

97902

83 PAGE 713

STATE OF WASHINGTON
COUNTY OF SKAMANIA
I HEREBY CERTIFY THAT THE WITHIN
INSTRUMENT OF WRITING FILED BY:

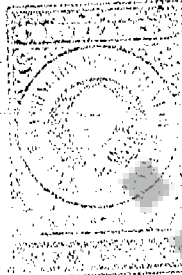
Philip M. Noon, Attorney
OF 109 W. 2nd St. Grandview
AT 11:50 A.M. 7/18/64

WAS RECORDED 83
Seeds 713

RECORDS OF SKAMANIA COUNTY WITH
Gary M. Olson
V. Salness DEPUTY

When recorded return to:

PHILIP M. NOON, Attorney
109 West Second Street
Grandview, WA 98930



No.

9914

TRANSACTION EXCISE TAX

JUL 18 1964

Amount Paid to

10.00

Skamania County Treasurer

By

Gary M. Olson

STATUTORY WARRANTY DEED

(IN FULFILLMENT OF REAL ESTATE CONTRACT)

Not subject to compliance with County subdivision ordinances.

By: Gary M. Olson

12 The grantor, EDITH KIELMAN HALL, formerly EDITH M.
13 KIELMAN, who took title to the real property hereinafter
14 described as EDITH M. KIELMAN, now as her separate estate,
15 for and in consideration of Ten Dollars and No/100 (\$10.00)
16 and other good and valuable consideration in hand paid, conveys
17 and warrants to CLYDE E. MORBY and BARBARA C. MORBY, husband
18 and wife, the following described real estate situated in
19 the County of Skamania, State of Washington:

20 Lot Five (5) of WELLS' HOME SITES, according
21 to the official plat thereof, on file and of
22 record at page 102 of Book "A" of Plats,
23 records of Skamania County, together with
all improvements and appurtenances thereunto
belonging or appertaining.

24 This Deed is given in fulfillment of that certain Real
25 Estate Contract between FRED KIELMAN and EDITH KIELMAN, husband
26 and wife, dated April 14, 1975, and conditioned for the con-
27 veyance of the above described property, and the covenants of
28 warranty herein contained shall not apply to any title, interest
29 or encumbrance arising by, through or under the purchasers in
30 said contract, and shall not apply to any taxes, assessments
31 or other charges levied, assessed or becoming due subsequent
32 to the date of said contract.

STATUTORY WARRANTY DEED - 1

PHILIP M. NOON,
ATTORNEY AT LAW,
109 WEST SECOND STREET
GRANDVIEW, WASHINGTON
98930

1 That FRED KIELMAN died on February 10, 1978, a resident
2 of Cowlitz County, Washington. That the grantor herein has
3 succeeded to all right, title and interest of FRED KIELMAN by
4 means of a Community Property Agreement dated March 11, 1964,
5 and originally recorded with the Auditor of Cowlitz County
6 on November 1, 1977, Auditor's recording number 822295.
7 Real Estate Excise Tax paid on this transaction on April 15,
8 1975, County Treasurer's receipt number 3210.

9 DATED: This 12 day of July, 1984.

10
11 Edith Kielman Hall
12 EDITH KIELMAN HALL, Grantor

13
14 STATE OF WASHINGTON)
15 County of Yakima) ss

16 On this day personally appeared before me EDITH KIELMAN
17 HALL, formerly EDITH M. KIELMAN, as her separate estate, to
18 me known to be the individual described in and who executed
19 the within and foregoing instrument and acknowledged to me that
20 she signed the same as her free and voluntary act and deed for
21 the uses and purposes therein mentioned.

22 GIVEN under my hand and official seal this 12 day
23 of July, 1984.

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STATUTORY WARRANTY DEED - 2

PHILIP M. NOON
ATTORNEY AT LAW
109 WEST SECOND STREET
GRANDVIEW, WASHINGTON
98930



Philip M. Noon

Attorney at Law

109 West Second Street - P.O. Box 188, Grandview, Washington 98930
Telephone (509) 882-1446

July 13, 1984

Auditor of Skamania County
County Courthouse
Stevenson, WA 98648

Re: Deed in Fulfillment of Contract - Edith Kielman Hall,
formerly Edith M. Kielman to Clyde E. and Barbara C.
Morby

Gentlemen:

Enclosed please find the following:

1. Deed in Fulfillment of Real Estate
Contract - Kielman to Morby
2. Excise Tax Affidavit
3. Check to Auditor of Skamania County in
amount of \$34.00 covering \$4.00 for re-
cording and \$30.00 for revenue stamps,
to be affixed to deed.

