

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.*

3813

☒ Check box if partial sale, indicate % 1/3 sold.

List percentage of ownership acquired next to each name.

1 Seller/Grantor

Name Henry B. Van Ausdile, as to his 1/3 interest

Mailing address 887 SE Mockingbird Dr

City/state/zip College Place, WA 99324

Phone (including area code) 509-520-5212

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

Name _____

Mailing address _____

City/state/zip _____

4 Street address of property NKA, 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) 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
Bandy Dechard 12.29.2022
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 Edgar Wynn Van Ausdile Signature Steven L Van Ausdile
Print name Edgar Wynn Van Ausdile Print name Steven L Van Ausdile

2 Buyer/Grantee

Name Steve Van Ausdile and E. Wynn Van Ausdile

Mailing address 1620 Gray Lynn Drive

City/state/zip Walla Walla, WA 99362

Phone (including area code) 509-520-4853

List all real and personal property tax parcel account numbers

2-011-42-031-2010

Personal property?

Assessed value(s)

☐

\$ 411,177.00

☐

\$ 0.00

☐

\$ 0.00

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

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

WAC number (section/subsection) _____

Reason for exemption _____

Type of document Statutory Warranty Deed

Date of document 12/28/2022

Gross selling price 115,000.00

*Personal property (deduct) 0.00

Exemption claimed (deduct) 0.00

Taxable selling price 115,000.00

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% 1,472.00

Total excise tax: state 1,472.00

0.0025 Local 287.50

*Delinquent interest: state 0.00

Local 0.00

*Delinquent penalty 0.00

Subtotal 1,759.50

*State technology fee 5.00

Affidavit processing fee 0.00

Total due 1,764.50 CK

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 Henry B Van Ausdile

Name (print) Henry B Van Ausdile

Date & city of signing 12/28/22 Dayton

Signature of grantee or agent Edgar Wynn Van Ausdile

Name (print) Edgar Wynn Van Ausdile

Date & city of signing 12/28/22 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.

Exhibit 'A'

Situated in the County of Garfield, State of Washington:

The West Half, and the Northwest Quarter of the Northeast Quarter in Section 31, Township 11 North, Range 42 E.W.M.

SAVE AND EXCEPT: That part of Section 31 of Township 11 North, Range 42 East, Willamette Meridian, Garfield County, Washington, more particularly described as follows:

Commencing at the Northeast corner of the Northwest Quarter of said Section 31; thence South $70^{\circ}13'46''$ West, 1130.54 feet to the TRUE PLACE OF BEGINNING; thence South $17^{\circ}36'$ West, 160.40 feet to a point on the East right-of-way line of the County Road; thence South $15^{\circ}48'$ West along said right-of-way line 37.44 feet; thence South $32^{\circ}48'$ East, 87.96 feet; thence South $36^{\circ}24'$ West, 60.65 feet; thence South $55^{\circ}10'$ East, 286.03 feet; thence South $66^{\circ}20'$ East, 371.36 feet; thence South $55^{\circ}26'$ East 320.21 feet; thence South $33^{\circ}08'$ East, 217.70 feet; thence South $34^{\circ}00'$ East, 271.54 feet; thence South $10^{\circ}29'$ East, 122.47 feet to a point on an existing property line referred to in a Property Line Agreement filed in Garfield County as File No. 2646; thence North $82^{\circ}52'$ East along said property line 494.12 feet; thence North $11^{\circ}22'$ West, 362.70 feet; thence North $31^{\circ}56'$ West, 185.72 feet; thence North $55^{\circ}09'$ West, 146.12 feet; thence North $44^{\circ}27'$ West 487.06 feet ; thence North $74^{\circ}32'$ West, 482.05 feet; thence North $68^{\circ}39'$ West, 220.59 feet; thence North $66^{\circ}32'$ West, 298.91 feet to the true place of beginning.

A bearing of North/South was assumed between the fence corners at the Northwest and Southwest corners of Section 31.

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

3814

Only for sales in a single location code on or after July 1, 2022.
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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 Sherry Greenup

Mailing address 359 7th St.

