

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

3829

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 William C. Gerber

Mailing address PO Box 782

City/state/zip Pomeroy, WA 99347

Phone (including area code) 2087506661

**2 Buyer/Grantee**

Name Jacqueline Tuma

Mailing address PO Box 1002

City/state/zip Pomeroy, WA 99347

Phone (including area code) 3609095106

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

Name Jacqueline Tuma

Mailing address PO Box 1002

City/state/zip Pomeroy, WA 99347

List all real and personal property tax  
parcel account numbers

Personal  
property?

Assessed  
value(s)

10520200911500000

☐

\$ 58,175.00

☐

\$ 0.00

☐

\$ 0.00

**4** Street address of property 1365 Columbia Street, 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).

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

Lot 9 in Block 2 of Pomeroy's Addition to the City of Pomeroy.

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

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

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

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

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

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

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

If any answers are yes, complete as instructed below.

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

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

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

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

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 William C. Gerber

Name (print) William C. Gerber

Date & city of signing 2/24/2023 Clarkston, WA

Signature of grantee or agent Jacqueline Tuma

Name (print) Jacqueline Tuma

Date & city of signing 2/24/2023 Clarkston, WA

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 2/23/2023

Gross selling price 155,000.00

\*Personal property (deduct) 0.00

Exemption claimed (deduct) 0.00

Taxable selling price 155,000.00

Excise tax: state

Less than \$525,000.01 at 1.1% 1,705.00

From \$525,000.01 to \$1,525,000 at 1.28% 0.00

From \$1,525,000.01 to \$3,025,000 at 2.75% 0.00

Above \$3,025,000 at 3% 0.00

Agricultural and timberland at 1.28% 0.00

Total excise tax: state 1,705.00

0.0025 Local 387.50

\*Delinquent interest: state 0.00

Local 0.00

\*Delinquent penalty 0.00

Subtotal 2,092.50

\*State technology fee 5.00

Affidavit processing fee 0.00

Total due 2,097.50

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)).

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.



## 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 Exodus Properties LLC, a Washington Limited Liability CompanyMailing address P.O. Box 153City/state/zip Tracyton, WA 98393Phone (including area code) 360-362-3722

## 2 Buyer/Grantee

Name Jeffrey L Westcott and Tamara J Westcott, husband and wifeMailing address 3401 Tennessee Walker Ave.City/state/zip West Richland, WA 99353Phone (including area code) 509-531-77583 Send all property tax correspondence to: ☐ Same as Buyer/GranteeName Jeffrey L Westcott and Tamara J WestcottMailing address 3401 Tennessee Walker Ave.City/state/zip West Richland, WA 99353List all real and personal property tax  
parcel account numbers  
2-010-42-035-2015Personal  
property?Assessed  
values  
\$18,216.00

## 4 Street address of property:

3 TBD Pataha Creek Road, Pomeroy, WA 99347

Tax Area Code:

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).

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.

THAT PART OF THE SOUTH 330 FEET OF THE NORTH 660 FEET OF THE NORTHWEST QUARTER OF SECTION 35, LYING WESTERLY OF PATAHA CREEK.

SUBJECT TO AND TOGETHER WITH A NON-EXCLUSIVE EASEMENT OVER AND ACROSS EXISTING ROADS ON THIS AND ADJOINING PROPERTIES FOR INGRESS, EGRESS, AND UTILITY PURPOSES AS DESCRIBED IN DOCUMENT RECORDED AS GARFIELD COUNTY AUDITOR'S NO. 87235.

