

Real Estate Excise Tax Monthly Distribution for March 2025

Note: Click the Source field for more information.

| County | DOR Code | Jurisdiction | Source | Distribution Amount |
|--------------------------|--------------------------|---|--|---------------------|
| Benton | 0300 - BENTON COUNTY | 8030 - Benton County | LIN, THOMAS | \$ 244.44 |
| Clallam | 0500 - CLALLAM COUNTY | 8050 - Clallam County | PARRISH PARRISH BARTEE, LLC | \$ 3,143.61 |
| | 0503 - SEQUIM | 2060 - Sequim | RETINA HOLDINGS LLC | \$ 1,149.17 |
| Clark | 0600 - CLARK COUNTY | 8060 - Clark County | RIPLEY, MARK | \$ 3,685.97 |
| | | | AKS ENGINEERING & FORESTRY, LLC | \$ 267.98 |
| | | | WAGNER, JARROD & WAGNER, ELIZABETH | \$ 36.00 |
| | 0605 - VANCOUVER | 2400 - Vancouver | RETAIL OPPORTUNITY INVESTMENTS CORP | \$ 263,875.50 |
| 0606 - WASHOUGAL | 2450 - Washougal | KEYS, SEAN T | \$ 170,000.00 | |
| | | KEYS RENTAL HOLDING COMPANY LLC | \$ 90,000.00 | |
| Cowlitz | 0800 - COWLITZ COUNTY | 8080 - Cowlitz County | RIPLEY, MARK | \$ 1,440.45 |
| Franklin | 1104 - PASCO | 1730 - Pasco | HAMPTON, GREGORY & HAMPTON, FAITH | \$ 98.97 |
| Grays Harbor | 1401 - ABERDEEN | 0010 - Aberdeen | ZEIGLER, ARTHUR & ZEIGLER, KATHERINE | \$ 492.14 |
| Island | 1500 - ISLAND COUNTY | 8150 - Island County | 25 SHOREBIRD LANE LLC | \$ 562.32 |
| | | | TOMLINSON, JAMES L & LACHASSE, ANNE E & TOMLINSON JR | \$ 508.64 |
| King | 1704 - BELLEVUE RTA | 0120 - Bellevue | RETAIL OPPORTUNITY INVESTMENTS CORP | \$ 1,131,637.00 |
| | | | RETINA HOLDINGS LLC | \$ 3,907.11 |
| | 1715 - KENT RTA | 1070 - Kent | RETAIL OPPORTUNITY INVESTMENTS CORP | \$ 39,617.50 |
| | | | RETINA HOLDINGS LLC | \$ 13.94 |
| | 1716 - KIRKLAND | 1090 - Kirkland | RETAIL OPPORTUNITY INVESTMENTS CORP | \$ 182,821.00 |
| | 1720 - MAPLE VALLEY | 1295 - Maple Valley | RETAIL OPPORTUNITY INVESTMENTS CORP | \$ 179,591.50 |
| | 1726 - SEATTLE | 2030 - Seattle | RETAIL OPPORTUNITY INVESTMENTS CORP | \$ 146,937.50 |
| | | | AIM INVESTMENTS, LLC | \$ 13,517.50 |
| | | | GUNA, DONNA | \$ 3,765.00 |
| | | | 4321 LEARY WAY NW LLC | \$ 831.82 |
| HICKS, JEFF | | | \$ 247.00 | |
| 1732 - FEDERAL WAY | 0765 - Federal Way | SILVER SHADOWS HOUSING PARTNERS, LLLP | \$ 160,450.00 | |
| | | REDONDO HEIGHTS TOD NEW CONSTRUCTION LLLP | \$ 20,262.26 | |
| | | RETAIL OPPORTUNITY INVESTMENTS CORP | \$ 143,087.50 | |
| Kitsap | 1800 - KITSAP COUNTY | 8180 - Kitsap County | RETINA HOLDINGS LLC | \$ 854.30 |
| | 1801 - BREMERTON | 0200 - Bremerton | III EMBRY, JERRY G & MENDOZA-EMBRY, BRANDY | \$ 1,958.10 |
| Kittitas | 1902 - ELLENSBURG | 0660 - Ellensburg | RETINA HOLDINGS LLC | \$ 2.56 |
| Pierce | 2700 - PIERCE COUNTY RTA | 8270 - Pierce County | RETAIL OPPORTUNITY INVESTMENTS CORP | \$ 212,033.00 |
| | 2711 - PUYALLUP | 1840 - Puyallup | BREIT INDUSTRIAL CANYON WA1B01 LLC | \$ 125,688.27 |
| | 2717 - TACOMA | 2270 - Tacoma | RETAIL OPPORTUNITY INVESTMENTS CORP | \$ 246,853.00 |
| San Juan | 2800 - SAN JUAN COUNTY | 8280 - San Juan County | GARRISON BAY FARM, LLC | \$ 3,858.40 |
| | | | GARRISON BAY PLANTATION, INC. | \$ 3,296.40 |
| Skagit | 2902 - BURLINGTON | 0250 - Burlington | RETINA HOLDINGS LLC | \$ 156.26 |
| | 2907 - MOUNT VERNON | 1490 - Mount Vernon | I HEART RENTALS, LLC | \$ 727.50 |
| | | | KOETJE RINEHART INVESTMENTS LLC | \$ 723.43 |
| Snohomish | 3100 - SNOHOMISH COUNTY | 8310 - Snohomish County | STYLES, DANIEL | \$ 25,322.50 |
| | | | TANNER MUSSO & DESC UTD VBL JR CHILDRENS TRST | \$ 8,465.41 |
| | | | LAL, KIRNA W | \$ 48.63 |
| | 3105 - EVERETT RTA | 0730 - Everett | RETAIL OPPORTUNITY INVESTMENTS CORP | \$ 191,674.00 |
| | 3109 - LAKE STEVENS | 1160 - Lake Stevens | RETAIL OPPORTUNITY INVESTMENTS CORP | \$ 91,975.00 |
| | | | BALAKIN, DONALD MICHAEL & BALAKIN, MELISSA ANNE | \$ 1,250.00 |
| | 3110 - LYNNWOOD | 1250 - Lynnwood | RETAIL OPPORTUNITY INVESTMENTS CORP | \$ 77,468.00 |
| | 3111 - MARYSVILLE | 1310 - Marysville | RETAIL OPPORTUNITY INVESTMENTS CORP | \$ 130,257.50 |
| | | | WILBORN, MICHAEL K | \$ 1,097.50 |
| | 3113 - MOUNTLAKE TERRACE | 1480 - Mountlake Terrace | RETINA HOLDINGS LLC | \$ 94.58 |
| 3119 - MILL CREEK | 1405 - Mill Creek | RETAIL OPPORTUNITY INVESTMENTS CORP | \$ 140,250.50 | |
| 3120 - BOTHELL/SNOHOMISH | 0190 - Bothell | RETAIL OPPORTUNITY INVESTMENTS CORP | \$ 194,601.00 | |
| Spokane | 3200 - SPOKANE COUNTY | 8320 - Spokane County | SCHIMMELS, GARY JR | \$ 2,700.00 |
| | 3212 - LIBERTY LAKE | 1202 - Liberty Lake | LANDMARK DIGITAL INFRASTRUCTURE OPERATING COMPAN | \$ 8.10 |
| Thurston | 3402 - LACEY | 1145 - Lacey | RETAIL OPPORTUNITY INVESTMENTS CORP | \$ 240,074.50 |
| | 3403 - OLYMPIA | 1660 - Olympia | RETAIL OPPORTUNITY INVESTMENTS CORP | \$ 158,951.00 |
| Walla Walla | 3601 - COLLEGE PLACE | 0410 - College Place | FRANK, FLOYDE BILL | \$ 94.00 |
| Whatcom | 3700 - WHATCOM COUNTY | 8370 - Whatcom County | THOMPSON, FREDERICK C | \$ 517.50 |
| | 3701 - BELLINGHAM | 0130 - Bellingham | RETINA HOLDINGS LLC | \$ 87.70 |
| Yakima | 3900 - YAKIMA COUNTY | 8390 - Yakima County | CROSIER, MARLAN | \$ 200.25 |

| | |
|-------------------------------------|----------------------------------|
| Entity | <i>Lin, Thomas</i> |
| Transfer Type | Real Estate Controlling Interest |
| Date of Sale/Transfer | FEB-03-2025 |
| See Original Affidavit Below | |

| Parcel Number | Location Code | Taxable Amount | State Tax | Local Tax |
|----------------------|----------------------|-----------------------|------------------|------------------|
| 106891000011000 | 0300 - Benton County | 120,000.00 | 1,320.00 | 300.00 |

Mail Completed Form To:



Washington State Department of Revenue Taxpayer Account Administration PO Box 47464 Olympia WA 98504-464

Washington State Department of Revenue Real Estate Excise Tax Affidavit Controlling Interest Transfer Return Chapter 82 45 RCW - CHAPTER 458-61A WAC

This form must be used for reporting transfers of controlling interest and for buyer disclosure to the Department of Revenue. (Use Form No. 84-0001A for reporting transfers by deed or real estate contract to the county treasurer/recorder of the county in which the real property is located.)

1 TRANSFEROR (Attach a list for multiple transferors including percentage sold) Name Thomas Lin Street 2615 58th Ave SW City Seattle State WA Zip 98116 Tax Registration Number UBI-605203538 Federal Identifier Number [redacted] Percent of Entity Ownership Sold 100% AFFIDAVIT I certify under penalty of perjury under the laws of the state of Washington that the information on this return is true and correct. Signature of Transferor/Agent Thomas Lin Name (print) Thomas Lin Date & Place of Signing 2/25/2025 Telephone Number 425-864-1906

2 TRANSFEREE (Attach a list for multiple transferees including percentage bought) Name Christian J Godinez Valencia Street 7704 W Clearwater Ave City Kennewick State WA Zip 99336 Tax Registration Number [redacted] Federal Identifier Number [redacted] Percent of Entity Ownership Purchased 100% AFFIDAVIT I certify under penalty of perjury under the laws of the state of Washington that the information on this return is true and correct. Signature of Transferee/Agent [redacted] Name (print) Christian J Godinez Valencia Date & Place of Signing 2/3/25 Kennewick WA Telephone Number 509-491-2823

3 Name and address of entity whose ownership was transferred Name LANDSCAPINGKW LLC Street 2615 58TH AVE SW City Seattle State WA Zip 98116 Tax Registration Number UBI 605203538 Federal Identifier Number [redacted] Type of entity (check one) [] Corporation [] Partnership [] Trust [x] Limited Liability Company

4 Attach a list of names, addresses, and relationships of all entities affected by this transfer

5 Local REET Tax Calculation Table with columns: A. Location, B. County Tax Parcel No., C. True & Fair Value, D. Local City/County Tax. Row 1: W Clearwater Ave, Kennewick WA 99336, 1-0689-100-0011-000, \$120,000, PlatName 10689100.

6 Is this property predominantly used for timber or agriculture? (See ETA 3215) [] Yes [x] No State REET Tax Calculation \$120,000 Total True & Fair Value \$ Excise Tax State Less than \$525,000.01 at 1.1% \$1,320 From \$525,000.01 to \$1,525,000 at 1.28% \$ From \$1,525,000.01 to \$3,025,000 at 2.75% \$ Above \$3,025,000 to 3.0% \$ Agricultural and timberland at 1.28% \$ Total Excise Tax, State \$1,320

7 TAX COMPUTATION Date of Transfer 2/3/2025 If tax exemption is claimed, provide reference to WAC Title and Number below Click here for a complete list of acceptable exemptions. (please click on additional links provided for further details on each WAC) If you conclude that one of these exemptions applies to you please reference the Title and WAC number here

Department of Revenue Use Only Table with rows: State REET Tax (from Section 6), Local REET Tax (from Section 5), Total REET Tax, Delinquent Interest, Delinquent Penalty, TOTAL DUE

Please See Information on Reverse

Handwritten circled amount: 1,320.00

03/07/2025 05361

| | |
|-------------------------------------|------------------------------------|
| Entity | <i>Parrish Parrish Bartee, LLC</i> |
| Transfer Type | Real Estate (Deeded) |
| Date of Sale/Transfer | FEB-02-2021 |
| See Original Affidavit Below | |

| Parcel Number | Location Code | Taxable Amount | State Tax | Local Tax |
|----------------------|-----------------------|-----------------------|------------------|------------------|
| 38290 | 0500 - Clallam County | 0.01 | 0.01 | 0.01 |
| 38292 | 0500 - Clallam County | 1,608,722.00 | 9,645.86 | 3,143.61 |

Real Estate Excise Tax Affidavit (RCW 82.45 WAC 458-61A)

Only for sales in a single location code on or after January 1, 2020.
This affidavit will not be accepted unless all areas on all pages are fully completed.
This form is your receipt when stamped by cashier. Please type or print.

38785

Check box if the sale occurred in more than one location code.

Check box if partial sale, indicate % _____ sold.
List percentage of ownership acquired next to each name.

1 Seller/Grantor

Name Parrish Parrish Bartee, LLC
a Washington limited liability company
Mailing address P.O. Box 328
City/state/zip Carlsborg, WA 98324
Phone (including area code) _____

2 Buyer/Grantee

Name Murrey's Disposal Company, Inc.
a Washington corporation
Mailing address 3 Waterway Square Place, Suite 110
City/state/zip The Woodlands, Texas 77380
Phone (including area code) _____

3 Send all property tax correspondence to: Same as Buyer/Grantee

Name _____
Mailing address _____
City/state/zip _____

| List all real and personal property tax parcel account numbers | Personal property? | Assessed value(s) |
|--|--------------------------|-------------------|
| 043015410125 <u>38292</u> | <input type="checkbox"/> | \$ 1,607,521.00 |
| 043015410010 <u>38290</u> | <input type="checkbox"/> | \$ 1,201.00 |
| | <input type="checkbox"/> | \$ 0.00 |

4 Street address of property 970 Carlsborg Road, Sequim, WA

This property is located in Ciallam County (for unincorporated locations please select your 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 you need more space, attach a separate sheet to each page of the affidavit).

Legal description attached hereto as Exhibit A and incorporated herein by reference.

5 48 - Utilities

Enter any additional codes 45 - Highway and street right of way
(see back of last page for instructions)

Was the seller receiving a property tax exemption or deferral under RCW 84.36, 84.37, or 84.38 (nonprofit org., senior citizen or disabled person, homeowner with limited income)? Yes No

Is this property predominantly used for timber (as classified under RCW 84.84 and 84.33) or agriculture (as classified under RCW 84.34.020)? See ETA 3215. Yes No
If yes, complete the predominate use calculator (see instructions for section 5).

6 Is this property designated as forest land per RCW 84.33? Yes No
Is this property classified as current use (open space, farm and agricultural, or timber) land per RCW 84.34? Yes No
Is this property receiving special valuation as historical property per RCW 84.26? 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 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 signature _____ 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) doesn't wish to continue, all additional tax calculated pursuant to RCW 84.26, shall be due and payable by the seller or transferor at the time of sale.

(3) NEW OWNER(S) SIGNATURE

Signature _____ Signature _____
Print name _____ Print name _____

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 number (section/subsection) _____
Reason for exemption _____

Type of document Statutory Warranty Deed
Date of document 02/02/2021

| | |
|---|------------|
| Gross selling price | 980,000.00 |
| *Personal property (deduct) | 0.00 |
| Exemption claimed (deduct) | 0.00 |
| Taxable selling price | 980,000.00 |
| Excise tax: state | |
| Less than \$500,000.01 at 1.1% | 5,500.00 |
| From \$500,000.01 to \$1,500,000 at 1.28% | 6,144.00 |
| From \$1,500,000.01 to \$3,000,000 at 2.75% | 0.00 |
| Above \$3,000,000 at 3% | 0.00 |
| Agricultural and timberland at 1.28% | 0.00 |
| Total excise tax: state | 11,644.00 |
| <u>0.0050</u> Local | 4,900.00 |
| *Delinquent interest: state | 0.00 |
| Local | 0.00 |
| *Delinquent penalty | 0.00 |
| Subtotal | 16,544.00 |
| *State technology fee | 5.00 |
| Affidavit processing fee | 0.00 |
| Total due | 16,549.00 |

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 agent _____
Name (print) See Attachment A
Date & city of signing _____

Signature of grantee or agent _____
Name (print) See Attachment A
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 \$5000, or by both imprisonment and fine (RCW 9A.20.020(1c)).

To ask about the availability of this publication in an alternate format for the visually impaired, please call 360-705-6705. Teletype (TTY) users may use the WA Relay Service by calling 711.

125467

2021 FEB 4 PM 1:19

J. Sanders Rep.

**EXHIBIT A
TO REAL ESTATE EXCISE TAX AFFIDAVIT**

LEGAL DESCRIPTION

PARCEL A:

ALL THAT PORTION OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 30 NORTH, RANGE 4 WEST, W.M.

EXCEPT THE WEST 30 FEET OF THE NORTH 146 FEET OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; AND THE WEST 35 FEET OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, EXCEPT THE NORTH 146 FEET THEREOF; ALSO EXCEPT RAILROAD RIGHT OF WAY, ALL IN SECTION 15, TOWNSHIP 30 NORTH, RANGE 4 WEST, W.M.

SITUATE IN CLALLAM COUNTY, STATE OF WASHINGTON.

APN: 043015410125 / 38292

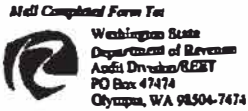
PARCEL B:

ALL THAT PORTION OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD COMPANY RIGHT OF WAY OVER AND ACROSS THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 30 NORTH, RANGE 4 WEST, W.M., CLALLAM COUNTY, WASHINGTON, AS CONVEYED BY INSTRUMENTS RECORDED IN VOLUME 94 OF DEEDS, PAGE 93, AND IN VOLUME 100 OF DEEDS, PAGE 47, RECORDS OF CLALLAM COUNTY, WASHINGTON.

SITUATE IN CLALLAM COUNTY, STATE OF WASHINGTON.