City/state/zip Pomeroy, WA 99347

Phone (including area code) 208-503-0222

2 Buyer/Grantee

Name Shane S. Namie and Emily M. Carstens Namie, husband and wife

Mailing address P.O. Box 655

City/state/zip Pomeroy, WA 99347

Phone (including area code) 509-230-5143

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

1-051-26-001-3230

Personal property?

☐

Assessed value(s)

\$ 61,175.00

☐

\$ 0.00

☐

\$ 0.00

4 Street address of property 359 7th 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 Dan Lockard

Date 1.3.2022

(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 _____

Signature _____

Print name _____

Print name _____

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

Signature of grantor or agent Sherry Greenup

Name (print) Sherry Greenup

Date & city of signing 12/28/22 Dayton, WA

Signature of grantee or agent Shane S. Namie

Name (print) Shane S. Namie

Date & city of signing 12/29/22 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)).

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Exhibit 'A'

Situated in the County of Garfield, State of Washington:

That part of Lot 1 in Block 26 of Wilson's Addition to the City of Pomeroy lying between the North 125 feet thereof, and that part thereof lying southerly of a line beginning at a point northerly 80 feet from the Southwest corner of Lot E of Darby's Addition to said City of Pomeroy on the East line of 7th Street, and extending easterly at a right angle to said 7th Street to the easterly line of said Lot 1.

3814

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

Only for sales in a single location code on or after January 1, 2023.
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☐ Check box if partial sale, indicate % _____ sold.

List percentage of ownership acquired next to each name.

1 Seller/Grantor

Name JOHN R. HENRY

Mailing address PO Box 164

City/state/zip Pomeroy, WA 99347

Phone (including area code) 509-843-1324

2 Buyer/Grantee

Name SHANNON EILEEN HENRY

Mailing address PO Box 164

City/state/zip Pomeroy, WA 99347

Phone (including area code) (509) 843-1324

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

10501400524000000

Personal
property?

☐

Assessed
value(s)

\$ 167,900.00

☐

\$ 0.00

☐

\$ 0.00

4 Street address of property 884 Columbia St., Pomeroy, WA 99347

This property is located in Select Location

(for unincorporated locations please select your county)

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

Lot 5 and the East 40 feet of Lot 4 in Block 14 of the Original Town of the City of Pomeroy, Garfield County, WA.

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.

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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 John R. Henry

Name (print) John R. Henry

Date & city of signing 1/5/23 Pomeroy

Signature of grantee or agent Shannon Eileen Henry

Name (print) Eileen Henry

Date & city of signing 1/5/23 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)).

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

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3816

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

List percentage of ownership acquired next to each name.

1 Seller/Grantor

Name Mary M. Shoenheider, Trustee for Disclaimer Trust under the Will of Kenneth O. Miller

Mailing address 366 E. Beach St.

City/state/zip Watsonville, CA 95076

Phone (including area code) 641-829-3144

2 Buyer/Grantee

Name Loren D. Koller and Kathleen R. Koller, Trustees, or their success in interest, of the Loren and Kathleen Koller Living Trust

Mailing address 4455 W. Deer Flat Rd

City/state/zip Kuna, ID 83634-5220

Phone (including area code) 541-829-3164

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>2-012-42-032-1000</u>	<input type="checkbox"/>	<u>\$ 184,743.00</u>
<u>2-012-42-032-2000</u>	<input type="checkbox"/>	<u>\$ 130,948.00</u>
	<input type="checkbox"/>	<u>\$ 0.00</u>

4 Street address of property NKA, 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
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 Bandy Lockard Date 1-5-2023

(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.

