



REAL ESTATE EXCISE TAX AFFIDAVIT

This form is your receipt when stamped by cashier.

PLEASE TYPE OR PRINT

CHAPTER 82.45 RCW - CHAPTER 458-61A WAC

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

(See back of last page for instructions)

Check box if partial sale of property

If multiple owners, list percentage of ownership next to name

Form sections 1, 2, and 3: Seller/Grantor (Jerry Smith) and Buyer/Grantee (Terry Beckner, Trishanne Beckner) information including names, addresses, and tax parcel details.

Section 4: Street address of property (Baker's Pond, Pomeroy, WA) and location details (Garfield County, unincorporated).

Section 5: Land Use Code (91 Undeveloped land) and exemption questions.

Section 6: Property designation questions (forest land, current use, special valuation).

(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...

This land [ ] does [X] does not qualify for continuance.

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

(3) OWNER(S) SIGNATURE PRINT NAME

Section 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

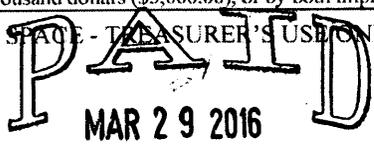
Type of Document Statutory Warranty Deed (SWD) Date of Document 03/16/16

Table with 2 columns: Description and Amount. Rows include Gross Selling Price (\$64,000.00), Excise Tax (State \$819.20, Local \$160.00), and Total Due (\$984.20).

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

Section 8: I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT. Signature of Grantor (Jerry Smith) and Grantee (Terry Beckner) with dates.

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)).



KAREN ROOSEVELT GARFIELD COUNTY TREASURER

The land referred to herein is situated in the State of Washington, County of Garfield and described as follows:  
That part of Government Lot 1 and the Southeast quarter of the Northeast quarter of Section 4, Township 9 North, Range 42 E.W.M., more particularly described as follows:  
Commencing at the Southeast corner of Section 33, Township 10 North, Range 42 E.W.M.; thence South 89°55'42" West, along the North line of said Section 4, a distance of 1118.20 feet, more or less, to the Northeast corner of said Section 4 and the True Point of Beginning;  
thence South 00°33'50" East along the East line of said Section 4, a distance of 2706.38 feet to the North line of that parcel deeded to Neil D. Zander in September 1971;  
thence North 33°49'17" West 814.72 feet; thence North 43°04'07" East 214.34 feet;  
thence North 26°16'41" East 146.35 feet; thence North 14°22'18" West 252.04;  
thence North 31°34'12" West 72.62 feet; thence North 72°03'19" East 130.54 feet;  
thence North 21°32'08" West 111.30 feet; thence North 32°49'16" West 311.84 feet;  
thence South 57°16'39" West 180.64 feet to the centerline of the Main Easement Road;  
thence South 45°29'20" West 91.19 feet; thence North 33°36'13" West 294.69 feet; thence North 88°13'02" West 61.00 feet; thence South 55°24'27" West 142.24 feet; thence South 63°42'04" West 86.39 feet; thence North 52°13'48" East 161.42 feet; thence North 38°43'55" East 115.48 feet; thence North 12°01'43" East 90.42 feet;  
thence North 89°55'42" West 130.11 feet to the East line of that parcel deeded to Donald Aubrey as Garfield Auditor's No. 5893; thence along said East line as follows,  
North 13°04'18" East 300.00 feet; thence South 89°55'42" East 120.00 feet;  
thence North 17°00'49" West 194.82 feet; thence North 03°07'48" East 180.37 feet, more or less, to the North line of said Section 4;  
thence South 89°55'42" East along said North line 683.15 feet, more or less, to the place of beginning.

TOGETHER with the access road easement across the South half of the Southeast quarter of Section 33, Township 10 North, Range 42 E.W.M. and Lot 2, Section 4, Township 9 North, Range 42 E.W.M. as described in real estate contract dated May 25, 2001 between the Estate of Mary Lou Baker as Seller and Kenneth R. Ledgerwood and Debbie S Ledgerwood, husband and wife, as Purchasers, an Amended Memorandum of which Contract was recorded January 23, 2003, under Garfield County Auditor's No. 7611.

SUBJECT TO AND TOGETHER WITH an easement for ingress, egress and utilities over, under and across that part of Lot 1, Lot 2 and the Southeast quarter of the Northeast quarter of Section 4, Township 9 North, Range 42 E.W.M., described as follows: a 50 feet wide strip, being 25 feet on each side of the following described centerlines and their extensions thereof:

-continued-

Main Road – commencing at the Southeast corner of Section 33, Township 10 North, Range 42 East, W.M.; thence North 90°00'00" West 1061.01 feet;  
thence South 58°36'30" East 92.75 feet; thence along a curve to the right, having a radius of 75 feet and a central angle of 57°40'12" a distance of 75.49 feet;  
thence South 0°56'30" East 45.83 feet; thence along a curve to the right, having a radius of 75 feet and a central angle of 57°16'50", a distance of 74.98 feet;  
thence South 56°20'30" West 75.43 feet to the point of beginning;  
thence continuing South 56°20'30" West 57.93 feet; thence along a curve to the left, having a radius of 50 feet and a central angle of 94°21'58", a distance of 82.35 feet; thence South 38°01'30" East 255.92 feet; thence along a curve to the right, having a radius of 150 feet and a central angle of 40°33'56", a distance of 106.20 feet;  
thence South 2°32'30" West 437.70 feet; thence along a curve to the left, having a radius of 800 feet and a central angle of 5°39'00", a distance of 78.89 feet;  
thence South 3°06'30" East 503.06 feet; thence along a curve to the left, having a radius of 40 feet and a central angle of 102°42'30", a distance of 71.70 feet;  
thence North 23°36'22" East 321.35 feet to a point "A"; thence continuing North 23°36'22" East 160.82 feet; thence North 49°45'41" East 149.12 feet to point "B"; thence continuing North 49°45'41" East 59.22 feet; thence North 81°03'08" East 564.03 feet; thence North 63°42'03" East 33.91 feet to point "C"; thence continuing North 63°42'03" East 122.06 feet to point "D"; thence continuing North 63°42'03" East 86.39 feet; thence North 55°24'27" East 142.24 feet; thence South 88°13'02" East 61.00 feet; thence South 33°36'13" East 294.69 feet; thence South 45°29'20" East 137.84 feet; thence South 25°29'36" East 156.13 feet; thence South 45°33'46" East 192.16 feet to point "E"; thence North 72°03'19" East 130.54 feet to point "F" and the point of termination of Main Road.

