

**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 (- Estate of) <u>Loren M. Porter</u>	BUYER GRANTEE	2 Name <u>Ginger Porter(50%)</u> <u>Douglas Porter (50%)</u>
	Mailing Address <u>123 Biradan Kamyo</u>		Mailing Address <u>123 Biradan Kamyo 315 Arlington St.</u>
	City/State/Zip <u>Hagatna, Guam 96910</u>		City/State/Zip <u>Hagatna, Guam 96910 Pomeroy, WA 99347</u>
	Phone No. (including area code) <u>(671) 472-6150</u>		Phone No. (including area code) <u>(671) 472-6150</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 _____		1-056-17-005-1930-0000 <input type="checkbox"/>	
Mailing Address _____		1-056-16-001-20000-0000 <input type="checkbox"/>	
City/State/Zip _____		1-070-32-058-1410-0000 <input type="checkbox"/>	
Phone No. (including area code) _____		_____ <input type="checkbox"/>	
		List assessed value(s)	

4 Street address of property: 315 S. 13th 315 Arlington St. Highway 12 East

This property is located in Pomeroy

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

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

Parcel No. 1: Lot 5 in Block 17 of Potter's Addition to the City of Pomeroy

Parcel No. 2: Lot 1 in Block 16 of Potter's Addition to the City of Pomeroy

Parcel No. 2: -See attached Exhibit "A"

5 Select Land Use Code(s):  
11 - Household, single family units  
enter any additional codes: 30 18  
(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-202  
Reason for exemption Inheritance

Type of Document Personal Representative Deed  
Date of Document 9/28/15

Gross Selling Price \$	_____
*Personal Property (deduct) \$	_____
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 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>[Signature]</u>	Signature of Grantee or Grantee's Agent <u>[Signature]</u>
Name (print) <u>Kimberly R. Boggs, Agent</u>	Name (print) <u>Kimberly R. Boggs, Agent</u>
Date & city of signing: <u>2/25/2016 Pomeroy, WA 99347</u>	Date & city of signing: <u>2/15/2016 Pomeroy, WA 99347</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 (11/30/11) THIS SPACE - TREASURER'S USE ONLY COUNTY TREASURER

**PAID**  
FEB 26 2016  
KAREN ROOSEVELT  
GARFIELD COUNTY TREASURER  
2767

EXHIBIT "A"

A parcel of land situate in the South Half of the South Half (S ½ S ½) of Section 32, Township 12 North, Range 42 East of the Willamette Meridian, in the City of Pomeroy, County of Garfield, State of Washington, described as follows:

Commencing at the southwest corner of Block 15 of Mulkey's Revised Addition to the Town of Pomeroy, said corner being the intersection of the east line of Eighteenth Street, 70.0 feet wide as now established, and the north line of Columbia Street, 80.0 feet wide as now established;

thence along said east line of Eighteenth Street, North 00 degrees 04 minutes 20 seconds East, 305.99 feet to the northwest corner of Parcel 1 as conveyed by Union Pacific Railroad Company to Union Pacific Land Resources Corporation by Quitclaim Deed, recorded June 28, 1976 in the records of said County;

thence along said northwesterly line, North 73 degrees 13 minutes, 31 seconds East, 825.70 feet;

thence along the northerly line of said deeded Parcel 1 South 89 degrees 52 minutes 29 seconds East, 1489.45 feet to the TRUE POINT OF BEGINNING;

thence continuing along said northerly line, South 9 degrees 52 minutes 29 seconds East, 123.88 feet;

thence South 02 degrees 45 minutes 20 seconds East, 45.59 feet to a point 8.5 feet normally distant northerly from the centerline of the main track of the Pomeroy Branch of the Oregon Washington Railroad & Navigation Company as now constructed and operated, said point also being the beginning of a nontangent curve, concave southerly from which a point a radial line bears south 03 degrees 45 minutes 20 seconds East, 2873.43 feet;

thence westerly along said curve, concentric with said centerline, through a central angle of 01 degree 05 minutes, 17 seconds, 54.57 feet;

thence South 03 degrees 50 minutes 37 seconds East, 0.60 feet to the beginning of a nontangent curve, concave southerly, from which point a radial line bears South 03 degrees 50 minutes, 37 seconds East, 2872.83 feet;

EXHIBIT "A"

thence westerly along said curve, concentric with and 7.9 feet normally distant northerly from said centerline, through a central angle of 01 degree 12 minutes 00 seconds, 60.17 feet;

thence north 05 degrees 02 minutes 37 seconds West, 0.70 feet to the beginning of a nontangent curve, concave southerly, from which point a radial line bears South 05 degrees 02 minutes, 37 second East, 2873.53 feet;

thence westerly along said curve, concentric with and 8.6 feet normally distant northerly from said centerline of the main track, through a central angle of 00 degrees 08 minutes 02 seconds, 6.71 feet;

thence North 05 degrees 10 minutes 39 seconds West, 54.33 feet to the TRUE POINT OF BEGINNING.

Said parcel contains an area of 6,108 square feet (0.140 acres), more or less.

EXHIBIT "A"



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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 (Troy Thompson, Christine Thompson) and Buyer/Grantee (Terry Leavitt, Norma Leavitt) with addresses and contact info.

Form section 3: Correspondence recipient (Terry Leavitt, Norma Leavitt) and parcel account numbers (20104203440450000).

Form section 4: Street address (Land Only, Pomeroy, WA) and location details (Garfield County, Unincorp).

Form section 5: Land Use Code (19 Vacation and Cabin) and exemption questions.

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

Form section 7: Personal property list and document details (Statutory Warranty Deed, 02/24/16).

Table with 2 columns: Description and Amount. Rows include Gross Selling Price (\$47,500.00), Exemption Claimed (\$0.00), Taxable Selling Price (\$47,500.00), Excise Tax (State \$608.00, Local \$118.75), Delinquent Interest, Delinquent Penalty, State Technology Fee (\$5.00), and Affidavit Processing Fee (\$0.00). Total Due is \$731.75.

Signature of Deputy Assessor and date (2-29-2016).

(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) section.

(3) OWNER(S) SIGNATURE and PRINT NAME section.

