

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>DONALD M. FISCHER, an unmarried man and IRINA A. FISCHER, an unmarried woman</u>	BUYER GRANTEE	2 Name <u>DONALD M. FISCHER, an unmarried man</u>
	Mailing Address <u>Po Box 265</u>		Mailing Address <u>Po Box 265</u>
	City/State/Zip <u>Pomeroy, WA 99347</u>		City/State/Zip <u>Pomeroy, WA 99347</u>
	Phone No. (including area code) <u>(509) 843-1348</u>		Phone No. (including area code) <u>(509) 843-1348</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 _____		1-051-12-003-2210-0000 <input type="checkbox"/>	
Mailing Address _____		_____ <input type="checkbox"/>	
City/State/Zip _____		_____ <input type="checkbox"/>	
Phone No. (including area code) _____		_____ <input type="checkbox"/>	
		List assessed value(s)	
		<u>\$102,000.00</u>	

4 Street address of property: 132 PATAHA 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)

E. 28' of Lot 2, Lot 3, Blk 12, Wilson's Add., GARFIELD COUNTY, WA

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

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) WAC 8458-61A-203(2)

Reason for exemption _____
as a transfer pursuant to a Divorce Decree or Marital Settlement Agreement

Type of Document QUITCLAIM DEED

Date of Document 7/1/16

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 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>LuAnn W. Short/Agent-First American Title</u>	Name (print) <u>LuAnn W. Short/Agent-First American Title</u>
Date & city of signing: <u>August 24, 2016 - Westlake</u>	Date & city of signing: <u>August 24, 2016 - Westlake</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)).

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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>Allen L. Starin, dealing with his life estate interest</u>	BUYER GRANTEE	2 Name <u>Louise M. Starin</u>
	Mailing Address <u>P.O. Box 234</u>		Mailing Address <u>P.O. Box 234</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 _____		1-056-03-004-1210 <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: 286 13th Street, Pomeroy, Wa 99347

This property is located in Pomeroy

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

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

Lots 3 and 4 in Block 3 of Potter's Addition to the City of Pomeroy, WA

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

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

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

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

If any answers are yes, complete as instructed below.

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

This land does does not qualify for continuance.

DEPUTY ASSESSOR _____ DATE _____

(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-203(1)

Reason for exemption Separation of Community Property

Type of Document Quit Claim Deed

Date of Document Aug. 25, 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>Louise Starin</u>	Signature of Grantee or Grantee's Agent <u>Louise Starin</u>
Name (print) <u>Louise Starin</u>	Name (print) <u>Louise Starin</u>
Date & city of signing: <u>August 25, 2016 Pomeroy</u>	Date & city of signing: <u>8-25-16 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 (\$5,000.00), or by both imprisonment and fine (RCW 9A.20.020 (1C)).

PAID
AUG 31 2016

KAREN ROOSEVELT
COUNTY TREASURER

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Check box if partial sale of property

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

SELLER GRANTOR	1 Name <u>Bernice Fitzgerald</u>	BUYER GRANTEE	2 Name <u>Richard Fitzgerald</u>
	Mailing Address <u>652 Pataha St.</u>		Mailing Address <u>652 Pataha St.</u>
	City/State/Zip <u>Pomeroy, WA</u>		City/State/Zip <u>Pomeroy, WA 99347</u>
	Phone No. (including area code) <u>(971) 998-7803</u>		Phone No. (including area code) <u>(971) 998-7803</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>Terry Fitzgerald</u>		<u>1-050-19-003-3210</u> <input type="checkbox"/>	
Mailing Address <u>7506 North Kerby</u>		<input type="checkbox"/>	
City/State/Zip <u>Portland, OR 97217</u>		<input type="checkbox"/>	
Phone No. (including area code) <u>(971) 998-7803</u>		<input type="checkbox"/>	
		List assessed value(s) <u>123417</u>	

4 Street address of property: 652 Pataha St., Pomeroy, WA 99347

This property is located in Pomeroy

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

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

An undivided one-half interest in: Lot Number Three (3), in Block Number Nineteen (19), of the Original Town, now City of Pomeroy, Washington. SUBJECT TO all, if any valid easements, rights of way, covenants, conditions, reservations and restrictions of record.