(a) NEW OWNER(S) SIGNATURE
Signature Loren D. Koller, Trustee Signature Kathleen R. Koller, Trustee
Print name Loren Koller, Trustee Print name Kathleen Koller, Trustee

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

WAC number (section/subsection) _____

Reason for exemption _____

Type of document	<u>Statutory Warranty Deed</u>
Date of document	<u>12/29/22</u>
Gross selling price	<u>470,000.00</u>
*Personal property (deduct)	<u>0.00</u>
Exemption claimed (deduct)	<u>0.00</u>
Taxable selling price	<u>470,000.00</u>
Excise tax: state	
Less than \$500,000.01 at 1.1%	<u>0.00</u>
From \$500,000.01 to \$1,500,000 at 1.28%	<u>0.00</u>
From \$1,500,000.01 to \$3,000,000 at 2.75%	<u>0.00</u>
Above \$3,000,000 at 3%	<u>0.00</u>
Agricultural and timberland at 1.28%	<u>6,016.00</u>
Total excise tax: state	<u>6,016.00</u>
0.0025 Local	<u>1,175.00</u>
*Delinquent interest: state	<u>0.00</u>
Local	<u>0.00</u>
*Delinquent penalty	<u>0.00</u>
Subtotal	<u>7,191.00</u>
*State technology fee	<u>5.00</u>
Affidavit processing fee	<u>0.00</u>
Total due	<u>7,196.00</u>

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

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

Signature of grantor or agent _____

Name (print) Mary M. Shoenheider, Trustee

Date & city of signing 1/5/2023 Pomeroy WA

Signature of grantee or agent _____

Name (print) Loren Koller, trustee or Kathleen Koller, trustee

Date & city of signing 12-30-2022, Kuna, Idaho

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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THIS SPACE TREASURER'S USE ONLY
JAN 05 2023

COUNTY TREASURER

3816

TERESA SUMMERS
GARFIELD COUNTY TREASURER

Exhibit 'A'

Situated in the County of Garfield, State of Washington:

The North Half of Section 32 in Township 12 North of Range 42 East, Willamette Meridian.

SAVE AND EXCEPT that part of the Southeast Quarter of the Northeast Quarter of said Section 32, more particularly described as follows: Beginning on the East line of said Section 32, at a point 143 feet North of the one quarter corner on the East line of said Section 32; thence West for 400 feet; thence North 400 feet; thence East 400 feet; thence South along the East line of said Section 32 for 400 feet to the place of beginning.

ALSO SAVE AND EXCEPT that part of the Southeast Quarter of the Northeast Quarter of said Section 32, more particularly described as follows: Beginning at the Southeast corner of the Northeast Quarter of said Section 32; thence Westerly along the South line of said Northeast quarter to a point of intersection with the North right of way line of the existing County Road; thence Northwesterly along said right of way line 200.7 feet; thence North $00^{\circ}01'$ West 383.9 feet; thence North $89^{\circ}59'$ East 400 feet; thence South $00^{\circ}01'$ East 400.0 feet; thence North $89^{\circ}59'$ East 400.0 feet to a point of intersection with the East line of said Section 32; thence South $00^{\circ}01'$ East 143.0 feet to the place of beginning.

ALSO SAVE AND EXCEPT that part of the Southwest quarter of the Northeast quarter of Section 32, more particularly described as follows: Commencing at the Southwest corner of the Northeast quarter of said Section 32; thence East along the South line of said Southwest quarter of the Northeast quarter 260 feet, more or less, to the intersection of said South line with the West right of way line of 23rd Street and the True Point of Beginning; thence North 165 feet; thence West 264 feet; thence South 165 feet to a point on the South line of said Southwest quarter of the Northeast quarter; thence East 264 feet along said South line to the place of beginning.

ALSO SAVE AND EXCEPT that part of the Southwest quarter of the Northeast quarter of Section 32, more particularly described as follows: Beginning at a point on the South line of said Southwest quarter of the Northeast quarter that is 307.9 feet East of the Southwest corner thereof; thence South $89^{\circ}45'$ East 600 feet; thence North $00^{\circ}15'$ East 400 feet, more or less, to a point on the Southwesterly right of way line of Mayview Road; thence North $89^{\circ}45'$ West 600 feet; thence South $00^{\circ}15'$ West 400 feet, more or less, to the place of beginning.

ALSO SAVE AND EXCEPT that part of the Southeast quarter of the Northwest quarter of Section 32, more particularly described as follows: Beginning at the center of said Section 32, said point being a stone monument marked with an "X" set in concrete; thence along the South line of said Southeast quarter of the Northwest quarter, North $89^{\circ}42'$ West 100.0 feet; thence North $00^{\circ}18'$ East 100.0 feet; thence South $89^{\circ}42'$ East 100.00 feet thence South $00^{\circ}18'$ West 100.0 feet to the place of beginning.