Side Road "E" – Beginning at the above described Point "E"; thence South 31°34'12" East 72.62 feet; thence South 14°22'18" West 252.04 feet; thence South 26°16'41" West 146.35 feet; thence South 43°04'07" West 335.17 feet; thence South 30°58'14" West 139.66 feet; thence South 38°48'20" West 104.13 feet; thence South 26°31'52" West 145.95 feet; thence South 39°27'04" West 353.20 feet; thence South 27°31'10" West 97.19 feet; thence South 03°22'02" East 79.54 feet; thence South 19°03'31" West 87.75 feet; thence along a curve to the right, having a radius of 38 feet and a central angle of 141°23'45" a distance of 93.78 feet; thence North 19°32'44" West 119.87 feet; thence North 45°39'39" West 115.03 feet; thence North 19°27'16" West 84.79 feet; thence North 03°56'14" East 82.72 feet; thence North 20°09'14" East 105.29 feet to the point of termination of Side Road "E".

Side Road "F-South" – Beginning at the above described Point "F"; thence South 13°52'43" East 163.40 feet; thence South 05°23'45" West 134.05 feet; thence South 19°41'16" West 168.73 feet; thence South 31°45'51" West 179.42 feet; thence South 44°13'56" West 223.30 feet; thence South 59°31'28" West 108.07 feet; thence South 37°48'19" West 212.96 feet; thence South 23°48'12" West 328.35 feet; thence North 50°13'17" East 254.93 feet to the point of termination of Side Road "F-South".

-continued-

Side Road "F-North" - Beginning at the above described Point "F"; thence North 21°32'08" West 111.30 feet; thence North 32°49'16" West 311.84 feet; thence North 12°25'07" West 102.74 feet; thence North 05°18'02" West 126.95 feet; thence North 07°38'51" East 110.40 feet; thence North 19°34'15" East 104.09 feet; thence North 06°40'58" East 294.14 feet; thence North 21°21'18" East 116.43 feet; thence North 31°11'02" East 117.03 feet to the point of termination of Side Road "F-North"

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(See back of last page for instructions)

Check box if partial sale of property

If multiple owners, list percentage of ownership next to name

SELLER GRANTOR	1 Name <u>Nathan G. Gilbert</u>	BUYER GRANTEE	2 Name <u>Aspen M. Reisbig</u>
	<u>Keshia Gilbert</u>		
	Mailing Address <u>P.O. Box 472</u>		Mailing Address <u>P.O. Box 594</u>
	City/State/Zip <u>Pomeroy, WA 99347</u>		City/State/Zip <u>Pomeroy, WA 99347</u>
	Phone No. (including area code)		Phone No. (including area code)

3 Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee	List all real and personal property tax parcel account numbers – check box if personal property	List assessed value(s)
Name <u>Aspen M. Reisbig</u>	1052010081070000 <input type="checkbox"/>	54,270.00
Mailing Address <u>P.O. Box 594</u>	<input type="checkbox"/>	
City/State/Zip <u>Pomeroy WA 99347</u>	<input type="checkbox"/>	
Phone No. (including area code)	<input type="checkbox"/>	

4 Street address of property: 1451 Columbia St. - Pomeroy, WA 99347

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

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

The land referred to herein is situated in the State of Washington, County of Garfield and described as follows: Lot 8 in Block 1 of Pomeroy's Addition to the City of Pomeroy.

5 Select Land Use Code(s):  
11 Household, single family units

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

(See back of last page for instructions)

	YES	NO
Was the seller receiving a property tax exemption or deferral under chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	YES	NO
Is this property designated as forest land per chapter 84.33 RCW?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is this property receiving special valuation as historical property per chapter 84.26 RCW?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If any answers are yes, complete as instructed below.

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

This land  does  does not qualify for continuance.

\_\_\_\_\_  
DEPUTY ASSESSOR

\_\_\_\_\_  
DATE

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

**(3) 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 (SWD)

Date of Document 03/28/16

Gross Selling Price \$	<u>65,000.00</u>
*Personal Property (deduct) \$	<u>0.00</u>
Exemption Claimed (deduct) \$	<u>0.00</u>
Taxable Selling Price \$	<u>65,000.00</u>
Excise Tax : State \$	<u>832.00</u>
Local \$	<u>162.50</u>
*Delinquent Interest: State \$	<u>0.00</u>
Local \$	<u>0.00</u>
*Delinquent Penalty \$	<u>0.00</u>
Subtotal \$	<u>994.50</u>
*State Technology Fee \$	<u>5.00</u> <u>5.00</u>
*Affidavit Processing Fee \$	<u>0.00</u>
Total Due \$	<u>999.50</u> <b>CK</b>

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

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

Signature of Grantor or Grantor's Agent <u>Nathan G. Gilbert</u>	Signature of Grantee or Grantee's Agent <u>Aspen M. Reisbig</u>
Name (print) <u>Nathan G. Gilbert</u>	Name (print) <u>Aspen M. Reisbig</u>
Date & city of signing: <u>3-29-16, Clarkston WA</u>	Date & city of signing: <u>3-29-16 Clarkston WA</u>

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

REV 84 0001a (6/26/14)      THIS SPACE - TREASURER'S USE ONLY      COUNTY TREASURER

**PAID**  
MAR 30 2016  
KAREN ROOSEVELT  
GARFIELD COUNTY TREASURER



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(See back of last page for instructions)

Check box if partial sale of property

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

Form sections 1 and 2: Seller/Grantor (Ian A. Boushey) and Buyer/Grantee (John Hanson) with mailing addresses and phone numbers.

