



**LAND TITLE & ESCROW COMPANY  
OF ISLAND COUNTY**

7202 267<sup>th</sup> St. N.W., Suite 101 / P.O.Box 1769  
Stanwood, WA 98292  
Tel: (360) 629-9737 • Fax: (360) 629-2152

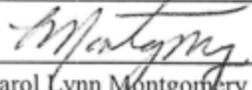
**BUYER/BORROWER STATEMENT  
Estimated**

Escrow Number: LTC-14835  
Escrow Officer: Brandi K. Jensen

Title Order Number: 5207133715  
Date: 12/21/2015 - 2:46:01PM  
Closing Date: 12/23/2015

Buyer/Borrower: Carol Lynn Montgomery  
Seller: Gilbert A. Powell and Patricia A. Powell  
Property: [REDACTED]

DESCRIPTION	DEBITS	CREDITS
<b>TOTAL CONSIDERATION</b>	105,000.00	
Earnest Money		5,000.00
<b>PRORATIONS/ADJUSTMENTS:</b>		
Property Tax @ 231.37 per 12 month(s) 12/23/2015 to 12/31/2015	5.71	
<b>TITLE CHARGES</b>		
Deed Recording Fee: Old Republic Title & Escrow	79.00	
<b>ESCROW CHARGES TO: Land Title &amp; Escrow</b>		
Escrow Fee	590.00	
Escrow Fee - Tax	51.92	
Courier Fee	<del>10.88</del> <del>32.64</del>	
<b>BALANCE DUE TO ESCROW</b>		100,759.27
<b>TOTALS</b>	105,759.27	105,759.27

  
\_\_\_\_\_  
Carol Lynn Montgomery

When recorded return to:

Carol Lynn Montgomery

Filed for record at the request of  
Land Title and Escrow of Island Co.  
Escrow No.: LTC-14835  
Title Order No.: 5207133715

**Statutory Warranty Deed**

Grantor(s): Gilbert A. Powell and Patricia A. Powell, husband and wife  
Grantee(s): Carol Lynn Montgomery, a single person  
Abbreviated Legal:

Assessor's Tax Parcel Number(s): 011504-000-006-00

THE GRANTOR Gilbert A. Powell and Patricia A. Powell, husband and wife for and in consideration of ONE HUNDRED FIVE THOUSAND AND NO/100 in hand paid, conveys and warrants to Carol Lynn Montgomery, a single person the following described real estate, situated in the County of Snohomish, State of

\_\_\_\_\_ according to the plat thereof recorded under Recording No. \_\_\_\_\_, records of Snohomish County, Washington.

Situate in the County of Snohomish, State of Washington.

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record, if any.

Dated December 21, 2015

Gilbert A. Powell  
Gilbert A. Powell

Patricia A. Powell  
Patricia A. Powell her Attorney in Fact

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS:

I certify that I know or have satisfactory evidence that Gilbert A. Powell and Patricia A. Powell

the person who appeared before me, and said person acknowledged that \_\_\_\_\_ they signed this instrument and acknowledge it to be their \_\_\_\_\_ free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: \_\_\_\_\_

\_\_\_\_\_  
Notary Public in and for the State of \_\_\_\_\_  
Residing at \_\_\_\_\_  
My appointment expires: \_\_\_\_\_

PLEASE TYPE OR PRINT  
LTC-14835/5207133715

**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

<b>1</b>	<b>SELLER GRANTOR</b>	<b>2</b>	<b>BUYER GRANTEE</b>
	Name <b>Gilbert A. Powell and Patricia A. Powell, husband and wife</b>		Name <b>Carol Lynn Montgomery, a single person</b>
	Mailing Address [REDACTED]		Mailing Address [REDACTED]
	City/State/Zip [REDACTED]		City/State/Zip [REDACTED]
	Phone No. (including area code) [REDACTED]		Phone No. (including area code) [REDACTED]
<b>3</b>	Send all property tax correspondence to: <b>XX Same as Buyer/Grantee</b>		List all real and personal tax parcel account numbers – check box if personal property
	Name _____		[REDACTED] <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)
			AV _____

**4** Street address of property: [REDACTED]

This Property is located in  unincorporated Snohomish County OR within  city of Stanwood

Check box if any of the listed parcels are being segregated from another parcel, are part of 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)

[REDACTED] according to the plat thereof recorded under Recording No. [REDACTED], records of Snohomish County, Washington.

**Situate in the County of Snohomish, State of Washington.**

**5** Select Land Use Code(s):  
91  
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** 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

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) do 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  
Date of Document December 21, 2015

Gross Selling Price	\$ <u>105,000.00</u>
*Personal Property (deduct)	\$ _____
Exemption Claimed (deduct)	\$ <u>No</u>
Taxable Selling Price	\$ <u>105,000.00</u>
Excise Tax: State	\$ <u>1,344.00</u>
Local	\$ <u>525.00</u>
*Delinquent Interest: State	\$ _____
Local	\$ _____
*Delinquent Penalty	\$ _____
Subtotal	\$ <u>1,869.00</u>
*State Technology Fee	\$ <u>5.00</u>
*Affidavit Processing Fee	\$ _____
<b>Total Due</b>	<b>\$ <u>1,874.00</u></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 <u>[Signature]</u>	Signature of Grantee or Grantee's Agent _____
Name (print) <u>Gilbert A. Powell</u>	Name (print) <u>Carol Lynn Montgomery</u>
Date & city of signing: _____	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)).