I would advise that the original purchase price was \$27,500.00.

I trust you will find these matters in order.

Yours very truly,

Philip M. Noon

PMN:m

cc: Edith K. Hall
Clyde C. Morby

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

REAL ESTATE EXCISE TAX

CHAPTER 82.45 RCW
CHAPTER 458-01 WAC

This form is your receipt when stamped by cashier. Pay by cash or certified check to County Treasurer.

PLEASE TYPE OR PRINT

THIS AFFIDAVIT WILL NOT BE ACCEPTED UNLESS ITEMS ① THROUGH ⑦ ARE FULLY COMPLETED

① SELLER GRANTOR	Name <u>EDITH KIRLMAN HALE</u>	② BUYER GRANTEE	Name <u>CLYDE B. & BARBARA C. MORBY</u>
	Street <u>ROUTE 2, BOX 2822</u>		Street <u>P.O. Box 28</u>
	City <u>Granview</u> State <u>WA</u> Zip <u>98030</u>		City <u>Carson</u> State <u>WA</u> Zip <u>98410</u>

③ NEW OWNER'S PERMANENT ADDRESS FOR ALL PROPERTY TAX RELATED CORRESPONDENCE	Name <u>CLYDE B. & BARBARA C. MORBY</u>	ALL TAX PARCEL NUMBERS	
	Street <u>P.O. Box 28</u>		
	City/State <u>Carson, WA</u> Zip <u>98410</u>		

④ LEGAL DESCRIPTION OF PROPERTY SITUATED IN UNINCORPORATED Shamania COUNTY ☐ OR IN CITY OF _____

Lot 3 of WELLS' HOME SITES according to the official plat thereof on file and of record at page 102 of book "A" of Maps, records of Shamania County, together with all improvements and appurtenances thereto belonging or hereinafter to be acquired.

⑤ Is this property currently:

Classified or designated as forest land? Chapter 84.33 RCW	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
Classified as current use land (open space, farm and agricultural, or timber)? Chapter 84.34 RCW	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
Exempt from property tax under Chapter 84.36 RCW? (nonprofit organizations)	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>

Type Property: ☐ land only ☐ land with new building ☒ land with previously used building

SEE TAX OBLIGATIONS ON REVERSE SIDE

⑥ NOTICE OF CONTINUANCE

If the new owner(s) of land that is classified or designated as current use or forest land wish(es) to continue the classification or designation of such land, the new owner(s) must sign below. If the new owner(s) do(es) not desire to continue such classification or designation, all compensating or additional tax calculated pursuant to RCW 84.33, 120 and 140 or RCW 84.34, 108 shall be due and payable by the seller or transferor at the time of sale. To determine if the land transferred qualifies to continue classification or designation, the county assessor must be consulted. All new owners must sign.

Signature(s) [Signature]

This land ☐ does ☐ does not qualify for continuance.

Deputy Assessor _____ Date _____

⑦ Description of personal property if included in sale (furniture, appliances, etc.) _____

If exemption claimed, explain Deed in fulfillment of contract, excise tax heretofore paid on 4/15/75, receipt # 3013.

Type of Document Deed in Fulfillment of 84.34

Date of Sale 11/11/75

Gross Sale Price 1/	\$ _____
Personal Property (deduct) 2/	\$ _____
Taxable Sale Price	\$ _____
Excise Tax State 3/	\$ _____
Local 4/	\$ _____
Delinquent Penalty 5/	\$ _____
Total Tax Due	\$ _____

(SEE 5 ON REVERSE SIDE)

⑧ AFFIDAVIT

I, the undersigned, being first sworn, on oath state that the foregoing information to the best of my knowledge is a true and correct statement of the facts pertaining to the transfer of the above described real estate. Any person willfully giving false information in this affidavit shall be subject to the PERJURY LAWS of the State of Washington.

SEE 6/ON REVERSE FOR PENALTIES.