Form section 8: I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT. Includes signatures of Grantor's Agent (Troy Thompson) and Grantee's Agent (Terry Leavitt) 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 (\$5,000.00), 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 FEB 29 2016 KAREN ROOSEVELT GARFIELD COUNTY TREASURER

EXHIBIT "A"

297801

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

The Northwest quarter of the Southwest quarter of the Southeast quarter of Section 34, Township 10 North, Range 42 E.W.M.

SUBJECT TO easement for roads granted to Boise Cascade Corp. as in instrument recorded as Garfield County Auditor's No. 81351.

SUBJECT TO AND TOGETHER WITH easements for ingress, egress and utilities over existing roads, on this and other properties, as described in instrument recorded as Garfield County Auditor's No. 81479.





MOBILE HOME REAL ESTATE EXCISE TAX AFFIDAVIT

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

Chapter 82.45 RCW Chapter 458-61A WAC

This form is your receipt when stamped by cashier.

FOR USE WHEN TRANSFERRING TITLE TO MOBILE HOME ONLY

PLEASE TYPE OR PRINT INCOMPLETE AFFIDAVITS WILL NOT BE ACCEPTED

REGISTERED OWNER Name: DEBORAH J Ludwig, Street: 76 Heritage Hollow Ct, City: Franklin, State: NC, Zip Code: 28734

NEW REGISTERED OWNER Name: Yalana Bohte, Street: 2180 Columbia St #16, City: Pomeroy, State: WA, Zip Code: 99347

LOCATION OF MOBILE HOME Name, Street, City, State, Zip Code

LEGAL OWNER Name, Street, City, State, Zip Code

PERSONAL PROPERTY PARCEL or ACCOUNT NO. 5-000-00-000-0143 LIST ASSESSED VALUE(S): \$

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

Table with columns: MAKE, YEAR, MODEL, SIZE, SERIAL NO. or I.D., REVENUE TAX CODE NO. Row 1: Marlette, 1969, 60x12, 80850

Date of Sale: Aug 6, 2015. Taxable Sale Price, Excise Tax, Delinquent Interest, Delinquent Penalty, Subtotal, State Technology Fee, Affidavit Processing Fee, Total Due: 10.00. WAC No. 458-61A-201(B)1, WAC Title Gift.

AFFIDAVIT. I certify under penalty of perjury... Signature of Grantor/Agent: Deborah J Ludwig, Name (print): DEBORAH J Ludwig, Date and Place of Signing: Franklin, NC Aug 6, 2015. Signature of Grantee/Agent: Yalana Bohte, Name (print): Yalana Bohte, Date & Place of Signing: 03-01-16

TREASURER'S CERTIFICATE. I hereby certify that property taxes due Garfield County on the mobile home described hereon have been paid to and including the year 2016. Date: 3-1-16, County Treasurer or Deputy: Teresa Smalley

If, in selling (or otherwise transferring ownership of) a mobile home which possesses a tax lien, the seller does not inform the buyer (new owner) of such a lien, the seller is guilty of deliberate deception as it applies to Fraud and/or Theft as defined in Title 9 and 9A RCW (RCW 9.45.060, RCW 9A.56.010 (4d), and RCW 9A.56.020).

THIS SPACE - TREASURER'S USE ONLY PAID MAR 02 2016

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

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

**AUDIT:** Information you provide on this form is subject to audit by the Department of Revenue. In the event of an audit, it is the taxpayers' responsibility to provide documentations 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:** Attorney, escrow agent, title company agent, or title insurance company 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.

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

**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) towards the equity. Any payment towards equity is taxable.
- Grantee (buyer) will make payments on 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) towards the equity. Total of debt relief and equity payment are taxable.

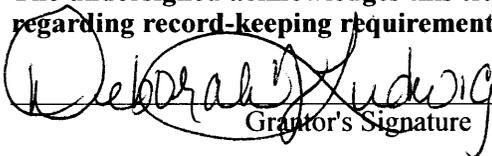
**B: Gifts without consideration**

- 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 payments on total debt of \_\_\_\_\_ and has not received any consideration towards equity. No tax is due.
- Grantee (buyer) has made and will continue to make 100% of payments on existing debt 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 existing debt before and after the transfer. Grantee (buyer) has not paid grantor (seller) any consideration towards equity. No tax is due.

Has there been or will there be a refinance of the debt?  YES  NO

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

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

  
Grantor's Signature

  
Grantee's Signature

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

I, (print name) \_\_\_\_\_, certify that I am acting as an Exchange Facilitator in transferring real property to \_\_\_\_\_ pursuant to IRC Section 1031, and in accordance with WAC 458-61A213.

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

\_\_\_\_\_  
Exchange Facilitator's Signature

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

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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>Gary Houser</u>	BUYER GRANTEE	2 Name <u>Gary A.E. Houser, Trustee of the Gary A.E. Houser Trust dated September 9, 1991</u>
	Mailing Address <u>56 Lewis Road</u>		Mailing Address <u>56 Lewis Road</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 _____		APN's listed on Exhibit A attached <input checked="" type="checkbox"/>	
Mailing Address _____		_____ <input type="checkbox"/>	
City/State/Zip _____		_____ <input type="checkbox"/>	
Phone No. (including area code) _____		_____ <input type="checkbox"/>	
		List assessed value(s) <u>1,238,007</u>	

4 Street address of property: Farmland - Garfield County

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)

Legal descriptions listed on Exhibit A attached.

5 Select Land Use Code(s):

83 - Agriculture classified under current use chapter 84.34 RCW

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

(See back of last page for instructions)

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

Kerina Gilbert 3/4/16  
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**

Gary A.E. Houser  
PRINT NAME

Gary A.E. Houser, Trustee

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-211(a)

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

Transfer to revocable trust \_\_\_\_\_

Type of Document Quit Claim Deed

Date of Document March 1, 2016

Gross Selling Price	\$ _____
*Personal Property (deduct)	\$ _____
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 <u>Gary A.E. Houser</u>	Signature of Grantee or Grantee's Agent <u>Gary A.E. Houser</u>
Name (print) <u>Gary A.E. Houser</u>	Name (print) <u>Gary A.E. Houser</u>
Date & city of signing: <u>3/1/16 Walla Walla, WA</u>	Date & city of signing: <u>3/1/16 Walla Walla, 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)).

EXHIBIT A TO REAL ESTATE EXCISE TAX AFFIDAVIT

*TAX PARCEL  
NUMBER(S):*

2-011-42-014-4000  
2-011-42-024-2000  
2-010-42-006-1010  
2-010-42-005-1000

2-011-42-023-1000  
2-010-42-005-2000  
2-011-42-031-4010

*Legal Descriptions on succeeding pages*

**Williams**

GARY A. E. HOUSER, a married man, as his sole and separate property.