APN: 043015410010 / 38290

#1254e7



Washington State Department of Revenue
 Real Estate Excise Tax Affidavit
 Controlling Interest Transfer Return
 Chapter 82.45 RCW - CHAPTER 458-61A WAC

03/07/2025
05349

This form must be used for reporting transfers of controlling interest and for buyer disclosure to the Department of Revenue. (Use Form No. 84-0001A for reporting transfers by deed or real estate contract to the county treasurer/recorder of the county in which the real property is located.) This return must be fully and accurately completed.

| | |
|--|---|
| <p>1 TRANSFEROR (Attach a list for multiple transferors including percentage sold) Name <u>RETINA HOLDINGS LLC</u></p> <p>Street <u>601 STATE STREET SUITE 325</u> City <u>SOUTH LAKE</u> State <u>TX</u> Zip <u>76092</u></p> <p>Tax Registration Number <u>-</u> Federal Identifier Number <u>[REDACTED]</u></p> <p>Percent of Entity Ownership Sold <u>100 0000 %</u></p> <p>AFFIDAVIT I certify under penalty of perjury under the laws of the state of Washington that the information on this return is true and correct.</p> <p>Signature of Transferor/Agent <u>Robert Erbe</u> Name (print) <u>ROBERT ERBE</u></p> <p>Date & Place of Signing <u>2/6/2025</u> Telephone Number <u>4072571333</u></p> | <p>2 TRANSFEREE (Attach a list for multiple transferees including percentage bought) Name <u>FOVEA INVESTMENT HOLDINGS LLC</u></p> <p>Street <u>1 W 1ST AVE</u> City <u>CONSHOHOCKEN</u> State <u>PA</u> Zip <u>19428</u></p> <p>Tax Registration Number <u>-</u> Federal Identifier Number <u>[REDACTED]</u></p> <p>Percent of Entity Ownership Purchased <u>100 0000 %</u></p> <p>AFFIDAVIT I certify under penalty of perjury under the laws of the state of Washington that the information on this return is true and correct.</p> <p>Signature of Transferee/Agent <u>Kevin Conway</u> Name (print) <u>Kevin Conway</u></p> <p>Date & Place of Signing <u>1/30/2025</u> Telephone Number <u>5188054718</u></p> |
|--|---|

| | |
|--|---|
| <p>3 Name and address of entity whose ownership was transferred. (Attach a list for multiple entities) Name <u>RETINA MIDCO, INC</u></p> <p>Street <u>601 STATE STREET, SUITE 325</u> City <u>SOUTH LAKE</u> State <u>TX</u> Zip <u>76092</u></p> <p>Tax Registration Number <u>-</u> Federal Identifier Number <u>[REDACTED]</u></p> | <p>Type of entity (check one)</p> <p><input checked="" type="checkbox"/> Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust <input type="checkbox"/> Limited Liability Company</p> |
|--|---|

4 Attach a list of names, addresses, and relationships of all entities affected by this transfer

| 5 Local REET Tax Calculation | | | | |
|------------------------------|----------------------------|--------------------------|-----------------------|--------------------------|
| A. Location | Local City/County Tax Rate | B. County Tax Parcel No. | C. True & Fair Value | D. Local City/County Tax |
| Select Location | SEE ATTACHED | SEE ATTACHED | SEE ATTACHED | SEE ATTACHED |
| Select Location | | | \$0 00 | \$0.00 |
| Select Location | | | \$0 00 | \$0.00 |
| Select Location | | | \$0 00 | \$0.00 |
| Select Location | | | \$0 00 | \$0.00 |
| Select Location | | | \$0 00 | \$0.00 |
| Totals | | | \$1,351,070 18 | \$8 755 35 |

6 Is this property predominantly used for timber (as classified under RCW 84.34 and 84.33) or agriculture (as classified under RCW 84.34 020) and will continue in its current use? If yes and the transfer involves multiple parcels with different classifications, complete the predominate use calculator (see instructions). Yes No

State REET Tax Calculation

| | |
|---|------------------|
| Total True & Fair Value \$ | 1,351,070 18 |
| Excise Tax: State | |
| Less than \$325,000.01 at 1.1% | 5,775 00 |
| From \$325,000.01 to \$1,325,000 at 1.28% | 10,573 70 |
| From \$1,325,000.01 to \$3,025,000 at 2.79% | 0 00 |
| Above \$3,025,000 to 3.0% | 0 00 |
| Agricultural and timberland at 1.28% | 0 00 |
| Total Excise Tax: State \$ | 16,348 70 |

7 TAX COMPUTATION

Date of Transfer 01/02/2025 *If tax exemption is claimed, provide reference to Exemption Code Title and Number below

Click [here](#) for a complete list of acceptable exemptions. (Please click on additional links provided for further details on each Exemption.)
 If you conclude that one of these exemptions applies to you please reference the Title and Code number here.

| | |
|---------------------------------------|--------------------|
| <i>Department of Revenue Use Only</i> | |
| State REET Tax (from Section 6) | \$16 348 70 |
| Local REET Tax (from Section 5) | \$ 6 755 35 |
| Total REET Tax. | \$23 104 05 |
| Delinquent Interest | \$0 00 |
| Delinquent Penalty | \$0 00 |
| TOTAL DUE | \$23 104 05 |

Please See Information on Reverse

Local REET Tax Calculation

| A. | Local City/County | B | C. | D |
|------------------------|--------------------------|-----------------------------|------------------------------|------------------------------|
| Location | Tax Rate | County Tax Parcel No | True & Fair Value | Local City/County Tax |
| 1800 Kitsap County | 0.005 | 16250131242003 | \$ 181,833.87 | \$ 909.17 |
| 0503 Sequim | 0.005 | 20906 | \$ 244,596.01 | \$ 1,222.98 |
| 1715 Kent | 0.005 | 714200-0030 | \$ 2,968.71 | \$ 14.84 |
| 1704 Bellevue | 0.005 | 327595-0020 | \$ 831,613.10 | \$ 4,158.07 |
| 2902 Burlington | 0.005 | P24037 | \$ 33,259.33 | \$ 166.30 |
| 1726 Seattle | 0.005 | 197820-1015 | \$ 17,455.50 | \$ 87.28 |
| 1902 Ellensburg | 0.005 | 20534 | \$ 546.03 | \$ 2.73 |
| 3701 - Bellingham | 0.005 | 370307 252499-0000 | \$ 18,665.57 | \$ 93.33 |
| 3113 Mountlake Terrace | 0.005 | 007476-000-001-00 | \$ 20,132.06 | \$ 100.66 |
| Totals | | | \$ 1,351,070.18 | \$ 6,755.39 |

This form must be used for reporting transfers of controlling interest and for buyer disclosure to the Department of Revenue. (Use Form No. 84-0091A for reporting transfers by deed or real estate contract to the county treasurer/recorder of the county in which the real property is located.) This return must be fully and accurately completed.

| | |
|--|---|
| <p>1 TRANSFEROR (Attach a list for multiple transferors including percentage sold) Name <u>Mark Ripley</u> Street <u>87 S Shore Dr</u> City <u>Trout Creek</u> State <u>MT</u> <input checked="" type="checkbox"/> Zip <u>59784</u> Tax Registration Number <u>604-145-392</u> Federal Identifier Number <u>[REDACTED]</u> Percent of Entity Ownership Sold <u>50 0000</u> % AFFIDAVIT I certify under penalty of perjury under the laws of the state of Washington that the information on this return is true and correct. Signature of Transferor/Agent <u>[Signature]</u> Name (print) <u>Mark Ripley</u> Date & Place of Signing <u>2-12-25 Trout Creek, MT</u> Telephone Number <u>(406) 242-5798</u></p> | <p>2 TRANSFEREE (Attach a list for multiple transferees including percentage bought) Name <u>Greg Klodt</u> Street <u>17510 NE 192nd Ave</u> City <u>Brush Prairie</u> State <u>WA</u> <input checked="" type="checkbox"/> Zip <u>98606</u> Tax Registration Number <u>604-145-392</u> Federal Identifier Number <u>[REDACTED]</u> Percent of Entity Ownership Purchased <u>50 0000</u> % AFFIDAVIT I certify under penalty of perjury under the laws of the state of Washington that the information on this return is true and correct. Signature of Transferee/Agent <u>[Signature]</u> Name (print) <u>Greg Klodt</u> Date & Place of Signing <u>2-18-25 Vancouver WA</u> Telephone Number <u>(360) 726-7325</u></p> |
|--|---|

| | |
|---|--|
| <p>3 Name and address of entity whose ownership was transferred. (Attach a list for multiple entities) Name <u>BPCProperties, LLC</u> Street <u>12603 NE 117th Ave</u> City <u>Vancouver</u> State <u>WA</u> <input checked="" type="checkbox"/> Zip <u>98662</u> Tax Registration Number <u>604-145-392</u> Federal Identifier Number <u>[REDACTED]</u></p> | <p>Type of entity (check one):</p> <p><input type="checkbox"/> Corporation</p> <p><input type="checkbox"/> Partnership</p> <p><input type="checkbox"/> Trust</p> <p><input checked="" type="checkbox"/> Limited Liability Company</p> |
|---|--|

4 Attach a list of names, addresses, and relationships of all entities affected by this transfer

| 5 Local REET Tax Calculation | | | | |
|---|----------------------------|--------------------------|-----------------------|--------------------------|
| A. Location | Local City/County Tax Rate | B. County Tax Parcel No. | C. True & Fair Value | D. Local City/County Tax |
| 0800 - Clark County <input checked="" type="checkbox"/> | 0 0050 | 198102000 | \$495,500 00 | \$2,477 50 |
| 0800 - Clark County <input checked="" type="checkbox"/> | 0 0050 | 204728000 | \$247,946 00 | \$1,239 73 |
| 0800 - Cowlitz County <input checked="" type="checkbox"/> | 0 0025 | ER3011020 | \$228,370 00 | \$570 93 |
| 0800 - Cowlitz County <input checked="" type="checkbox"/> | 0 0025 | 6280701 | \$352,700 00 | \$881 75 |
| Select Location | | | \$0 00 | \$0.00 |
| Select Location | | | \$0 00 | \$0.00 |
| Select Location | | | \$0 00 | \$0.00 |
| Totals | | | \$1,324,516 00 | \$5,169 90 |

6 Is this property predominately used for timber (as classified under RCW 84.34 and 84.33) or agriculture (as classified under RCW 84.34 020) and will continue in its current use? If yes and the transfer involves multiple parcels with different classifications, complete the predominate use calculator (see instructions). Yes No

State REET Tax Calculation

| | |
|--|---------------------|
| Total True & Fair Value \$ | <u>1,324,516 00</u> |
| Excise Tax, State | |
| Less than \$525,000.01 at 1.1% \$ | <u>5 775 00</u> |
| From \$525,000.01 to \$1,525,000 at 1.28% \$ | <u>10,233.80</u> |
| From \$1,525,000.01 to \$3,025,000 at 2.75% \$ | <u>0 00</u> |
| Above \$3,025,000 to 3.0% \$ | <u>0 00</u> |
| Agricultural and timberland at 1.28 % \$ | <u>0 00</u> |
| Total Excise Tax, State \$ | <u>16 008 80</u> |

7 TAX COMPUTATION

Date of Transfer 12/31/2024 *If tax exemption is claimed, provide reference to Exemption Code Title and Number below*

Click here for a complete list of acceptable exemptions. (please click on additional links provided for further details on each Exemption)
 If you conclude that one of these exemptions applies to you please reference the Title and Code number here. → _____

Department of Revenue Use Only

| | |
|---------------------------------|--------------------|
| State REET Tax (from Section 6) | \$16 008 80 |
| Local REET Tax (from Section 5) | \$ 5,169.90 |
| Total REET Tax | \$21 178 71 |
| Delinquent Interest | \$0 00 |
| Delinquent Penalty | \$0 00 |
| TOTAL DUE | \$21 178 71 |

22,237 65

08/19/2025 09:30:41

[Return to Page 1](#)

| | |
|-------------------------------------|--|
| Entity | <i>AKS Engineering & Forestry, LLC</i> |
| Transfer Type | Real Estate Controlling Interest |
| Date of Sale/Transfer | JAN-07-2025 |
| See Original Affidavit Below | |

| Parcel Number | Location Code | Taxable Amount | State Tax | Local Tax |
|---------------|---------------------|----------------|-----------|-----------|
| 107196142 | 0600 - Clark County | 53,596.00 | 589.56 | 267.98 |

Mail Completed Form To



Washington State
Department of Revenue
Taxpayer Account Administration
PO Box 47464
Olympia, WA 98504-7464

**Washington State Department of Revenue
Real Estate Excise Tax Affidavit
Controlling Interest Transfer Return
Chapter 82 45 RCW – CHAPTER 458-61A WAC**

This form must be used for reporting transfers of controlling interest and for buyer disclosure to the Department of Revenue (Use Form No 84-0001A for reporting transfers by deed or real estate contract to the county treasurer/recorder of the county in which the real property is located)

| | |
|---|--|
| <p>1 TRANSFEROR (Attach a list for multiple transferors including percentage sold)</p> <p>Name <u>AKS Engineering & Forestry LLC</u></p> <hr/> <p>Street <u>12965 SW Herman Road Suite 100</u></p> <p>City <u>Tualatin</u> State <u>OR</u> Zip <u>97062</u></p> <p>Tax Registration Number <u>602 383-673</u></p> <p>Federal Identifier Number XXXXXXXXXX</p> <p>Percent of Entity Ownership Sold <u>51 22</u> %</p> <p>AFFIDAVIT I certify under penalty of perjury under the laws of the state of Washington that the information on this return is true and correct</p> <p>Signature of Transferor/Agent </p> <p>Name (print) <u>Blair Carlson</u></p> <p>Date & Place of Signing <u>2/24/2025</u></p> <p>Telephone Number <u>503 563-6151</u></p> | <p>2 TRANSFEREE (Attach a list for multiple transferees including percentage bought)</p> <p>Name <u>see attached</u></p> <hr/> <p>Street _____</p> <p>City _____ State _____ Zip _____</p> <p>Tax Registration Number _____</p> <p>Federal Identifier Number _____</p> <p>Percent of Entity Ownership Purchased _____ %</p> <p>AFFIDAVIT I certify under penalty of perjury under the laws of the state of Washington that the information on this return is true and correct</p> <p>Signature of Transferee/Agent <u>Jack Parks</u></p> <p>Name (print) <u>Jack Parks</u></p> <p>Date & Place of Signing <u>2/24/2025</u></p> <p>Telephone Number <u>214-780-0841</u></p> |
|---|--|

| | |
|--|---|
| <p>3 Name and address of entity whose ownership was transferred</p> <p>Name <u>AKS Engineering & Forestry LLC</u></p> <hr/> <p>Street <u>12965 SW Herman Road, Suite 100</u></p> <p>City <u>Tualatin</u> State <u>OR</u> Zip <u>97062</u></p> <p>Tax Registration Number <u>602 383-673</u></p> <p>Federal Identifier Number XXXXXXXXXX</p> | <p>Type of entity (check one)</p> <p><input type="checkbox"/> Corporation</p> <p><input type="checkbox"/> Partnership</p> <p><input type="checkbox"/> Trust</p> <p><input checked="" type="checkbox"/> Limited Liability Company</p> |
|--|---|

4 Attach a list of names, addresses, and relationships of all entities affected by this transfer

| 5 Local REET Tax Calculation | | | | |
|------------------------------|----------------------------------|---------------------------|------------------------|----------------------------|
| A Location | Local City/County Tax Rate | B County Tax Parcel No | C True & Fair Value | D Local City/County Tax |
| Vancouver | 5% | 011 107196142 | \$53 596 | \$267 98 |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| Totals | | | \$53 596 | \$267 98 |

6 Is this property predominantly used for timber or agriculture? (See ETA 3215) Yes No

State REET Tax Calculation

Total True & Fair Value \$ 53,596

Excise Tax State

Less than \$525 000 01 at 1 1% \$ 589 56

From \$525 000 01 to \$1 525 000 at 1 28% \$ _____

From \$1 525 000 01 to \$3 025 000 at 2 75% \$ _____

Above \$3 025 000 to 3 0% \$ _____

Agricultural and timberland at 1 28 % \$ _____

Total Excise Tax State \$ 589 56

7 TAX COMPUTATION

Date of Transfer 01/07/2025 If tax exemption is claimed provide reference to WAC Title and Number below

Click [here](#) for a complete list of acceptable exemptions (please click on additional links provided for further details on each WAC)

If you conclude that one of these exemptions applies to you please reference the Title and WAC number here _____ N/A

Department of Revenue Use Only

| | |
|---------------------------------|-----------------|
| State REET Tax (from Section 6) | \$589 56 |
| Local REET Tax (from Section 5) | \$267 98 |
| Total REET Tax | \$857 54 |
| Delinquent Interest | \$17 16 |
| Delinquent Penalty | \$42 88 |
| TOTAL DUE | \$917 58 |

Please See Information on Reverse

03 03 2025 08592

Section 2 TRANSFEREE

| | Street | City | State | Zip | Tax Registration Number | Federal Identifier Number | % Ownership |
|------------------------------------|---------------------------------|----------------|-------|-----|-------------------------|---------------------------|-------------|
| Align Capital Partners Fund III LP | 3401 Tuttle Road Suite 250 | Shaker Heights | OH | | | | 50.25% |
| Twin Brook | 245 Park Avenue 26th Floor | New York | NY | | | | 0.66% |
| Principal | 711 High Street | Des Moines | IA | | | | 0.22% |
| Exit Group | 2360 Corporate Circle Suite 370 | Henderson | NV | | | | 0.09% |

| | |
|-------------------------------------|---|
| Entity | <i>Wagner, Jarrod & Wagner, Elizabeth</i> |
| Transfer Type | Real Estate (Deeded) |
| Date of Sale/Transfer | NOV-27-2024 |
| See Original Affidavit Below | |

| Parcel Number | Location Code | Taxable Amount | State Tax | Local Tax |
|---------------|---------------------|----------------|-----------|-----------|
| 104188-122 | 0600 - Clark County | 497,200.00 | 79.20 | 36.00 |

Form 84 0023

Department of Revenue
Audit Division
PO Box 47477
Olympia WA 98504-7477

Instructions

- Submit this form with the Real Estate Excise Tax (REET) Affidavit amending the selling price to report an increase in tax due. The affidavit must clearly state "AMENDED" at the top and reference the original affidavit number.
- Submit the amended affidavit and this form to the county treasurer where the original affidavit was filed.
- **DO NOT** submit payment to the county. The Department of Revenue will process the amended affidavit and issue a notice of balance due for additional REET based on the corrected selling price.

By signing below, you acknowledge that the transfer referenced below is subject to additional tax due. The Department of Revenue will issue you a balance due notice for the additional tax. Failure to pay the notice by the specified due date may result in the application of penalties and interest (RCW 82.45.100).

Note: The department reserves the right to verify, through an audit, the real estate transaction(s) at issue.

Original affidavit number: 901720 Original affidavit date: 11/27/2024

Original selling price: 490,000.00 Correct selling price: 497,200.00

Explanation:

Excise affidavit did not get adjusted after the price change. Funds are due in the amount of \$ 115.20

Was this a multiple location sale? NO

If yes, you must provide a copy of the original multiple location worksheet.

Contact information for issuance of balance due notice:

Company name: WFG National Title Attention/Name: Kari Wild

Mailing address: 2004 SE 192nd #100 City: Vancouver State: WA Zip: 98683

Phone: 360-833-3869 Email: kwild@wfgtitle.com

Signature:  Date: 1/7/2025

Print: Kari D. Wild

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 fixed by the court of not more than ten thousand dollars (\$10,000.00), or both imprisonment and fine. (RCW 9A.20.020(1C))

For tax assistance, contact your local County Treasurer/Recorder or visit dor.wa.gov/REET or call 360-704-5905. To request this document in an alternate format, please complete the form dor.wa.gov/AccessibilityRequest or call 360-705-6705. Teletype (TTY) users please dial 711.

Amended

Real Estate Excise Tax Affidavit (RCW 82.45 WAC 458-61A) -34

903421 \$10.00 WFG NATIONAL TITLE dss-01162025

Only for sales in a single location code on or after December 1, 2024.
This affidavit will not be accepted unless all areas on all pages are fully completed.
This form is your receipt when stamped by cashier. Please type or print.

293307

FORM 84 0001a

Check box if partial sale, indicate %- _____ sold.

List percentage of ownership acquired next to each name.

1. Seller/Grantor

Name Jarrod Wagner and Elizabeth Wagner, husband and wife

2. Buyer/Grantee

Name Austin J. Stewart, an unmarried man and Jasmine G. Nomura, an unmarried woman

Mailing Address 20035 Farnam St

Mailing Address 14418 NE 82nd Street

City/State/Zip Elkhorn, NE 68022

City/State/Zip Vancouver, WA 98682

Phone No. (including area code) (402) 616-2733

Phone No. (including area code) (360) 718-0505

3. Send all property tax correspondence to: Same as Buyer/Grantee

List all real and personal property tax parcel account numbers Personal Property? List assessed value(s)

Name Austin Stewart and Jasmine Nomura

104188-122 \$413,816.00

Mailing Address 14418 NE 82nd Street

114037

City/State/Zip Vancouver, WA 98682

4. Street address of property: 14418 NE 82nd Street, Vancouver, WA 98682

This property is located in CLARK COUNTY

Check box if any of the listed parcels are being segregated from a 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 EXHIBIT "A"

5. Select Land Use Code(s): 11

Enter any additional codes: _____

(See back of last page for instructions)

Was the seller receiving a property tax exemption or deferral under RCW 84.36, 84.37, or 84.38 RCW (nonprofit org., senior citizen, or disabled person, homeowner with limited income)? Yes No

Is this property predominantly used for timber (as classified under No RCW 84.34 and 84.33) or agriculture (as classified under RCW 84.34.020) and will continue in it's current use? If yes and the transfer involves multiple parcels with different classifications, complete the predominate use calculator Yes No (see instructions)

6. Is this property designated as forest land per RCW 84.33? Yes No

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

Is this property receiving special valuation as historical property per RCW 84.26? 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 RCW 84.26, shall be due and payable by the seller or transferor at the time of sale.

(3) NEW OWNER(S) SIGNATURE

Signature _____ Signature _____

Print Name _____ Print Name _____

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

If claiming an exemption, enter exemption code and reason for exemption.

See dor.wa.gov/REET for exemption codes

Exemption No. (sec/sub) 458-61A-215 (1)

Reason for Exemption: Excise Shorted.

Affidavit did not get corrected at price change

Type of Document Statutory Warranty Deed

Date of Document 11/27/2024

Gross selling price \$ 497,200 - ~~407,200.00~~

*Personal property (deduct) \$ _____

Exemption claimed (deduct) \$ _____

Taxable selling price \$ 407,200.00

Excise Tax State

Less than \$525,000.01 at 1.1% \$ -6,460.20

From \$525,000.01 to \$1,525,000 at 1.28% \$ 0.00

From \$1,525,000.01 to \$3,025,000 at 2.75% \$ 0.00

Above \$3,025,000 at 3.0% \$ 0.00

Agricultural and timberland at 1.28% \$ _____

Total excise tax: state \$ 5,460.20

Local \$ 2,486.00

*Delinquent interest: state \$ _____

Local \$ _____

*Delinquent penalty \$ _____

Subtotal \$ 7,952.00

*State technology fee \$ 5.00

Affidavit processing fee \$ 0.00

Total due \$ 10.00 ~~7,960.00~~

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 agent _____ Signature of grantee or agent _____

Name (print) Jarrod Wagner Kari Wild Names (print) Austin Stewart KWib

Date & city of signing: Vancouver 12/19/24 Date & city of signing: Vancouver 12/19/24

Perjury in the second degree is a class C felony which is punishable by confinement in a state correctional institution for a maximum term of five years, or by a fine in an amount fixed by the court of not more than \$10,000.00, or by both confinement and fine (RCW 9A.72.030 and RCW 9A.20.021 (1)(c)).