Signature _____ (Specify: Grantor/Grantee/Agent for Grantor/Grantee)

Subscribed and sworn to me this 11 day of Nov, 1975

Notary Public _____

in and for the State of Washington

residing at Granview

⑨ The following optional questions are requested by RCW 82.45.120:

Is property at the time of sale:

a. Subject to elderly, disability, or physical improvement exemption?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
b. Does building, if any, have a heat pump or solar heating or cooling system?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
c. Does this conveyance divide a current parcel of land?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
d. Does sale include current crop or merchantable timber?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>

e. Does conveyance involve a trade, partial interest corporate affiliates, related parties, trust, receivership or an estate?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
f. Is the grantee acting as a nominee for a third party?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
g. Principal use:		
1 <input type="checkbox"/> agricultural	2 <input type="checkbox"/> condominium	3 <input type="checkbox"/> recreational
4 <input type="checkbox"/> apt (4+ units)	5 <input type="checkbox"/> industrial	6 <input type="checkbox"/> residential
7 <input type="checkbox"/> commercial	8 <input type="checkbox"/> mobile home	9 <input type="checkbox"/> timber

FOR TREASURER'S USE ONLY

TRANSACTION EXCISE TAX

JUL 13 1984

Amount Paid Per Ex 3210

Shamania County Treasurer

By [Signature] TAX PAYER

1/ **GROSS SALE PRICE** "Selling Price" shall mean consideration, including money or anything of value, paid or delivered or contracted to be paid or delivered in return for the transfer of the real property or estate or interest in real property; and shall include the amount of any lien, mortgage, contract indebtedness, or other incumbrance, either given to secure the purchase price, or any part thereof, or remaining unpaid on such property at the time of sale (WAC 458-61-030(13)). When consideration is other than money and the transfer is taxable, market value is to be reported.

2/ **PERSONAL PROPERTY**

The transfer of personal property is subject to the use tax and is the liability of the grantee. Use separate form for mobile home.

3/ **AUDIT AND ENFORCEMENT**

The tax paid by this document is subject to audit by the Department of Revenue under RCW 82.45.150. RCW 82.45.080 specifies that this tax is the obligation of the seller and remedies for its enforcement are specified in Chapter 82.32 RCW. RCW 82.45.080 states that such tax and penalties... "shall be a specific lien upon each piece of real property sold from the time of sale until the tax shall have been paid, which lien may be enforced in the manner prescribed for the foreclosure of mortgages".

4/ **LOCAL REAL ESTATE EXCISE TAX**

Cities and/or counties are authorized to adopt by ordinance an additional real estate excise tax to be collected and distributed by the county treasurer (CHAPTER 82.46 RCW).

5/ **DELINQUENT PENALTY**

If the tax due is not paid within 30 days from the time of sale, interest of 1% per month shall be charged from the sale date until date of payment. Nonpayment or underpayment resulting from intent to evade the tax is subject to 50% penalty (Chapter 82.45 RCW).

6/ **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, or by both such imprisonment and fine (RCW 9A.20.020 (1C)).

**TAX OBLIGATION FOR FOREST LAND CLASSIFICATION OR DESIGNATION
CURRENT USE (OPEN SPACE) CLASSIFICATION OR PROPERTY EXEMPT FROM TAXATION**

FOREST LAND LIABILITY (RCW 84.33.120 and 84.33.140)

Upon withdrawal or removal of this land from classification or designation a compensating tax shall be imposed which shall be equal to:

1. The difference between the amount of tax last levied on such land as forest land and an amount equal to the new assessed valuation of such land multiplied by the millage rate of the last levy extended against such land, multiplied by
2. A number, in no event greater than ten, equal to the number of years for which such land was classified or designated as forest land.

Reforestation or conversion requirements should be consulted according to Chapter 76.09 RCW.

CURRENT USE LIABILITY (RCW 84.34.108)

Upon withdrawal or removal of this land from classification, an additional tax shall be imposed in the following manner:

1. Land under classification for a minimum of ten years shall pay an amount equal to the difference between the tax computed on the basis of "current use" and the tax computed on the basis of true and fair value plus interest at the same statutory rate charged on property taxes. The additional tax and interest shall be paid for the seven years last past.
2. Land withdrawn because of a change to a nonconforming use or land withdrawn prior to the minimum ten-year period or failure to comply to two-year notice of withdrawal shall be liable to pay the additional tax as in 1. above plus a penalty of 20% of the additional tax and interest. The additional tax, interest and penalty shall be paid for the past seven years.

PROPERTY EXEMPT FROM TAXATION (RCW 84.36.810 and 84.36.262)

Sale of exempt property may cause taxes and interest to be assessed for up to last ten years, depending on type and life of exemption.

Stevenson, Washington, 7/18/84

TO COUNTY AUDITOR DR.
Skamania County, Washington

FILING
RECORDING ☒

FILE NO.

97902 AMOUNT 400

Agree. & Lease

Liens

Mines

Deed

Mortgage

Satisfactions

Misc.

Surveys

Plats

UCC

Edith Kielman Hall
to

Clyde E. Morby et al

Gary M. Olson

COUNTY AUDITOR

By

Valuelsen

DEPUTY

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