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

The Southeast quarter of Section 14.

The Northeast quarter and the North half of the Southeast quarter of Section 23.

The North half of the Northwest quarter and the Southwest quarter of the Northwest quarter of Section 24, and that part of the Northwest quarter of the Northeast quarter of said Section 24, lying North and West of the County Road as located in 1936.

ALSO beginning at the Southwest corner of the Northwest quarter of said Section 24, thence South 181.5 feet; thence East 495.0 feet; thence North 181.5 feet; thence West 495.0 feet to the place of beginning.

ALSO that part of the Southeast quarter of the Northwest quarter of said Section 24 lying West and North of the County Road as located in 1942;

ALSO that part of the Northwest quarter of the Southwest quarter of said Section 24 lying North and West of the County Road as it existed in 1994, and lying South of the following described line; beginning at a point on the West line of said Southwest quarter, 181.5 feet South of the Northwest corner of said Southwest quarter, thence East 495.0 feet, more or less to its intersection with said County Road right of way and the point of terminus of said line.

EXCEPT that part of the Southwest quarter of the Northwest quarter of said Section 24, lying South and East of the County Road as it existed in 1994.

ALSO EXCEPT that part of the Southeast quarter of the Northeast quarter and the Northeast quarter of the Southeast quarter of said Section 23, and the Southwest quarter of the Northwest quarter and the Northwest quarter of the Southwest quarter of said Section 24, more particularly described as follows:

Commencing at the Northeast corner of said Section 23, thence South along the East line of said Section 23 a distance of 2109.48 feet to the True Point of Beginning; thence South 86°34'36" East a distance of 212.49 feet; thence South 43°20'51" East a distance of 93.91 feet; thence South 84°20'52" East a distance of 360.24 feet;

thence South  $17^{\circ}20'13''$  West a distance of 101.01 feet to a point on the North line of said Northwest quarter of the Southwest quarter of Section 24;  
thence West along said North line a distance of 56.66 feet;  
thence South a distance of 181.50 feet;  
thence West a distance of 105.28 feet;  
thence North  $02^{\circ}56'39''$  West a distance of 132.27 feet;  
thence North  $85^{\circ}42'07''$  West a distance of 870.93 feet;  
thence North  $64^{\circ}14'50''$  West a distance of 256.12 feet;  
thence South  $60^{\circ}39'26''$  West a distance of 256.37 feet;  
thence North  $41^{\circ}55'49''$  West a distance of 150.53 feet;  
thence North  $64^{\circ}01'28''$  East a distance of 225.12 feet;  
thence North  $75^{\circ}31'45''$  East a distance of 166.00 feet;  
thence North  $83^{\circ}34'$  East a distance of 447.30 feet;  
thence North  $01^{\circ}44'58''$  East a distance of 240.40 feet;  
thence South  $86^{\circ}34'36''$  East a distance of 225.77 feet to the true place of beginning.

EXCEPT County Roads.

Parcel Nos. 2-011-42-014-4000, 2-011-42-023-1000, 2-011-42-024-2000

**Francisco**

GARY HOUSER, a married man, as his separate property

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.

Government Lots 3 and 4 in Section 5.

Government Lot 1 in Section 6.

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

The Southeast quarter of the Southeast quarter of Section 31.

Parcel Nos. 2-010-42-005-2000, 2-010-42-006-1010, 2-011-42-031-4010

**Shepherd**

GARY A. E. HOUSER, a married man, as his separate property.

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 East half of Section 5.

EXCEPT beginning at a point 660.0 feet South of the Northwest corner of the Southeast quarter of said Section 5; thence southeasterly to a point 66.0 feet East of the West line of the Southeast quarter of said Section 5; thence South 544.5 feet; thence southwesterly 330.0 feet to said West line; thence North to place of beginning.

ALSO EXCEPT beginning at the Southwest corner of the Southwest quarter of the Southeast quarter of said Section 5; thence along the West line of said Southwest quarter of the Southeast quarter North 00°50' East 343.6 feet; thence North 89°50' East 320.2 feet; thence South 00°10' East 338.2 feet to the South line of said Southwest quarter of the Southeast quarter; thence along said South line south 88°54' West 326.3 feet to the point of beginning.

ALSO EXCEPT beginning at the most easterly Southeast corner of the United States of America's Bonneville Power Administration's Pomeroy Substation Site, a point in the South line of said Section 5, North 86°51'50" East 326.2 feet from the quarter section corner in said South line; thence along the East line of said substation site North 02°12'10" West 338.2 feet to the Northeast corner of said substation site; thence North 87°47'50" East 40.0 feet; thence South 18°28'20" East 142.6 feet; thence South 02°12'10" East 200.0 feet to the South line of said Section 5; thence South 86°51'50" West 80.0 feet to the place of beginning.

EXCEPT public road rights of way.

Parcel No. 2-010-42-005-1000



REAL ESTATE EXCISE TAX AFFIDAVIT

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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, 3: Seller/Grantor and Buyer/Grantee information, including names, addresses, and tax correspondence details.

Form section 4: Property address (1061 Columbia Street, Pomeroy, WA 99347), location (Garfield), and legal description of the property.

Form section 5: Land Use Code(s) selection and exemption questions regarding property tax.

Form section 6: Property classification questions (forest land, current use, special valuation) and continuation/compliance notices.

Form section 7: Signature lines for Deputy Assessor and Owner(s) with fields for print name and date.

Form section 7: Personal property included in selling price, exemption details, and tax calculation table showing Gross Selling Price, Exemption, Taxable Selling Price, Excise Tax, and Total Due.

Form section 8: Certification of truth and signatures of Grantor's Agent (Cheryl L. Beale) and Grantee's Agent (Steven D. Beale and Cheryl L. Beale).