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"/>

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(4)

Reason for exemption
Inheritance

Type of Document Affidavit in Support of Community Property Agreement

Date of Document 9/8/16

Gross Selling Price \$	0.00
*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

6

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 _____

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. Biggs</u>	Name (print) <u>Kimberly R. Biggs</u>
Date & city of signing: <u>9/8/16 Pomeroy, Washington</u>	Date & city of signing: <u>9/8/16 Pomeroy, Washington</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)).



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Check box if partial sale of property

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

Form sections 1 and 2: Seller/Grantor (Dodge Logging Inc.) and Buyer/Grantee (Peggy Harper) information including names, addresses, and phone numbers.

Form section 3: Correspondence and parcel account information. Includes name (Peggy Harper), address (PO Box 975, Pomeroy WA 99347), and parcel account number (10520200611200000).

Form section 4: Property address (1313 Columbia Street, Pomeroy, WA) and location details (Garfield County, Pomeroy city).

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

Form section 6: Property classification questions (forest land, current use, special valuation).

Form section 7 (left): Continuation and compliance notices for the new owner(s).

Form section 7 (right): Personal property included in selling price.

Form section 7 (right): Exemption details (WAC No., Reason for exemption).

Table with 2 columns: Description and Amount. Includes Gross Selling Price (\$30,000.00), Excise Tax (State \$384.00, Local \$75.00), and Total Due (\$464.00).

Form section 8 (left): Deputy Assessor and Owner(s) Signature fields.

Form section 8 (right): Signature and date of signing for both Grantor (Dodge Logging Inc.) and Grantee (Peggy Harper).

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 SEP 16 2016

KAREN ROOSEVELT GARFIELD COUNTY TREASURER



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Check box if partial sale of property

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

Form sections 1-3: Seller/Grantor (Elvin E. Harper) and Buyer/Grantee (Peggy Harper) information, including addresses and tax parcel details.

Section 4: Street address of property (1313 Columbia Street, Pomeroy, WA) and location details (Garfield County, Pomeroy city).

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

Section 6: Continuation questions regarding forest land, current use, and special valuation.

Section 7: Notices of Continuation and Compliance, and Owner's Signature area.

Section 7: Personal property included in selling price and tax calculation table showing Gross Selling Price, Exemption, and Total Due of \$10.00.

Section 8: Certification of truth and correctness, and signatures of Grantor (Elvin E. Harper) and Grantee (Peggy Harper) dated 9/14/16.

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)).

THIS SPACE - TREASURER'S USE ONLY

COUNTY TREASURER

PAID SEP 16 2016

KAREN ROOSEVELT GARFIELD COUNTY TREASURER



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Check box if partial sale of property

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

Form with fields for Seller/Grantor and Buyer/Grantee information, including names, addresses, and phone numbers.

Form section for property address and legal description, including '536 High St' and 'Lot 2 Blk 24 Wilson's Addition'.

Form section for Land Use Code(s) and exemption questions, including '11' and 'Is this property exempt from property tax per chapter 84.36 RCW?'.

Form section for Continuation and Compliance notices, including 'NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE)' and 'NOTICE OF COMPLIANCE (HISTORIC PROPERTY)'. Includes signature of Keshia Buzza.

Form section for personal property included in selling price, including 'List all personal property (tangible and intangible) included in selling price' and 'Gross Selling Price'.

Form section for certification and signatures, including 'I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT' and signatures of Bill & Waldron and Cindy R. Waldron.

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)).

4 Credit Rev

2842

PAID stamp

2842 KR

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 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: _____

Signature

Firm Name

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

Grantor (seller) gifts equity valued at \$ _____ 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

1. 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.
2. 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

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 the 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 the payments on total debt of \$ 50,041.51 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.

Billy Waldson
 Grantor's Signature

Cindy R. Waldson
 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 458-61A-213.

NOTE: Exchange Facilitator must sign below.

Exchange Facilitator's Signature

For tax assistance, contact your local County Treasurer/Recorder or visit <http://dor.wa.gov> or call (360) 570-3265. To inquire about the availability of this document in an alternate format for the visually impaired, please call (360) 705-6715. Teletype (TTY) users please call 1-800-451-7985.