## 5 Select Land Use Code(s):

9/

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

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 continuanceDeputy assessor signature [Signature] Date 3-1-23

## (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 \_\_\_\_\_

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

none

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

2/17/2023Gross selling price \$75,000.00

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

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

Taxable selling price \$75,000.00Excise tax: state \$825.00Less than \$525,000.01 at 1.1% \$825.00From \$525,000.01 to \$1,525,000 at 1.28% \$0.00From \$1,525,000.01 to \$3,025,000 at 2.75% \$0.00Above \$3,025,000 at 3% \$0.00Agricultural and timberland at 1.28% \$0.00Total excise tax: state \$0.00Local \$187.50\*Delinquent interest: state \$0.00

Local \_\_\_\_\_

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

Subtotal \$1,012.50\*State technology fee \$5.00

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

Total due \$1,017.50A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX W

\*SEE INSTRUCTIONS

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

Signature of Grantor or Agent [Signature]Name (print) Exodus Properties LLCDate & city of signing: 2-24-2023 Kennewick

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 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.02.080 and RCW 9A.20.021(1)(c)).

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

Only for sales in a single location code on or after July 1, 2022.  
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3831

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

List percentage of ownership acquired next to each name.

**1 Seller/Grantor**

Name Janice E. Haase, Deceased

Mailing address 19 Firemans Canyon

City/state/zip Pomeroy, WA 99347

Phone (including area code) (509) 843-1768

**2 Buyer/Grantee**

Name Herbert Haase, an unmarried person

Mailing address 19 Firemans Canyon

City/state/zip Pomeroy, WA 99347

Phone (including area code) (509) 843-1768

**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)

2-010-42-033-5025-0000

☐

\$ 76,782.00

☐

\$ 0.00

☐

\$ 0.00

**4** Street address of property 19 Firemans Canyon

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 Exhibit A attached hereto.

**5**

☒ 1 - 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)**

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This land: ☐ does ☒ does not qualify for

continuation.

Brandon Lockwood  
Deputy assessor signature

3.2.2023  
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 \_\_\_\_\_

**7**

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

n/a

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

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

Reason for exemption

Inheritance - CPA

Type of document CPA dated 10/22/18 and Death Certificate 1/10/21

Date of document 10/22/18 and 1/10/21

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 Herbert Haase

Name (print) Herbert Haase, Successor in Interest

Date & city of signing Pomeroy, WA February 15, 2023

Signature of grantee or agent Herbert Haase

Name (print) Herbert Haase

Date & city of signing Pomeroy, WA February 15, 2023

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 \$50,000, 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**  
MAR 02 2023  
TEREASA SUMMERS  
GARFIELD COUNTY TREASURER

3831

Real property located at 19 Firemans Canyon, Pomeroy, Garfield County, Washington, and more particularly described as follows:

That part of the Southeast Quarter of Section 33 of Township 10 North, Range 42 East, W.M., Garfield County, Washington, more particularly described as follows:

Commencing at the Southeast corner of said Section 33; thence West along the South line of said Section 33 a distance of 2534.10 feet; thence North 1309.34 feet to a point previously described as being 1309.34 feet North and 175.00 feet East of the Southwest corner of said Southeast Quarter; thence East a distance of 167.80 feet; thence South a distance of 295.00 feet; thence West 148.79 feet to the true place of beginning; thence S.53°18'E., 375.86 feet to a point on the centerline of an existing road, thence S.23°09'30"W, along said centerline a distance of 84.11 feet to a point of curve; thence continue along said centerline around a curve to the left with a radius of 669.46 feet for a distance of 73.57 feet; thence N.57°45'W., 174.27 feet; thence N.19°00'W., 294.08 feet to the true place of beginning.

RESERVING therefrom the Easterly 25.0 feet more or less for road purposes.

SUBJECT to easements of record.

Basis of Bearings - Legal descriptions of record.

APN 2-010-42-033-5025-0000

EXHIBIT A - 1

Creason, Moore, Dokken & Geidl, PLLC  
P.O. Drawer 835, Lewiston ID 83501  
(208)743-1516; Fax(208)746-2231

3831

# 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 Robert B. and Catherine A. Chalfant

Mailing address 260 15th St.

City/state/zip Pomeroy, WA 99347

Phone (including area code) 509-843-1396

## 2 Buyer/Grantee

Name Historic Kettle Building

Mailing address 850 Main St.