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 - TREASURER'S USE ONLY COUNTY TREASURER

P A I D MAR 09 2016

KAREN ROOSEVELT GARFIELD COUNTY TREASURER

**REAL ESTATE EXCISE TAX AFFIDAVIT**

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CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

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

(See back of last page for instructions)

Check box if partial sale of property

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

<b>SELLER GRANTOR</b>	<b>1</b> Name <u>Tony M. Cluster, a single person, as his sole and separate property</u>	<b>BUYER GRANTEE</b>	<b>2</b> Name <u>Tetrick Family L.L.C., a Washington Limited Liability Company</u>
	Mailing Address <u>400 Munroe St #37</u>		Mailing Address <u>280 Vannatton Rd</u>
	City/State/Zip <u>Sacramento, CA 95825</u>		City/State/Zip <u>Pomeroy, WA 99347</u>
	Phone No. (including area code)		Phone No. (including area code)
<b>3</b> Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee		<b>List all real and personal property tax parcel account numbers – check box if personal property</b>	
Name _____		List assessed value(s)	
Mailing Address _____		<u>2-010-43-029-3000-0000</u> <input type="checkbox"/> <u>\$238,895.00</u>	
City/State/Zip _____		<u>2-010-43-030-4000-0000</u> <input type="checkbox"/> <u>\$15,525.00</u>	
Phone No. (including area code) _____		<u>2-010-43-032-1000-0000</u> <input checked="" type="checkbox"/> <u>\$119,343.00</u>	

**4** Street address of property: \_\_\_\_\_

This property is located in Garfield County

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

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

See attached exhibit "A"

**5** Select Land Use Code(s):  
83 - Agriculture classified under current use chapter 84.34 RCW

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

(See back of last page for instructions)

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**

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

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

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

If any answers are yes, complete as instructed below.

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

This land  does  does not qualify for continuance.

Kishna Gilbert 3/11/16  
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**

X Barbara Tetrick, manager  
PRINT NAME

By: Barbara Tetrick, Manager

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

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

WAC No. (Section/Subsection) \_\_\_\_\_

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

Type of Document Statutory Warranty deed

Date of Document 3/4/16

Gross Selling Price \$	310,000.00
*Personal Property (deduct) \$	_____
Exemption Claimed (deduct) \$	_____
Taxable Selling Price \$	310,000.00
Excise Tax : State \$	3,968.00
<u>0.0025</u> Local \$	775.00
*Delinquent Interest: State \$	_____
Local \$	_____
*Delinquent Penalty \$	_____
Subtotal \$	4,743.00
*State Technology Fee \$	5.00
*Affidavit Processing Fee \$	_____
Total Due \$	4,748.00

**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 _____	Signature of Grantee or Grantee's Agent <u>Barbara Tetrick, manager</u>
Name (print) <u>Tony M. Cluster</u>	Name (print) <u>By: Barbara Tetrick Manager</u>
Date & city of signing: _____	Date & city of signing: <u>March 3, 2016</u>

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

**REAL ESTATE EXCISE TAX AFFIDAVIT**

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CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

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

(See back of last page for instructions)

Check box if partial sale of property

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

<b>SELLER GRANTOR</b>	<b>1</b> Name <u>Tony M. Cluster, a single person, as his sole and separate property</u>	<b>BUYER GRANTEE</b>	<b>2</b> Name <u>Tetrick Family L.L.C., a Washington Limited Liability Company</u>
	Mailing Address <u>400 Munroe St #37</u>		Mailing Address <u>280 Vannatton Rd</u>
	City/State/Zip <u>Sacramento, CA 95825</u>		City/State/Zip <u>Pomeroy, WA 99347</u>
	Phone No. (including area code) _____		Phone No. (including area code) _____
<b>3</b> Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee	List all real and personal property tax parcel account numbers – check box if personal property		List assessed value(s)
Name _____	<u>2-010-43-029-3000-0000</u> <input type="checkbox"/>		<u>\$238,895.00</u>
Mailing Address _____	<u>2-010-43-030-4000-0000</u> <input type="checkbox"/>		<u>\$15,525.00</u>
City/State/Zip _____	<u>2-010-43-032-1000-0000</u> <input type="checkbox"/>		<u>\$119,343.00</u>
Phone No. (including area code) _____			

**4** Street address of property: \_\_\_\_\_

This property is located in Garfield County

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

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

See attached exhibit "A"

**5** Select Land Use Code(s):  
83 - Agriculture classified under current use chapter 84.34 RCW

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

(See back of last page for instructions)

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

Keshma Gilbert 3/11/16  
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

By: Barbara Tetrick, Manager

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

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

WAC No. (Section/Subsection) \_\_\_\_\_

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

Type of Document Statutory Warranty Deed

Date of Document 3/4/16

Gross Selling Price \$	310,000.00
*Personal Property (deduct) \$	_____
Exemption Claimed (deduct) \$	_____
Taxable Selling Price \$	310,000.00
Excise Tax : State \$	3,968.00
<u>0.0025</u> Local \$	775.00
*Delinquent Interest: State \$	_____
Local \$	_____
*Delinquent Penalty \$	_____
Subtotal \$	4,743.00
*State Technology Fee \$	5.00
*Affidavit Processing Fee \$	_____
Total Due \$	4,748.00

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

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

Signature of Grantor or Grantor's Agent <u>[Signature]</u>	Signature of Grantee or Grantee's Agent _____
Name (print) <u>Tony M. Cluster</u>	Name (print) <u>By: Barbara Tetrick Manager</u>
Date & city of signing: <u>3/4/16 Sacramento</u>	Date & city of signing: _____

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

“EXHIBIT A”

TRACT 1:

The Southwest Quarter of the Northeast Quarter; the South half of the Northwest Quarter; the Southwest Quarter and the Northwest Quarter of the Southeast Quarter of Section 29, Township 10 North, Range 43, E.W.M., Garfield County, Washington; EXCEPT public road rights of way.

Tax Parcel No. 2-010-43-029-3000-0000

TRACT 2:

The North half of the Northwest Quarter and North half of the Northeast Quarter of Section 32, Township 10 North, Range 43, E.W.M., Garfield County, Washington, EXCEPT that part of said North half of the Northeast Quarter lying Northerly of the County Road.

Tax Parcel No. 2-010-43-032-1000-0000

TRACT 3:

A portion of Section 30, Township 10 North, Range 43, E.W.M., Garfield County, Washington, described as follows:

Beginning at the Southeast corner of Section 30; thence North along the Section line 2640.00 feet to the Quarter Section line; thence West along said Quarter Section line 495.00 feet; thence South parallel with the East line of said Section 30, a distance of 2640.00 feet to a point on the South line of said Section; thence East on said South line 495.00 feet to the place of beginning, EXCEPT public road rights of way.

