

When recorded return to:

Mr. and Mrs. Michael Gallagher  
190 NE Ridgecrest Dr.  
Stevenson, WA 98648

Filed for Record at Request of  
Columbia Gorge Title  
Escrow Number: S15-0320JA

### Statutory Warranty Deed

THE GRANTOR Johann B. Cazan, an Unmarried Woman for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to THE GRANTEE Michael Gallagher and Kelly Gallagher, Husband and Wife the following described real estate, situated in the County of Skamania, State of Washington

Lot 11 of the RIDGEVIEW TRACTS, according to the recorded Plat thereof, recorded in Book A of Plats, Page 150, in the County of Skamania, State of Washington.

SUBJECT TO SPECIAL EXCEPTIONS 8,9,10,11,12,13 OF THE PRELIMINARY TITLE REPORT DATED AUGUST 6, 2015 FILE NUMBER S15-0320KM. A COPY OF WHICH WAS PROVIDED TO THE GRANTOR AND GRANTEE HEREIN NAMED.

6.S.  
Tax Parcel Number(s): 03-75-36-3-2-0204-00

Skamania County Assessor  
Date 8/20/15 Parcel# 3 75 36 3 2 0204 00  
65

Dated 08/20/2015

Johann B. Cazan  
Johann B. Cazan

SKAMANIA COUNTY  
REAL ESTATE EXCISE TAX  
31437  
AUG 20 2015

PAID \$4,287.47  
Shirley Johnson Deputy  
SKAMANIA COUNTY TREASURER

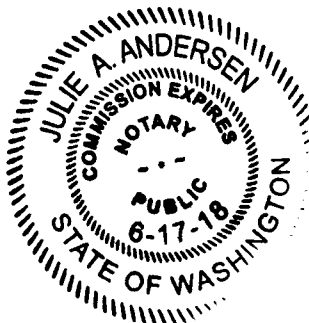
STATE OF Washington  
COUNTY OF Skamania SS:

I certify that I know or have satisfactory evidence that Johann B. Cazan

is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledge it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: August 20, 2015

Julie A. Andersen  
Julie A. Andersen  
Notary Public in and for the State of WA  
Residing at Carson, WA  
My appointment expires: June 17, 2018





# REAL ESTATE EXCISE TAX AFFIDAVIT

PLEASE TYPE OR PRINT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

This form is your receipt  
when stamped by cashier.

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

(See back of last page for instructions)

☐ Check box if partial sale of property

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

1 SELLER GRANTOR	Name <u>Johann B. Cazanias, an Unmarried Woman</u>	2 BUYER GRANTEE	Name <u>Michael Gallagher &amp; Kelly Gallagher, Husband and Wife</u>
	Mailing Address <u>6019 N Omaha Ave.</u>		Mailing Address <u>190 NE Ridgecrest Dr.</u>
	City/State/Zip <u>Portland, OR 97217</u>		City/State/Zip <u>Stevenson, WA 98649</u>
	Phone No. (including area code) <u>(503) 754-2195</u>		Phone No. (including area code) <u>(360) 721-2651</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 _____		03-75-36-3-2-0204-00 <input type="checkbox"/>	
Mailing Address _____		2015 Taxes pd in <input type="checkbox"/>	
City/State/Zip _____		full <input type="checkbox"/>	
Phone No. (including area code) _____		List assessed value(s)	
		\$208,300.00	

4 Street address of property: 190 NE Ridgecrest Drive, Stevenson WA 98648

This property is located in Skamania 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)

Lot 11 of the RIDGEVIEW TRACTS, according to the recorded Plat thereof, recorded in Book A of Plats, Page 150, in the County of Skamania, State of Washington.

5 Select Land Use Code(s): <u>11 - Household, single family units</u> enter any additional codes: _____ (See back of last page for instructions)	7 List all personal property (tangible and intangible) included in selling price.
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 <input type="checkbox"/> NO <input checked="" type="checkbox"/>	If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) _____ Reason for exemption _____
6 Is this property designated as forest land per chapter 84.33 RCW? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> Is this property receiving special valuation as historical property per chapter 84.26 RCW? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> If any answers are yes, complete as instructed below.	Type of Document <u>Statutory Warranty Deed</u> Date of Document <u>August 20, 2015</u>
(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 <input type="checkbox"/> does <input type="checkbox"/> does not qualify for continuance. <u>6.5.</u> <u>8/20/15</u> DEPUTY ASSESSOR DATE	Gross Selling Price \$ <u>279,900.00</u> *Personal Property (deduct) \$ _____ Exemption Claimed (deduct) \$ _____ Taxable Selling Price \$ <u>279,900.00</u> Excise Tax : State \$ <u>3,582.72</u> <u>0.0025</u> Local \$ <u>699.75</u> *Delinquent Interest: State \$ _____ Local \$ _____ *Delinquent Penalty \$ _____
(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.	Subtotal \$ <u>4,282.47</u> *State Technology Fee \$ <u>5.00</u> Affidavit Processing Fee \$ <u>0.00</u> Total Due \$ <u>4,287.47</u>
(3) OWNER(S) SIGNATURE <u>[Signature]</u> PRINT NAME	PAID <u>\$ 4,287.47</u> <u>[Signature]</u> SKAMANIA COUNTY TREASURER

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

Signature of Grantor or Grantor's Agent <u>[Signature]</u> Name (print) <u>Johann Cazanias</u> Date & city of signing: <u>10/20/2015</u> <u>STEVENSON, WA</u>	Signature of Grantee or Grantee's Agent <u>[Signature]</u> Name (print) <u>Michael Gallagher</u> Date & city of signing: <u>8/19/15</u> <u>Stevenson</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.20.021 (1)(C)).