City/state/zip Pomeroy, WA 99347

Phone (including area code) 509-843-1396

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

Name \_\_\_\_\_

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

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

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

1-050-07-DD3-2150

## Personal property?

Assessed value(s)
<input type="checkbox"/> \$0.00 124,100
<input type="checkbox"/> \$ 0.00
<input type="checkbox"/> \$ 0.00

## 4 Street address of property 850 Main St.

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).

The West 17 feet 2 inches of the East 40 feet of Lot 3 in Block 7 of the Original Town, now City of Pomeroy.

Subject to agreements as to the ownership, maintenance and use of common walls appurtenant to said property.

Subject to easements, restrictions, covenants and reservations of public record or in apparent use.

## 5 61 - Finance, insurance, and real estate service

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.

Bond Lockard 3.2.2023  
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 X Catherine A. Chalfant

Name (print) Catherine A. Chalfant

✓Date & city of signing 2/2/2023 Pomeroy, WA

Signature of grantee or agent X Catherine Chalfant

Name (print) Catherine Chalfant

✓Date & city of signing 2/2/2023 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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3833

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

List percentage of ownership acquired next to each name.

## 1 Seller/Grantor

Name Joel Steele

Christy Steele

Mailing address 23 Grove Street

City/state/zip Pomeroy, WA 99347

Phone (including area code) 509-254-3878

## 2 Buyer/Grantee

Name Mavis N. Maxwell

Mailing address 191 High St

City/state/zip Pomeroy, WA 99347

Phone (including area code) 509-780-7832

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

Name Mavis N. Maxwell

Mailing address 191 High St

City/state/zip 509-780-7832 Pomeroy, WA 99347

List all real and personal property tax  
parcel account numbers

1-051-12-006-2240-0000

Personal  
property?

Assessed  
value(s)

☐

\$ 55,675.00

☐

\$ 0.00

☐

\$ 0.00

4 Street address of property 191 High Street, 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).

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

Lot 6 in Block 12 of Wilson's Addition to the City of Pomeroy.

5

11 - Household, single family units

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

(see back of last page for instructions)

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

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

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

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

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

If any answers are yes, complete as instructed below.

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

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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 Joel Steele

Name (print) Joel Steele

Date & city of signing 3/1/23 Clarkston, WA

Signature of grantee or agent Mavis N. Maxwell

Name (print) Mavis N. Maxwell

Date & city of signing 3/2/2023 Clarkston

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

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

THIS SPACE TREASURER'S USE ONLY  
**PAID**  
MAR 03 2023

3833

TERESA SUMMERS  
GARFIELD COUNTY TREASURER

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

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

3834

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

List percentage of ownership acquired next to each name.

1 Seller/Grantor

Name Paul Novotny, Trustee of The Kimble 1995 Revocable Living Trust

Mailing address P. O. Box 235

City/state/zip Imbler, OR 97841

Phone (including area code) (541) 786-4950

2 Buyer/Grantee

Name Paul V. Novotny, as his sole and separate property

Mailing address P. O. Box 235

City/state/zip Imbler, OR 97841

Phone (including area code) (541) 786-4950

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>2-068-01-001-1000</u>	<input type="checkbox"/>	<u>\$ 3,938.00</u>
<u>2-010-42-033-3070</u>	<input type="checkbox"/>	<u>\$ 61,425.00</u>
	<input type="checkbox"/>	<u>\$ 0.00</u>

4 Street address of property None

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 Exhibit A

5 19 Vacation & Cabin  
99 Other undeveloped land

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

Brenda Rockard 3.6.2023  
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.