Tax Parcel No. 2-010-43-030-4000-0000

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CHAPTER 82.45 RCW - CHAPTER 458-61A WAC

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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>Max O. Scoggin, Personal Representative of the Estates of Everett L. Scoggin and Janet Scoggin</u>	BUYER GRANTEE	2 Name <u>Vernon E. Scoggin, Frank W. Scoggin, and Brian Donovan Scoggin</u>
	Mailing Address <u>P.O. Box 32</u>		Mailing Address <u>c/o P.O. Box 32</u>
	City/State/Zip <u>Pomeroy, WA 99347</u>		City/State/Zip <u>Pomeroy, WA 99347</u>
	Phone No. (including area code) <u>(509) 843-1551</u>		Phone No. (including area code) <u>(509) 843-1551</u>
3 Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers - check box if personal property	
Name _____		2-010-41-013-4000-0000 <input type="checkbox"/> \$5,360	
Mailing Address _____		2-010-42-018-3020-0000 <input type="checkbox"/> \$6,213	
City/State/Zip _____		_____ <input type="checkbox"/>	
Phone No. (including area code) _____		_____ <input type="checkbox"/>	

4 Street address of property: Rural Garfield County

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 North half of the Southeast Quarter, except the North four hundred forty (440) feet thereof, of Section Thirteen, in Township Ten North, of Range Forty-One, E.W.M.

And: Government Lot Three, except the North four hundred forty (440) feet thereof, and Government Lot Four, of Section Eighteen, in Township Ten North, of Range Forty-Two, E.W.M., all in Garfield County, Washington.

5 Select Land Use Code(s): 83

- Open space land classified under chapter 84.34 RCW

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

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

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

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

If any answers are yes, complete as instructed below.

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

This land  does  does not qualify for continuance.

Keshia Gubart 3/21/16  
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

Max O. Scoggin Brian Donovan Scoggin  
PRINT NAME

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

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

WAC No. (Section/Subsection) 458-61A-202

Reason for exemption Inheritance.

Type of Document Personal Representative's Deed

Date of Document February 29, 2016

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

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

CK

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

Signature of Grantor or Grantor's Agent Max O. Scoggin Signature of Grantee or Grantee's Agent Brian Donovan Scoggin

Name (print) Max O. Scoggin Name (print) Brian Donovan Scoggin

Date & city of signing: March 9, 2016, Pomeroy Date & city of signing: March 9, 2016, Pomeroy

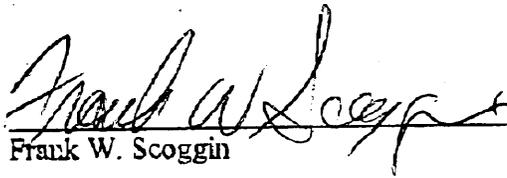
Perjury: Perjury is a class C felony which is punishable by imprisonment in the state correctional institution for a maximum term of not more than five years, or by a fine in an amount fixed by the court of not more than five thousand dollars (\$5,000.00), or by both imprisonment and fine (RCW 9A.20.020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

REV 84 0001a (09/22/15) THIS SPACE FOR TREASURER'S USE ONLY COUNTY TREASURER'S

KAREN ROOSEVELT  
GARFIELD COUNTY TREASURER

Additional Signature for Paragraph 6(3)

(3) Owners Signature



Frank W. Scoggin

Additional Signature for Paragraph 6(3)  
Page 1 of 2

(3) Owners Signature

  
Vernon E. Scoggin

REAL ESTATE EXCISE TAX AFFIDAVIT

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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>Janice Dimke PR of the Estate of John H. Dimke and Janice D. Dimke</u>	BUYER GRANTEE	2 Name <u>Dimke Angus Ranch, LLC</u>
	Mailing Address <u>21</u>		Mailing Address <u>2130 Alan Drive</u>
	City/State/Zip <u>2130 Alan Drive, Clarkston WA 99403</u>		City/State/Zip <u>Clarkston WA 99403</u>
	Phone No. (including area code) <u>(509) 758-5888</u>		Phone No. (including area code) <u>(509) 758-5888</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 _____		List assessed value(s)	
Mailing Address _____		<u>253,841</u>	
City/State/Zip _____		<u>2-011-44-014-3000</u> <input type="checkbox"/>	
Phone No. (including area code) _____		<u>2-011-44-015-3000</u> <input type="checkbox"/>	
		<u>2-011-44-022-3000</u> <input type="checkbox"/>	
		<u>2-011-44-022-4050</u> <input type="checkbox"/>	

4 Street address of property: n/a

This property is located in Garfield County

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

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

See Exhibit "A" attached

5 Select Land Use Code(s):

94 - Open space land classified under chapter 84.34 RCW

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

(See back of last page for instructions)

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

Jocelyn Amiel 3/21/16  
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

Janice Dimke  
PRINT NAME

Janice Dimke, PR Janice D. Dimke

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-211

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

Mere change in identity or form-Family corporations and partnerships

Type of Document @quitclaim Deed

Date of Document March 16, 2016

Gross Selling Price \$	0.00
*Personal Property (deduct) \$	0.00
Exemption Claimed (deduct) \$	0.00
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>Janice Dimke</u>	Signature of Grantee or Grantee's Agent <u>Janice Dimke</u>
Name (print) <u>Janice Dimke, PR and Janice D. Dimke</u>	Name (print) <u>Janice Dimke, Member</u>
Date & city of signing: <u>Lewiston ID 3-16-16</u>	Date & city of signing: <u>Lewiston ID 3-16-16</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)).

EXHIBIT "A"

That Part of the S1/2 of Section 14 of Township 11 North, Range 44 East, W.M., Garfield County, Washington, more particularly described as follows: Beginning at the Southwest corner of said Section 14; thence Easterly along the south line of said Section 14 a distance of 40.8 feet; thence N.52°39'E., 4351.5 feet to a point on the North line of said S1/2 of Section 14; thence Westerly along said North line a distance of 3500.00 feet to the Northwest corner of said S1/2; thence Southerly along West line of said S1/2 a distance of 2640.00 feet to the place of beginning.

The S1/2NE1/4, SE1/4NW1/4 and all that part of the S1/2 of Section 15 Township 11 North, Range 44 East, W.M., Garfield County, Washington, lying North of U.S. Highway No. 12.