To ask about the availability of this publication in an alternate format for the visually impaired, please call 360-705-6705.

Teletype

(TTY) users may use the WA Relay Service by calling 711.

EXHIBIT "A"
LEGAL DESCRIPTION

LOT 12, BRIER TREE PHASE I, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME H OF PLATS,
PAGE 506, RECORDS OF CLARK COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF CLARK, STATE OF WASHINGTON.



Real Estate Excise Tax Affidavit (RCW 82.45 WAC 458-61A)

Only for sales in a single location code on or after November 1, 2024.
 This affidavit will not be accepted unless all areas on all pages are fully completed.
 This form is your receipt when stamped by cashier. *Please type or print.*

FORM 84 0001a

Check box if partial sale, indicate %- _____ sold.

List percentage of ownership acquired next to each name.

1. **Seller/Grantor**
 Name Jarrod Wagner and Elizabeth Wagner, husband and wife

2. **Buyer/Grantee**
 Name Austin J. Stewart, an unmarried man & Jasmine G. Nomura, an unmarried woman

Mailing Address 20035 Farnam St

Mailing Address 14418 NE 82nd Street

City/State/Zip Elkhorn, NE 68022

City/State/Zip Vancouver WA 98682

Phone No. (including area code) 360-715-0505

Phone No. (including area code) (402) 616-2733

3. Send all property tax correspondence to: Same as Buyer/Grantee

| List all real and personal property tax parcel account numbers | Personal Property? | List assessed value(s) |
|--|--------------------------|------------------------|
| 104188-122 | <input type="checkbox"/> | \$413,818.00 |
| 114037 | <input type="checkbox"/> | |
| | <input type="checkbox"/> | |

Name Austin Stewart and Jasmine Nomura

Mailing Address _____

City/State/Zip _____

4. Street address of property: 14418 NE 82nd Street, Vancouver, WA 98682

This property is located in CLARK COUNTY

Check box if any of the listed parcels are being segregated from a 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 EXHIBIT "A"

5. Select Land Use Code(s): 11

Enter any additional codes: _____

(See back of last page for instructions)

Was the seller receiving a property tax exemption or deferral under RCW 84.36, 84.37, or 84.38 RCW (nonprofit org., senior citizen, or disabled person, homeowner with limited income)? Yes No

Is this property predominantly used for timber (as classified under No RCW 84.34 and 84.33) or agriculture (as classified under RCW 84.34.020) and will continue in it's current use? If yes and the transfer involves multiple parcels with different classifications, complete the predominata use calculator (see instructions) Yes No

6. Is this property designated as forest land per RCW 84.33? Yes No

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

Is this property receiving special valuation as historical property per RCW 84.26? 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 RCW 84.26, shall be due and payable by the seller or transferor at the time of sale.

(3) NEW OWNER(S) SIGNATURE

Signature _____

Signature _____

Print Name _____

Print Name _____

7. List all personal property (tangible and intangible) included in selling price.
 If claiming an exemption, enter exemption code and reason for exemption.
 See dor.wa.gov/REET for exemption codes
 Exemption No. (sec/sub) _____
 Reason for Exemption: _____

Type of Document Statutory Warranty Deed

Date of Document 11-27-2024

| | | | |
|---|----|-------------------|-----------------------|
| Gross selling price | \$ | <u>497,200.00</u> | 490,000.00 |
| *Personal property (deduct) | \$ | | |
| Exemption claimed (deduct) | \$ | | |
| Taxable selling price | \$ | <u>497,200.00</u> | 490,000.00 |
| Excise Tax State | | | |
| Less than \$525,000.01 at 1.1% | \$ | <u>5469.20</u> | 5,390.00 |
| From \$525,000.01 to \$1,525,000 at 1.28% | \$ | | 0.00 |
| From \$1,525,000.01 to \$3,025,000 at 2.76% | \$ | | 0.00 |
| Above \$3,025,000 at 3.0% | \$ | | 0.00 |
| Agricultural and timberland at 1.28% | \$ | | |
| Total excise tax: state | \$ | <u>5469.20</u> | 5,390.00 |
| Local | \$ | <u>2486.00</u> | 2,456.00 |
| *Delinquent interest: state | \$ | | |
| Local | \$ | | |
| *Delinquent penalty | \$ | | |
| Subtotal | \$ | <u>7955.20</u> | 7,846.00 |
| *State technology fee | \$ | | 5.00 |
| Affidavit processing fee | \$ | | 0.00 |
| Total due | \$ | <u>7960.20</u> | 7,845.00 |

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 agent Jarrod Wagner

Signature of grantee or agent Austin Stewart

Name (print) Jarrod Wagner

Names (print) Austin Stewart

Date & city of signing: Vancouver 11/20/24

Date & city of signing: 11/26/24 Vancouver

Perjury in the second degree is a class C felony which is punishable by confinement in a state correctional institution for a maximum term of five years, or by a fine in an amount fixed by the court of not more than \$10,000.00, or by both confinement and fine (RCW 9A.72.030 and RCW 9A.20.021 (1)(c)).

To ask about the availability of this publication in an alternate format for the visually impaired, please call 360-705-6705.
 Teletype

(TTY) users may use the WA Relay Service by calling 711.



Washington State
Department of Revenue
Audit Division/REET
PO Box 47474
Olympia, WA 98504-7474

Washington State Department of Revenue
Real Estate Excise Tax Affidavit
Controlling Interest Transfer Return
Chapter 82 45 RCW - CHAPTER 458 61A WAC

Return to Page 1

This form must be used for reporting transfers of controlling interest and for buyer disclosure to the Department of Revenue (Use Form No. 84-0001A for reporting transfers by deed or real estate contract to the county treasurer/recorder of the county in which the real property is located.) This return must be fully and accurately completed

| | |
|---|---|
| <p>1 TRANSFEROR (Attach a list for multiple transferors including percentage sold)</p> <p>Name <u>See attached schedule</u></p> <hr/> <p>Street <u>345 Park Avenue 15th Floor</u></p> <p>City <u>New York</u> State <u>NY</u> <input checked="" type="checkbox"/> Zip <u>10054</u></p> <p>Tax Registration Number <u>--</u></p> <p>Federal Identifier Number <u> </u></p> <p>Percent of Entity Ownership Sold <u> 100 0000</u> %</p> <p>AFFIDAVIT I certify under penalty of perjury under the laws of the state of Washington that the information on this return is true and correct</p> <p>Signature of Transferor/Agent <u> </u></p> <p>Name (print) <u>Jeffrey Nirenberg</u></p> <p>Date & Place of Signing <u> </u></p> <p>Telephone Number <u>(646) 482-6189</u></p> | <p>2 TRANSFEREE (Attach a list for multiple transferees including percentage bought)</p> <p>Name <u>See attached schedule</u></p> <hr/> <p>Street <u>345 Park Avenue 15th Floor</u></p> <p>City <u>New York</u> State <u>NY</u> <input checked="" type="checkbox"/> Zip <u>10054</u></p> <p>Tax Registration Number <u>--</u></p> <p>Federal Identifier Number <u> </u></p> <p>Percent of Entity Ownership Purchased <u> 100 0000</u> %</p> <p>AFFIDAVIT I certify under penalty of perjury under the laws of the state of Washington that the information on this return is true and correct.</p> <p>Signature of Transferee/Agent <u> </u></p> <p>Name (print) <u>Jeffrey Nirenberg</u></p> <p>Date & Place of Signing <u> </u></p> <p>Telephone Number <u>(646) 482-6189</u></p> |
|---|---|

| | |
|--|---|
| <p>3 Name and address of entity whose ownership was transferred. (Attach a list for multiple entities)</p> <p>Name <u>See attached schedule</u></p> <hr/> <p>Street <u>345 Park Avenue, 15th Floor</u></p> <p>City <u>New York</u> State <u>NY</u> <input checked="" type="checkbox"/> Zip <u>10054</u></p> <p>Tax Registration Number <u>--</u></p> <p>Federal Identifier Number <u> </u></p> | <p>Type of entity (check one)</p> <p><input type="checkbox"/> Corporation</p> <p><input type="checkbox"/> Partnership</p> <p><input type="checkbox"/> Trust</p> <p><input checked="" type="checkbox"/> Limited Liability Company</p> |
|--|---|

4 Attach a list of names, addresses, and relationships of all entities affected by this transfer

| 5 Local REET Tax Calculation | | | | |
|--|----------------------------|----------------------------|-------------------------|----------------------------|
| A Location | Local City/County Tax Rate | B. County Tax Parcel No | C True & Fair Value | D Local City/County Tax |
| 2700 Pierce County <input checked="" type="checkbox"/> | 0 0050 | See attached schedule | \$754,341,000 00 | \$3,771,705 00 |
| Select Location | | | \$0 00 | \$0 00 |
| Select Location | | | \$0 00 | \$0 00 |
| Select Location | | | \$0 00 | \$0 00 |
| Select Location | | | \$0 00 | \$0 00 |
| Select Location | | | \$0 00 | \$0 00 |
| Select Location | | | \$0 00 | \$0 00 |
| Totals | | | \$754 341 000 00 | \$3 771 705 00 |

6 Is this property predominately used for timber (as classified under RCW 84 34 and 84 33) or agriculture (as classified under RCW 84 34 020) and will continue in its current use? If yes and the transfer involves multiple parcels with different classifications, complete the predominate use calculator (see instructions). Yes No

| | |
|--|----------------------|
| State REET Tax Calculation | |
| Total True & Fair Value \$ | 754,341,000 00 |
| Excise Tax, State | |
| Less than \$525 000 01 at 1.1% \$ | 5 775 00 |
| From \$525 000 01 to \$1,525 000 at 1.28% \$ | 12,800 00 |
| From \$1 525 000 01 to \$3 025 000 at 2.75% \$ | 41,250 00 |
| Above \$3 025 000 to 3.0% \$ | 22 539,480 00 |
| Agricultural and timberland at 1.28 % \$ | 0 00 |
| Total Excise Tax State \$ | 22 599 305 00 |

7 TAX COMPUTATION

Date of Transfer 02/12/2025 *If tax exemption is claimed provide reference to Exemption Code Title and Number below

Click [here](#) for a complete list of acceptable exemptions. (please click on additional links provided for further details on each Exemption)

If you conclude that one of these exemptions applies to you please reference the Title and Code number here

| | |
|---------------------------------------|------------------------|
| <i>Department of Revenue Use Only</i> | |
| State REET Tax (from Section 6) | \$22 599 305 00 |
| Local REET Tax (from Section 5) | \$ 3 771 705 00 |
| Total REET Tax | \$26 371 010 00 |
| Delinquent Interest | \$0 00 |
| Delinquent Penalty | \$0 00 |
| TOTAL DUE | \$26 371 010 00 |

Please See Information on Reverse

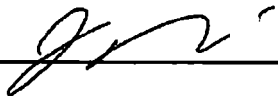
03/11/2025 01353

**Washington Controlling Interest Transfer Return
Form 84-0001b-2020
Block 1 Signature of Transferor(s)/Agent(s)**

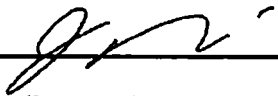
| | |
|--|--|
| Name | Retail Opportunity Investments Corp on behalf of its public shareholders |
| Address | 345 Park Avenue, 15th Floor New York, NY 10154 |
| FEIN |  |
| Percentage of Entity Ownership Sold | 100 0000% |
| Signature of Transferor/Agent |  |
| Name | <u>Jeffrey Nirenberg</u> |
| Date & Place of Signing | <u>02/13/2025 // New York, NY</u> |

Washington Controlling Interest Transfer Return
Form 84-0001b-2020
Block 2 Signature of Transferee(s)/Agent(s)

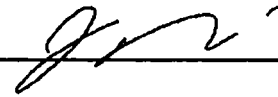
Name Big Sky Purchaser LLC
Address 345 Park Avenue, 15th Floor
New York NY 10154
FEIN [REDACTED]
Percentage of Entity Ownership Purchased 31.4382%

Signature of Transferor/Agent 
Name Jeffrey Nirenberg
Date & Place of Signing 02/13/2025 // New York, NY

Name Montana Purchaser LLC
Address 345 Park Avenue, 15th Floor
New York, NY 10154
FEIN [REDACTED]
Percentage of Entity Ownership Purchased 36.1439%

Signature of Transferor/Agent 
Name Jeffrey Nirenberg
Date & Place of Signing 02/13/2025 // New York, NY

Name Mountain Purchaser LLC
Address 345 Park Avenue, 15th Floor
New York, NY 10154
FEIN [REDACTED]
Percentage of Entity Ownership Purchased 32.4179%

Signature of Transferor/Agent 
Name Jeffrey Nirenberg
Date & Place of Signing 02/13/2025 // New York, NY



Washington Controlling Interest Transfer Return

Form 84-0001b-2020

Block 3 Name and address of entry whose ownership was transferred

Name ROIC Four Corner Square, LLC
Address 345 Park Avenue, 15th Floor
New York, NY 10154
Tax Registration Number 603-566-781

Name ROIC Washington, LLC
Address 345 Park Avenue, 15th Floor
New York, NY 10154
Tax Registration Number 603-026-438

Name Terranomics Crossroads Associates, LP
Address 345 Park Avenue, 15th Floor
New York, NY 10154
Tax Registration Number 602-046-592



Washington Controlling Interest Transfer Return
Form 84-0001b-2020
Section 5 Local REET Tax Calculation

| Location | Local City/County Tax Rate | County Tax Parcel No | True & Fair Value | Local City/County Tax |
|----------------------|----------------------------|----------------------|-------------------|-----------------------|
| 0605 - Vancouver | 0 50% | 125847004 | 10,045,000 00 | 50,225 00 |
| 0605 - Vancouver | 0 50% | 125847008 | 4,298,900 00 | 21,494 50 |
| 0605 - Vancouver | 0 50% | 125847012 | 5,573,000 00 | 27,865 00 |
| 0605 - Vancouver | 0 50% | 125847014 | 2,238,700 00 | 11,193 50 |
| 0605 - Vancouver | 0 50% | 125847016 | 7,455,600 00 | 37,278 00 |
| 0605 - Vancouver | 0 50% | 159110000 | 23,163,900 00 | 115,819 50 |
| 1704 - Bellevue | 0 50% | 262505-9123 | 157,396,600 00 | 786,983 00 |
| 1704 - Bellevue | 0 50% | 262505-9243 | 19,603,000 00 | 98,015 00 |
| 1704 - Bellevue | 0 50% | 272505-9038 | 8,792,200 00 | 43,961 00 |
| 1704 - Bellevue | 0 50% | 272505-9039 | 40,535,600 00 | 202,678 00 |
| 1715 - Kent | 0 50% | 152205-9034 | 5,207,100 00 | 26,035 50 |
| 1715 - Kent | 0 50% | 152205-9140 | 599,400 00 | 2,997 00 |
| 1715 - Kent | 0 50% | 152205-9149 | 1,056,400 00 | 5,282 00 |
| 1715 - Kent | 0 50% | 152205-9150 | 1,060,600 00 | 5,303 00 |
| 1716 - Kirkland | 0 50% | 124150-0310 | 36,564,200 00 | 182,821 00 |
| 1720 - Maple Valley | 0 50% | 272206-9086 | 4,558,100 00 | 22,790 50 |
| 1720 - Maple Valley | 0 50% | 272206-9096 | 1,636,100 00 | 8,180 50 |
| 1720 - Maple Valley | 0 50% | 272206-9103 | 2,053,900 00 | 10,269 50 |
| 1720 - Maple Valley | 0 50% | 272206-9167 | 1,000 00 | 5 00 |
| 1720 - Maple Valley | 0 50% | 510711-0010 | 25,577,800 00 | 127,889 00 |
| 1720 - Maple Valley | 0 50% | 510711-0020 | 2,091,400 00 | 10,457 00 |
| 1726 - Seattle | 0 50% | 197570-0485 | 29,387,500 00 | 146,937 50 |
| 1737 - Shoreline | 0 50% | 741770-0370 | 28,617,500 00 | 143,087 50 |
| 2700 - Pierce County | 0 50% | 6026320010 | 2,016,400 00 | 10,082 00 |
| 2700 - Pierce County | 0 50% | 6026320020 | 2,309,500 00 | 11,547 50 |
| 2700 - Pierce County | 0 50% | 6026320030 | 1,804,100 00 | 9,020 50 |
| 2700 - Pierce County | 0 50% | 6026320040 | 36,276,600 00 | 181,383 00 |
| 2717 - Tacoma | 0 50% | 2030120032 | 12,837,400 00 | 64,187 00 |
| 2717 - Tacoma | 0 50% | 2030120033 | 868,000 00 | 4,340 00 |
| 2717 - Tacoma | 0 50% | 220026010 | 12,279,000 00 | 61,395 00 |
| 2717 - Tacoma | 0 50% | 220026013 | 16,481,600 00 | 82,408 00 |
| 2717 - Tacoma | 0 50% | 220026014 | 6,904,600 00 | 34,523 00 |
| 3105 - Everett | 0 50% | 28042400200100 | 33,736,100 00 | 168,680 50 |
| 3105 - Everett | 0 50% | 28042400200102 | 2,477,000 00 | 12,385 00 |
| 3105 - Everett | 0 50% | 28042400203800 | 2,121,700 00 | 10,608 50 |
| 3109 - Lake Stevens | 0 50% | 29051300300800 | 18,395,000 00 | 91,975 00 |
| 3110 - Lynnwood | 0 50% | 00372701200403 | 14,175,000 00 | 70,875 00 |
| 3110 - Lynnwood | 0 50% | 00513800010115 | 1,318,600 00 | 6,593 00 |
| 3111 - Marysville | 0 50% | 00593200000600 | 5,460,000 00 | 27,300 00 |



Washington Controlling Interest Transfer Return
Form 84-0001b-2020
Section 5 Local REET Tax Calculation

| Location | Local City/County Tax Rate | County Tax Parcel No | True & Fair Value | Local City/County Tax |
|----------------------------|----------------------------|----------------------|-------------------|-----------------------|
| 3111 - Marysville | 0 50% | 30050900203000 | 969,900 00 | 4,849 50 |
| 3111 - Marysville | 0 50% | 30050900203100 | 6,059,200 00 | 30,296 00 |
| 3111 - Marysville | 0 50% | 30050900203800 | 3,699,500 00 | 18,497 50 |
| 3111 - Marysville | 0 50% | 30050900206100 | 2,292,000 00 | 11,460 00 |
| 3111 - Marysville | 0 50% | *30050900206300 | - | - |
| 3111 - Marysville | 0 50% | 30050900206400 | 4,346,500 00 | 21,732 50 |
| 3111 - Marysville | 0 50% | 30050900206500 | 1,794,000 00 | 8,970 00 |
| 3111 - Marysville | 0 50% | 30050900206600 | 339,300 00 | 1,696 50 |
| 3111 - Marysville | 0 50% | 30050900206700 | 358,100 00 | 1,790 50 |
| 3111 - Marysville | 0 50% | 30050900207200 | 733,000 00 | 3,665 00 |
| 3111 - Marysville | 0 50% | 30050900207300 | - | - |
| 3119 - Mill Creek | 0 50% | 28053200100100 | 12,380,800 00 | 61,904 00 |
| 3119 - Mill Creek | 0 50% | 28053200100101 | 4,742,300 00 | 23,711 50 |
| 3119 - Mill Creek | 0 50% | 28053200100600 | 10,513,200 00 | 52,566 00 |
| 3119 - Mill Creek | 0 50% | 28053200102400 | 413,800 00 | 2,069 00 |
| 3120 - Bothell (Snohomish) | 0 50% | 27053000401100 | 5,220,000 00 | 26,100 00 |
| 3120 - Bothell (Snohomish) | 0 50% | 715000000100 | 2,234,000 00 | 11,170 00 |
| 3120 - Bothell (Snohomish) | 0 50% | 715000000200 | 4,569,200 00 | 22,846 00 |
| 3120 - Bothell (Snohomish) | 0 50% | 715000000201 | 5,813,000 00 | 29,065 00 |
| 3120 - Bothell (Snohomish) | 0 50% | 715000000300 | 10,095,000 00 | 50,475 00 |
| 3120 - Bothell (Snohomish) | 0 50% | 715000000400 | 5,495,000 00 | 27,475 00 |
| 3120 - Bothell (Snohomish) | 0 50% | 715000000500 | 2,075,000 00 | 10,375 00 |
| 3120 - Bothell (Snohomish) | 0 50% | 715000000600 | 1,695,000 00 | 8,475 00 |
| 3120 - Bothell (Snohomish) | 0 50% | 715000000700 | 1,724,000 00 | 8,620 00 |
| 3402 - Lacey | 0 50% | 528600000100 | 32,306,000 00 | 161,530 00 |
| 3402 - Lacey | 0 50% | 528600000200 | 654,800 00 | 3,274 00 |
| 3402 - Lacey | 0 50% | 528600000300 | 749,600 00 | 3,748 00 |
| 3402 - Lacey | 0 50% | 773900000100 | 7,377,000 00 | 36,885 00 |
| 3402 - Lacey | 0 50% | 773900000200 | 2,136,200 00 | 10,681 00 |
| 3402 - Lacey | 0 50% | 773900000300 | 1,663,100 00 | 8,315 50 |
| 3402 - Lacey | 0 50% | 773900000400 | 1,740,800 00 | 8,704 00 |
| 3402 - Lacey | 0 50% | 773900000500 | 927,900 00 | 4,639 50 |
| 3402 - Lacey | 0 50% | 773900000600 | 459,500 00 | 2,297 50 |
| 3403 - Olympia | 0 50% | 12821240300 | 12,727,900 00 | 63,639 50 |
| 3403 - Olympia | 0 50% | 12821240301 | 861,400 00 | 4,307 00 |
| 3403 - Olympia | 0 50% | 664400000100 | 7,516,500 00 | 37,582 50 |
| 3403 - Olympia | 0 50% | 664400000200 | 1,206,200 00 | 6,031 00 |
| 3403 - Olympia | 0 50% | 664400000300 | 4,665,900 00 | 23,329 50 |
| 3403 - Olympia | 0 50% | 664400000600 | 4,493,900 00 | 22,469 50 |