Paul Novotny NEW OWNER(S) SIGNATURE

Paul Novotny Signature  
Print name Print name

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

None

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

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

Reason for exemption

Inheritance

Type of document Trustee's Deed

Date of document Feb 22, 2023

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 \$525,000.01 at 1.1%	0.00
From \$525,000.01 to \$1,525,000 at 1.28%	0.00
From \$1,525,000.01 to \$3,025,000 at 2.75%	0.00
Above \$3,025,000 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 Paul Novotny

Name (print) Paul Novotny, Trustee

Date & city of signing Imbler, OR February 22, 2023

Signature of grantee or agent Paul V. Novotny

Name (print) Paul V. Novotny

Date & city of signing Imbler, OR February 22, 2023

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 (01/17/23)

THIS SPACE TREASURER'S USE ONLY

MAR 06 2023

TEREASA SUMMERS  
GARFIELD COUNTY TREASURER

COUNTY ASSESSOR

Print on legal size paper.  
Page 2 of 6

3834

## EXHIBIT A

real property located in the County of Garfield, State of Washington, to-wit:

**Parcel 1:**

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

Lot 1 in Block 1 of Baker's Pond Addition, according to the recorded plat thereof.

SUBJECT to easements for roads and utilities

APN: 2-068-01-001-1000

**Parcel 2:**

That part of the Southeast quarter of Section 33 of Township 10 North, Range 42 East, W.M., Garfield County, Washington, more particularly described as follows:

Commencing at the Southeast corner of said Section 33; thence West along the South boundary line of said Section 33 for a distance of 509.11 feet; thence North 07°16'30" West for a distance of 221.90 feet to the true place of beginning; thence continue around a curve to the left with a radius of 304.43 feet for a distance of 64.38 feet; thence North 19°23'30" West for a distance of 368.22 feet; thence North 56°14'30" East for a distance of 260.62 feet to a point of curve; thence around a curve to the right with a radius of 160.98 feet for a distance of 30.84 feet to a point of reverse curve; thence around a curve to the left with a radius of 177.74 feet for a distance of 161.98 feet; thence North 15°00'00" East a distance of 33.06 feet to a point of curve; thence around a curve to the right with a radius of 115.01 feet for a distance of 76.99 feet; thence North 53°21'15" East a distance of 43.60 feet; thence South a distance of 793.59 feet; thence South 87°17'00" West a distance of 295.90 feet to the True Place of Beginning, contained 5.0 acres more or less. Reserving therefrom the Northerly and Westerly 25 feet more or less for road purposes.

APN: 2-010-42-033-3070

EXHIBIT A - 1

Creason, Moore, Dokken & Geidl, PLLC  
P.O. Drawer 835, Lewiston ID 83501  
(208)743-1516; Fax(208)746-2231

3834



# 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.*

3835

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

List percentage of ownership acquired next to each name.

## 1 Seller/Grantor

Name Jonathan P. Kelly

Kelly L. Kelly

Mailing address 11 Pataha Canyon Lane

City/state/zip Pomeroy WA 99347-8715

Phone (including area code) 509 751 7844

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

Name \_\_\_\_\_

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

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

4 Street address of property - none assigned in the Garfield County E-911 database;

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).

Abbreviated legal description: Pt. of SESE of Sec. 7, T11N, R43E;

5 91 - Undeveloped land (land only)

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.

[Signature] 3-8-23  
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) Jonathan P. Kelly  
Date & city of signing February 2023 - Pomeroy WA

Signature of grantee or agent [Signature]  
Name (print) William L. Evans  
Date & city of signing Feb 2023 - 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.

## Appendix A — Legal Description

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

In Township 11 North, Range 43 E.W.M.

That part of the South half of the Southeast quarter of Section 7, more particularly described as follows:

Commencing at the Northwest corner of the South half of the Southeast quarter of Section 7;  
thence South  $89^{\circ}39'54''$  East 1352 feet to the True Point of Beginning;  
thence South  $07^{\circ}45'00''$  East 139.00 feet;  
thence South  $02^{\circ}17'00''$  East 534.00 feet;  
thence South  $20^{\circ}50'00''$  East 687.37 feet;  
thence South  $89^{\circ}56'30''$  East 205.34 feet;  
thence North  $22^{\circ}16'30''$  West 738.94 feet;  
thence North  $01^{\circ}57'07''$  West 435.01 feet;  
thence North  $07^{\circ}12'35''$  West 229.51 feet;  
thence West 179.78 feet to the place of Beginning.