Form section 3: Property tax correspondence and parcel account information.

Section 4: Street address of property (188 Main St - Pomeroy, WA 99347) and location details.

Form section 5: Land Use Code (11 Household, single family units) and exemption questions.

Form section 6: Property classification questions (forest land, current use, historical property).

Section 7 (1): NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) instructions.

Section 7 (2): NOTICE OF COMPLIANCE (HISTORIC PROPERTY) instructions.

Section 7 (3): OWNER(S) SIGNATURE line.

Section 7 (4): PRINT NAME line.

Form section 7: List all personal property included in selling price.

Section 7: Exemption information (WAC No., Reason for exemption).

Section 7: Type of Document (Statutory Warranty Deed (SWD)) and Date of Document (03/31/16).

Table with 2 columns: Description and Amount. Includes Gross Selling Price (\$100,000.00), Excise Tax (State \$1,280.00, Local \$250.00), and Total Due (\$1,535.00).

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

Section 8: I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT. Includes signatures of Ian A. Boushey and John Hanson.

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

REV 84 0001a (6/26/14) THIS SPACE TREASURER'S USE ONLY COUNTY TREASURER

P A I D APR 04 2016

KAREN ROOSEVELT GARFIELD COUNTY TREASURER

**REAL ESTATE EXCISE TAX AFFIDAVIT**

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**THIS AFFIDAVIT WILL NOT BE ACCEPTED UNLESS ALL AREAS ON ALL PAGES ARE FULLY COMPLETED** P1373121-WA  
(See back of last page for instructions)

Check box if partial sale of property

If multiple owners, list percentage of ownership next to name

SELLER GRANTOR	1 Name <u>CLEAR RECON CORP, A WASHINGTON CORPORATION</u>	BUYER GRANTEE	2 Name <u>BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY</u>
	Mailing Address <u>9311 S.E. 36th Street, Suite 100</u>		Mailing Address <u>4425 Ponce De Leon Boulevard, 5th Floor</u>
	City/State/Zip <u>Mercer Island, WA 98040</u>		City/State/Zip <u>Coral Gables, FL 33146</u>
	Phone No. (including area code) <u>(206) 707-9599</u>		Phone No. (including area code) _____
3 Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers – check box if personal property	
Name _____		1 056 11 002 2510 <input type="checkbox"/>	
Mailing Address _____		_____ <input type="checkbox"/>	
City/State/Zip _____		_____ <input type="checkbox"/>	
Phone No. (including area code) _____		_____ <input type="checkbox"/>	
List assessed value(s)			
_____			

4 Street address of property: 906 ARLINGTON POMEROY, WA 99347

This property is located in Garfield

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

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

LOT 2 IN BLOCK 11 OF POTTER'S ADDITION TO THE CITY OF POMEROY.

5 Select Land Use Code(s):  
11 - Household, single family units

enter any additional codes: \_\_\_\_\_  
(See back of last page for instructions)

	YES	NO
Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

6

	YES	NO
Is this property designated as forest land per chapter 84.33 RCW?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is this property receiving special valuation as historical property per chapter 84.26 RCW?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If any answers are yes, complete as instructed below.

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

This land  does  does not qualify for continuance.

DEPUTY ASSESSOR \_\_\_\_\_ DATE \_\_\_\_\_

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

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

\_\_\_\_\_  
PRINT NAME

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

If claiming an exemption, list WAC number and reason for exemption:  
WAC No. (Section/Subsection) 458-61A-208(4)  
Reason for exemption TRUSTEE'S SALE DOT# 5732 12/03/1999

Type of Document TRUSTEE'S DEED

Date of Document MAR 31 2016

Gross Selling Price \$	99,645.00
*Personal Property (deduct) \$	0.00
Exemption Claimed (deduct) \$	99,645.00
Taxable Selling Price \$	0.00
Excise Tax : State \$	0.00
<u>0.0025</u> Local \$	0.00
*Delinquent Interest: State \$	_____
Local \$	_____
*Delinquent Penalty \$	_____
Subtotal \$	0.00
*State Technology Fee \$	5.00
*Affidavit Processing Fee \$	5.00
Total Due \$	10.00

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

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

Signature of Grantor or Grantor's Agent <u>Tammy Laird</u>	Signature of Grantee or Grantee's Agent <u>Sonia Asencio</u>
Name (print) <u>Tammy Laird</u>	Name (print) <u>Sonia Asencio</u>
Date & city of signing: <u>MAR 31 2016 SAN DIEGO</u>	Date & city of signing: <u>Assistant Vice President</u>

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

REV 84 0001ae (2/28/13) THIS SPACE - TREASURER'S USE ONLY COUNTY TREASURER

**IDENTIFIED**  
APR 05 2016

KAREN ROOSEVELT  
GARFIELD COUNTY TREASURER

**REAL ESTATE EXCISE TAX AFFIDAVIT**

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(See back of last page for instructions)

Check box if partial sale of property

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

SELLER GRANTOR	1 Name <u>Laura Canter, Personal Representative</u> <u>of the Estate of Irene Geiger</u>	BUYER GRANTEE	2 Name <u>Terrill B. Houtz</u> <u>Rosalie A. Houtz</u>
	Mailing Address <u>TBD</u>		Mailing Address <u>P.O. Box 281</u>
	City/State/Zip _____		City/State/Zip <u>Pomeroy WA 99347</u>
	Phone No. (including area code) _____		Phone No. (including area code) _____
3 Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers – check box if personal property	
Name <u>Terrill B. Houtz Rosalie A. Houtz</u>		10510400313200000 <input type="checkbox"/>	
Mailing Address <u>P.O. Box 281</u>		_____ <input type="checkbox"/>	
City/State/Zip <u>Pomeroy WA 99347</u>		_____ <input type="checkbox"/>	
Phone No. (including area code) _____		_____ <input type="checkbox"/>	
		List assessed value(s) 101,296.00	

4 Street address of property: 350 High St. - Pomeroy, WA 99347

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

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

The land referred to herein is situated in the State of Washington, County of Garfield and described as follows: Lot 3 in Block 4 of Wilson's Addition to the City of Pomeroy.

