVIT

I certify under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

Signature of  
Grantor/Agent William C Gerber

Name (print) William C Gerber

Date and Place of Signing: 9-27-22

Signature of  
Grantee/Agent Doug Wessels + Carolyn Fleming  
Carolyn Fleming

Name (print) Doug Wessels

Date & Place of Signing: 9-27-22

If, in selling (or otherwise transferring ownership of) a mobile home which possesses a tax lien, the seller does not inform the buyer (new owner) of such a lien, the seller is guilty of deliberate deception as it applies to Fraud and/or Theft as defined in Title 9 and 9A RCW (RCW 9A.060, RCW 9A.56.010 (4d), and RCW 9A.56.020).

THIS SPACE - TREASURER'S USE ONLY

COUNTY TREASURER