EXCEPT that part lying 10 feet west of the center course of Pataha Creek and North of the following described line:

Commencing at the point of beginning of the above described tract;  
thence East 179.78 feet;  
thence South  $07^{\circ}12'35''$  East 229.51 feet to the True Point of Beginning of said line;  
thence South  $80^{\circ}56'30''$  West to a point intersecting the West line of the above described tract and the point of terminus of said line.

# 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.  
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3836

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

List percentage of ownership acquired next to each name.

## 1 Seller/Grantor

Name William L. Evans

Mailing address 60 Pataha Canyon Lane

City/state/zip Pomeroy WA 99347-8715

Phone (including area code) 509 780 8253

## 2 Buyer/Grantee

Name Jonathan P. Kelly

Kelly L. Kelly

Mailing address 11 Pataha Canyon Lane

City/state/zip Pomeroy WA 99347-8715

Phone (including area code) 509 751 7844

## 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>2-011-43-007-4040</u>	<input type="checkbox"/>	<u>\$ 1,500.00</u>
<u>includes other property</u>	<input type="checkbox"/>	
	<input type="checkbox"/>	

## 4 Street address of property - none assigned in the Garfield County E-911 database;

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).

Abbreviated legal description: Pt. of SESE of Sec. 7, T11N, R43E;

## 5 91 - Undeveloped land (land only)

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.

[Signature] 3-8-23  
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]  
Signature Signature

Jonathan P. Kelly [Signature]  
Print name Print name

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

- None -

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

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

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

- ;

Type of document Warranty Deed

Date of document 2/24/23

Gross selling price	<u>1,500.00</u>
*Personal property (deduct)	<u>0.00</u>
Exemption claimed (deduct)	<u>0.00</u>
Taxable selling price	<u>1,500.00</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>19.20</u>
Total excise tax: state	<u>19.20</u>
0.0025 Local	<u>3.75</u>
*Delinquent interest: state	<u>0.00</u>
Local	<u>0.00</u>
*Delinquent penalty	<u>0.00</u>
Subtotal	<u>22.95</u>
*State technology fee	<u>5.00</u>
Affidavit processing fee	<u>0.00</u>
Total due	<u>27.95</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 [Signature]  
Name (print) William L. Evans  
Date & city of signing 24 February 2023 - Pomeroy WA

Signature of grantee or agent [Signature]  
Name (print) Jonathan P. Kelly  
Date & city of signing 24 Feb 2023 - 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 Relay Service by calling 711.

## Appendix A — Legal Description

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

In Township 11 North, Range 43 E.W.M.

That part of the Southeast quarter of the Southeast quarter of Section 7, more particularly described as follows:

Commencing at the North quarter corner of said Section 7, being marked by a brass cap monument;

thence South 20°54'40" East 3,595.58 feet (record bears South 20°52'59" East 3,595.05 feet) to a cottonwood tree;

thence South 23°36'36" East 665.25 feet (record bears South 23°41'05" East 666.13 feet) to a ½ inch iron pin set in an existing fence corner;

thence along said existing fence South 07°35'09" East 230.02 feet (South 07°12'35" East 229.51 feet) to a ½ inch iron pin;

thence along said existing fence line, North 80°56'30" East 157.74 feet to the to the True Point of Beginning;

thence continue North 80°56'30" East 209.18 feet to the West line of a 30 foot wide private road as described in Garfield County Auditor's Book of Deeds 41 at Page 479;

thence along said West line, South 20°45'08" East 104.07 feet to an existing fence line;

thence leaving said West line along said existing fence line, North 85°23'21" West 75.81 feet to a fence corner;

thence continue along said fence line, North 81°05'27" West 154.32 feet to a fence corner;

thence continue along said fence line, North 24°08'57" West 37.69 to the place of Beginning.