5 Select Land Use Code(s):  
11 Household, single family units

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

(See back of last page for instructions)

	YES	NO
Was the seller receiving a property tax exemption or deferral under chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	YES	NO
Is this property designated as forest land per chapter 84.33 RCW?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is this property receiving special valuation as historical property per chapter 84.26 RCW?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If any answers are yes, complete as instructed below.

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

This land  does  does not qualify for continuance.

\_\_\_\_\_  
DEPUTY ASSESSOR DATE

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

**(3) 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 (SWD)

Date of Document 04/04/16

Gross Selling Price	\$	<u>80,000.00</u>
*Personal Property (deduct)	\$	<u>0.00</u>
Exemption Claimed (deduct)	\$	<u>0.00</u>
Taxable Selling Price	\$	<u>80,000.00</u>
Excise Tax : State	\$	<u>1,024.00</u>
Local	\$	<u>200.00</u>
*Delinquent Interest: State	\$	<u>0.00</u>
Local	\$	<u>0.00</u>
*Delinquent Penalty	\$	<u>0.00</u>
Subtotal	\$	<u>1,224.00</u>
*State Technology Fee	\$	<u>5.00</u> <u>5.00</u>
*Affidavit Processing Fee	\$	<u>0.00</u>
Total Due	\$	<u>1,229.00</u> 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 Grantor's Agent Laura Canter  
Name (print) Laura Canter, Personal Representative  
Date & city of signing: 4/5/16 - Clarkston, WA

Signature of Grantee or Grantee's Agent Terrill B. Houtz  
Name (print) Terrill B. Houtz  
Date & city of signing: 4/5/2016 - Clarkston, WA

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

REV 84 0001a (6/26/14) THIS SPACE - TREASURER'S USE ONLY COUNTY TREASURER

**PAID**  
APR 06 2016

KAREN ROOSEVELT  
GARFIELD COUNTY TREASURER

**REAL ESTATE EXCISE TAX AFFIDAVIT**

PLEASE TYPE OR PRINT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

This form is your receipt when stamped by cashier.

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

(See back of last page for instructions)

Check box if partial sale of property

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

SELLER GRANTOR	1 Name <u>RICHARD FANNING and LULA FANNING</u>	BUYER GRANTEE	2 Name <u>Steven R. Fanning</u>
	Mailing Address <u>PO Box 834</u>		Mailing Address <u>20302 45th Drive NE</u>
	City/State/Zip <u>Pomeroy WA 99347</u>		City/State/Zip <u>Arlington WA 98223</u>
	Phone No. (including area code) <u>(509) 843-1886</u>		Phone No. (including area code) <u>(360) 474-9293</u>
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	
Name <u>Richard Fanning</u>		1052010101090 <input type="checkbox"/>	
Mailing Address <u>PO Box 834</u>		<input type="checkbox"/>	
City/State/Zip <u>Pomeroy WA 99347</u>		<input type="checkbox"/>	
Phone No. (including area code) <u>(509) 843-1886</u>		<input type="checkbox"/>	
		List assessed value(s)	
		<u>63229.00</u>	

4 Street address of property: 90 15th Street  
 This property is located in Garfield County  
 Check box if any of the listed parcels are being segregated from another parcel, are part of a boundary line adjustment or parcels being merged.  
 Legal description of property (if more space is needed, you may attach a separate sheet to each page of the affidavit)  
The South 60 feet of Lots 9 and 10 in Block 1 of Pomeroy's Addition to the City of Pomeroy.

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

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

6 YES NO  
 Is this property designated as forest land per chapter 84.33 RCW?    
 Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW?    
 Is this property receiving special valuation as historical property per chapter 84.26 RCW?

If any answers are yes, complete as instructed below.  
**(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE)**  
 NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33 140 or RCW 84.34 108). Prior to signing (3) below, you may contact your local county assessor for more information.  
 This land  does  does not qualify for continuance.

DEPUTY ASSESSOR \_\_\_\_\_ DATE \_\_\_\_\_  
**(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)**  
 NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale.  
**(3) OWNER(S) SIGNATURE**  
 \_\_\_\_\_  
 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 No. (Section/Subsection) WAC 458-61A-201  
 Reason for exemption Gift

Type of Document Quitclaim Deed  
 Date of Document 3/9/16

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

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

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

Signature of Grantor or Grantor's Agent Richard Fanning Signature of Grantee or Grantee's Agent Steven R. Fanning  
 Name (print) Richard Fanning Name (print) STEVEN R. FANNING  
 Date & city of signing: 3/9/16 Leebston, WA Date & city of signing: 03-13-2016 ARLINGTON, WA

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

REV 84 0001a (01/04/16) THIS SPACE APRESURER USE ONLY COUNTY TREASURER

APR 07 2016  
 KAREN ROOSEVELT  
 GARFIELD COUNTY TREASURER

CK

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

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

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

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

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 \$ 63,229.00 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) 534-1503 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.

Richard E. Fanning  
Grantor's Signature  
Richard E. Fanning  
Grantor's Name (print)

04-04-16  
Date

STEVEN R. FANNING  
Grantee's Signature  
STEVEN R. FANNING  
Grantee's Name (print)

03-28-2016  
Date

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)

2786

REAL ESTATE EXCISE TAX AFFIDAVIT

This form is your receipt when stamped by cashier.