That part of NE1/4NE1/4 of Section 22 of Township 11 North, Range 44 East, W.M., Garfield County, Washington, more particularly described as follows: Beginning at the Northeast corner of said NE1/4NE1/4; thence Westerly along the North line of said NE1/4NE1/4 to the Northwest corner of said NE1/4NE1/4; thence Southerly along the West line of said NE1/4NE1/4 a distance of 1038.5 feet; thence N.52°39'E., 1660.5 feet to a point on the East line of said NE1/4NE1/4; thence Northerly along said East line a distance of 31.10 feet to the place of beginning.

That part of the NW1/4 and of W1/2E1/2 of Section 22 of Township 11 North, Range 44 East, W.M., Garfield County, Washington, Lying North of U.S. Highway No. 12. EXCEPTING THEREFROM that part of said NW1/4 and of W1/2E1/2 of Section 22, more particularly described as follows: Beginning at the Southeast corner of the SW1/4NE1/4 of said Section 22; thence Northerly along the East line of said SW1/4NE1/4 a distance of 1645.49 feet; thence N. 10°30'W., 187.63 feet; thence N. 52°54'W., 223.13 feet; thence S. 49°35'W., 484.38 feet; thence S. 32°31'E., 70.61 feet; thence S. 48°02'W., 430.88 feet; thence S. 30°38'W., 626.87 feet; thence N. 69°19'W., 221.73 feet; thence S. 31°05'W., 103.92 feet; thence N. 88°08'W., 316.75 feet; thence N. 47°09'W., 235.56 feet; thence N. 34°36'W., 216.62 feet; thence S. 68°25'W., 127.7 feet to a point on the centerline of U.S. Highway No. 12, said point being a point on curve; thence deflecting left around said curve to the right with a radius of 1100.00 feet a distance of 18.81 feet; thence S. 19°55'30"E. along said centerline a distance of 645.84 feet to point of curve; thence around said curve to the left with a radius of 1100.00 feet for a distance of 1130.64 feet; thence S. 78°49'E. along said centerline a distance of 512.41 feet to point of curve; thence around said curve to the right with a radius of 1800.00 feet a distance of 755.05 feet to a point on the East line of the NW1/4SE1/4 of said Section 22; thence Northerly along said East line a distance of 670.80 feet to the place of beginning.

TOGETHER WITH a right of first refusal to purchase any property

EXHIBIT "A" continued

still owned by Seller within a two mile radius of the above described property, whether the same be located in Garfield County or Asotin County, in accordance of the terms and conditions of that certain right of first refusal executed contemporaneously herewith, and incorporated herein by this reference thereto.

SUBJECT TO all that portion lying in the right-of-way of U.S. Highway No. 12.

SUBJECT TO: Easements for electric transmission and distribution lines granted to Inland Power & Light Co., record May and June, 1925, in Auditor's Book of Deeds 38, pages 80, 81 and 99.

Reserving unto the GRANTOR, their heirs, successors, and assigns full water rights from the main spring on the property above described which currently serves Grantors' residence and its ten ± acres including an easement 5 feet on either side of the existing water line and across the subject property for the purpose of maintenance, repair or replacement of the water line and further including ingress and egress across the existing gravel road located on the subject property to access said easement. Grantee will be allowed adequate overflow water for live-stock and barn purposes. The residence property is more particularly described as tract one (1) of four (4) in Exhibit "B" to a Right of First Refusal executed contemporaneously herewith, said description incorporated herein by this reference thereto.

SUBJECT TO: The property described in Exhibit "A" attached shall not be used as a year around feed lot of livestock (livestock defined as cattle, swine, horses, poultry or fowl) confined to a feed lot operation, i.e., no part of the property may be used for a commercial type feed lot operation or business for the purpose of continuous restocking. However, the property may be used for any type of ranching of live stock that is seasonal, including but not limited to, calving cows development and raising of breeding stock or the complete disbursal of offspring through the whole cycle the latter including less than year around finishing. In the event Purchasers subsequently acquire all of Grantor's remaining property lying North of Highway 12 more particularly described as Tracts one (1) and two (2) of four (4) in Exhibit "B" referred to above, said descriptions being incorporated herein by this reference thereto, then the restriction first above mentioned shall become completely null and void.

EXHIBIT "A" continued

AND

That part of the E1/2W1/2 and of the W1/2E1/2 of Section 22 of Township 11 North, Range 44 East, W.M., Garfield County, Washington, more particularly described as follows: Commencing at Southeast corner of the SW1/4NE1/4 of said Section 22; thence Northerly along the east line of said SW1/4NE1/4 a distance of 1645.49 feet; thence N.10°30'W., 187.63 feet; thence N.52°54'W., 223.13 feet; thence S.49°35'W., 484.38 feet; thence S.32°31'E. 70.61 feet; thence S. 48°02'W., 430.88 feet; thence S. 30°38'W., 626.87 feet to the true place of beginning; thence N.69°19'W., 221.73 feet; thence S. 31°05'W., 103.92 feet; thence N. 88°08'W., 316.75 feet; thence N. 47°09'W., 235.56 feet; thence N.34°36'W., 216.62 feet; thence S. 68°25'W., 127.70 feet to a point on the centerline of U.S. Highway No. 12, said point being a point on curve; thence deflect left and continue along said centerline around a curve to the right with a radius of 1100.00 feet for a distance of 18.81 feet; thence S. 19°55'30"E. along said centerline for a distance of 645.84 feet to point of curve; thence continue along said centerline around a curve to the left with a radius of 1100.00 feet for a distance of 837.17 feet; thence N.8°06'E., 418.28 feet; thence N.17°05'E., 553.79 feet to the true place of beginning.

SUBJECT to all that portion lying in the right-of-way of U.S. Highway No. 12.

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>Laverna ZIESKE</u>	BUYER GRANTEE	2 Name <u>ZIESKE, Laverna Living Trust</u>
	Mailing Address <u>P.O. Box 1415</u>		Mailing Address <u>PO. Box 1432</u>
	City/State/Zip <u>Prosser, WA. 99350</u>		City/State/Zip <u>Prosser, WA. 99350</u>
	Phone No. (including area code) <u>509-832-0608</u>		Phone No. (including area code) <u>509-832.0608</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>2-006-42-011-1010</u> <input type="checkbox"/>	
Mailing Address _____		_____ <input type="checkbox"/>	
City/State/Zip _____		_____ <input type="checkbox"/>	
Phone No. (including area code) _____		_____ <input type="checkbox"/>	
		List assessed value(s)	
		<u>314,008</u>	

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)

Northwest 1/4 of Northeast 1/4 Sec. 11 township 6 range 42

5 Select Land Use Code(s): 95

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"/>

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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 checked="" type="checkbox"/>	<input 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.