381b

Department of
Revenue
Washington State
Form 84 0001a

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 David Vaughn Wilson
Theresa Faye Wilson
Mailing address PO Box 162
City/state/zip Clarkston WA 99403
Phone (including area code) 5093204066

2 Buyer/Grantee

Name Bellas Adventures, LLC
Mailing address 1413 Desert Springs Ave
City/state/zip Richland, WA 99352
Phone (including area code) 5097273315

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

Name _____
Mailing address _____
City/state/zip _____

List all real and personal property tax parcel account numbers	Personal property?	Assessed value(s)
2-013-42-001-2000-0000	<input type="checkbox"/>	\$ 169,069.00
	<input type="checkbox"/>	
	<input type="checkbox"/>	\$ 0.00

4 Street address of property 97 Mayview Road, Pomeroy, WA

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 legal

5 83 - Agriculture classified under current use chap

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 David Peckard Date 1.5.2023

(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 David Vaughn Wilson Signature Bellas Adventures, LLC
Print name David Vaughn Wilson Print name Bellas Adventures, LLC

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

Signature of grantor or agent David Vaughn Wilson
Name (print) David Vaughn Wilson
Date & city of signing 01/04/23, Clarkston, WA

Signature of grantee or agent Bellas Adventures, LLC
Name (print) Bellas Adventures, LLC
Date & city of signing 01/04/23, Clarkston, WA

If claiming an exemption, list WAC number and reason for exemption.
WAC number (section/subsection) _____
Reason for exemption _____

Type of document	<u>Statutory Warranty Deed</u>
Date of document	<u>01/03/2023</u>
Gross selling price	<u>490,000.00</u>
*Personal property (deduct)	<u>0.00</u>
Exemption claimed (deduct)	<u>0.00</u>
Taxable selling price	<u>490,000.00</u>
Excise tax: state	
Less than \$500,000.01 at 1.1%	<u>0.00</u>
From \$500,000.01 to \$1,500,000 at 1.28%	<u>0.00</u>
From \$1,500,000.01 to \$3,000,000 at 2.75%	<u>0.00</u>
Above \$3,000,000 at 3%	<u>0.00</u>
Agricultural and timberland at 1.28%	<u>6,272.00</u>
Total excise tax: state	<u>6,272.00</u>
0.0025 Local	<u>1,225.00</u>
*Delinquent interest: state	<u>0.00</u>
Local	<u>0.00</u>
*Delinquent penalty	<u>0.00</u>
Subtotal	<u>7,497.00</u>
*State technology fee	<u>5.00</u>
Affidavit processing fee	<u>0.00</u>
Total due	<u>7,502.00</u>

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

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

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THIS SPACE TREASURER'S USE ONLY
PATD
JAN 05 2023

TERESA SUMMERS
GARFIELD COUNTY TREASURER

Legal Description for 97 Mayview City Rd.,
Pomeroy, WA 99347-9629

EXHIBIT "A"

623100

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

In Township 13 North, Range 42 E.W.M.

A tract of land situate within Section 1, Survey of which was recorded June 1, 2021 as Auditor's No. 20210317, and more particularly described as follows:

Commencing at the Northeast corner of said Section 1 (North 88°05'54" East 5363.52 feet from the Northwest corner of said Section and North 00°43'41" East 5369.55 feet, from the Southeast corner of said Section)
thence South 68°24'48" West 2466.36 feet, to a point on the centerline of Casey Creek Road and the True Point of Beginning;
thence South 73°26'18" West 379.79 feet, leaving said centerline;
thence South 02°02'32" East 1447.77 feet;
thence South 37°14'23" East 1178.94 feet;
thence South 04°48'17" East 747.57 feet;
thence South 42°56'07" East 532.71 feet;
thence South 64°01'00" East 207.12 feet;
thence North 72°46'54" East 214.92 feet;
thence South 25°07'31" East 95.83 feet;
thence South 16°21'13" West 122.78 feet;
thence South 05°18'03" West 63.60 feet;
thence South 17°46'25" East 49.07 feet;
thence South 51°20'04" East 117.47 feet;
thence South 47°30'32" East 112.75 feet;
thence South 73°55'45" East 74.47 feet;
thence North 69°50'44" East 119.57 feet;
thence South 57°36'35" East 228.49 feet;
thence South 21°19'37" East 158.68 feet, to a point on the East Lynn Road centerline (said point lies North 76°27'28" West 393.59 feet from the Southeast corner of said Section 1);
thence northeasterly along said road centerline, to the centerline of the Kirby-Mayview Road; thence northwesterly along said road centerline to its junction with the Casey Creek Road; thence northwesterly along the centerline of Casey Creek Road, to the place of beginning.