PLEASE TYPE OR PRINT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

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

(See back of last page for instructions)

Check box if partial sale of property

If multiple owners, list percentage of ownership next to name

SELLER GRANTOR	1 Name <u>Stephen W. Wolf, Trustee</u> <u>of the Wilbur Wolf Testamentary Trust</u>	BUYER GRANTEE	2 Name <u>Bryan McKeirnan</u> <u>Allison McKeirnan</u>
	Mailing Address <u>TBD P.O. Box 597</u>		Mailing Address <u>TBD 24 Fairgrounds Rd.</u>
	City/State/Zip <u>Pomeroy, WA 99347</u>		City/State/Zip <u>Pomeroy WA 99347</u>
	Phone No. (including area code)		Phone No. (including area code)
3 Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers – check box if personal property	
Name <u>Bryan McKeirnan Allison McKeirnan</u>		10580100111600000 <input type="checkbox"/>	
Mailing Address <u>TBD 24 Fairgrounds Rd.</u>		<input type="checkbox"/>	
City/State/Zip <u>Pomeroy, WA 99347</u>		<input type="checkbox"/>	
Phone No. (including area code)		<input type="checkbox"/>	
		List assessed value(s) 97,274.00	

4 Street address of property: 788 Arlington St. - Pomeroy, WA 99347

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

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

The land referred to herein is situated in the State of Washington, County of Garfield and described as follows: Lot 1 and the East 10 feet of Lot 2, Darby's Addition to the City of Pomeroy.

5 Select Land Use Code(s):  
11 Household, single family units

enter any additional codes: \_\_\_\_\_  
(See back of last page for instructions)

	YES	NO
Was the seller receiving a property tax exemption or deferral under chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

6

	YES	NO
Is this property designated as forest land per chapter 84.33 RCW?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is this property receiving special valuation as historical property per chapter 84.26 RCW?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If any answers are yes, complete as instructed below.

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

This land  does  does not qualify for continuance.

DEPUTY ASSESSOR	DATE
<b>(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)</b>	
NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale.	
<b>(3) OWNER(S) SIGNATURE</b>	
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	<u>Statutory Warranty Deed (SWD)</u>	
Date of Document	<u>04/05/16</u>	
Gross Selling Price	\$	<u>115,000.00</u>
*Personal Property (deduct)	\$	<u>0.00</u>
Exemption Claimed (deduct)	\$	<u>0.00</u>
Taxable Selling Price	\$	<u>115,000.00</u>
Excise Tax : State	\$	<u>1,472.00</u>
Local	\$	<u>287.50</u>
*Delinquent Interest: State	\$	<u>0.00</u>
Local	\$	<u>0.00</u>
*Delinquent Penalty	\$	<u>0.00</u>
Subtotal	\$	<u>1,759.50</u>
*State Technology Fee	\$	<u>5.00</u> <u>5.00</u>
*Affidavit Processing Fee	\$	<u>0.00</u>
Total Due	\$	<u>1,764.50</u> <b>CK</b>

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

Signature of Grantor's Agent <u>[Signature]</u>	Signature of Grantee or Grantee's Agent <u>[Signature]</u>
Name (print) <u>Stephen W. Wolf, Trustee</u>	Name (print) <u>Bryan McKeirnan</u>
Date & city of signing: <u>4/6/2016 - Clarkston, WA</u>	Date & city of signing: <u>4/6/2016 - Clarkston, WA</u>

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

REV 84 0001a (6/26/14) THIS SPACE - TREASURER'S USE ONLY COUNTY TREASURER

**PAID**  
APR 08 2016

KAREN ROOSEVELT  
GARFIELD COUNTY TREASURER

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

This form is your receipt when stamped by cashier.

PLEASE TYPE OR PRINT

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

(See back of last page for instructions)

Check box if partial sale of property

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

SELLER GRANTOR	1 Name <u>Timothy Boushey</u>	BUYER GRANTEE	2 Name <u>George A. McNeely</u>
	<u>Elizabeth Rodgers</u>		<u>Joanna F. McNeely</u>
	Mailing Address <u>519 W. 5th St.</u>		Mailing Address <u>FBO 441 Hwy 12 E</u>
	City/State/Zip <u>Port Angeles WA 98362</u>		City/State/Zip <u>Pomeroy WA 99347</u>
3 Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers – check box if personal property	
Name <u>George A. McNeely Joanna F. McNeely</u>		20660300812100000 <input type="checkbox"/>	
Mailing Address <u>FBO 441 Hwy 12 E</u>		<u>2-012-42-034-3045</u> <input type="checkbox"/>	
City/State/Zip <u>Pomeroy, WA 99347</u>		<input type="checkbox"/>	
Phone No. (including area code) _____		<input type="checkbox"/>	
		List assessed value(s) 80,962.00	

4 Street address of property: 441 Hwy. 12 E - Pomeroy, WA 99347

This property is located in  unincorporated Garfield County OR within  city of Unincorp

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.

See attached legal description.

5 Select Land Use Code(s):  
11 Household, single family units

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

(See back of last page for instructions)

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

6 YES NO  
Is this property designated as forest land per chapter 84.33 RCW?    
Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW?    
Is this property receiving special valuation as historical property per chapter 84.26 RCW?

If any answers are yes, complete as instructed below.

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

This land  does  does not qualify for continuance.