Washington Controlling Interest Transfer Return
Form 84-0001b-2020
Section 5 Local REET Tax Calculation

| Location | Local City/County Tax Rate | County Tax Parcel No | True & Fair Value | Local City/County Tax |
|-----------------|-----------------------------------|-----------------------------|------------------------------|------------------------------|
| 3403 - Olympia | 0.50% | 66440000700 | 318,400.00 | 1,592.00 |

Total **754,341,000.00** **3,771,705.00**

Note

* - Interest in a ground lease (value reflects any improvements constructed on the leased land)

Mail Completed Form To



Washington State Department of Revenue Audit Division/REET PO Box 47474 Olympia, WA 98504-7474

Washington State Department of Revenue Real Estate Excise Tax Affidavit Controlling Interest Transfer Return Chapter 82 45 RCW - CHAPTER 458-61A WAC

Return to Page 1

This form must be used for reporting transfers of controlling interest and for buyer disclosure to the Department of Revenue. (Use Form No 84-0001A for reporting transfers by deed or real estate contract to the county treasurer/recorder of the county in which the real property is located.) This return must be fully and accurately completed

1 TRANSFEROR (Attach a list for multiple transferors including percentage sold) Name Sean T Keys Street 732 NW 19th Ave City Portland State OR Zip 97209 Tax Registration Number -- Federal Identifier Number - Percent of Entity Ownership Sold 50 0000 % AFFIDAVIT I certify under penalty of perjury under the laws of the state of Washington that the information on this return is true and correct. Signature of Transferor/Agent Sean Keys Name (print) Sean Keys Date & Place of Signing 2/14/2025 PORTLAND, OR Telephone Number 503 572 0466

2 TRANSFEREE (Attach a list for multiple transferees including percentage bought) Name Watson Development Ltd Street 963 SW Simpson Ave Ste 110 City Bend State OR Zip 97702 Tax Registration Number -- Federal Identifier Number [Redacted] Percent of Entity Ownership Purchased 50 0000 % AFFIDAVIT I certify under penalty of perjury under the laws of the state of Washington that the information on this return is true and correct. Signature of Transferee/Agent THOMAS BAHRMAN Name (print) THOMAS BAHRMAN Date & Place of Signing 2/14/25 BEND, OR Telephone Number 541 617 9612

3 Name and address of entity whose ownership was transferred (Attach a list for multiple entities) Name Lookout Ridge Apartments Holdco. LLC Type of entity (check one) [] Corporation [] Partnership [] Trust [X] Limited Liability Company Street 963 SW Simpson Ave Ste 110 City Bend State OR Zip 97702 Tax Registration Number -- Federal Identifier Number [Redacted]

4 Attach a list of names, addresses, and relationships of all entities affected by this transfer

5 Local REET Tax Calculation Table with columns: A. Location, B. County Tax Parcel No, C. True & Fair Value, D. Local City/County Tax. Totals: \$34,000,000.00 / \$170,000.00

6 Is this property predominately used for timber (as classified under RCW 84 34 and 84 33) or agriculture (as classified under RCW 84 34 020) and will continue in it's current use? If yes and the transfer involves multiple parcels with different classifications, complete the predominate use calculator (see instructions) [] Yes [X] No

State REET Tax Calculation Table: Total True & Fair Value \$ 34 000,000 00, Excise Tax State: 5 775 00, 12,800 00, 41,250 00, 929 250 00, 0 00, Total Excise Tax State \$ 989 075 00

7 TAX COMPUTATION Date of Transfer 01/15/2025 If tax exemption is claimed provide reference to Exemption Code Title and Number below* Click here for a complete list of acceptable exemptions (please click on additional links provided for further details on each Exemption) If you conclude that one of these exemptions applies to you please reference the Title and Code number here

Department of Revenue Use Only

Summary Table: State REET Tax (from Section 6) \$989 075 00, Local REET Tax (from Section 5) \$ 170 000 00, Total REET Tax \$1 159 075 00, Delinquent Interest \$0 00, Delinquent Penalty \$0 00, TOTAL DUE \$1 159 075 00

Please See Information on Reverse

20210225
09:58:47

**Washington State Dept of Revenue
Real Estate Excise Tax Affidavit
Controlling Interest Transfer Return**

Lookout Ridge Apartments Holdco, LLC

**Supplemental Information to
Section 5 Local REET Tax Calculation**

| A | | B | C | D |
|------------------|-----------------------|--|------------------------------|------------------|
| Location | Local Tax Rate | County Tax Parcel No | True & Fair Value | Local Tax |
| 0606 – Washougal | 0 0050 | 123012-122 123012-124 123012-126 123012-128 123012-130 123012-132 123012-134 123012-136 123012-138 123012-140 | \$34,000,000 00 | \$170,000 00 |

Mail Completed Form To



Washington State Department of Revenue Audit Division/REET PO Box 47474 Olympia, WA 98504-7474

Washington State Department of Revenue Real Estate Excise Tax Affidavit Controlling Interest Transfer Return Chapter 82 45 RCW - CHAPTER 458-61A WAC

Return to Page 1

This form must be used for reporting transfers of controlling interest and for buyer disclosure to the Department of Revenue (Use Form No 84-0001A for reporting transfers by deed or real estate contract to the county treasurer/recorder of the county in which the real property is located.) This return must be fully and accurately completed.

1 TRANSFEROR (Attach a list for multiple transferors including percentage sold) Name Keys Rental Holding Company LLC Street 732 NW 19th Ave City Portland State OR Zip 97209 Tax Registration Number - Federal Identifier Number [redacted] Percent of Entity Ownership Sold 55 0000 % AFFIDAVIT I certify under penalty of perjury under the laws of the state of Washington that the information on this return is true and correct. Signature of Transferor/Agent Sean Keys Name (print) Sean Keys Date & Place of Signing 2/14/2025 PORTLAND, OR Telephone Number 503 572 0466

2 TRANSFEREE (Attach a list for multiple transferees including percentage bought) Name HLM Inc Street 963 SW Simpson Ave Ste 110 City Bend State OR Zip 97702 Tax Registration Number - Federal Identifier Number [redacted] Percent of Entity Ownership Purchased 76 6667 % AFFIDAVIT I certify under penalty of perjury under the laws of the state of Washington that the information on this return is true and correct. Signature of Transferee/Agent THOMAS BAERMAN Name (print) THOMAS BAERMAN Date & Place of Signing 2/14/25 BEND, OR Telephone Number 541 617 9102

3 Name and address of entity whose ownership was transferred. (Attach a list for multiple entities) Name Lookout Ridge Townhomes Holdco, LLC Street 963 SW Simpson Ave Ste 110 City Bend State OR Zip 97702 Tax Registration Number - Federal Identifier Number [redacted] Type of entity (check one) [] Corporation [] Partnership [] Trust [x] Limited Liability Company

4 Attach a list of names, addresses, and relationships of all entities affected by this transfer

5 Local REET Tax Calculation Table with columns: A. Location, B. County Tax Parcel No, C. True & Fair Value, D. Local City/County Tax. Totals: \$18,000,000.00 / \$90,000.00

6 Is this property predominately used for timber (as classified under RCW 84 34 and 84 33) or agriculture (as classified under RCW 84 34 020) and will continue in it's current use? If yes and the transfer involves multiple parcels with different classifications, complete the predominate use calculator (see instructions) [] Yes [x] No

State REET Tax Calculation Table: Total True & Fair Value \$ 18,000,000.00; Excise Tax State: Less than \$525,000.01 at 1.1% \$ 5,775.00; From \$525,000.01 to \$1,525,000.00 at 1.28% \$ 12,800.00; From \$1,525,000.01 to \$3,025,000.00 at 2.75% \$ 41,250.00; Above \$3,025,000.00 to 3.0% \$ 449,250.00; Agricultural and timberland at 1.28% \$ 0.00; Total Excise Tax State \$ 509,075.00

7 TAX COMPUTATION Date of Transfer 01/15/2025 *If tax exemption is claimed provide reference to Exemption Code Title and Number below Click here for a complete list of acceptable exemptions (please click on additional links provided for further details on each Exemption) If you conclude that one of these exemptions applies to you please reference the Title and Code number here

Department of Revenue Use Only

Summary Table: State REET Tax (from Section 6) \$509,075.00; Local REET Tax (from Section 5) \$90,000.00; Total REET Tax \$599,075.00; Delinquent Interest \$0.00; Delinquent Penalty \$0.00; TOTAL DUE \$599,075.00

Please See Information on Reverse

**Washington State Dept of Revenue
Real Estate Excise Tax Affidavit
Controlling Interest Transfer Return**

02, 20, 2025
00077

Lookout Ridge Townhomes Holdco, LLC

**Supplemental Information to
Section 1 Additional Transferors**

| | |
|---|-----------|
| Matthew C Semansky, co-trustee of the Matthew C Semansky and Amy van den Broek Semansky Family Trust, dated April 2, 2003, as amended and restated 10 Clay Street, Suite 200, Oakland CA 94607 [REDACTED] | 3 333333% |
| John G O'Neil 1411 SW Seymour St , Portland, OR 97221 [REDACTED] | 5 0% |
| Brian K Rogers, trustee of the Four Rogers Trust, dated December 23, 1986, FBO Brian K Rogers 10 Clay Street, Suite 200, Oakland CA 94607 [REDACTED] | 1 666667% |
| John Patrick Rogers, trustee of The John Patrick Rogers Revocable Trust, dated February 26, 2008, as amended and restated 10 Clay Street, Suite 200, Oakland CA 94607 [REDACTED] | 1 666667% |
| Matthew R Rogers, trustee of the Four Rogers Trust, dated December 23, 1986, FBO Matthew R Rogers 10 Clay Street, Suite 200, Oakland CA 94607 [REDACTED] | 1 666667% |
| Thomas A Rogers, trustee of the Four Rogers Trust, dated December 23, 1986, FBO Thomas A Rogers 10 Clay Street, Suite 200, Oakland CA 94607 [REDACTED] | 1 666667% |
| Marie Markham 2047 NW 33rd Avenue, Portland, Oregon 97210 | 3 333333% |
| Anne Usher 3338 NW Franklin Ct Portland, OR 97210 [REDACTED] | 3 333333% |

00
01
02
03
04
05
06
07
08
09
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99

**Supplemental Information to
Section 5 Local REET Tax Calculation**

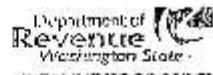
| A | | B | C | D |
|------------------|-----------------------|--|------------------------------|------------------|
| Location | Local Tax Rate | County Tax Parcel No | True & Fair Value | Local Tax |
| 0606 – Washougal | 0 0050 | 123012-002 123012-005 123012-006 123012-008 123012-010 123012-012 123012-014 123012-016 123012-018 123012-020 123012-022 123012-024 123012-026 123012-028 123012-030 123012-032 123012-034 123012-036 123012-038 123012-040 123012-042 123012-044 123012-046 123012-048 123012-050 123012-052 123012-054 123012-056 123012-058 123012-060 123012-062 123012-064 123012-066 123012-068 123012-070 123012-072 123012-074 123012-076 123012-078 123012-080 123012-082 123012-084 123012-086 123012-088 | \$18,000,000 00 | \$90,000 00 |

00
01
02
03
04
05
06
07
08
09
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99

| | | | | |
|--|--|--|--|--|
| | | 123012-090 123012-092 123012-094 123012-096 123012-098 123012-100 123012-102 123012-104 123012-106 123012-108 123012-110 123012-112 123012-114 123012-116 123012-118 123012-120 | | |
|--|--|--|--|--|

| | |
|-------------------------------------|--|
| Entity | <i>Hampton, Gregory & Hampton, Faith</i> |
| Transfer Type | Real Estate (Deeded) |
| Date of Sale/Transfer | JAN-07-2020 |
| See Original Affidavit Below | |

| Parcel Number | Location Code | Taxable Amount | State Tax | Local Tax |
|----------------------|----------------------|-----------------------|------------------|------------------|
| 118541072 | 1104 - Pasco | 175,355.79 | 1,928.91 | 876.78 |



SEVERAL REGULATIONS GOVERN THE SALE AND TRANSFER OF REAL PROPERTY UNDER CHAPTER 64.02 RCW - CHAPTER 64.04 RCW. THIS AFFIDAVIT WILL NOT BE ACCEPTED UNLESS ALL PARTS ON ALL PAGES ARE FULLY COMPLETED. (See back of last page for instructions)

File this form at your residence when exempted by either

Check box if partial sale, indicate % sold.

List percentage of ownership required used in each name.

SELLER GRANTEE Name: Gregory Hampton and Faith Hampton Husband and Wife Mailing Address: 2909 Road 64 City/State/Zip: PASCO, WA 99301 Phone No. (including area code): _____

BUYER GRANTEE Name: Maranda Hampton, a Single Woman Mailing Address: 2909 Road 64 City/State/Zip: PASCO, WA 99301 Phone No. (including area code): _____

Send all property tax correspondence to: Same as Buyer/Grantee Name: _____ Mailing Address: _____ City/State/Zip: _____ Phone No. (including area code): _____

List all real and personal property tax parcel account numbers - check box if personal property. List assessed value(s). 118-541-072

Street address of property: 2909 Road 64, Pasco WA This property is located in unincorporated Franklin County OR within city of _____ Check box if any of the listed parcels are being segregated from another parcel, are part of a boundary line adjustment or proceeds being merged. Legal description of property (if more space is needed, you may attach a separate sheet to each page of the affidavit): lot 4, Great Run, Volume D, page 196

Select Land Use Code(s): 11 Enter any additional codes: _____ (See back of last page for instructions)

Was the seller receiving a property tax exemption or deferral under chapters 84.26, 84.27, or 84.28 RCW (nonprofit organization, senior citizen, or disabled person, homestead with limited income)? YES NO

Is this property designated as forest land per chapter 84.23 RCW? YES NO
Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.24 RCW? YES NO
Is this property receiving special valuation as historical property per chapter 84.26 RCW? YES NO

If any answer is 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 an (3) below. The county assessor must then determine if the land is preferred 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 84.23.170 or RCW 84.24.100). 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: _____

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-201(b)(3) Reason for exemption: Gift

Type of Document: Quit Claim Deed
Date of Document: January 7, 2020
Gross Selling Price \$ _____
*Personal Property (deduct) \$ _____
Exemption Claimed (deduct) \$ _____
Taxable Selling Price \$ _____
License Tax: State \$ _____ Local \$ _____
*Delinquent Interest: State \$ _____ Local \$ _____
*Delinquent Penalty \$ _____ Subtotal \$ _____ .00
*State Technology Fee \$ _____ 5.00 .00
*Affidavit Processing Fee \$ _____ 5.00 .00
Total Due \$ _____ 10.00

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

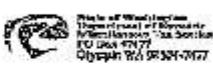
I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.
Signature of Grantor or Grantor's Agent: D. Summer L. Teague
Name (print): Summer L. Teague
Date & city of signing: 1-14-20, Kennewick
Signature of Grantee or Grantee's Agent: Maranda Hampton
Name (print): Maranda Hampton
Date & city of signing: 1-14-20, Kennewick

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)).

RISV 84.036 (a) (W/1/16)

THIS SPACE - TREASURER'S USE ONLY
No Real Estate Excise Tax Paid
Instrument Exempt Under RCW 82.45
Treasurer, Franklin County
64112 01/15/2020

COUNTY TREASURER



REAL ESTATE EXCISE TAX SUPPLEMENTAL STATEMENT (WAC 458-61A-306)

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 taxpayer's responsibility to provide documentation to support the selling price or any exemptions 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 assessed penalties or interests 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 the 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. [X] Grantee (buyer) has made and will continue to make 100% of the payments on total debt of \$ 175,355 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 refinancing of the debt? [X] 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.

Grantor's Signature _____ Grantee's Signature _____

3. [] IRC "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 the DOR website at www.dor.wa.gov or call (360) 508-3655. To inquire about the availability of this document in an alternate format for the visually impaired, please call (360) 735-6713. TDD/TELETYPE (TTY) users please call 1-800-451-7885.

| | |
|-------------------------------------|---|
| Entity | <i>Zeigler, Arthur & Zeigler, Katherine</i> |
| Transfer Type | Real Estate (Deeded) |
| Date of Sale/Transfer | OCT-04-2021 |
| See Original Affidavit Below | |

| Parcel Number | Location Code | Taxable Amount | State Tax | Local Tax |
|---------------|-----------------|----------------|-----------|-----------|
| 018400801200 | 1401 - Aberdeen | 196,855.00 | 2,165.41 | 492.14 |
| 018400800401 | 1401 - Aberdeen | 0.01 | 0.01 | 0.01 |
| 010800900102 | 1401 - Aberdeen | 0.01 | 0.01 | 0.01 |
| 010800900600 | 1401 - Aberdeen | 0.01 | 0.01 | 0.01 |
| 018400700100 | 1401 - Aberdeen | 0.01 | 0.01 | 0.01 |
| 018400700501 | 1401 - Aberdeen | 0.01 | 0.01 | 0.01 |
| 018401200500 | 1401 - Aberdeen | 0.01 | 0.01 | 0.01 |
| 018401200700 | 1401 - Aberdeen | 0.01 | 0.01 | 0.01 |

Real Estate Excise Tax Affidavit (RCW 82.45 WAC 458-61A)

Only for sales in a single location code on or after January 1, 2020.
This affidavit will not be accepted unless all areas on all pages are fully completed.
This form is your receipt when stamped by cashier. *Please type or print.*

Check box if the sale occurred in more than one location code.

Check box if partial sale, indicate % 122067 sold.
List percentage of ownership acquired next to each name.

1 Seller/Grantor

Name Arthur Zeigler and Katherine Zeigler, a married couple

Mailing address 224 1st Ave

City/state/zip Aberdeen, WA 98520

Phone (including area code) 360-942-5698

3 Send all property tax correspondence to: Same as Buyer/Grantee

Name Adam Zeigler

Mailing address 224 1st Ave

City/state/zip Aberdeen, WA 98520

4 Street address of property 224 1st Ave, Aberdeen, WA 98520

This property is located in Aberdeen (for unincorporated locations please select your 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 you need more space, attach a separate sheet to each page of the affidavit).

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

5

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 RCW 84.36, 84.37, or 84.38 (nonprofit org., senior citizen or disabled person, homeowner with limited income)? Yes No

Is this property predominantly used for timber (as classified under RCW 84.84 and 84.33) or agriculture (as classified under RCW 84.34.020)? See ETA 3215. Yes No

If yes, complete the predominate use calculator (see instructions for section 5).