EXCEPT public road rights of way.

3817

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 Zachary Grumbles
Emily Grumbles (formerly Emily Greninger)
Mailing address 304 East Nobes Road, Apt 112
City/state/zip York, NE 68467
Phone (including area code) 25388304498

2 Buyer/Grantee

Name Wyatt Keller, Asusena Arteaga, Bennie W. Keller, II and Kristina L. Keller
Mailing address PO Box 882
City/state/zip Pomeroy, WA 99347
Phone (including area code) 5098437870

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)
1-070-36-053-4060-0000	<input type="checkbox"/>	\$ 237,000.00
	<input type="checkbox"/>	\$ 0.00
	<input type="checkbox"/>	\$ 0.00

4 Street address of property 34 Wheatland Drive, Pomeroy, WA

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 legal

5 11 - Household, single family units

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

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

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

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

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

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

If any answers are yes, complete as instructed below.

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

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

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

Deputy assessor signature [Signature] Date 1-6-23

(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)

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

(3) NEW OWNER(S) SIGNATURE

Signature _____ Print name _____
Signature _____ Print name _____

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

Signature of grantor or agent [Signature]
Name (print) Zachary Grumbles
Date & city of signing 12/8/2022, Clarkston, WA

Signature of grantee or agent [Signature]
Name (print) Wyatt Keller
Date & city of signing 12/6/2023, Clarkston, 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)).

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THIS SPACE TREASURER'S USE ONLY
PAID
JAN 06 2023

COUNTY TREASURER

TERESA SUMMERS
GARFIELD COUNTY TREASURER

EXHIBIT "A"

626072

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

That part of the Northwest quarter of the Southeast quarter of Section 36, more particularly described as follows:

Commencing at the Northeast corner of said Northwest quarter of the Southeast quarter; thence North 89°50'56" West along the North line of said Northwest quarter of the Southeast quarter a distance of 1266.66 feet; thence South 00°17'23" West 342.26 feet to a point on the North right of way line of US Highway 12; thence along said right of way line South 85°16'00" East 283.59 to the True Place of Beginning; thence continue along said right of way line 20.26 feet to a point of curve; thence continue along said right of way line around a curve to the right with a radius of 2915.00 feet for a distance of 224.92 feet (chord bears South 83°03'24" East 224.85 feet) (record Survey is 223.91 feet); thence North 03°24'00" East 216.61 feet to a point on a curve; thence deflect left around a curve to the left with a radius of 1000.00 for a distance of 81.32 feet (chord bears North 87°22'23" West 81.06 feet); thence North 89°42'37" West 155.35 feet; thence South 05°51'14" West 192.88 feet to the place of beginning.

TOGETHER WITH a non-exclusive easement 30 feet in width for ingress and egress over and across the West 50 feet of said Northwest quarter of the Southeast quarter of Section 36 lying North of U.S. Highway 12, as described in document recorded February 24, 2012 as Garfield County Auditor's No. 20120077.

SUBJECT TO, BUT TOGETHER WITH, an easement for ingress, egress and utilities lying 10.00 feet on each side of the following described centerline: Commencing at the place of beginning of above described tract; thence North 89°50'56" West along the North line of said Northwest quarter of the Southeast quarter a distance of 547.64 feet; thence South 00°17'23" West 172.26 feet to the True Place of Beginning; thence South 89°42'37" East 456.79 feet to a point of curve; thence around a curve to the right with a radius of 1000.00 feet for a distance of 81.32 feet to the terminus of the above described centerline.