DEPUTY ASSESSOR \_\_\_\_\_ DATE \_\_\_\_\_

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

**(3) 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 (SWD)

Date of Document 04/08/16

Gross Selling Price \$	<u>100,000.00</u>	
*Personal Property (deduct) \$	<u>0.00</u>	
Exemption Claimed (deduct) \$	<u>0.00</u>	
Taxable Selling Price \$	<u>100,000.00</u>	
Excise Tax : State \$	<u>1,280.00</u>	
Local \$	<u>250.00</u>	
*Delinquent Interest: State \$	<u>0.00</u>	
Local \$	<u>0.00</u>	
*Delinquent Penalty \$	<u>0.00</u>	
Subtotal \$	<u>1,530.00</u>	
*State Technology Fee \$	<u>5.00</u>	<u>5.00</u>
*Affidavit Processing Fee \$	<u>0.00</u>	
Total Due \$	<u>1,535.00</u>	<u>CK</u>

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

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

Signature of Grantor or Grantor's Agent [Signature] Name (print) Timothy Boushey Date & city of signing: 4/12/2016 - Clarkston, WA

Signature of Grantee or Grantee's Agent [Signature] Name (print) George A. McNeely Date & city of signing: 4/12/2016 - Clarkston, WA

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

REV 84 0001a (6/26/14) THIS SPACE - TREASURER'S USE ONLY COUNTY TREASURER

**PAID**  
APR 13 2016

KAREN ROOSEVELT  
GARFIELD COUNTY TREASURER

EXHIBIT "A"

304228

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

Lots 3, 4, 5, 6, 7, and 8 in Block 3 of Pataha City.

Beginning at the Northeast corner of Lot 3 in Block 3 of Pataha City, thence North to the Section line on the North side of the Southeast quarter of the Southwest quarter of Section 34, Township 12 North, Range 42 E.W.M.; thence westerly along said line to a point where the East line of Block 4 of Pataha City bears South 08° 50' West; thence South 08°50' West to the Northeast corner of said Block 4; thence South 81°10' East 250 feet to the point of beginning.



REAL ESTATE EXCISE TAX AFFIDAVIT

CHAPTER 82.45 RCW - CHAPTER 458-61A WAC

This form is your receipt when stamped by cashier.

PLEASE TYPE OR PRINT

THIS AFFIDAVIT WILL NOT BE ACCEPTED UNLESS ALL AREAS ON ALL PAGES ARE FULLY COMPLETED (See back of last page for instructions)

Check box if partial sale of property

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

Form with sections 1 and 2: Seller/Grantor (Tucannon Aq Partnership, LLC) and Buyer/Grantee (Tye Knebel and Kristina Knebel, husband and wife) with contact information and parcel account numbers.

Section 3: Property details including street address, county (Garfield), and legal description (See Attached Legal Description).

Section 5: Land Use Code(s) (83 - Agriculture) and tax exemption questions with YES/NO checkboxes.

Section 6: Property classification questions (forest land, current use, special valuation) with YES/NO checkboxes.

Continuance and Compliance sections: (1) NOTICE OF CONTINUANCE and (2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) with signatures and dates.

Section (3) OWNER(S) SIGNATURE: Signatures and print names of Tye Knebel and Kristina Knebel.

Section 7: Personal property included in selling price, exemption details, and a summary table of Gross Selling Price, taxes, and Total Due (\$5,965.88).

Section 8: Certification of truth and correctness, signatures of Grantor's Agent (John Andrews) and Grantee's Agent (Tye Knebel) with dates and cities.

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) or by both imprisonment and fine (RCW 9A.20.020 (1C)).

REV 84 0001a (01/04/16) THIS SPACE - TREASURER'S USE ONLY COUNTY TREASURER

APR 14 2016 stamp

KAREN ROOSEVELT GARFIELD COUNTY TREASURER

**SITUATED IN THE COUNTY OF GARFIELD, STATE OF WASHINGTON:**

**THAT PART OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 12 NORTH, RANGE 40 E, W.M., LYING NORTH OF THE O.W.R. & N. CO. RIGHT OF WAY:**

**EXCEPT, BEGINNING AT THE INTERSECTION OF THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 16 AND THE SOUTHERLY RIGHT OF WAY LINE OF PRIMARY STATE HIGHWAY NO. 3, SAID POINT BEING 686.89 FEET SOUTH, MEASURED ALONG SAID EAST LINE, FROM THE NORTHEAST CORNER THEREOF; THENCE NORTHWESTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE, ON A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 12° 55' 12" AND A RADIUS OF 3388.0 FEET, SAID POINT BEING TANGENT TO A LINE BEARING NORTH 62° 13' 48" WEST A DISTANCE OF 763.99 FEET; THENCE LEAVING SAID RIGHT OF WAY AND RUN THENCE SOUTH 14° 29' WEST A DISTANCE OF 410.57 FEET TO A POINT IN THE CENTER OF THE CHANNEL OF PATAHA CREEK; THENCE EASTERLY ALONG THE CENTER OF THE CHANNEL OF PATAHA CREEK 860 FEET, MORE OR LESS, TO ITS INTERSECTION THEREOF WITH THE AFORESAID EAST LINE OF SECTION 16; THENCE NORTH 0° 25' WEST ALONG SAID EAST LINE 262.35 FEET TO THE POINT OF BEGINNING.**

**ALSO EXCEPT THE PROPERTY CONVEYED TO STATE OF WASHINGTON BY DEED OF RECORD IN BOOK OF DEEDS 44, PAGE 92, GARFIELD COUNTY.**

**ALSO EXCEPT RIGHT OF WAY FOR STATE HIGHWAY NO. 12.**

**SUBJECT TO AN ACCESS ROAD EASEMENT 15 FEET IN WIDTH ON EACH SIDE OF THE FOLLOWING DESCRIBED LINE:**

**BEGINNING AT A POINT ON THE SOUTH SIDE OF STATE HIGHWAY 12, SAID POINT BEING LOCATED APPROXIMATELY 1990 FEET EAST AND 490 FEET SOUTH FROM THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 16; THENCE IN A SOUTHWESTERLY DIRECTION TO A POINT WHERE SAID LINE WOULD INTERSECT THE NORTH SIDE OF THE O.W.R. & N. CO. RIGHT OF WAY, SAID POINT BEING LOCATED APPROXIMATELY 1540 FEET EAST AND 1995 FEET SOUTH FROM THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 16; SAID EASEMENT BEING LOCATED WITHIN THE SOUTHEAST QUARTER OF SAID SECTION 16.**

