

When recorded return to:
Gerald T. Stoffel and Tamara L. Stoffel
3071 Skye Road
Washougal, WA 98671

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1499 SE Tech Center Place, Suite 100
Vancouver, WA 98683

Escrow No.: 622-67631 *AA*

SKAMANIA COUNTY
REAL ESTATE EXCISE TAX
31433
AUG 18 2015

PAID *#4487.90*
Vicki Chelland Treasurer
SKAMANIA COUNTY TREASURER

STATUTORY WARRANTY DEED

THE GRANTOR(S) Ronald J. Harmsen, a single man
for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration

GTS *TLS*
in hand paid, conveys, and warrants to Gerald T. Stoffel and Tamara L. Stoffel, husband and wife

the following described real estate, situated in the County of Skamania, State of Washington:

Lot 39, SKAMANIA HIGHLANDS, according to the recorded plat thereof, recorded in Book 'A', page 140, in the County of Skamania, State of Washington

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): 02051920010000, Skamania County Assessor
Date *8-17-15* Parcel# *2-S-19-2-0-100*

Subject to:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: ~~August 13, 2015~~ *Aug. 17, 2015*

Ronald Harmsen by Todd J. Harmsen 8-17-15
Ronald Harmsen by Todd J. Harmsen, his attorney in fact

STATUTORY WARRANTY DEED
(continued)

State of Washington

County of Clark

I certify that I know or have satisfactory evidence that Todd J. Harmsen is the person who appeared before me, and said person acknowledged that he/she signed this instrument as Attorney in Fact for Ronald J. Harmsen and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument.

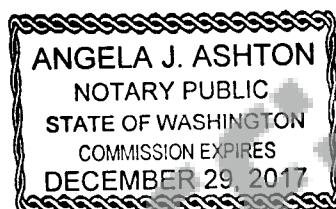
Dated: Aug. 17, 2015

Angela J. Ashton
Angela J. Ashton

Notary Public in and for the State of Washington

Residing at: Vancouver, WA

My appointment expires: December 29, 2017



Unofficial Copy

EXHIBIT "A"
Exceptions

Taxes and Assessments as they become due and payable.

Conditions, Restrictions and Easements, including the terms and provisions thereof, as shown on the recorded plat of SKAMANIA HIGHLANDS Book A Page 140.
See recorded plat for details

Declaration, Covenants, Conditions and Restrictions and/or easements; but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin to the extent such covenant, conditions or restrictions violate Title 42, Section 3604 and 3607, of the United States Codes:

Recorded : March 23, 1977
Book : 72
Page : 416

Unofficial
Copy



PLEASE TYPE OR PRINT

REAL ESTATE EXCISE TAX AFFIDAVIT

CHAPTER 82.45 RCW - CHAPTER 458-61A WAC

This form is your receipt
when stamped by cashier.

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

☐ Check box if partial sale of property

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

1 SELLER GRANTOR	Name <u>Ronald J. Harmsen, a single man</u>	2 BUYER GRANTEE	Name <u>Gerald T. Stoffel and Tamara L. Stoffel, husband and wife</u>
	Mailing Address <u>431 Highland Rd</u>		Mailing Address <u>3071 Skye Road</u>
	City/State/Zip <u>Washougal, WA 98671</u>		City/State/Zip <u>Washougal, WA 98671</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 _____	02051920010000 <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)	
		\$0.00	
		<u>2015 hpd</u>	
		<u>2015 odd</u>	

4 Street address of property: 3071 Skye Road, Washougal, WA 98671The property is located in ☐ unincorporated _____ County OR within ☒ city of Washougal☐ Check box if any of the listed parcels are being segregated from another parcel, are part of a boundary line adjustment or parcels being merged.

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

Lot 39, SKAMANIA HIGHLANDS, according to the recorded plat thereof, recorded in Book 'A', page 140, in the County of Skamania, State of Washington

5 Select Land Use Code(s): 11Enter 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.LM
DEPUTY ASSESSOR8-17-15
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

WA

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 DeedDate of Document 08/13/2015 8/17/15Gross Selling Price \$ 293,000.00*Personal Property (deduct) \$ 0.00Exemption Claimed (deduct) \$ 0.00Taxable Selling Price \$ 293,000.00Excise Tax: State \$ 3,750.40Local \$ 732.50*Delinquent Interest: State \$ 0.00Local \$ 0.00*Delinquent Penalty \$ 0.00Subtotal \$ 4,482.90*State Technology Fee \$ 5.00*Affidavit Processing Fee \$ 0.00Total Due \$ 4,487.90

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 Ronald J. HarmsenName (print) Ronald J. HarmsenDate & city of signing 8/17/15 Vancouver

Signature of

Grantee or Grantee's Agent Gerald T. StoffelName (print) Gerald T. StoffelDate & city of signing 14 Aug 15 Vancouver WA

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

REV 84 0001a (6/26/14)

THIS SPACE - TREASURER'S USE ONLY

Escrow No.: 622-67631-AJA
School Dist.:

SKAMANIA COUNTY
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PAID

SKAMANIA COUNTY TREASURER

☐ County Treasurer
☐ County Assessor
☐ Dept. of Revenue
☒ Taxpayer

4487.90
W. J. Chellman