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Check box if partial sale of property

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

SELLER GRANTOR	1 Name <u>Jeremy E. Maki</u>	BUYER GRANTEE	2 Name <u>Estate of Ernestine L. Shoun, deceased</u>
	Mailing Address <u>807 N. Sionly Ln. #101A</u>		Mailing Address <u>Attn: Michael Quigley 312 1772 St. Clarkston, WA 98350</u>
	City/State/Zip <u>Post Falls, ID 83854</u>		City/State/Zip <u>Clarkston, ID 83501</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>Estate of Ernestine L. Shoun, deceased</u>		10547600527100000 <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) 119,510.00	

4 Street address of property: 2460 State Street, Pomeroy, WA

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: Lots 4 and 5 in Block 76 of Depot 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 _____

(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 09/19/16

Gross Selling Price \$	120,000.00
*Personal Property (deduct) \$	0.00
Exemption Claimed (deduct) \$	0.00
Taxable Selling Price \$	120,000.00
Excise Tax : State \$	1,536.00
Local \$	300.00
*Delinquent Interest: State \$	0.00
Local \$	0.00
*Delinquent Penalty \$	0.00
Subtotal \$	1,836.00
*State Technology Fee \$	5.00 5.00
*Affidavit Processing Fee \$	0.00
Total Due \$	1,841.00

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>Jeremy E. Maki</u>	Signature of Grantee or Grantee's Agent <u>Michael Quigley P.R.</u>
Name (print) <u>Jeremy E. Maki</u>	Name (print) <u>Estate of Ernestine L. Shoun, deceased</u>
Date & city of signing: <u>9-19-16, Clarkston, WA</u>	Date & city of signing: <u>9-22-16, 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)).

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>Patricia E. Boyd</u>	BUYER GRANTEE	2 Name <u>Steven J. Cannon</u>
	<u>Lester L. Boyd</u>		<u>Elizabeth J. Cannon</u>
	Mailing Address <u>905 SE Sunnymead</u>		Mailing Address <u>P.O. Box 484</u>
	City/State/Zip <u>Pullman WA 99163</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>Steven J. Cannon Elizabeth J. Cannon</u>	<u>2011410212020000</u> <input type="checkbox"/>	<u>235,157.00</u>
Mailing Address <u>P.O. Box 484</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: 313 Linville Gulch Rd. - 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)?	<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 09/22/16

Gross Selling Price	\$	<u>240,000.00</u>	
*Personal Property (deduct)	\$	<u>0.00</u>	
Exemption Claimed (deduct)	\$	<u>0.00</u>	
Taxable Selling Price	\$	<u>240,000.00</u>	
Excise Tax : State	\$	<u>3,072.00</u>	
Local	\$	<u>600.00</u>	
*Delinquent Interest: State	\$	<u>0.00</u>	
Local	\$	<u>0.00</u>	
*Delinquent Penalty	\$	<u>0.00</u>	
Subtotal	\$	<u>3,672.00</u>	
*State Technology Fee	\$	<u>5.00</u>	<u>5.00</u>
*Affidavit Processing Fee	\$	<u>0.00</u>	
Total Due	\$	<u>3,677.00</u>	

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

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

Signature of Grantor or Grantor's Agent Patricia E. Boyd Signature of Grantee or Grantee's Agent Steven J. Cannon

Name (print) Patricia E. Boyd Name (print) Steven J. Cannon

Date & city of signing: 9/23/2016 - Clarkston, WA Date & city of signing: 9.22.16, 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)).

THIS SPACE - TREASURER USE ONLY

COUNTY TREASURER

PAID
SEP 23 2016
KAREN ROOSEVELT
GARFIELD COUNTY TREASURER

2844
KR

EXHIBIT "A"

326325

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

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

That part of the Southwest quarter of the Northeast quarter and of the West half of the Southeast quarter of Section 21, more particularly described as follows:

Commencing at the Northeast corner of said Section 21; thence South $87^{\circ}16'17''$ West, along the North line of said Section 21 a distance of 1341.63 feet, more or less, to the Northeast corner of the West half of the Northeast quarter of said Section 21; thence South along the East line of said West half of the Northeast quarter 1953.66 feet to the True Place of Beginning; thence continue South 2397.21 feet; thence North $86^{\circ}15'00''$ West 66.08 feet to a point on the centerline of Linville Gulch Road; thence North $12^{\circ}00'29''$ West along said centerline 960.30 feet to a point of curve; thence along said centerline around a curve to the right with a radius of 1600.00 feet for a distance of 446.77 feet; thence North $03^{\circ}59'26''$ East along said centerline 168.28 feet to a point of curve; thence along said centerline around a curve to the left with a radius of 1200.00 feet for a distance of 445.45 feet; thence North $17^{\circ}16'41''$ West along said centerline 249.03 feet; thence North $68^{\circ}14'28''$ East 441.83 feet to the place of beginning.