**TOGETHER WITH A PERPETUAL ROAD ACCESS EASEMENT FOR INGRESS AND EGRESS ACROSS EXISTING ROAD ON THE FOLLOWING DESCRIBED PROPERTY:**

**BEGINNING AT THE INTERSECTION OF THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 12 NORTH, RANGE 40 E, W.M. AND THE SOUTHERLY RIGHT OF WAY LINE OF PRIMARY STATE HIGHWAY #3, SAID POINT BEING 686.89 FEET SOUTH, MEASURED ALONG SAID EAST LINE FROM THE NORTHEAST CORNER THEREOF; THENCE NORTHWEST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, ON A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 12° 55' 12" AND A RADIUS OF 3388.0 FEET, SAID POINT BEING TANGENT TO A LINE BEARING NORTH 62° 13' 48" WEST, A DISTANCE OF 763.99 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE AND RUN THENCE SOUTH 14° 20' WEST 410.57 FEET TO A POINT IN THE CENTER OF THE CHANNEL OF PATAHA CREEK; THENCE EASTERLY, ALONG THE CENTER OF THE CHANNEL OF PATAHA CREEK 860 FEET, MORE OR LESS, TO ITS INTERSECTION THEREOF WITH THE AFTORESAID EAST LINE OF SECTION 16; THENCE NORTH 0° 25' WEST, ALONG SAID EAST LINE 262.35 FEET TO THE POINT OF BEGINNING.**

**ALSO, A strip of land 50.0 feet wide situate in the Southeast quarter of the Northeast quarter and in the Northeast quarter of the Southeast quarter of Section 17, described as follows: Commencing at the East Quarter-Corner of said Section 17; thence South along the East line of Section 17, a distance 71.5 feet, to a point that is 50.0 feet distant and southwesterly, measured at right angles, from the centerline of the original main track of the Oregon-Washington Railroad and Navigation Company; thence northwesterly along a line parallel with and 50.0 feet distant southwesterly, measured at right angles, from said centerline of original main track, a distance of 110.0 feet, to the intersection of said parallel line with the westerly line of a county road and the True Point of Beginning; thence continuing northwesterly along said parallel line a distance of 800.0 feet; thence southwesterly at right angles, a distance of 50.0 feet; thence southeasterly at right angles along a line parallel with and 100.0 feet distant southwesterly, measured at right angles from said centerline of original main track, a distance of 800.0 feet, more or less, to its intersection with said westerly line of county road; thence northeasterly along said westerly line of county road, a distance of 50.0 feet, more or less, to the place of beginning.**

**RESERVATION of mineral rights by Union Pacific Railroad Co.**

**ALSO that part of the Southeast quarter of the Northeast quarter of said Section 17, more particularly described as follows: Beginning on the northerly line of the abandoned O.W.R. & N. right of way where it intersects the westerly line of the County Road; thence northwesterly along said northerly right of way line 800 feet; thence southerly at right angles 100 feet; thence southeasterly along the southerly line of the right of way to its intersection with the westerly line of County Road; thence northeasterly to the place of beginning.**

**A strip of land containing approximately 6.66 acres lying 50 feet wide on each side of the centerline of the original railroad right of way in SW 1/4 of SE 1/4, SE 1/4 of SE 1/4 of Section 16, Township 12, Range 40, E.W.M.**

**TOGETHER WITH ANY WATER RIGHTS APPURTENANT TO SAID LANDS.**



REAL ESTATE EXCISE TAX AFFIDAVIT

This form is your receipt when stamped by cashier.

PLEASE TYPE OR PRINT

CHAPTER 82.45 RCW - CHAPTER 458-61A WAC

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

(See back of last page for instructions)

Check box if partial sale of property

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

Form sections 1-3: Seller/Grantor (William D. Huyette, Shirley A. Huyette), Buyer/Grantee (Julie Graves-LaForge), and correspondence details.

Section 4: Street address of property (1619 Bell Plain Road, Pomeroy, WA) and location details (Garfield County).

Section 5: Land Use Code (11 Household, single family units) and exemption questions.

Section 6: Property classification questions (forest land, current use, historical property).

Sections 7-8: Continuation/Compliance notices, owner signature, and certification of truth.

Section 7: Personal property included in selling price and tax calculation table.

Table with columns for item description and amount. Total Due: \$1,841.00.

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

Section 8: Signature and name of Grantor's Agent (William D. Huyette) and Grantee's Agent (Julie Graves-LaForge).

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

PAID APR 15 2016

KAREN ROOSEVELT GARFIELD COUNTY TREASURER

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

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SELLER GRANTOR	1 Name <u>Sharon Sue Jackson</u>	BUYER GRANTEE	2 Name <u>Lee Blachly</u> <u>Patricia Blachly</u>
	Mailing Address <u>4812 Sonora Drive</u>		Mailing Address <u>2564 Gould City Mayview Road</u>
	City/State/Zip <u>Pasco, wa, 99301</u>		City/State/Zip <u>Pomeroy, wa, 99347</u>
	Phone No. (including area code) <u>509-845-5844</u>		Phone No. (including area code)
3 Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers - check box if personal property	
Name _____		<u>4-000-00-000-0164-0000</u>	
Mailing Address _____		<u>36080</u> <input type="checkbox"/>	
City/State/Zip _____		<u>4-000-00-000-0164</u> <input type="checkbox"/>	
Phone No. (including area code) _____		<input type="checkbox"/>	

4 Street address of property: \_\_\_\_\_  
This property is located in  unincorporated Garfield County OR within  city of \_\_\_\_\_  
 Check box if any of the listed parcels are being segregated from another parcel, are part of a boundary line adjustment or parcels being merged.  
Legal description of property (if more space is needed, you may attach a separate sheet to each page of the affidavit)

Lot # 11 Rose Springs 4-000-00-000-0164-0000

5 Select Land Use Code(s): 19  
enter any additional codes: \_\_\_\_\_  
(See back of last page for instructions)

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

6 YES NO  
Is this property designated as forest land per chapter 84.33 RCW?    
Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34?    
Is this property receiving special valuation as historical property per chapter 84.26 RCW?    
If any answers are yes, complete as instructed below.