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

WAC No. (Section/Subsection) 458-61A-210(2)

Reason for exemption Irrevocable Trust

(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.

Laverna Smith 3/21/16  
DEPUTY ASSESSOR DATE

Type of Document QCD

Date of Document 3/17/16

Gross Selling Price \$	_____
*Personal Property (deduct) \$	_____
Exemption Claimed (deduct) \$	_____
Taxable Selling Price \$	_____
Excise Tax : State \$	_____
Local \$	_____
*Delinquent Interest: State \$	_____
Local \$	_____
*Delinquent Penalty \$	_____
Subtotal \$	_____
*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

(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

Laverna Zieske  
PRINT NAME

Laverna Zieske

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

Signature of Grantor or Grantor's Agent <u>Laverna Zieske</u>	Signature of Grantee or Grantee's Agent <u>Zieske, Laverna Living Trust</u>
Name (print) <u>Laverna ZIESKE</u>	Name (print) <u>ZIESKE, Laverna Living Trust</u>
Date & city of signing: <u>3/16/2016 - Prosser, WA.</u>	Date & city of signing: <u>3/16/2016 - Prosser, WA.</u>

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

REAL ESTATE EXCISE TAX AFFIDAVIT

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CHAPTER 82.45 RCW - CHAPTER 458-61A WAC

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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 <b>Robert R. + Laura S. Hairfield</b>	BUYER GRANTEE	2 Name <b>Eric E. + Heather B. VanZandt (50%) David J. + Janet C. Swanberg (50%)</b>
	Mailing Address <b>1660 8801 St. Thomas Dr. #138</b>		Mailing Address <b>200210 E. 73<sup>rd</sup> Ave</b>
	City/State/Zip <b>Pasco, WA 99301</b>		City/State/Zip <b>Kennewick, WA 99337</b>
	Phone No. (including area code) <b>509-851-4568</b>		Phone No. (including area code) <b>509-554-0822</b>
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 <b>David + Janet VanZandt</b>		2010420343045000 <input type="checkbox"/>	
Mailing Address <b>200210 E. 73<sup>rd</sup> Ave</b>		<input type="checkbox"/>	
City/State/Zip <b>Kennewick, WA 99337</b>		<input type="checkbox"/>	
Phone No. (including area code)		<input type="checkbox"/>	
		List assessed value(s) <b>19,720</b>	

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)

**Parcel ID No. 2-010-42-034-3045-0000  
The SE 1/4 of the NE 1/4 of the SW 1/4 of Section 34, Township 10N, Range 42E, w.m., according to the official records in Garfield County, Washington.**

5 Select Land Use Code(s): **19 vacation and cabin**  
enter any additional codes: **NA**  
(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 Is this property designated as forest land per chapter 84.33 RCW? YES  NO   
Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW? YES  NO   
Is this property receiving special valuation as historical property per chapter 84.26 RCW? YES  NO

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

This land  does  does not qualify for continuance.  
**NA** \_\_\_\_\_ **NA** \_\_\_\_\_  
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  
**NA** \_\_\_\_\_ **NA** \_\_\_\_\_  
PRINT NAME  
**NA** \_\_\_\_\_ **NA** \_\_\_\_\_

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

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

Type of Document **Quit claim Deed**  
Date of Document **3-19-2016**

Gross Selling Price \$	<b>18,900.00</b>
*Personal Property (deduct) \$	<b>-</b>
Exemption Claimed (deduct) \$	<b>-</b>
Taxable Selling Price \$	<b>18,900.00</b>
Excise Tax : State \$	<b>241.92</b>
Local \$	<b>47.25</b>
*Delinquent Interest: State \$	<b>-</b>
Local \$	<b>-</b>
*Delinquent Penalty \$	<b>-</b>
Subtotal \$	<b>289.17</b>
*State Technology Fee \$	<b>5.00</b>
*Affidavit Processing Fee \$	<b>5</b>
Total Due \$	<b>294.17</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 <b>Laura S. Hairfield</b>	Signature of Grantee or Grantee's Agent <b>Janet C. Swanberg</b>
Name (print) <b>Laura S. Hairfield</b>	Name (print) <b>Janet C. Swanberg</b>
Date & city of signing: <b>3-19-16 Kennewick</b>	Date & city of signing: <b>3-19-16 Kennewick</b>

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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REAL ESTATE EXCISE TAX AFFIDAVIT

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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 and 2: Seller/Grantor and Buyer/Grantee information including names, addresses, and phone numbers.

Form section 4: Property address (836 Main Street), location (Pomeroy), and legal description.

Form section 5: Land Use Code(s) (68 - Educational services) and exemption questions.

Form section 6: Questions regarding forest land, current use, and special valuation.

NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) and NOTICE OF COMPLIANCE (HISTORIC PROPERTY) instructions.

Form section 7: Signature lines for Deputy Assessor, Owner, and Grantor/Grantee.

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

Form section 8: Certification of truth and correctness, and signature lines for Christopher K. Muñoz and J. Wynne McCabe.

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.20.021 (1)(C)).

THIS SPACE - TREASURER'S USE ONLY MAR 24 2016

**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.

<b>SELLER GRANTOR</b>	<b>1</b> Name <u>Kimble Land L.L.C., a Washington Limited Liability Company</u>	<b>BUYER GRANTEE</b>	<b>2</b> Name <u>Jonathan Kyle Kimble and Carrie Angela Kimble, husband and wife</u>
	Mailing Address <u>232 East 15<sup>th</sup> Street</u>		Mailing Address <u>442 Smith Gulch Road</u>
	City/State/Zip <u>Pomeroy, WA 99347</u>		City/State/Zip <u>Pomeroy, WA 99347</u>
	Phone No. (including area code) <u>509-843-2322</u>		Phone No. (including area code) _____
<b>3</b> Send all property tax correspondence to: <input type="checkbox"/> Same as Buyer/Grantee	List all real and personal property tax parcel account numbers – check box if personal property		List assessed value(s)
Name <u>Kimble Land L.L.C.</u>	<u>2-012-43-29-4040</u> <input type="checkbox"/>	<u>163,700</u>	
Mailing Address <u>232 East 15<sup>th</sup> Street</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: \_\_\_\_\_

This property is located in  unincorporated Garfield County 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)

All that portion of the Southeast Quarter of the Northeast Quarter and that portion of the Northeast Quarter of the Southeast Quarter of Section 29, Township 12 North, Range 43 E.W.M., Garfield County, Washington, lying Northerly of the centerline of the Eureka Road and Southerly and Westerly of the centerline of the Smith Gulch Road.