SUBJECT TO the right to maintain and use an existing waterline which is attached to an existing well on the above described property for the sole purpose of watering livestock, as contained in Deed recorded January 29, 1991 as Garfield County Auditor's No. 3466.

EXCEPT public road right of way.

REAL ESTATE EXCISE TAX AFFIDAVIT

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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.

1 SELLER GRANTOR	Name <u>Janice D. Corder, Trustee of the</u>	2 BUYER GRANTEE	Name <u>Janice D. Corder,</u>
	<u>MARYLYN ST JEOR TRUST dated July 23, 1997</u>		<u>a married person as her separate property</u>
	Mailing Address <u>415 SE 16TH ST</u>		Mailing Address <u>415 SE 16TH ST</u>
	City/State/Zip <u>GRESHAM OR 97080</u>		City/State/Zip <u>GRESHAM OR 97080</u>
	Phone No. (including area code) <u>(503) 661-8235</u>		Phone No. (including area code) <u>(503) 661-8235</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>2-011-43-001-3000</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>\$194,063.00</u>	

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 ATTACHED ADDITIONAL SHEET #1 - Legal Description of Property.

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.

Laura Smick 9/26/14
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 D Corder

PRINT NAME

Janice D. Corder

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

NONE.

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

WAC No. (Section/Subsection) WAC 458-61A-210(1)

Reason for exemption _____

Transfer is a non pro rata, in-kind distribution from an irrevocable trust to a beneficiary, with no valuable consideration given for the transfer; and is fully within the Trustee powers and dispositive terms of the Trust instrument.

Type of Document Trustee's Deed

Date of Document 9/23/16

Gross Selling Price \$	<u>116,500.00</u>
*Personal Property (deduct) \$	<u>0.00</u>
Exemption Claimed (deduct) \$	<u>116,500.00</u>
Taxable Selling Price \$	<u>0.00</u>
Excise Tax : State \$	<u>0.00</u>
<u>0.0025</u> Local \$	<u>0.00</u>
*Delinquent Interest: State \$	<u>0.00</u>
Local \$	<u>0.00</u>
*Delinquent Penalty \$	<u>0.00</u>
Subtotal \$	<u>0.00</u>
*State Technology Fee \$	<u>5.00</u>
*Affidavit Processing Fee \$	<u>5.00</u>
Total Due \$	<u>10.00</u>

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

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

Signature of Grantor or Grantor's Agent <u>Janice D Corder Trust</u>	Signature of Grantee or Grantee's Agent <u>Janice D Corder</u>
Name (print) <u>Janice D. Corder, Trustee</u>	Name (print) <u>Janice D. Corder</u>
Date & city of signing: <u>September 23, 2016, GRESHAM OR</u>	Date & city of signing: <u>September 23, 2016, GRESHAM OR</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)).

KAREN ROOSEVELT
GARFIELD COUNTY TREASURER

REET AFFIDAVIT — ADDITIONAL SHEET #1

Legal Description of Property:

An undivided one-half interest in the following parcel:

Beginning at a point on the West line of Section 1, which is 248 feet North 1°09' West of the Southwest corner of said section, thence North 68°18' East 851 feet; thence North 51°15' East 216.1 feet; thence North 83°39' East 693 feet; thence North 9°50' East 653.7 feet; thence North 19°43' East 525 feet; thence North 66°40' East 958 feet; thence North 77°38' East 1170 feet; thence North 14°21' East 434.6 feet; thence North 28°21' East 978 feet; thence North 19°27' West 76 feet; thence North 21°33' West 386 feet to the South line of the North half of the North half of Section 1; thence West on said South line 4507 feet to the West line of said Section 1; thence South on the West section line to the Place of Beginning, all in Section 1, Township 11 North, Range 43, E.W.M.

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