TOGETHER WITH a non-exclusive easement in perpetuity for ingress and egress over and across an existing road as granted by a document recorded July 23, 2008 as Garfield County Auditor's No. 20080411.

3836



# 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.

Form 84 0001a

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

List percentage of ownership acquired next to each name.

## 1 Seller/Grantor

Name Exodus Properties LLC, a Washington Limited Liability Company

Mailing address 5201 Tracyton Blvd. #153

City/state/zip Tracyton, WA 98393

Phone (including area code) 360-362-3722

## 2 Buyer/Grantee

Name Jorge Calderon, a single man

Mailing address 6214 Pimlico Dr

City/state/zip Pasco, WA 99301

Phone (including area code) 509-820-1613

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

Name Jorge Calderon

Mailing address 6214 Pimlico Dr

City/state/zip Pasco, WA 99301

List all real and personal property tax  
parcel account numbers  
2-010-42-035-3015

Personal  
property?

Assessed  
values

\$0.00  
\$25,800.00

4 Street address of property: 1 TBD Pataha Creek 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 you need more space, attach a separate sheet to each page of the affidavit).

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 330 FEET OF THE NORTH 990 FEET OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, AND THE SOUTH 330 FEET OF THE NORTH 990 FEET OF THE EAST 264 FEET OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35.

TOGETHER WITH BUT SUBJECT TO EASEMENTS FOR ACCESS AND UTILITIES OVER AND ACROSS EXISTING ROADS ON THIS AND OTHER PROPERTY.

## 5 Select Land Use Code(s):

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

If any answers are yes, complete as instructed below.

(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agricultural, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or 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 \_\_\_\_\_

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

none

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

2/13/2023

Gross selling price \$41,750.00

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

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

Taxable selling price \$41,750.00

Excise tax: state \$459.25

Less than \$525,000.01 at 1.1% \$459.25

From \$525,000.01 to \$1,525,000 at 1.28% \$0.00

From \$1,525,000.01 to \$3,025,000 at 2.75% \$0.00

Above \$3,025,000 at 3% \$0.00

Agricultural and timberland at 1.28% \$0.00

Total excise tax: state \$0.00

Local \$104.38

\*Delinquent interest: state \$0.00

Local \_\_\_\_\_

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

Subtotal \$563.63

\*State technology fee \$5.00

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

Total due \$568.63

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

\*SEE INSTRUCTIONS

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

## 8

Signature of Grantor or Agent \_\_\_\_\_

Signature of Grantee or Agent \_\_\_\_\_

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

Exodus Properties LLC

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

Jorge Calderon

Date & city of signing: 3-6-2023 Kennewick

Date & city of signing: 3-6-2023 Kennewick

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 five years, or by a fine in an amount fixed by the court of not more than \$10,000, or by both such confinement and fine (RCW 9A.72.030 and RCW 9A.20.021)(c)).

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

3838

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 GREGORY C. GILBERT and SANDRA L. GILBERT, husband and wife

Mailing address 234 Fairview Rd

City/state/zip Pomeroy, WA 99347

Phone (including area code) 509-751-7410

**2 Buyer/Grantee**

Name STEVEN L. VANAUSDLE and ROZANNE H. VANAUSDLE, Husband and wife

Mailing address 1620 Gray Lynn Dr.

City/state/zip Walla Walla, WA 99362

Phone (including area code) 509-520-4853

**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)

2-011-43-022-1000

☐

\$ 137,292.00

☐

\$ 0.00

☐

\$ 0.00

**4** Street address of property 234 Fairview Rd, 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).

Situated in the State of Washington, County of Garfield: The East half of the Northwest quarter of the Southwest quarter of the Northeast quarter, and the West half of the Northeast quarter of the Southwest quarter of the Northeast quarter of Section 22, Township 11 North, Range 43 East, Willamette Meridian.