6 Is this property designated as forest land per RCW 84.33? Yes No

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

Is this property receiving special valuation as historical property per RCW 84.26? 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 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 signature _____ 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) doesn't wish to continue, all additional tax calculated pursuant to RCW 84.26, shall be due and payable by the seller or transferor at the time of sale.

(3) NEW OWNER(S) SIGNATURE

Signature _____ Signature _____
Print name _____ Print name _____

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

Signature of grantor or agent [Signature]
Name (print) Elizabeth S. Bertanga
Date & city of signing 10/11/2021 Tacoma

2 Buyer/Grantee

Name Adam Zeigler, a married man, who acquired title as an unmarried person

Mailing address 224 1st Ave

City/state/zip Aberdeen, WA 98520

Phone (including area code) 785-341-5744

List all real and personal property tax parcel account numbers Personal property? Assessed value(s)

018400801200 \$ 298,710.00

018400800401 \$ 7,500.00

See Exhibit for additional information

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

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

WAC number (section/subsection) 458-61A-215(e)
Reason for exemption to transfer title as co-signers only

Type of document Quit Claim Deed

Date of document 10/04/2021

| | |
|---|-------|
| Gross selling price | 0.00 |
| *Personal property (deduct) | |
| Exemption claimed (deduct) | |
| Taxable selling price | 0.00 |
| Excise tax: state | |
| Less than \$500,000.01 at 1.1% | |
| From \$500,000.01 to \$1,500,000 at 1.28% | |
| From \$1,500,000.01 to \$3,000,000 at 2.75% | |
| Above \$3,000,000 at 3% | |
| Agricultural and timberland at 1.28% | |
| Total excise tax: state | |
| Local | |
| *Delinquent interest: state | |
| Local | |
| *Delinquent penalty | |
| Subtotal | |
| *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

Perjury in the second degree is a class C felony which is punishable by confinement in the state correctional institution for a maximum term of five years, or by a fine in an amount fixed by the court of not more than \$10,000, or by both such confinement and fine (RCW 9A.72.030 and RCW 9A.20.021(1)(c)).

To ask about the availability of this publication in an alternate format for the visually impaired, please call 360-705-6705. Teletype (TTY) users may use the WA Relay Service by calling 711.

EXHIBIT "A"

224 1st Ave, Aberdeen, WA 98520

Additional real or personal property tax parcel account numbers:

010800900102 - \$5,000.00
010800900600 - \$45,000.00
018400700100 - \$7,500.00
018400700501 - \$15,000.00
018401200500 - \$5,000.00
018401200700 - \$10,000.00

Levy Code: 1709-05

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE OF ABERDEEN, COUNTY OF GRAYS HARBOR, STATE OF WASHINGTON AND IS DESCRIBED AS FOLLOWS:

The Easterly 100 feet of Lots 4, 5 and 6, Block 8, TOGETHER WITH One-Half of the vacated streets and allys adjoining; Lots 12 and 13, Block 8, TOGETHER WITH the West Half of vacated H Street and vacated alley adjoining that would attach thereto by operation of law;

Hopkins Second Addition to the City of Aberdeen, as per plat recorded in Volume 3 of Plats, page 55, records of Grays Harbor County;

ALSO the Easterly 40 feet of Lots 1 through 4, ALL Lots 6 through 9, Block 9, Bel-Air Addition to Aberdeen, as per plat recorded in Volume 6 of Plats, page 32, records of Grays Harbor County;

TOGETHER WITH that portion of vacated Second Avenue abutting Lots 4 and 6 and vacated H Street abutting Lots 6 and 9 that would attach thereto by operation of law; (Also known as a portion of Lot 2 of City of Aberdeen Boundary Line Adjustment filed June 24, 2005 and recorded under Grays Harbor County Auditor's File No. 2005-06240035, records of Grays Harbor County);

AND:

Lots 1, 2 and 3; Lot 4 EXCEPT the Easterly 25 feet of South Half thereof; Lots 5, 6 and 7, EXCEPT the Easterly 25 feet thereof, ALL in Block 7 of Hopkins 2nd Addition to the City of Aberdeen, as per plat recorded in Volume 3 of Plats, page 55, records of Grays Harbor County;

TOGETHER WITH the South Half of vacated 2nd Avenue abutting said Lot 1 and the East Half of vacated H Street abutting said Lots 1 through 7 inclusive, that would attach thereto by operation of law; Records of Grays Harbor County;

AND ALSO:

Lot 5 and the Northerly One-Half of Lot 6 and the Southerly One-Half of Lot 6 and the Southerly One-Half of Lot 6 AND ALL of Lot 7, Block 12, Hopkins Second Addition to the City of Aberdeen, as per plat recorded in Volume 3 of Plats, page 55, records of Grays Harbor County;

TOGETHER WITH that portion of vacated H Street and vacated Second Avenue that would attach thereto by operation of law;

(Also known as Parcel A of Survey recorded May 31, 2018, in Volume 40 of Surveys, page 25, under Auditor's File No. 2018-05310009, records of Grays Harbor County;)

Situate in the County of Grays Harbor, State of Washington.

| | |
|-------------------------------------|----------------------------------|
| Entity | <i>25 Shorebird Lane LLC</i> |
| Transfer Type | Real Estate Controlling Interest |
| Date of Sale/Transfer | FEB-26-2021 |
| See Original Affidavit Below | |

| Parcel Number | Location Code | Taxable Amount | State Tax | Local Tax |
|----------------------|----------------------|-----------------------|------------------|------------------|
| 431125 | 1500 - Island County | 454,463.99 | 4,999.10 | 2,272.32 |



Washington State
Department of Revenue
Taxpayer Account Administration
PO Box 47464
Olympia, WA 98504-7464

**Washington State Department of Revenue
Real Estate Excise Tax Affidavit
Controlling Interest Transfer Return
Chapter 82 45 RCW - CHAPTER 458-61A WAC**

This form must be used for reporting transfers of controlling interest and for buyer disclosure to the Department of Revenue (Use Form No 84-0001A for reporting transfers by deed or real estate contract to the county treasurer/recorder of the county in which the real property is located)

| | |
|--|---|
| <p>1 TRANSFEROR (Attach a list for multiple transferors including percentage sold)</p> <p>Name <u>Diane Davis</u></p> <hr/> <p>Street <u>3333 - 228th Street #43</u></p> <p>City <u>Bothell</u> State <u>WA</u> Zip <u>98270</u></p> <p>Tax Registration Number <u>603-399-603</u></p> <p>Federal Identifier Number <u>[REDACTED]</u></p> <p>Percent of Entity Ownership Sold <u>33 3333</u> %</p> <p>AFFIDAVIT I certify under penalty of perjury under the laws of the state of Washington that the information on this return is true and correct</p> <p>Signature of Transferor/Agent <u>Diane Mortenson Davis</u></p> <p>Name (print) <u>Diane Mortenson</u></p> <p>Date & Place of Signing <u>3-6-21 Bothell, WA</u></p> <p>Telephone Number <u>(425) 478-1154</u></p> | <p>2 TRANSFEREE (Attach a list for multiple transferees including percentage bought)</p> <p>Name <u>Frank A Mortenson</u></p> <hr/> <p>Street <u>25 Shorebird Lane</u></p> <p>City <u>Coupeville</u> State <u>WA</u> Zip <u>98239</u></p> <p>Tax Registration Number <u>-</u></p> <p>Federal Identifier Number <u>-</u></p> <p>Percent of Entity Ownership Purchased <u>33 3333</u> %</p> <p>AFFIDAVIT I certify under penalty of perjury under the laws of the state of Washington that the information on this return is true and correct</p> <p>Signature of Transferee/Agent <u>Frank A Mortenson</u></p> <p>Name (print) <u>Frank A Mortenson</u></p> <p>Date & Place of Signing <u>Bothell, WA 3/6/2021</u></p> <p>Telephone Number <u>(425) 736-8910</u></p> |
|--|---|

| | |
|--|---|
| <p>3 Name and address of entity whose ownership was transferred</p> <p>Name <u>25 Shorebird Lane LLC</u></p> <hr/> <p>Street <u>25 Shorebird Lane</u></p> <p>City <u>Coupeville</u> State <u>WA</u> Zip <u>98239</u></p> <p>Tax Registration Number <u>603-399-603</u></p> <p>Federal Identifier Number <u>[REDACTED]</u></p> | <p>Type of entity (check one)</p> <p><input type="checkbox"/> Corporation</p> <p><input type="checkbox"/> Partnership</p> <p><input type="checkbox"/> Trust</p> <p><input checked="" type="checkbox"/> Limited Liability Company</p> |
|--|---|

4 Attach a list of names, addresses, and relationships of all entities affected by this transfer

| 5 Local REET Tax Calculation | | | | |
|------------------------------|----------------------------|---------------------------|------------------------|----------------------------|
| A Location | Local City/County Tax Rate | B County Tax Parcel No | C True & Fair Value | D Local City/County Tax |
| 1501 - Coupeville | 0 0050 | 431125 | \$171,000 00 | \$855 00 |
| Select Location | | | \$0 00 | \$0 00 |
| Select Location | | | \$0 00 | \$0 00 |
| Select Location | | | \$0 00 | \$0 00 |
| Select Location | | | \$0 00 | \$0 00 |
| Select Location | | | \$0 00 | \$0 00 |
| Select Location | | | \$0 00 | \$0 00 |
| Totals | | | \$171 000 00 | \$855 00 |

6 Is this property predominantly used for timber or agriculture? (See ETA 3215) Yes No

State REET Tax Calculation

| | |
|--|-----------------|
| Total True & Fair Value \$ | 171,000 00 |
| Excise Tax State | |
| Less than \$500,000 01 at 1 1% \$ | 1,881 00 |
| From \$500,000 01 to \$1,500,000 at 1 28% \$ | 0 00 |
| From \$1,500,000 01 to \$3,000,000 at 2 75% \$ | 0 00 |
| Above \$3,000,000 to 3 0% \$ | 0 00 |
| Agricultural and timberland at 1 28 % \$ | 0 00 |
| Total Excise Tax State \$ | 1,881 00 |

7 TAX COMPUTATION

Date of Transfer _____ **If tax exemption is claimed provide reference to WAC Title and Number below**

Check here for a complete list of acceptable exemptions (please click on additional links provided for further details on each WAC)

If you conclude that one of these exemptions applies to you please reference the Title and WAC number here. _____

| | |
|---------------------------------------|--|
| <i>Department of Revenue Use Only</i> | |
| | State REET Tax (from Section 6) \$1,881 00 |
| | Local REET Tax (from Section 5) \$ 855 00 |
| | Total REET Tax \$2,736 00 |
| | Delinquent Interest \$0 00 |
| | Delinquent Penalty \$0 00 |
| | TOTAL DUE \$2,736 00 |

01/09/2025
 01151

This form must be used for reporting transfers of controlling interest and for buyer disclosure to the Department of Revenue. (Use Form No. 84-0001A for reporting transfers by deed or real estate contract to the county treasurer/recorder of the county in which the real property is located.) This return must be fully and accurately completed.

| | |
|--|--|
| <p>1 TRANSFEROR (Attach a list for multiple transferors including percentage sold) Name <u>JAMES L TOMLINSON</u> <hr/> Street <u>1715 127TH AVE SE</u> City <u>BELLEVUE</u> State <u>WA</u> Zip <u>98005</u> Tax Registration Number <u> </u> Federal Identifier Number <u> </u> Percent of Entity Ownership Sold <u>25 0000</u> %</p> <p>AFFIDAVIT I certify under penalty of perjury under the laws of the state of Washington that the information on this return is true and correct. Signature of Transferor/Agent <u>[Signature]</u> Name (print) <u>JAMES L TOMLINSON</u> Date & Place of Signmg <u>12/04/24 BELLEVUE WA</u> Telephone Number <u>(425) 985-0916</u></p> | <p>2 TRANSFEREE (Attach a list for multiple transferees including percentage bought) Name <u>JAMES G RAMBALDINI FAMILY TRUST UWO</u> <u>FRANK RAMBALDINI LYNN RAMBALDINI TTEE</u> <hr/> Street <u>13 BROOK BAY</u> City <u>MERCER ISLAND</u> State <u>WA</u> Zip <u>98040</u> Tax Registration Number <u> </u> Federal Identifier Number <u> </u> Percent of Entity Ownership Purchased <u>25 0000</u> %</p> <p>AFFIDAVIT I certify under penalty of perjury under the laws of the state of Washington that the information on this return is true and correct. Signature of Transferee/Agent <u>[Signature]</u> Name (print) <u>LYNN RAMBALDINI TRUSTEE</u> Date & Place of Signmg <u>12/04/24 MERCER ISLAND WA</u> Telephone Number <u>(206) 612-8833</u></p> |
|--|--|

| | |
|---|---|
| <p>3 Name and address of entity whose ownership was transferred. (Attach a list for multiple entities) Name <u>BELLBEY LLC</u> <hr/> Street <u>13 BROOK BAY</u> City <u>MERCER ISLAND</u> State <u>WA</u> Zip <u>98040</u> Tax Registration Number <u> </u> Federal Identifier Number <u> </u></p> | <p>Type of entity (check one)</p> <p><input type="checkbox"/> Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust <input checked="" type="checkbox"/> Limited Liability Company</p> |
|---|---|

4 Attach a list of names, addresses, and relationships of all entities affected by this transfer

| A. Location | Local City/County Tax Rate | B. County Tax Parcel No. | C. True & Fair Value | D. Local City/County Tax |
|-------------------|----------------------------|--------------------------|----------------------|--------------------------|
| 1500 Islnd County | 0 0050 | | \$498,417 00 | \$2,492.09 |
| Select Location | | | \$0 00 | \$0.00 |
| Select Location | | | \$0 00 | \$0.00 |
| Select Location | | | \$0 00 | \$0.00 |
| Select Location | | | \$0 00 | \$0.00 |
| Select Location | | | \$0 00 | \$0.00 |
| Select Location | | | \$0 00 | \$0.00 |
| Totals | | | \$498,417 00 | \$2,492.09 |

6 Is this property predominately used for timber (as classified under RCW 84.34 and 84.33) or agriculture (as classified under RCW 84.34 020) and will continue in its current use? If yes and the transfer involves multiple parcels with different classifications, complete the predominate use calculator (see instructions). Yes No

State REET Tax Calculation

| | |
|--|-------------------|
| Total True & Fair Value \$ | <u>498,417 00</u> |
| Excise Tax State | |
| Less than \$525 000 01 at 1.1% \$ | <u>5 482 59</u> |
| From \$525 000 01 to \$1,525 000 at 1.28% \$ | <u>0 00</u> |
| From \$1,525 000 01 to \$3 025 000 at 2.75% \$ | <u>0 00</u> |
| Above \$3 025 000 to 3.0% \$ | <u>0 00</u> |
| Agricultural and timberland at 1.28 % \$ | <u>0 00</u> |
| Total Excise Tax, State \$ | <u>5 482 59</u> |

TAX COMPUTATION

Date of Transfer _____ **If tax exemption is claimed, provide reference to Exemption Code Title and Number below**

Click [here](#) for a complete list of acceptable exemptions. (please click on additional links provided for further details on each Exemption)
 If you conclude that one of these exemptions applies to you please reference the Title and Code number here _____

Department of Revenue Use Only

| | |
|---------------------------------|-------------------|
| State REET Tax (from Section 6) | \$5 482.59 |
| Local REET Tax (from Section 5) | \$ 2 492.09 |
| Total REET Tax. | \$7 974 68 |
| Delinquent Interest | \$0 00 |
| Delinquent Penalty | \$0 00 |
| TOTAL DUE | \$7 974 68 |

Please See Information on Reverse

| | |
|-------------------------------------|----------------------------------|
| Entity | <i>AIM Investments, LLC</i> |
| Transfer Type | Real Estate Controlling Interest |
| Date of Sale/Transfer | FEB-14-2025 |
| See Original Affidavit Below | |

| Parcel Number | Location Code | Taxable Amount | State Tax | Local Tax |
|----------------------|----------------------|-----------------------|------------------|------------------|
| 095200-6140-06 | 1726 - Seattle | 2,703,500.00 | 50,983.75 | 13,517.50 |

Mail Completed Form To:

Washington State
Department of Revenue
Taxpayer Account Administration
PO Box 47464
Olympia, WA 98504-7464

Washington State Department of Revenue
Real Estate Excise Tax Affidavit
Controlling Interest Transfer Return
Chapter 82.45 RCW - CHAPTER 45B-61A WAC

This form must be used for reporting transfers of controlling interest and for buyer disclosure to the Department of Revenue. (Use Form No. 84-0001A for reporting transfers by deed or real estate contract to the county treasurer/recorder of the county in which the real property is located.)

| | |
|--|--|
| <p>1 TRANSFEROR (Attach a list for multiple transferors including percentage sold)</p> <p>Name <u>AIM Investments, LLC</u></p> <p>Street <u>7089 Island View Dr</u></p> <p>City <u>Anacortes</u> State <u>WA</u> Zip <u>98211</u></p> <p>Tax Registration Number <u>601 842 864</u></p> <p>Federal Identifier Number <u>[REDACTED]</u></p> <p>Percent of Entity Ownership Sold <u>50.0</u> %</p> <p>AFFIDAVIT I certify under penalty of perjury under the laws of the state of Washington that the information on this return is true and correct.</p> <p>Signature of Transferor/Agent <u>John Meyer</u></p> <p>Name (print) <u>John Meyer</u></p> <p>Date & Place of Signing <u>2/13/2025 Anacortes</u></p> <p>Telephone Number <u>206-915-9771</u></p> | <p>2 TRANSFEREE (Attach a list for multiple transferees including percentage bought)</p> <p>Name <u>Robert Code</u></p> <p>Street <u>6900 Fox Ave S</u></p> <p>City <u>Seattle</u> State <u>WA</u> Zip <u>98108</u></p> <p>Tax Registration Number <u>[REDACTED]</u></p> <p>Federal Identifier Number <u>[REDACTED]</u></p> <p>Percent of Entity Ownership Purchased <u>50.0</u> %</p> <p>AFFIDAVIT I certify under penalty of perjury under the laws of the state of Washington that the information on this return is true and correct.</p> <p>Signature of Transferee/Agent <u>Robert Code</u></p> <p>Name (print) <u>Robert Code</u></p> <p>Date & Place of Signing <u>2/13/25 Seattle</u></p> <p>Telephone Number <u>(206) 396-1544</u></p> |
|--|--|

| | |
|---|--|
| <p>3 Name and address of entity whose ownership was transferred:</p> <p>Name <u>JATAM LLC</u></p> <p>Street <u>6900 Fox Ave S</u></p> <p>City <u>Seattle</u> State <u>WA</u> Zip <u>98108</u></p> <p>Tax Registration Number <u>602 182 568</u></p> <p>Federal Identifier Number <u>[REDACTED]</u></p> | <p>Type of entity (check one):</p> <p><input type="checkbox"/> Corporation</p> <p><input type="checkbox"/> Partnership</p> <p><input type="checkbox"/> Trust</p> <p><input checked="" type="checkbox"/> Limited Liability Company</p> |
|---|--|

4 Attach a list of names, addresses, and relationships of all entities affected by this transfer

| 5 Local REET Tax Calculation | | | | |
|------------------------------|----------------------------|-------------------------|---------------------|-------------------------|
| A- Location | Local City/County Tax Rate | B County Tax Parcel No. | C True & Fair Value | D Local City/County Tax |
| 4400 Cahforma Ave SW | 50% | 095200-6140-06 | \$2,703,500 | \$13,517.50 |
| | | | | |
| | | | | |
| | | | | |
| Totals | | | | \$13,517.50 |

6 Is this property predominantly used for timber or agriculture? (See ETA 3215) Yes No

State REET Tax Calculation

Total True & Fair Value \$ \$2,703,500

Excise Tax: State

Less than \$525,000.01 at 1.1% \$ \$5,775.00

From \$525,000.01 to \$1,525,000 at 1.28% \$ \$12,800.00

From \$1,525,000.01 to \$3,025,000 at 2.75% \$ \$32,408.75

Above \$3,025,000 to 3.0% \$ _____

Agricultural and timberland at 1.28 % \$ _____

Total Excise Tax: State \$ \$50,983.75

7 TAX COMPUTATION

Date of Transfer 2/14/2025 *If tax exemption is claimed, provide reference to WAC Title and Number below*