Form 84 0001a

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

Only for sales in a single location code on or after January 1, 2023.
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 ROBERT JOHN GOVIG, a married person as his separate property

Mailing address 11450 SW Toulouse St. Apt 204

City/state/zip Wilsonville, OR 97070

Phone (including area code) 503-739-3417

2 Buyer/Grantee

Name KUM JA GOVIG, a married person as her separate property

Mailing address 2107 Villard St

City/state/zip Pomeroy, WA 99347

Phone (including area code) 1-509-843-7896

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

1-070-32-027-1150

Personal property?

☐

Assessed value(s)

\$ 81,450.00

☐

\$ 0.00

☐

\$ 0.00

4 Street address of property 2107 Villard 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.

Bardie Lockard 1.13.2023
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 [Signature]

Name (print) Robert John Govig

Date & city of signing 1/12/23 Pomeroy, WA

Signature of grantee or agent [Signature]

Name (print) Kum Ja Govig

Date & city of signing 1/12/23 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 (09/08/22)

THIS SPACE TREASURER'S USE ONLY
PAID
JAN 13 2023

COUNTY TREASURER

3819

TEREASA SUMMERS
GARFIELD COUNTY TREASURER

Print on legal size paper.
Page 1 of 6

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

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

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

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

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

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

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

Signature

Firm Name

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

Grantor (seller) gifts equity valued at \$ 81,450.00 to grantee (buyer).

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

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

A. Gifts with consideration

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

B. Gifts without consideration

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

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

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

Grantor's Signature

Date

Grantee's Signature

Date

Robert John Govig

Grantor's Name (print)

Kum Ja Govig

Grantee's Name (print)

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

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

Exchange Facilitator's Signature

Date

Exchange Facilitator's Name (print)

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

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	Jean P. Cook	2 BUYER GRANTEE	Name	Nancy M. Saylor
	Mailing Address	PO Box 784		Mailing Address	7301 NE 175th St #313
	City/State/Zip	Pomeroy, WA 99347		City/State/Zip	Kenmore, WA 98028
	Phone No. (including area code)	(509) 843-7420		Phone No. (including area code)	(425) 780-3602
3	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		List assessed value(s)
	Name	Nancy M. Saylor and Brent A. Rowley	1053060041030000 <input type="checkbox"/>		77250.00
	Mailing Address	7301 NE 175th St #313	<input type="checkbox"/>		0.00
	City/State/Zip	Kenmore, WA 98028	<input type="checkbox"/>		0.00
	Phone No. (including area code)	(425) 780-3602	<input type="checkbox"/>		0.00

4 Street address of property: 1630 Columbia 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)

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

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

6 YES NO

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

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

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

If any answers are yes, complete as instructed below.

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

This land ☐ does ☒ does not qualify for continuance.

DEPUTY ASSESSOR

DATE

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

(3) NEW OWNER(S) SIGNATURE

PRINT NAME

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

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

WAC No. (Section/Subsection)

Reason for exemption

Type of Document Statutory Warranty Deed

Date of Document 1/3/2023

Gross Selling Price \$	177,834.00
Personal Property (deduct) \$	0.00
Exemption Claimed (deduct) \$	0.00
Taxable Selling Price \$	177,834.00
Excise Tax: State	
Less than \$500,000.01 at 1.1% \$	1,956.17
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 \$	1,956.17
0.0025 Local \$	444.59
*Delinquent Interest: State \$	0.00
Local \$	0.00
*Delinquent Penalty \$	0.00
Subtotal \$	2,400.76
*State Technology Fee \$	5.00
*Affidavit Processing Fee \$	0.00
Total Due \$	2,405.76

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) Jean P. Cook

Date & city of signing 1/4/2023 Clarkston

Signature of
Grantee or Grantee's Agent

Name (print) Nancy M. Saylor

Date & city of signing 1/3/2023 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. 627590

Exhibit 'A'

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

Lot 4, and that part of Lot 7 lying North of the center line of Pataha Creek, in Block 6 of Mulkey's Addition to the City of Pomeroy.