**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 continuation.

Bandy Rockard 3-28-2023  
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**

Steven L. VanAusdle Rozanne H. VanAusdle  
Signature Signature  
STEVEN L. VANAUSDLE ROZANNE H. VANAUSDLE  
Print name Print name

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

Signature of grantor or agent Gregory C. Gilbert

Name (print) Gregory Gilbert or Sandra Gilbert

Date & city of signing 3/23/2023 Pomeroy WA

Signature of grantee or agent Steven VanAusdle

Name (print) Steven VanAusdle or Rozanne VanAusdle

Date & city of signing 03/22/2023 Dayton 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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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 Codie L. PhelpsName Amy R. PhelpsMailing address 1600 Quailridge WayCity/state/zip Bentonville, AR 72712Phone (including area code) 4052035156

## 2 Buyer/Grantee

Name Wayne G. RiehlName Hollis A. RiehleMailing address 1244 Hutchens Hill Road PO Box 109City/state/zip Pomeroy, WA 99347 Wilson Creek, WA 98860Phone (including area code) 50934524233 Send all property tax correspondence to: ☒ Same as Buyer/GranteeName Wayne G. RiehlName Hollis A. RiehleMailing address 1244 Hutchens Hill Road PO Box 109City/state/zip 1244 Hutchens Hill Road Wilson Creek, WA 98860

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

## Personal property?

## Assessed value(s)

20114203340000000

☐

\$ 299,735.00

☐

\$ 0.00

☐

\$ 0.00

4 Street address of property 1244 Hutchens Hill Road, Pomeroy, WA 99347This 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 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 ☐ NoIs this property predominately used for timber (as classified under RCW 84.34 and 84.33) or agriculture (as classified under RCW 84.34.020) and will continue in it's current use? If yes and the transfer involves multiple parcels with different classifications, complete the predominate use calculator (see instructions) ☐ Yes ☒ No6 Is this property designated as forest land per RCW 84.33? ☐ Yes ☒ NoIs this property classified as current use (open space, farm and agricultural, or timber) land per RCW 84.34? ☐ Yes ☒ NoIs this property receiving special valuation as historical property per RCW 84.26? ☐ Yes ☒ No

If any answers are yes, complete as instructed below.

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

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

This land: ☐ does ☒ does not qualify forDeputy assessor signature Bandy RockardDate 3.27.2023

## (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 \_\_\_\_\_

Signature \_\_\_\_\_

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

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

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

Signature of grantor or agent Codie L. PhelpsName (print) Codie L. PhelpsDate & city of signing 3/25/2023 ClarkstonSignature of grantee or agent Wayne G. RiehlName (print) Wayne G. RiehlDate & city of signing 3/27/23 Clarkston

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 (12/1/22)

THIS SPACE TREASURER'S USE ONLY  
**PAID**  
MAR 27 2023

COUNTY TREASURER

3839

Print on legal size paper.  
Page 1 of 6

TERESA SUMMERS  
GARFIELD COUNTY TREASURER

File No. 630460

**Exhibit 'A'**

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

In Township 11 North, Range 42 E.W.M.

That part of the Southeast quarter of the Southeast quarter of Section 33, more particularly described as follows:

Commencing at the quarter corner common to said Section 33 and Section 4, Township 10 North, Range 42 E.W.M., being a 5/8" rebar; thence on the Township line South 89°58'44" East 1479.40 feet to a point, being on the centerline of Hutchens Hill Road;  
thence North 01°52'56" East 30.00 feet to a 5/8" rebar being on the northerly right of  
of said road, and the True Point of Beginning;  
thence continuing North 01°52'56" East 223.64 feet;  
thence North 07°05'32" East 588.00 feet; thence South 89°58'44" East 243.60 feet; thence South 02°59'43" West 808.10 feet to a 5/8" rebar, being on the northerly right of way of Hutchens Hill Road;  
thence North 89°58'44" West 281.32 feet to the place of beginning.

EXCEPT public road right of way.

3839