**5** Select Land Use Code(s): 11,83

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

(See back of last page for instructions)

Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)? 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.

Kesnia Gwert 3/25/16  
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**

Jonathan Kyle Kimble Carrie Angela Kimble  
PRINT NAME PRINT NAME

Jonathan Kyle Kimble Carrie Angela Kimble

**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-201-b-1

Reason for exemption Gift- no consideration

Type of Document Quit Claim Deed

Date of Document 3.16.16

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

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 Paul Ernest Kimble JR Signature of Grantee or Grantee's Agent Jonathan Kyle Kimble

Name (print) Paul "Ernest" Kimble JR, Manager Name (print) Jonathan Kyle Kimble

Date & city of signing: Pomeroy WA 99347 Date & city of signing: Pomeroy WA 3/6/16

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**  
MAR 23 2016



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

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

**AUDIT:** The 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 swear 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.  
Reason 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 \$ \_\_\_\_\_ 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 any underlying debt on the property by the buyer at the time of transfer.

**A: Gifts with consideration**

1.  Grantor (seller) has made and will continue to make all payments after this transfer on the total on debt of \$ \_\_\_\_\_ and has received from the grantee (buyer) \$ \_\_\_\_\_ (include in this figure the value of any items received in exchange for property) towards the equity. Any payment towards equity is taxable.
2.  Grantee (buyer) will make payments on \_\_\_\_\_ % of total debt of \$ \_\_\_\_\_ for which grantor (seller) is liable and pay grantor (seller) \$ \_\_\_\_\_ (including in this figure the value of any items received in exchange for property) towards the equity. Total of debt relief and equity payment are taxable.

**B: Gifts without consideration**

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

Has there been or will there be a refinance of the debt?  YES  NO

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

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

*Paul Ernest Kimble Jr.* *Pamela J. Kimble* *Jonathan Kyle Kimble* *Carrie Angela Kimble*  
\_\_\_\_\_  
Grantor's Signature                      Grantee's Signature  
Paul "Ernest" Kimble JR                      Pamela J. Kimble                      Jonathan Kyle Kimble                      Carrie Angela Kimble  
Manager                      Manager

3.  **IRS "TAX DEFERRED" EXCHANGE** (WAC 458-61A-213)  
I, (print name) \_\_\_\_\_, certify that I am acting as an Exchange Facilitator in the 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

**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	Name <u>Traci Black, Personal Representative of the</u>	BUYER GRANTEE	Name <u>Traci Black, Trustee of the Merritt Family</u>
	Estate of <u>Darrel R. Merritt, Deceased</u>		Revocable Trust created <u>January 18, 2001</u>
	Mailing Address <u>581 McGowen Road</u>		Mailing Address <u>581 McGowen Road</u>
	City/State/Zip <u>Newport, WA 99156</u>		City/State/Zip <u>Newport, WA 99156</u>
	Phone No. (including area code) <u>(509) 447-5223</u>		Phone No. (including area code) <u>(509) 447-5223</u>
Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers – check box if personal property	
Name _____		2-014-42-028-2000 <input type="checkbox"/>	
Mailing Address _____		2-014-42-029-1000 <input type="checkbox"/>	
City/State/Zip _____		2-014-42-030-1010 <input type="checkbox"/>	
Phone No. (including area code) _____			
List assessed value(s) <u>53590</u>			

Street address of property: Unknown

This property is located in Garfield County

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

Legal description of property (if more space is needed, you may attach a separate sheet to each page of the affidavit)  
**SEE FULL LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"**

Select Land Use Code(s):  
83 - Agriculture classified under current use chapter 84.34 RCW

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

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

YES  NO

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

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

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

If any answers are yes, complete as instructed below.

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

This land  does  does not qualify for continuance.

Kesha Onbait 3/25/16  
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  
Signature on file  
PRINT NAME

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-210(1) and 458-61A-202  
Reason for exemption Transfer from an Estate to a Irrevocable trust

Type of Document Personal Representative's Deed (Corrected)  
Date of Document March 17, 2016

Gross Selling Price \$	_____
*Personal Property (deduct) \$	_____
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

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

Signature of Grantor or Grantor's Agent Traci Black, PR Signature of Grantee or Grantee's Agent Traci Black, Trustee  
Name (print) Traci Black, Personal Representative Name (print) Traci Black, Trustee  
Date & city of signing: March 22, 2016 Newport, WA Date & city of signing: March 22, 2016 Newport, Washington

Perjury: Perjury is a class C felony which is punishable by imprisonment in the state penitentiary 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 (6/5/13) THIS SPACE - TREASURER'S USE ONLY

MAR 25 2016

TAXPAYER  
County Treasurer  
2780 TS

KAREN ROOSEVELT  
GARFIELD COUNTY TREASURER

**EXHIBIT A**

Real property located in the County of Garfield, State of Idaho, to-wit:

In Township 14 North, Range 42 E.W.M.

The Southwest Quarter of the Northwest Quarter, the North Half of the Northwest Quarter, and the Northwest Quarter of the Northeast Quarter of Section 28.

EXCEPT that part thereof conveyed to United States of America by deed dated March 26, 1966, and recorded in Garfield County Auditor's Book No. 49 of Deeds, at page 418.

The North Half, and the Southwest Quarter of Section 29.

Government Lots 2, 5, 6 and 7, and the Southeast Quarter of the Northeast Quarter of Section 30.

EXCEPT that part thereof conveyed to the United States of America by deed dated January 4, 1967, and recoded as Garfield County Auditors No. 12595.

TOGETHER WITH a non-exclusive easement for ingress and egress over and across a part of the Northwest quarter of Section 32, said Township and Range, more fully described in easement recorded August 21, 2002, as Garfield County Auditor's No. 7357.

APN: 2-014-42-028-2000, 2-014-42-029-1000 & 2-014-42-030-1010