Click [here](#) for a complete list of acceptable exemptions. (please click on additional links provided for further details on each WAC). If you conclude that one of these exemptions applies to you please reference the Title and WAC number here. _____

| | | | | | | | | | | | | | |
|---------------------------------------|--|---------------------------------|-------------|---------------------------------|-------------|-----------------------|--------------------|---------------------|---|--------------------|---|------------------|--------------------|
| <i>Department of Revenue Use Only</i> | <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>State REET Tax (from Section 6)</td> <td style="text-align: right;">\$50,983.75</td> </tr> <tr> <td>Local REET Tax (from Section 5)</td> <td style="text-align: right;">\$13,517.50</td> </tr> <tr> <td>Total REET Tax</td> <td style="text-align: right;">\$64,501.25</td> </tr> <tr> <td>Delinquent Interest</td> <td style="text-align: right;">-</td> </tr> <tr> <td>Delinquent Penalty</td> <td style="text-align: right;">-</td> </tr> <tr> <td>TOTAL DUE</td> <td style="text-align: right;">\$64,501.25</td> </tr> </table> | State REET Tax (from Section 6) | \$50,983.75 | Local REET Tax (from Section 5) | \$13,517.50 | Total REET Tax | \$64,501.25 | Delinquent Interest | - | Delinquent Penalty | - | TOTAL DUE | \$64,501.25 |
| State REET Tax (from Section 6) | \$50,983.75 | | | | | | | | | | | | |
| Local REET Tax (from Section 5) | \$13,517.50 | | | | | | | | | | | | |
| Total REET Tax | \$64,501.25 | | | | | | | | | | | | |
| Delinquent Interest | - | | | | | | | | | | | | |
| Delinquent Penalty | - | | | | | | | | | | | | |
| TOTAL DUE | \$64,501.25 | | | | | | | | | | | | |

Please See Information on Reverse

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100

02.07.2025

Mail Completed Form To



Washington State Department of Revenue Audit Division/REET PO Box 47474 Olympia, WA 98504-7474

Washington State Department of Revenue Real Estate Excise Tax Affidavit Controlling Interest Transfer Return Chapter 82.45 RCW - CHAPTER 458-61A WAC

This form must be used for reporting transfers of controlling interest and for buyer disclosure to the Department of Revenue (Use Form No 84-0001A for reporting transfers by deed or real estate contract to the county treasurer/recorder of the county in which the real property is located) This return must be fully and accurately completed

1 TRANSFEROR (Attach a list for multiple transferors including percentage sold) Name Donna Guna Street 2645 Edgehill Ave City Virginia Beach State VA Zip 23454 Tax Registration Number -- Federal Identifier Number - Percent of Entity Ownership Sold 50 0000 % AFFIDAVIT I certify under penalty of perjury under the laws of the state of Washington that the information on this return is true and correct. Signature of Transferor/Agent Donna Guna Name (print) Donna Guna Date & Place of Signing Seattle, WA 2/5/25 Telephone Number 757-553-4731

2 TRANSFEREE (Attach a list for multiple transferees including percentage bought) Name Danielle Woods Street 10456 7th Ave SW City Seattle State WA Zip 98146 Tax Registration Number -- Federal Identifier Number - Percent of Entity Ownership Purchased 50 0000 % AFFIDAVIT I certify under penalty of perjury under the laws of the state of Washington that the information on this return is true and correct. Signature of Transferee/Agent Danielle Woods Name (print) Danielle Woods Date & Place of Signing Seattle, WA 2/5/25 Telephone Number (206) 399-4241

3 Name and address of entity whose ownership was transferred. (Attach a list for multiple entities) Name Little Woods Preschool, LLC Street 13025 37th Ave NE City Seattle State WA Zip 98125 Tax Registration Number -- Federal Identifier Number - Type of entity (check one) [] Corporation [] Partnership [] Trust [x] Limited Liability Company

4 Attach a list of names, addresses, and relationships of all entities affected by this transfer

5 Local REET Tax Calculation Table with columns: A Location, B County Tax Parcel No, C True & Fair Value, D Local City/County Tax. Totals: \$753,000.00 True & Fair Value, \$3,765.00 Local City/County Tax.

6 Is this property predominately used for timber (as classified under RCW 84.34 and 84.33) or agriculture (as classified under RCW 84.34 020) and will continue in it's current use? If yes and the transfer involves multiple parcels with different classifications, complete the predominate use calculator (see instructions) [] Yes [x] No

State REET Tax Calculation Table: Total True & Fair Value \$ 753,000.00. Excise Tax State: Less than \$525,000.01 at 1.1% \$ 5,775.00; From \$525,000.01 to \$1,525,000 at 1.28% \$ 2,918.40; From \$1,525,000.01 to \$3,025,000 at 2.75% \$ 0.00; Above \$3,025,000 to 3.0% \$ 0.00; Agricultural and timberland at 1.28% \$ 0.00. Total Excise Tax State \$ 8,693.40

Handwritten circled number: 12,458.40

| | |
|-------------------------------------|----------------------------------|
| Entity | <i>4321 Leary Way NW LLC</i> |
| Transfer Type | Real Estate Controlling Interest |
| Date of Sale/Transfer | SEP-10-2024 |
| See Original Affidavit Below | |

| Parcel Number | Location Code | Taxable Amount | State Tax | Local Tax |
|----------------------|----------------------|-----------------------|------------------|------------------|
| 251600-0080 | 1726 - Seattle | 1,041,300.00 | 12,383.64 | 5,206.50 |

This form may be used for reporting transfers of controlling interest and for other documents to the Department of Revenue (for Form No. 82-0001A for reporting transfers in kind of real estate interests to the county treasurer for records of the county in which the real property is located). This return must be fully and accurately completed.

| | |
|---|--|
| TRANSFEROR (Attach a list for multiple transfers with selling percentage split) Name: <u>Michael Moran</u> Street: <u>8357 30TH AVE NW</u> City: <u>SEATTLE</u> State: <u>WA</u> Zip: <u>98107</u> Tax Registration Number: _____ Federal Identifier Number: _____ Percent of Entire Ownership Sold: <u>50 0000</u> | TRANSFeree (Attach a list for multiple transfers with selling percentage bought) Name: <u>Paul Honeyman</u> Street: <u>3218 NW 59th St</u> City: <u>Seattle</u> State: <u>WA</u> Zip: <u>98107</u> Tax Registration Number: _____ Federal Identifier Number: _____ Percent of Entire Ownership Purchased: <u>50 0000</u> |
| AFFIDAVIT I certify under penalty of perjury under the laws of the state of Washington that the information on this return is true and correct. Signature of Transferor/Agent: <u>Michael Moran</u> Name (print): <u>Michael Moran</u> Date & Place of Signing: <u>HOME</u> Telephone Number: _____ | AFFIDAVIT I certify under penalty of perjury under the laws of the state of Washington that the information on this return is true and correct. Signature of Transferee/Agent: <u>Paul Honeyman</u> Name (print): <u>Paul Honeyman</u> Date & Place of Signing: <u>Seattle WA</u> Telephone Number: <u>206 632-4930</u> |

| | |
|--|--|
| Name and address of entity whose ownership was transferred. (Attach a list for multiple entities.) Name: <u>4321 Leary Way NW LLC</u> Street: <u>4321 Leary Way NW</u> City: <u>Seattle</u> State: <u>WA</u> Zip: <u>98103</u> Tax Registration Number: _____ Federal Identifier Number: _____ | Type of entity (check one). <input type="checkbox"/> Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust <input checked="" type="checkbox"/> Limited Liability Company |
|--|--|

Attach a list of names, addresses, and relationships of all entities affected by this transfer.

| Local REET Tax Calculation | | | | |
|----------------------------|----------------------------|-------------------|---------------------|-------------------|
| A | Local City/County Tax Rate | B | C | D |
| Location | County Tax Parcel No. | True & Fair Value | Local or County Tax | |
| Seattle | 0.0050 | \$875,000.00 | \$4,375.00 | |
| Seattle | | \$0.00 | \$0.00 | |
| Seattle | | \$0.00 | \$0.00 | |
| Seattle | | \$0.00 | \$0.00 | |
| Seattle | | \$0.00 | \$0.00 | |
| Seattle | | \$0.00 | \$0.00 | |
| Seattle | | \$0.00 | \$0.00 | |
| | | Totals | \$875,000.00 | \$4,375.00 |

If this property predominantly used for timber (as classified under RCW 84.14 and 84.15) or agriculture (as classified under RCW 84.14.020) and will continue to be exempt use, if yes and the transfer involves multiple parcels with different classifications, complete the predominant use calculation (see instructions). Yes No

| State REET Tax Calculation | |
|---|------------------|
| Total True & Fair Value | 875,000.00 |
| Excise Tax Rate | |
| Excess Over \$125,000 @ 1.1% | 5,775.00 |
| Excess \$125,000 to \$1,525,000 @ 1.25% | 4,480.00 |
| Excess \$1,525,000 to \$5,025,000 @ 2.75% | 0.00 |
| Above \$5,025,000 @ 3.0% | 0.00 |
| Agricultural and timberland @ 1.25% | 0.00 |
| Total Excise Tax State | 10,255.00 |

TAX COMPUTATION:

Date of Transfer: _____

(This computation is based upon information in Exemption Code Box and Number on Form 82-0001A.)

Check this box if a corporate tax credit or other exemption applies (attach an additional form provided for further details on such exemption). If no other tax credit or other exemption applies to this parcel, retaining the Tax and Fee number here.

| | |
|---------------------------------|--------------------|
| Department of Revenue Use Only | |
| State REET Tax (from Section 8) | \$10,255.00 |
| Local REET Tax (from Section 5) | \$4,375.00 |
| Total REET Tax | \$14,630.00 |
| Delinquent Interest | \$0.00 |
| Delinquent Penalty | \$0.00 |
| TOTAL DUE | \$14,630.00 |

Please See Information on Reverse

| | |
|-------------------------------------|----------------------|
| Entity | <i>Hicks, Jeff</i> |
| Transfer Type | Real Estate (Deeded) |
| Date of Sale/Transfer | OCT-09-2021 |
| See Original Affidavit Below | |

| Parcel Number | Location Code | Taxable Amount | State Tax | Local Tax |
|----------------|----------------|----------------|-----------|-----------|
| 036300-0035-00 | 1726 - Seattle | 240,000.00 | 2,640.00 | 1,200.00 |



Real Estate Excise Tax Affidavit (RCW 82.45 WAC 458-61A)

Only for sales in a single location code on or after January 1, 2020.
This affidavit will not be accepted unless all areas on all pages are fully completed. **TICOR TITLE**
This form is your receipt when stamped by cashier. *Please type or print.* **7179887**

Check box if the sale occurred in more than one location code.

Check box if partial sale, indicate % _____ sold.
List percentage of ownership acquired next to each name.

1 Seller/Grantor

Name Jeffrey Allen Hicks, an unmarried person

Mailing address 164 25th Avenue

City/state/zip Seattle, WA 98122

Phone (including area code) _____

2 Buyer/Grantee

Jeffrey Allen Hicks, an unmarried person and Akshay Johar, an
Name unmarried person

Mailing address 164 25th Avenue

City/state/zip Seattle, WA 98122

Phone (including area code) _____

3 Send all property tax correspondence to: Same as Buyer/Grantee

Name _____

Mailing address _____

City/state/zip _____

| List all real and personal property tax parcel account numbers | Personal property? | Assessed value(s) |
|--|--------------------------|-------------------|
| 036300-0035-00 | <input type="checkbox"/> | \$ 1,253,000.00 |
| Levy Code: 0010 | <input type="checkbox"/> | |
| | <input type="checkbox"/> | |

4 Street address of property 164 25th Avenue, Seattle, WA 98122

This property is located in Seattle (for unincorporated locations please select your 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 you need more space, attach a separate sheet to each page of the affidavit).

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

5 11 - Single family residence

Enter any additional codes
(see back of last page for instructions)

Was the seller receiving a property tax exemption or deferral under RCW 84.36, 84.37, or 84.38 (nonprofit org., senior citizen or disabled person, homeowner with limited income)? Yes No

Is this property predominantly used for timber (as classified under RCW 84.84 and 84.33) or agriculture (as classified under RCW 84.34.020)? See ETA 3215. Yes No

If yes, complete the predominate use calculator (see instructions for section 5).

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

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

WAC number (section/subsection) 458-61A-215(2)(d)

Reason for exemption

Clearing title qualifying purpose Co-Signor adding cosignor to title

6 Is this property designated as forest land per RCW 84.33? Yes No

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

Is this property receiving special valuation as historical property per RCW 84.26? 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 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 signature _____

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) doesn't wish to continue, all additional tax calculated pursuant to RCW 84.26, shall be due and payable by the seller or transferor at the time of sale.

(3) NEW OWNER(S) SIGNATURE

Signature _____

Signature _____

Print name _____

Print name _____

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

Signature of grantor or agent Jeffrey Hicks

Name (print) Jeffrey Allen Hicks

Date & city of signing 10/07/2021 Seattle

Signature of grantee or agent AJ Johar

Name (print) Akshay Johar

Date & city of signing 10/9/2021 Seattle

Perjury in the second degree is a class C felony which is punishable by confinement in the state correctional institution for a maximum term of five years, or by a fine in an amount fixed by the court of not more than \$10,000, or by both such confinement and fine (RCW 9A.72.030 and RCW 9A.20.021(1)(c)).

To ask about the availability of this publication in an alternate format for the visually impaired, please call 360-705-6705. Teletype (TTY) users may use the WA Relay Service by calling 711.

EXHIBIT "A"

164 25th Avenue, Seattle, WA 98122

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON AND IS DESCRIBED AS FOLLOWS:

LOT 5 OF BAIRD'S SUBDIVISION OF TRACT T OF THE SARAH B. YESLER DONATION CLAIM, AN ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGE 82, IN KING COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

Unofficial Copy

Mail Completed Form To:

Washington State
Department of Revenue
Taxpayer Account Administration
PO Box 47464
Olympia, WA 98504-7464

Washington State Department of Revenue
Real Estate Excise Tax Affidavit
Controlling Interest Transfer Return
Chapter 82.45 RCW - CHAPTER 458-61A WAC

This form must be used for reporting transfers of controlling interest and for buyer disclosure to the Department of Revenue. (Use Form No. 84-0001A for reporting transfers by deed or real estate contract to the county treasurer/recorder of the county in which the real property is located.) This return must be fully and accurately completed.

| | |
|--|--|
| <p>1 TRANSFEROR (Attach a list for multiple transferors including percentage sold)</p> <p>Name <u>Multiple Transferors - see attached pages</u></p> <p>Street _____</p> <p>City _____ State _____ Zip _____</p> <p>Tax Registration Number _____</p> <p>Federal Identifier Number _____</p> <p>Percent of Entity Ownership Sold <u>99.9900</u> %</p> <p>AFFIDAVIT I certify under penalty of perjury under the laws of the state of Washington that the information on this return is true and correct.</p> <p>Signature of Transferor/Agent Name (print) <u>Multiple Transferors - see attached pages</u></p> <p>Date & Place of Signing _____</p> <p>Telephone Number _____</p> | <p>2 TRANSFEEE (Attach a list for multiple transferees including percentage bought)</p> <p>Name <u>Silver Shadows Housing Partners LLLP</u> <u>C/O Shelter Resources, Inc.</u></p> <p>Street <u>2223 112th Avenue NE, Suite 102</u></p> <p>City <u>Bellevue</u> State <u>WA</u> Zip <u>98004</u></p> <p>Tax Registration Number <u>604-535-227</u></p> <p>Federal Identifier Number _____</p> <p>Percent of Entity Ownership Purchased <u>99.0000</u> %</p> <p>AFFIDAVIT I certify under penalty of perjury under the laws of the state of Washington that the information on this return is true and correct.</p> <p>Signature of Transferee/Agent Name (print) <u>See Attached</u></p> <p>Date & Place of Signing _____</p> <p>Telephone Number <u>(425) 454-8205</u></p> |
|--|--|

| | |
|---|--|
| <p>3 Name and address of entity whose ownership was transferred. (Attach a list for multiple entities)</p> <p>Name <u>Silver Shadows Housing Partners LLLP</u> <u>C/O Shelter Resources, Inc.</u></p> <p>Street <u>2223 112th Avenue NE, Suite 102</u></p> <p>City <u>Bellevue</u> State <u>WA</u> Zip <u>98004</u></p> <p>Tax Registration Number <u>604-535-227</u></p> <p>Federal Identifier Number _____</p> | <p>Type of entity (check one):</p> <p><input type="checkbox"/> Corporation</p> <p><input checked="" type="checkbox"/> Partnership</p> <p><input type="checkbox"/> Trust</p> <p><input type="checkbox"/> Limited Liability Company</p> |
|---|--|

4 Attach a list of names, addresses, and relationships of all entities affected by this transfer.

| 5 Local REET Tax Calculation | | | | |
|------------------------------|-------------------------------|--------------------------|------------------------|--------------------------|
| A. Location | B. Local City/County Tax Rate | C. County Tax Parcel No. | D. True & Fair Value | E. Local City/County Tax |
| 1732 - Federal Way | 0.0050 | 720480-0186-08 | \$32,090,000.00 | \$160,450.00 |
| Select Location | | | \$0.00 | \$0.00 |
| Select Location | | | \$0.00 | \$0.00 |
| Select Location | | | \$0.00 | \$0.00 |
| Select Location | | | \$0.00 | \$0.00 |
| Select Location | | | \$0.00 | \$0.00 |
| Select Location | | | \$0.00 | \$0.00 |
| Totals | | | \$32,090,000.00 | \$160,450.00 |

6 Is this property predominately used for timber (as classified under RCW 84.34 and 84.33) or agriculture (as classified under RCW 84.34.020) and will continue in its current use? If yes and the transfer involves multiple parcels with different classifications, complete the predominate use calculator (see instructions) Yes No

| State REET Tax Calculation | |
|--|-------------------|
| Total True & Fair Value \$ | 32,090,000.00 |
| Excise Tax: State | |
| Less than \$500,000.01 at 1.1% \$ | 5,500.00 |
| From \$500,000.01 to \$1,500,000 at 1.28% \$ | 12,800.00 |
| From \$1,500,000.01 to \$3,000,000 at 2.75% \$ | 41,250.00 |
| Above \$3,000,000 to 3.0% \$ | 872,700.00 |
| Agricultural and timberland at 1.28 % \$ | 0.00 |
| Total Excise Tax: State \$ | 932,250.00 |

7 TAX COMPUTATION:

Date of Transfer 12/08/2022 *If tax exemption is claimed, provide reference to WAC Title and Number below*

Click [here](#) for a complete list of acceptable exemptions (please click on additional links provided for further details on each WAC)

If you conclude that one of these exemptions applies to you please reference the Title and WAC number here _____

| Department of Revenue Use Only | |
|--------------------------------------|-----------------------|
| State REET Tax (from Section 6)..... | \$932,250.00 |
| Local REET Tax (from Section 5).... | \$ 160,450.00 |
| Total REET Tax..... | \$1,092,700.00 |
| Delinquent Interest..... | \$0.00 |
| Delinquent Penalty..... | \$0.00 |
| TOTAL DUE | \$1,092,700.00 |

Please See Information on Reverse

REAL ESTATE EXCISE TAX AFFIDAVIT CONTROLLING INTEREST TRANSFER RETURN
SILVER SHADOWS HOUSING PARTNERS LLLP

12/19/2022 08226

Transferor 1

NAME: SILVER SHADOWS SRI EQUITY PARTNERS, LLC
C/O SHELTER RESOURCES, INC.

ADDRESS: 2223 112TH AVE NE, STE 102
BELLEVUE, WA 98004

TAX REGISTRATION NUMBER: 604-536-541

FEDERAL IDENTIFIER NUMBER: [REDACTED]

PERCENT OF ENTITY OWNERSHIP SOLD: 10.968%

AFFIDAVIT

I certify under penalty of perjury under the laws of the state of Washington that the information on this return is true and correct.

NAME: LEN BRANNEN
DATE: 12/8/2022
PLACE OF SIGNING: BELLEVUE, WA
TELEPHONE NUMBER: 425.454.8205

Signature Block:

SILVER SHADOWS SRI EQUITY PARTNERS, LLC,
a Washington limited liability company

By: SHELTER RESOURCES, INC.
a Washington corporation,

By: 

Len Brannen, President

REAL ESTATE EXCISE TAX AFFIDAVIT CONTROLLING INTEREST TRANSFER RETURN
ENGLEWOOD HOUSING PARTNERS, LLLP

12/19/2022
08:29

Transferor 2

NAME: THE ENTERPRISE MULTIFAMILY OPPORTUNITY FUND II, LLC
C/O ENTERPRISE COMMUNITY ASSET MANAGEMENT, INC.

ADDRESS: 11000 BROKEN LAND PARKWAY, SUITE 700
COLUMBIA, MD 20144

TAX REGISTRATION NUMBER:

FEDERAL IDENTIFIER NUMBER [REDACTED]

PERCENT OF ENTITY OWNERSHIP SOLD: 89.982%

AFFIDAVIT

I certify under penalty of perjury under the laws of the state of Washington that the information on this return is true and correct.