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

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

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

If claiming an exemption, list WAC number and reason for exemption:  
WAC No. (Section/Subsection) \_\_\_\_\_  
Reason for exemption \_\_\_\_\_

Type of Document Quit Claim Deed  
Date of Document April 14, 2016

Gross Selling Price \$	<u>75,000.00</u>
*Personal Property (deduct) \$	_____
Exemption Claimed (deduct) \$	_____
Taxable Selling Price \$	_____
Excise Tax : State \$	<u>960.00</u>
Local \$	<u>187.50</u>
*Delinquent Interest: State \$	_____
Local \$	_____
*Delinquent Penalty \$	_____
Subtotal \$	<u>1,147.50</u>
*State Technology Fee \$	<u>5.00</u>
*Affidavit Processing Fee \$	_____
Total Due \$	<u>1,152.50</u> 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 Grantor's Agent: <u>Sharon Jackson</u>	Signature of Grantee or Grantee's Agent: <u>Lee W. Blachly</u>
Name (print): <u>Sharon Jackson</u>	Name (print): <u>Lee W. Blachly, Lee W. Blachly</u>
Date & city of signing: <u>4-14-16 Pasco, wa</u>	Date & city of signing: <u>4/18/16 Pomeroy</u>

Perjury: Perjury is a class C felony which is punishable by imprisonment in the state correctional institution for a maximum term of not more than five years, or by a fine in an amount fixed by the court of not more than five thousand dollars (\$5000.00), or by both imprisonment and fine (RCW 9A.20.020 (1C)).

REV 84 0001a (9/22/15)

THIS SPACE - TREASURER'S USE ONLY  
APR 18 2016

TAXPAYER  
County Treasurer

KAREN ROOSEVELT  
GARFIELD COUNTY TREASURER

2791  
TB



REAL ESTATE EXCISE TAX AFFIDAVIT

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(See back of last page for instructions)

Check box if partial sale of property

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

Form sections 1, 2, and 3: Seller/Grantor (Steven Stilson), Buyer/Grantee (Brock J. Ledgerwood, Adela Ledgerwood), and property tax correspondence details.

Section 4: Street address of property (987 High St. - Pomeroy, WA 99347) and land description (Lots 6, 7 and 8 in Block 16 of the Original Town, now City of Pomeroy).

Section 5: Select Land Use Code(s) (11 Household, single family units) and exemption questions.

Section 6: Continuation questions (forest land, current use, special valuation) and notice of continuance instructions.

Section 7: Notice of compliance (historic property) and owner signature line.

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

Section 7: Exemption details, Type of Document (Statutory Warranty Deed), Date of Document (04/12/16), and tax calculation table.

Section 8: I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT. Includes signatures of Steven Stilson and Brock J. Ledgerwood.

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)).

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(See back of last page for instructions)

Check box if partial sale of property

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

1 SELLER GRANTOR	Name <u>Max Ruchert</u>	2 BUYER GRANTEE	Name <u>Steve Stilson</u>
	Mailing Address <u><del>550 Pataha</del> P.O. Box 884</u>		Name <u>Tressie Stilson</u>
	City/State/Zip <u>Pomeroy WA 99347</u>		Mailing Address <u><del>TBD</del> P.O. Box 577</u>
	Phone No. (including area code) _____		City/State/Zip <u>Pomeroy, WA 99347</u>
3 Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers - check box if personal property	
Name <u>Steve Stilson Tressie Stilson</u>		1053100061050000 <input type="checkbox"/>	
Mailing Address <u><del>TBD</del> P.O. Box 577</u>		1053100071060000 <input type="checkbox"/>	
City/State/Zip <u>Pomeroy, WA 99347</u>		<input type="checkbox"/>	
Phone No. (including area code) _____		<input type="checkbox"/>	

4 Street address of property: 1713 Columbia St. - Pomeroy, WA 99347

This property is located in  unincorporated Garfield County OR within  city of Unincorp

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.

The land referred to herein is situated in the State of Washington, County of Garfield and described as follows: Lots 6 and 7 in Block 10 of Mulkey's Addition to the City of Pomeroy. EXCEPT any part thereof in Columbia Street right of way.

5 Select Land Use Code(s):  
11 Household, single family units

enter any additional codes: \_\_\_\_\_  
(See back of last page for instructions)

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

6 YES NO  
Is this property designated as forest land per chapter 84.33 RCW?    
Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW?    
Is this property receiving special valuation as historical property per chapter 84.26 RCW?

If any answers are yes, complete as instructed below.

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

This land  does  does not qualify for continuance.

DEPUTY ASSESSOR \_\_\_\_\_ DATE \_\_\_\_\_

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

(3) 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 (SWD)  
Date of Document 04/14/16

Gross Selling Price \$	160,000.00
*Personal Property (deduct) \$	0.00
Exemption Claimed (deduct) \$	0.00
Taxable Selling Price \$	160,000.00
Excise Tax : State \$	2,048.00
Local \$	400.00
*Delinquent Interest: State \$	0.00
Local \$	0.00
*Delinquent Penalty \$	0.00
Subtotal \$	2,448.00
*State Technology Fee \$	5.00 5.00
*Affidavit Processing Fee \$	0.00
Total Due \$	2,453.00

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

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

Signature of Grantor or Grantor's Agent Max Ruchert, POA Signature of Grantee or Grantee's Agent Steve Stilson

Name (print) Max Ruchert Name (print) Steve Stilson

Date & city of signing: 4/15/2016 - Clarkston, WA Date & city of signing: 4/15/2016 - Clarkston, WA

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

REV 84 0001a (6/26/14) THIS SPACE - TREASURER'S USE ONLY COUNTY TREASURER

PAID  
APR 19 2016

KAREN ROOSEVELT  
GARFIELD COUNTY TREASURER

2793  
KR