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 William B. Ruchert and Marcia K. Ruchert

Mailing address P.O. Box 161

City/state/zip Pomeroy, WA 99347

Phone (including area code) 509-295-1541

2 Buyer/Grantee

Name Trisha K. Gwinn, Rachel R. Gwinn and Mary Katherine Magill, each a married person as their sole and separate property, undivided 1/3 each

Mailing address 356 E Lynn Gulch

City/state/zip Pomeroy WA 99347

Phone (including area code) 509-295-1541

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

Name Rachel R. Gwinn

Mailing address 356 E. Lynn Gulch

City/state/zip Pomeroy WA 99347

List all real and personal property tax parcel account numbers

2-009-42-004-2090

2-068-01-002-1010

Personal property?

Assessed value(s)

☐ \$ 177,951.00

☐ \$ 8,189.00

☐ \$ 0.00

4 Street address of property Bakers Pond

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 19 - Vacation and cabin

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 Brenda Hockard Date 1.13.2023

(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 Trisha K. Gwinn Signature Rachel R. Gwinn
Print name Trisha K. Gwinn Print name Rachel R. Gwinn

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

Signature of grantor or agent Marcia K. Ruchert

Name (print) Marcia K. Ruchert

Date & city of signing 1-11-23 - Pomeroy, WA

Signature of grantee or agent Rachel R. Gwinn

Name (print) Rachel R. Gwinn

Date & city of signing 1-11-23 - 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)).

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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 deeded transfers and Form REV 84 0001B for controlling interest transfers) for claims of tax exemption as provided below. Completion of this form is required for the types of real property transfers listed in numbers 1-3 below. Only the first page of this form needs original signatures.

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

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

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

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

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

Signature

Firm Name

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

Grantor (seller) gifts equity valued at \$ 250,000 - to grantee (buyer).

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

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

A. Gifts with consideration

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

B. Gifts without consideration

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

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

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

Marcia K. Ruchert 1-11-23
Grantor's Signature Date

Marcia K. Ruchert
Grantor's Name (print)

Bachel Gwin 1-11-23
Grantee's Signature Date
Bachel Gwin Trisha K. Gwin
Grantee's Name (print)

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

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

Exchange Facilitator's Signature

Date

Exchange Facilitator's Name (print)

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REV 84 0002ea (3/25/21)

PAID
JAN 18 2023

TERESA GUNTERS
GARFIELD COUNTY TREASURER

COUNTY TREASURER

3821

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

Only for sales in a single location code on or after January 1, 2023.
This affidavit will not be accepted unless all areas on all pages are fully and accurately completed.
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☐ Check box if partial sale, indicate % _____ sold.

List percentage of ownership acquired next to each name.

1 Seller/Grantor

Name Jason Taulbee, a single person

Mailing Address PO Box 550

City/State/Zip Clarkston, WA 99403

Phone No. (including area code) (208) 305-4904

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

Name Exodus Properties, LLC

Mailing Address 5201 Trayton Blvd NW #153

City/State/Zip Tracyton, WA 98393

2 Buyer/Grantee

Name Exodus Properties, LLC, a Washington limited liability company

Mailing Address 5201 Trayton Blvd NW #153

City/State/Zip Tracyton, WA 98393

Phone No. (including area code) (360) 528-7185

List all real and personal property tax
parcel account numbers

Personal
property?

Assessed
value(s)

20104203520150000

☐

18,216

☐

☐

4 Street address of property: NNA 20104203520150000, Pomeroy, WA 99347

Allen Land Tax Co

The 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)

Situated in the State of Washington, County of Garfield,
In Township 10 North, Range 42 E.W.M.

That part of the South 330 feet of the North 660 feet of the northwest quarter of Section 25, lying westerly of Pataha Creek.

5 Land use code: 91 - Undeveloped Land (land only) 19 - Cabin?

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

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 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

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This land ☐ does ☒ does not qualify for
continuation

Deputy assessor signature

1-18-2023
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

Signature of grantor or agent

Name (print) Jason Taulbee

Date & city of signing: 1/12/2023 7:06 PM CST

Signature of grantee or agent

Name (print) Dan Smart, Member

Date & city of signing: 1/13/22 ML

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