NAME: Lianna Petroski

DATE: _____ 12.8.22 _____

PLACE OF SIGNING: New Jersey

TELEPHONE NUMBER: 410.964.1918

Signature Block:

THE ENTERPRISE MULTIFAMILY OPPORTUNITY FUND II, LLC
a Maryland limited liability company

By: ENTERPRISE FUND MANAGER II, LLC
a Maryland limited liability company

By:  _____

Name: Lianna Petroski

Title: Senior Vice President

REAL ESTATE EXCISE TAX AFFIDAVIT CONTROLLING INTEREST TRANSFER RETURN
SILVER SHADOWS HOUSING PARTNERS LLLP

12/19/2022
08:23

Transferee 1

NAME: SILVER SHADOWS HOUSING PARTNERS LLLP
C/O SHELTER RESOURCES, INC.

ADDRESS: 2223 112TH AVE NE, STE 102
BELLEVUE, WA 98004

TAX REGISTRATION NUMBER: 604-535-227

FEDERAL IDENTIFIER NUMBER: [REDACTED]

PERCENT OF ENTITY OWNERSHIP PURCHASED: 99.99%

AFFIDAVIT

I certify under penalty of perjury under the laws of the state of Washington that the information on this return is true and correct.

NAME: LEN BRANNEN
DATE: 12/8/2022
PLACE OF SIGNING: BELLEVUE, WA
TELEPHONE NUMBER: 425.454.8205

Signature Block:

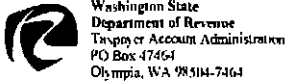
SILVER SHADOWS HOUSING PARTNERS LLLP,
a Washington limited liability limited partnership

By: SILVER SHADOWS HOUSING ASSOCIATES, LLC,
a Washington limited liability company

By: SHELTER RESOURCES, INC.
a Washington corporation,

By: 

Len Brannen, President



**Washington State Department of Revenue
Real Estate Excise Tax Affidavit
Controlling Interest Transfer Return**
Chapter 82.45 RCW - CHAPTER 458-61A WAC

This form must be used for reporting transfers of controlling interest and for buyer disclosure to the Department of Revenue. (Use Form No. 84-0001A for reporting transfers by deed or real estate contract to the county treasurer/recorder of the county in which the real property is located.) This return must be fully and accurately completed.

| | |
|--|--|
| <p>1 TRANSFEROR (Attach a list for multiple transferors including percentage sold)</p> <p>Name <u>Multiple Transferors - See attached</u></p> <p>Street _____</p> <p>City _____ State _____ Zip _____</p> <p>Tax Registration Number _____</p> <p>Federal Identifier Number _____</p> <p>Percent of Entity Ownership Sold <u>99.9900</u> %</p> <p>AFFIDAVIT I certify under penalty of perjury under the laws of the state of Washington that the information on this return is true and correct.</p> <p>Signature of Transferor/Agent _____</p> <p>Name (print) <u>See attached</u></p> <p>Date & Place of Signing _____</p> <p>Telephone Number _____</p> | <p>2 TRANSFEREE (Attach a list for multiple transferees including percentage bought)</p> <p>Name <u>Redondo Heights TOD New Construction LLLP</u></p> <p><u>c/o Shelter Resources, Inc.</u></p> <p>Street <u>2223 112th Avenue NE, Suite 102</u></p> <p>City <u>Bellevue</u> State <u>WA</u> Zip <u>98004</u></p> <p>Tax Registration Number <u>604-845-358</u></p> <p>Federal Identifier Number _____</p> <p>Percent of Entity Ownership Purchased <u>99.9900</u> %</p> <p>AFFIDAVIT I certify under penalty of perjury under the laws of the state of Washington that the information on this return is true and correct.</p> <p>Signature of Transferee/Agent _____</p> <p>Name (print) <u>See attached</u></p> <p>Date & Place of Signing _____</p> <p>Telephone Number _____</p> |
|--|--|

| | |
|---|--|
| <p>3 Name and address of entity whose ownership was transferred. (Attach a list for multiple entities)</p> <p>Name <u>Redondo Heights TOD New Construction LLLP</u></p> <p><u>c/o Shelter Resources, Inc.</u></p> <p>Street <u>2223 112th Avenue NE, Suite 102</u></p> <p>City <u>Bellevue</u> State <u>WA</u> Zip <u>98004</u></p> <p>Tax Registration Number <u>604-845-358</u></p> <p>Federal Identifier Number _____</p> | <p>Type of entity (check one):</p> <p><input type="checkbox"/> Corporation</p> <p><input checked="" type="checkbox"/> Partnership</p> <p><input type="checkbox"/> Trust</p> <p><input type="checkbox"/> Limited Liability Company</p> |
|---|--|

4 Attach a list of names, addresses, and relationships of all entities affected by this transfer.

5 Local REET Tax Calculation

| A. Location | Local City/County Tax Rate | B. County Tax Parcel No. | C. True & Fair Value | D. Local City/County Tax |
|--------------------|----------------------------|--------------------------|-----------------------|--------------------------|
| 1732 - Federal Way | 0.0050 | 720480-0188 | \$612,227.00 | \$3,061.14 |
| 1732 - Federal Way | 0.0050 | 720480-0190 | \$1,447,773.00 | \$7,238.87 |
| 1732 - Federal Way | 0.0050 | 720480-0172 | \$1,394,540.00 | \$6,972.70 |
| 1732 - Federal Way | 0.0050 | 720480-0174-02 | \$597,660.00 | \$2,988.30 |
| Select Location | | | \$0.00 | \$0.00 |
| Select Location | | | \$0.00 | \$0.00 |
| Select Location | | | \$0.00 | \$0.00 |
| Totals | | | \$4,052,200.00 | \$20,261.00 |

6 Is this property predominately used for timber (as classified under RCW 84.34 and 84.33) or agriculture (as classified under RCW 84.34.020) and will continue in its current use? If yes and the transfer involves multiple parcels with different classifications, complete the predominate use calculator (see instructions) Yes No

State REET Tax Calculation

| | |
|--|-------------------------|
| Total True & Fair Value \$ | <u>4,052,200.00</u> |
| Excise Tax: State | |
| Less than \$500,000.01 at 1.1% \$ | <u>5,500.00</u> |
| From \$500,000.01 to \$1,500,000 at 1.28% \$ | <u>12,800.00</u> |
| From \$1,500,000.01 to \$3,000,000 at 2.75% \$ | <u>41,250.00</u> |
| Above \$3,000,000 to 3.0% \$ | <u>31,566.00</u> |
| Agricultural and timberland at 1.28% \$ | <u>0.00</u> |
| Total Excise Tax: State \$ | <u>91,116.00</u> |

7 TAX COMPUTATION:

Date of Transfer 12/08/2022 *If tax exemption is claimed, provide reference to WAC Title and Number below*

Click [here](#) for a complete list of acceptable exemptions (please click on additional links provided for further details on each WAC)
If you conclude that one of these exemptions applies to you please reference the Title and WAC number here. _____

| | |
|---------------------------------------|---|
| Department of Revenue Use Only | |
| | State REET Tax (from Section 6)..... \$91,116.00 |
| | Local REET Tax (from Section 5).... \$ 20,261.00 |
| | Total REET Tax \$111,377.00 |
| | Delinquent Interest..... \$0.00 |
| | Delinquent Penalty..... \$0.00 |
| | TOTAL DUE \$111,377.00 |

REAL ESTATE EXCISE TAX AFFIDAVIT CONTROLLING INTEREST TRANSFER RETURN
REDONDO HEIGHTS TOD NEW CONSTRUCTION LLLP

Transferor 1

NAME: SHELTER RESOURCES, INC.

ADDRESS: 2223 112TH AVE NE, STE 102
BELLEVUE, WA 98004

TAX REGISTRATION NUMBER: 600-351-584

FEDERAL IDENTIFIER NUMBER: [REDACTED]

PERCENT OF ENTITY OWNERSHIP SOLD: 99.99%

AFFIDAVIT

I certify under penalty of perjury under the laws of the state of Washington that the information on this return is true and correct.

NAME: LEN BRANNEN

DATE: 12/8/2022


PLACE OF SIGNING: BELLEVUE, WA

TELEPHONE NUMBER: 425.454.8205

Signature Block:

SHELTER RESOURCES, INC.
a Washington corporation,

By: _____


Len Brannen, President

12/13/2022 08:12

REAL ESTATE EXCISE TAX AFFIDAVIT CONTROLLING INTEREST TRANSFER RETURN
REDONDO HEIGHTS TOD NEW CONSTRUCTION LLLP

Transferee 1

NAME: REDONDO HEIGHTS TOD NEW CONSTRUCTION LLLP
C/O SHELTER RESOURCES, INC.

ADDRESS: 2223 112TH AVE NE, STE 102
BELLEVUE, WA 98004

TAX REGISTRATION NUMBER: 604-845-358

FEDERAL IDENTIFIER NUMBER: [REDACTED]

PERCENT OF ENTITY OWNERSHIP PURCHASED: 99.99%

AFFIDAVIT

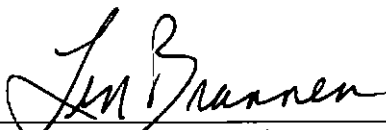
I certify under penalty of perjury under the laws of the state of Washington that the information on this return is true and correct.

NAME: LEN BRANNEN
DATE: 12/8/2022
PLACE OF SIGNING: BELLEVUE, WA
TELEPHONE NUMBER: 425.454.8205

Signature Block:

REDONDO HEIGHTS TOD NEW CONSTRUCTION LLLP
a Washington limited liability limited partnership

By: SHELTER RESOURCES, INC.
a Washington corporation,

By: 

Len Brannen, President

12/18/2022 08:23

Mail Completed Form To



Washington State
Department of Revenue
Audit Division/REET
PO Box 47474
Olympia, WA 98504 7474

Washington State Department of Revenue
Real Estate Excise Tax Affidavit
Controlling Interest Transfer Return
Chapter 82 45 RCW – CHAPTER 458-61A WAC

This form must be used for reporting transfers of controlling interest and for buyer disclosure to the Department of Revenue (Use Form No 84 0001A for reporting transfers by deed or real estate contract to the county treasurer/recorder of the county in which the real property is located) This return must be fully and accurately completed.

| | |
|--|---|
| <p>1 TRANSFEROR (Attach a list for multiple transferors including percentage sold)</p> <p>Name <u>Jerry G Embry, III and Brandy L Mendoza-Embry</u></p> <hr/> <p>Street <u>1948 Pacific Mist Road</u></p> <p>City <u>San Diego</u> State <u>CA</u> Zip <u>92139</u></p> <p>Tax Registration Number <u>--</u></p> <p>Federal Identifier Number <u>-</u></p> <p>Percent of Entity Ownership Sold <u>100 0000</u> %</p> <p>AFFIDAVIT I certify under penalty of perjury under the laws of the state of Washington that the information on this return is true and correct</p> <p>Signature of Transferor/Agent _____</p> <p>Name (print) _____</p> <p>Date & Place of Signing _____</p> <p>Telephone Number _____</p> | <p>2 TRANSFEREE (Attach a list for multiple transferees including percentage bought)</p> <p>Name <u>ABJH HOLDINGS, LLC</u></p> <hr/> <p>Street <u>5743 Sealawn Ave</u></p> <p>City <u>Tacoma</u> State <u>WA</u> Zip <u>98422</u></p> <p>Tax Registration Number <u>--</u></p> <p>Federal Identifier Number <u>-</u></p> <p>Percent of Entity Ownership Purchased <u>100 0000</u> %</p> <p>AFFIDAVIT I certify under penalty of perjury under the laws of the state of Washington that the information on this return is true and correct</p> <p>Signature of Transferee/Agent <u><i>Alex Bradshaw</i></u></p> <p>Name (print) <u>Alex Bradshaw</u></p> <p>Date & Place of Signing <u>Renton WA</u></p> <p>Telephone Number <u>253-250-7520</u></p> |
|--|---|

| | |
|---|---|
| <p>3 Name and address of entity whose ownership was transferred (Attach a list for multiple entities)</p> <p>Name <u>ABJH HOLDINGS REVOCABLE TRUST</u></p> <hr/> <p>Street <u>1312 Poindexter Ave</u></p> <p>City <u>Bremerton</u> State <u>WA</u> Zip <u>98422</u></p> <p>Tax Registration Number <u>--</u></p> <p>Federal Identifier Number <u>-</u></p> | <p>Type of entity (check one)</p> <p><input type="checkbox"/> Corporation</p> <p><input type="checkbox"/> Partnership</p> <p><input checked="" type="checkbox"/> Trust</p> <p><input type="checkbox"/> Limited Liability Company</p> |
|---|---|

4 Attach a list of names, addresses, and relationships of all entities affected by this transfer

| 5 Local REET Tax Calculation | | | | |
|--|----------------------------|---------------------------|------------------------|----------------------------|
| A Location | Local City/County Tax Rate | B County Tax Parcel No | C True & Fair Value | D Local City/County Tax |
| 1800 - Kitsap County <input checked="" type="checkbox"/> | 0 0050 | 45460210160001 | \$391,620 00 | \$1,958 10 |
| Select Location | | | \$0 00 | \$0 00 |
| Select Location | | | \$0 00 | \$0 00 |
| Select Location | | | \$0 00 | \$0 00 |
| Select Location | | | \$0 00 | \$0 00 |
| Select Location | | | \$0 00 | \$0 00 |
| Select Location | | | \$0 00 | \$0 00 |
| Totals | | | \$391 620 00 | \$1 958 10 |

6 Is this property predominately used for timber (as classified under RCW 84 34 and 84 33) or agriculture (as classified under RCW 84 34 020) and will continue in it's current use? If yes and the transfer involves multiple parcels with different classifications, complete the predominate use calculator (see instructions) Yes No

State REET Tax Calculation

| | |
|--|-----------------|
| Total True & Fair Value \$ | 391,620 00 |
| Excise Tax State | |
| Less than \$525 000 01 at 1 1% \$ | 4,307 82 |
| From \$525 000 01 to \$1 525 000 at 1 28% \$ | 0 00 |
| From \$1 525 000 01 to \$3 025 000 at 2 75% \$ | 0 00 |
| Above \$3 025 000 to 3 0% \$ | 0 00 |
| Agricultural and timberland at 1 28 % \$ | 0 00 |
| Total Excise Tax State \$ | 4,307 82 |

7 TAX COMPUTATION

Date of Transfer 02/10/2025 *If tax exemption is claimed provide reference to Exemption Code Title and Number below*

Click [here](#) for a complete list of acceptable exemptions (please click on additional links provided for further details on each Exemption)

If you conclude that one of these exemptions applies to you please reference the Title and Code number here _____

| | | | | | | | | | | | | | |
|---------------------------------------|--|---------------------------------|------------|---------------------------------|-------------|-----------------------|-------------------|---------------------|--------|--------------------|--------|------------------|-------------------|
| <i>Department of Revenue Use Only</i> | | | | | | | | | | | | | |
| | <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>State REET Tax (from Section 6)</td> <td style="text-align: right;">\$4,307 82</td> </tr> <tr> <td>Local REET Tax (from Section 5)</td> <td style="text-align: right;">\$ 1,958 10</td> </tr> <tr> <td>Total REET Tax</td> <td style="text-align: right;">\$6,265 92</td> </tr> <tr> <td>Delinquent Interest</td> <td style="text-align: right;">\$0 00</td> </tr> <tr> <td>Delinquent Penalty</td> <td style="text-align: right;">\$0 00</td> </tr> <tr> <td style="text-align: right;">TOTAL DUE</td> <td style="text-align: right;">\$6,265 92</td> </tr> </table> | State REET Tax (from Section 6) | \$4,307 82 | Local REET Tax (from Section 5) | \$ 1,958 10 | Total REET Tax | \$6,265 92 | Delinquent Interest | \$0 00 | Delinquent Penalty | \$0 00 | TOTAL DUE | \$6,265 92 |
| State REET Tax (from Section 6) | \$4,307 82 | | | | | | | | | | | | |
| Local REET Tax (from Section 5) | \$ 1,958 10 | | | | | | | | | | | | |
| Total REET Tax | \$6,265 92 | | | | | | | | | | | | |
| Delinquent Interest | \$0 00 | | | | | | | | | | | | |
| Delinquent Penalty | \$0 00 | | | | | | | | | | | | |
| TOTAL DUE | \$6,265 92 | | | | | | | | | | | | |

Please See Information on Reverse

| | |
|-------------------------------------|--|
| Entity | <i>BREIT Industrial Canyon WA 1801 LLC</i> |
| Transfer Type | Real Estate (Deeded) |
| Date of Sale/Transfer | NOV-26-2024 |
| See Original Affidavit Below | |

| Parcel Number | Location Code | Taxable Amount | State Tax | Local Tax |
|----------------------|----------------------|-----------------------|------------------|------------------|
| 042017-470-1 | 2711 - Puyallup | 36,037,654.00 | 1,050,204.62 | 180,188.27 |
| 042017-470-8 | 2711 - Puyallup | 0.01 | 0.01 | 0.01 |



Form 84 0023

Department of Revenue
Audit Division
PO Box 47477
Olympia WA 98504-7477

REET Amended Affidavit Certification

Instructions

- Submit this form with the Real Estate Excise Tax (REET) Affidavit amending the selling price to report an increase in tax due. The affidavit must clearly state "AMENDED" at the top and reference the original affidavit number.
- Submit the amended affidavit and this form to the county treasurer where the original affidavit was filed.
- **DO NOT** submit payment to the county. The Department of Revenue will process the amended affidavit and issue a notice of balance due for additional REET based on the corrected selling price.

By signing below, you acknowledge that the transfer referenced below is subject to additional tax due. The Department of Revenue will issue you a balance due notice for the additional tax. Failure to pay the notice by the specified due date may result in the application of penalties and interest ([RCW 82.45.100](#)).

Note: The department reserves the right to verify, through an audit, the real estate transaction(s) at issue.

Original affidavit number: 4658425

Original affidavit date: November 14, 2024

Original selling price: \$10,900,000

Correct selling price: \$36,037,654

Explanation:

Change in purchase price allocation for this property.

Was this a multiple location sale? No

If yes, you must provide a copy of the original multiple location worksheet.

Contact information for issuance of balance due notice:

Company name: Breit Industrial Canyon WA1B01 LLC Attention/Name: Marc Rasmussen

Mailing address: 3333 Michelson Dr, Suite 725 City: Irvine State: CA Zip: 92612

Phone: 206-818-6658 Email: mrasussen@linklogistics.com

Signature:

Date: 1/22/2025

Print: Jonathan Duber, as Managing Director

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 fixed by the court of not more than ten thousand dollars (\$10,000.00), or both imprisonment and fine. ([RCW 9A.20.020\(1C\)](#))

For tax assistance, contact your local County Treasurer/Recorder or visit dor.wa.gov/REET or call 360-704-5905. To request this document in an alternate format, please complete the form dor.wa.gov/AccessibilityRequest or call 360-705-6705. Teletype (TTY) users please dial 711.

AMENDMENT TO REETA FILE NO. 4658425 DATED DECEMBER 2, 2024
 Department of **Revenue** **Real Estate Excise Tax Affidavit** (RCW 82.45 WAC 458-61A)
 Washington State
 Only for sales in a single location code on or after November 1, 2024.
 This affidavit will not be accepted unless all areas on all pages are fully and accurately completed.
 This form is your receipt when stamped by cashier. *Please type or print.*

Check box if partial sale, indicate % _____ sold. List percentage of ownership acquired next to each name.

1 Seller/Grantor
 Name BREIT Industrial Canvon WA1B01 LLC, a Delaware limited liability company
 Mailing address 245 Park Avenue
 City/state/zip New York, New York 10154
 Phone (including area code) 212-583-2000

2 Buyer/Grantee
 Name CIVF VII - WA1B02, LLC, a Delaware limited liability company
 Mailing address One Beacon Street, Suite 2800
 City/state/zip Boston, Massachusetts 02108
 Phone (including area code) 617-723-7400

3 Send all property tax correspondence to: Same as Buyer/Grantee
 Name _____
 Mailing address _____
 City/state/zip _____

| List all real and personal property tax parcel account numbers | Personal property? | Assessed value(s) |
|--|--------------------------|-------------------------|
| <u>042017-470-1</u> | <input type="checkbox"/> | <u>\$ 470,700.00</u> |
| <u>042017-470-8</u> | <input type="checkbox"/> | <u>\$ 23,526,800.00</u> |
| <u>Tax Code Area: 096</u> | <input type="checkbox"/> | <u>\$ 0.00</u> |

4 Street address of property 2606 16th Street Northwest, Puyallup, WA 98371
 This property is located in Pierce County Puyallup (for unincorporated locations please select your 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 you need more space, attach a separate sheet to each page of the affidavit).
 See Exhibit A attached hereto and incorporated herein by this reference.

5 63 - Business services
 Enter any additional codes _____
 (see back of last page for instructions)

Was the seller receiving a property tax exemption or deferral under RCW 84.36, 84.37, or 84.38 (nonprofit org., senior citizen or disabled person, homocowner with limited income)? Yes No
 Is this property predominately used for timber (as classified under RCW 84.34 and 84.33) or agriculture (as classified under RCW 84.34.020) and will continue in it's current use? Yes No
 Is this property designated as forest land per RCW 84.33? Yes No
 Is this property classified as current use (open space, farm and agricultural, or timber) land per RCW 84.34? Yes No
 Is this property receiving special valuation as historical property per RCW 84.26? 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 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 signature _____ 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) doesn't wish to continue, all additional tax calculated pursuant to RCW 84.26, shall be due and payable by the seller or transferor at the time of sale.
(3) NEW OWNER(S) SIGNATURE
 Signature _____ Signature _____
 Print name _____ Print name _____

(3) NEW OWNER(S) SIGNATURE
 Signature _____ Signature _____
 Print name _____ Print name _____

7 List all personal property (tangible and intangible) included in selling price.
 If claiming an exemption, enter exemption code and reason for exemption. *See dor.wa.gov/REET for exemption codes*
 Exemption No. (sec/sub) _____
 Reason for exemption _____

Type of document Bargain and Sale Deed
 Date of document November 26, 2024

| | |
|---|---------------|
| Gross selling price | 36,037,654.00 |
| *Personal property (deduct) | 0.00 |
| Exemption claimed (deduct) | 0.00 |
| Taxable selling price | 36,037,654.00 |
| Excise tax: state | |
| Less than \$525,000.01 at 1.1% | 5,775.00 |
| From \$525,000.01 to \$1,525,000 at 1.28% | 12,000.00 |
| From \$1,525,000.01 to \$3,025,000 at 2.75% | 41,250.00 |
| Above \$3,025,000 at 3% | 990,379.62 |
| Agricultural and timberland at 1.28% | 0.00 |
| Total excise tax: state | 1,050,204.62 |
| 0.0050 Local | 180,188.27 |
| *Delinquent interest: state | 0.00 |
| Local | 0.00 |
| *Delinquent penalty | 0.00 |
| Subtotal | 1,230,392.89 |
| *State technology fee | 5.00 |
| Affidavit processing fee | 0.00 |
| Total due | 1,230,397.89 |

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 agent _____ See additional signature page for grantor's signature
 Name (print) Jacqueline Over
 Date & city of signing 1/22/25 New York Over

Signature of grantee or agent Michael McCarty
 Name (print) Michael McCarty
 Date & city of signing 1/22/25 Boston, MA

Perjury in the second degree is a class C felony which is punishable by confinement in a state correctional institution for a maximum term of five years, or by a fine in an amount fixed by the court of not more than \$10,000, or by both such confinement and fine (RCW 9A.72.030 and RCW 9A.20.021(1)(c)).
 Publication in an alternate format for the visually impaired, please call 360-705-6705. teletype (TTY) users may use the WA Relay Service by calling 711.

01/29/2025 10:31:06 AM ADIETZ
 EXCISE COLLECT \$0.00 PROC FEE: \$5.00
 AUDITOR
 Pierce County, WASHINGTON TECH FEE: \$5.00

THIS SPACE TREASURER'S USE ONLY COUNTY TREASURER



AMENDMENT TO REETA FILE NO. 4658425 DATED DECEMBER 2, 2024

Real Estate Excise Tax Affidavit (RCW 82.45 WAC 458-61A)

Only for sales in a single location code on or after November 1, 2024. This affidavit will not be accepted unless all areas on all pages are fully and accurately completed. This form is your receipt when stamped by cashier. Please type or print.

Form 84 0001a

Check box if partial sale, indicate % sold.

List percentage of ownership acquired next to each name.

1 Seller/Grantor

Name BREIT Industrial Canyon WA1B01 LLC, a Delaware limited liability company

Mailing address 245 Park Avenue
City/state/zip New York, New York 10154
Phone (including area code) 212-583-2000

2 Buyer/Grantee

Name CIVF VII - WA1B02, LLC, a Delaware limited liability company

Mailing address One Beacon Street, Suite 2800
City/state/zip Boston, Massachusetts 02108
Phone (including area code) 617-723-7400

3 Send all property tax correspondence to: Same as Buyer/Grantee

Name
Mailing address
City/state/zip

Table with 3 columns: List all real and personal property tax parcel account numbers, Personal property?, Assessed value(s). Rows include 042017-470-1 (\$470,700.00), 042017-470-8 (\$23,526,800.00), and Tax Code Area: 096 (\$0.00).

4 Street address of property 2606 16th Street Northwest, Puyallup, WA 98371

This property is located in Pierce County Puyallup (for unincorporated locations please select your 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 you need more space, attach a separate sheet to each page of the affidavit).

See Exhibit A attached hereto and incorporated herein by this reference.

5 63 - Business services

Enter any additional codes
(see back of last page for instructions)

Was the seller receiving a property tax exemption or deferral under RCW 84.36, 84.37, or 84.38 (nonprofit org., senior citizen or disabled person, homeowner with limited income)? Yes No

Is this property predominately used for timber (as classified under RCW 84.34 and 84.33) or agriculture (as classified under RCW 84.34.020) and will continue in it's current use? If yes and the transfer involves multiple parcels with different classifications, complete the predominate use calculator (see instructions) Yes No

6 Is this property designated as forest land per RCW 84.33? Yes No

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

Is this property receiving special valuation as historical property per RCW 84.26? 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 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 signature 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) doesn't wish to continue, all additional tax calculated pursuant to RCW 84.26, shall be due and payable by the seller or transferor at the time of sale.

(3) NEW OWNER(S) SIGNATURE
Signature Print name

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

If claiming an exemption, enter exemption code and reason for exemption. *See dor.wa.gov/REET for exemption codes*
Exemption No. (sec/sub)
Reason for exemption

Type of document Bargain and Sale Deed
Date of document November 26, 2024

Table with 2 columns: Description, Amount. Rows include Gross selling price (36,037,654.00), Personal property (deduct) (0.00), Exemption claimed (deduct) (0.00), Taxable selling price (36,037,654.00), Excise tax: state (5,775.00), From \$525,000.01 to \$1,525,000 at 1.28% (12,800.00), From \$1,525,000.01 to \$3,025,000 at 2.75% (41,250.00), Above \$3,025,000 at 3% (990,379.62), Agricultural and timberland at 1.28% (0.00), Total excise tax: state (1,050,204.62), 0.0050 Local (180,188.27), *Delinquent interest: state (0.00), Local (0.00), *Delinquent penalty (0.00), Subtotal (1,230,397.89), *State technology fee (5.00), Affidavit processing fee (0.00), Total due (1,230,397.89).

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 agent Jonathan Duber, as Managing Director
Name (print) Jonathan Duber, as Managing Director
Date & city of signing 1/22/2025, New York

See additional signature page for grantee's signature
Signature of grantee or agent Michael McCarthy
Name (print) Michael McCarthy
Date & city of signing 1/22/25 Boston, MA

Perjury in the second degree is a class C felony which is punishable by confinement in a state correctional institution for a maximum term of five years, or by a fine in an amount fixed by the court of not more than \$10,000, or by both such confinement and fine (RCW 9A.72.030 and RCW 9A.20.021(1)(c)). To ask about the availability of this publication in an alternate format for the visually impaired, please call 360-705-6705. Teletype (TTY) users may use the WA Relay Service by calling 711.

EXHIBIT "A"
Legal Description

Parcel 1:

That portion of the South half of the Southeast quarter of the Northeast quarter of the Southeast quarter of Section 17, Township 20 North, Range 4 East of the W.M., in Pierce County, Washington, described as follows:

Beginning at the Northeast corner of said subdivision;
Thence South along the East line of said subdivision a distance of 220 feet;
Thence West parallel with the North line of said division a distance of 20 feet to the true point of beginning;
Thence continuing on said parallel line a distance of 105 feet;
Thence North on a line parallel with the East line of said subdivision a distance of 220 feet to the North line of said subdivision;
Thence East along said North line a distance of 105 feet;
Thence South 220 feet to the point of beginning;

Except for the Chicago, Milwaukee, St. Paul Railroad right-of-way;

Also except any portion thereof if any, in the Pacific Highway right-of-way;

Also except that portion conveyed to Pierce County by deed recorded June 1, 1992 under recording No. 9206010549;

(Also known as a portion of Parcel B of Pierce County Boundary Line Revision, recorded January 23, 1984 under recording No. 8401230187.)

Parcel 1A:

An easement for ingress and egress over the Easterly 20 feet of the South half of the Southeast quarter of the Northeast quarter of the Southeast quarter of Section 17, Township 20 North, Range 4 East of the W.M, as conveyed in Quit Claim Deed recorded January 23, 1984 under Recording No. 8401230186, in Pierce County, Washington.

Parcel 2:

The South half of the Southeast quarter of the Northeast quarter of the Southeast quarter of Section 17, Township 20 North, Range 4 East of the W.M., in Pierce County, Washington;

Except for the Chicago, Milwaukee, St. Paul Railroad right-of-way;

Also except any portion thereof if any, in the Pacific Highway right-of-way;

Except that portion conveyed to Ronald E. Duris and Linda J. Duris, husband and wife in Quitclaim Deed recorded January 23, 1984 under recording No. 8401230186, described as follows:

That portion of the South half of the Southeast quarter of the Northeast quarter of the Southeast quarter of Section 17, Township 20 North, Range 4 East of the W.M., in Pierce County, Washington, described as follows:

Beginning at the Northeast corner of said subdivision;
Thence South along the East line of said subdivision a distance of 220 feet;
Thence West parallel with the North line of said division a distance of 20 feet to the true point of beginning;
Thence continuing on said parallel line a distance of 105 feet;
Thence North on a line parallel with the East line of said subdivision a distance of 220 feet to the North line of said subdivision;
Thence East along said North line a distance of 105 feet;
Thence South 220 feet to the point of beginning;

Except for the Chicago, Milwaukee, St. Paul Railroad right-of-way;

Also except any portion thereof if any, in the Pacific Highway right-of-way;

Also except that portion conveyed to Pierce County by deed recorded June 1, 1992 under recording No. 9206010549.

Parcel 3:

The North half of the Northeast quarter of the Southeast quarter of the Southeast quarter of Section 17, Township 20 North, Range 4 East of the W.M., in Pierce County, Washington;

Except the South 20 feet of the East one-fourth thereof.

ALSO EXCEPT THAT PORTION CONVEYED TO THE STATE OF WASHINGTON BY DEED RECORDED JULY 20, 2011 UNDER RECORDING NO. 201107200088.

Parcel 4:

The West three-fourths of the South half Northeast quarter of the Southeast quarter of the Southeast quarter of Section 17, Township 20 North, Range 4 East of the W.M., in Pierce County, Washington.

ALSO EXCEPT THAT PORTION CONVEYED TO THE STATE OF WASHINGTON BY DEED RECORDED JULY 20, 2011 UNDER RECORDING NO. 201107200088.

Situate in the County of Pierce, State of Washington.

Only for sales in a single location code on or after November 1, 2024.
This affidavit will not be accepted unless all areas on all pages are fully and accurately completed.
This form is your receipt when stamped by cashier. *Please type or print.*

Check box if partial sale, indicate % _____ sold.

List percentage of ownership acquired next to each name.

1 Seller/Grantor

Name: BREIT Industrial Canyon WA1B01 LLC, a Delaware limited liability company
Mailing address: 245 Park Avenue
City/state/zip: New York, New York 10154
Phone (including area code): 212-583-2000

2 Buyer/Grantee

Name: CIVF VII - WA1B02, LLC, a Delaware limited liability company
Mailing address: One Beacon Street, Suite 2800
City/state/zip: Boston, Massachusetts 02108
Phone (including area code): 617-723-7400

3 Send all property tax correspondence to: Same as Buyer/Grantee

Name _____
Mailing address _____
City/state/zip _____

| List all real and personal property tax parcel account numbers | Personal property? | Assessed value(s) |
|--|--------------------------|-------------------------|
| <u>042017-470-1</u> | <input type="checkbox"/> | <u>\$ 470,700.00</u> |
| <u>042017-470-8</u> | <input type="checkbox"/> | <u>\$ 23,526,800.00</u> |
| Tax Code Area: <u>096</u> | <input type="checkbox"/> | <u>\$ 0.00</u> |

4 Street address of property: 2606 16th Street Northwest, Puyallup, WA 98371

This property is located in: Puyallup (for unincorporated locations please select your 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 you need more space, attach a separate sheet to each page of the affidavit).

See Exhibit A attached hereto and incorporated herein by this reference.

63 - Business services

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

Enter any additional codes _____
(see back of last page for instructions)

Was the seller receiving a property tax exemption or deferral under RCW 84.36, 84.37, or 84.38 (nonprofit org., senior citizen or disabled person, homeowner with limited income)? Yes No

Is this property predominately used for timber (as classified under RCW 84.34 and 84.33) or agriculture (as classified under RCW 84.34.020) and will continue in its current use? If yes and the transfer involves multiple parcels with different classifications, complete the predominate use calculator (see instructions). Yes No

Is this property designated as forest land per RCW 84.33? Yes No
Is this property classified as current use (open space, farm and agricultural, or timber) land per RCW 84.34? Yes No

Is this property receiving special valuation as historical property per RCW 84.26? 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 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 signature _____ 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) doesn't wish to continue, all additional tax calculated pursuant to RCW 84.26, shall be due and payable by the seller or transferor at the time of sale.

(3) NEW OWNER(S) SIGNATURE

Signature _____ Signature _____
Print name _____ Print name _____

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

Signature of grantor or agent: [Signature]
Name (print): Jonatha Duber
Date & city of signing: 11/26/24 New York

Signature of grantee or agent: [Signature]
Name (print): Michael M. Carthy
Date & city of signing: 11/26/24 Boston

Perjury in the second degree is a class C felony which is punishable by confinement in a state correctional institution for a maximum term of five years, or by a fine in an amount fixed by the court of not more than \$10,000, or by both such confinement and fine (RCW 9A.72.030 and RCW 9A.20.021(1)(c)).

4658425 EXTX
Electronically Recorded
Pierce County, WA ACLARK1
12/2/2024 10:46 AM
Pages: 7
Proc. Fee: \$0.00
Excise Collected: \$350,575.00
Tech Fee: \$5.00

Format for the visually impaired, please call 360-705-6705. Teletype see the WA Relay Service by calling 711.

SPACE TREASURER'S USE ONLY

COUNTY TREASURER

Print on legal size paper

Schedule 1

Legal Description

Parcel 1:

That portion of the South half of the Southeast quarter of the Northeast quarter of the Southeast quarter of Section 17, Township 20 North, Range 4 East of the W.M., in Pierce County, Washington, described as follows:

Beginning at the Northeast corner of said subdivision;
 Thence South along the East line of said subdivision a distance of 220 feet;
 Thence West parallel with the North line of said division a distance of 20 feet to the true point of beginning;
 Thence continuing on said parallel line a distance of 105 feet;
 Thence North on a line parallel with the East line of said subdivision a distance of 220 feet to the North line of said subdivision;
 Thence East along said North line a distance of 105 feet;
 Thence South 220 feet to the point of beginning;

Except for the Chicago, Milwaukee, St. Paul Railroad right-of-way;

Also except any portion thereof if any, in the Pacific Highway right-of-way;

Also except that portion conveyed to Pierce County by deed recorded June 1, 1992 under recording No. 9206010549;

(Also known as a portion of Parcel B of Pierce County Boundary Line Revision, recorded January 23, 1984 under recording No. 8401230187.)

Parcel 1A:

An easement for ingress and egress over the Easterly 20 feet of the South half of the Southeast quarter of the Northeast quarter of the Southeast quarter of Section 17, Township 20 North, Range 4 East of the W.M, as conveyed in Quit Claim Deed recorded January 23, 1984 under Recording No. 8401230186, in Pierce County, Washington.

Parcel 2:

The South half of the Southeast quarter of the Northeast quarter of the Southeast quarter of Section 17, Township 20 North, Range 4 East of the W.M., in Pierce County, Washington;

Except for the Chicago, Milwaukee, St. Paul Railroad right-of-way;

Also except any portion thereof if any, in the Pacific Highway right-of-way;

For reference only, not for re-sale.

Except that portion conveyed to Ronald E. Duris and Linda J. Duris, husband and wife in Quitclaim Deed recorded January 23, 1984 under recording No. 8401230186, described as follows:

That portion of the South half of the Southeast quarter of the Northeast quarter of the Southeast quarter of Section 17, Township 20 North, Range 4 East of the W.M., in Pierce County, Washington, described as follows:

Beginning at the Northeast corner of said subdivision;
Thence South along the East line of said subdivision a distance of 220 feet;
Thence West parallel with the North line of said division a distance of 20 feet to the true point of beginning;
Thence continuing on said parallel line a distance of 105 feet;
Thence North on a line parallel with the East line of said subdivision a distance of 220 feet to the North line of said subdivision;
Thence East along said North line a distance of 105 feet;
Thence South 220 feet to the point of beginning;

Except for the Chicago, Milwaukee, St. Paul Railroad right-of-way;

Also except any portion thereof if any, in the Pacific Highway right-of-way;

Also except that portion conveyed to Pierce County by deed recorded June 1, 1992 under recording No. 9206010549.

Parcel 3:

The North half of the Northeast quarter of the Southeast quarter of the Southeast quarter of Section 17, Township 20 North, Range 4 East of the W.M., in Pierce County, Washington;

Except the South 20 feet of the East one-fourth thereof.

ALSO EXCEPT THAT PORTION CONVEYED TO THE STATE OF WASHINGTON BY DEED RECORDED JULY 20, 2011 UNDER RECORDING NO. 201107200088.

Parcel 4:

The West three-fourths of the South half Northeast quarter of the Southeast quarter of the Southeast quarter of Section 17, Township 20 North, Range 4 East of the W.M., in Pierce County, Washington.

ALSO EXCEPT THAT PORTION CONVEYED TO THE STATE OF WASHINGTON BY DEED RECORDED JULY 20, 2011 UNDER RECORDING NO. 201107200088.

Situate in the County of Pierce, State of Washington.

For reference only, not for re-sale.

DRAFT

| | |
|-------------------------------------|----------------------------------|
| Entity | <i>Garrison Bay Farm, LLC</i> |
| Transfer Type | Real Estate Controlling Interest |
| Date of Sale/Transfer | JAN-13-2022 |
| See Original Affidavit Below | |

| Parcel Number | Location Code | Taxable Amount | State Tax | Local Tax |
|----------------------|------------------------|-----------------------|------------------|------------------|
| 462631006000 | 2800 - San Juan County | 62,890.00 | 691.79 | 1,257.80 |
| 462632001000 | 2800 - San Juan County | 314,030.00 | 3,454.33 | 6,280.60 |
| 462631004000 | 2800 - San Juan County | 0.01 | 0.01 | 0.01 |

Mail Completed Form To:



Washington State
Department of Revenue
Taxpayer Account Administration
PO Box 47464
Olympia, WA 98504-7464

Washington State Department of Revenue
Real Estate Excise Tax Affidavit
Controlling Interest Transfer Return
Chapter 82.45 RCW - CHAPTER 458-61A WAC

This form must be used for reporting transfers of controlling interest and for buyer disclosure to the Department of Revenue. (Use Form No. 84-0001A for reporting transfers by deed or real estate contract to the county treasurer/recorder of the county in which the real property is located.) This return must be fully and accurately completed.

| | |
|--|--|
| <p>1 TRANSFEROR (Attach a list for multiple transferors including percentage sold)</p> <p>Name <u>Richard H. Shorett, Jr.</u></p> <hr/> <p>Street <u>2021 Yacht Haven Road</u></p> <p>City <u>Friday Harbor</u> State <u>WA</u> Zip <u>98250</u></p> <p>Tax Registration Number <u>604-851-829</u></p> <p>Federal Identifier Number <u>[REDACTED]</u></p> <p>Percent of Entity Ownership Sold <u>50</u> %</p> <p>AFFIDAVIT I certify under penalty of perjury under the laws of the state of Washington that the information on this return is true and correct.</p> <p>Signature of Transferor/Agent <u>[Signature]</u></p> <p>Name (print) <u>Richard H. Shorett, Jr.</u></p> <p>Date & Place of Signing <u>1.11.22 Friday Harbor Wa</u></p> <p>Telephone Number <u>(206) 947-5355</u></p> | <p>2 TRANSFEREE (Attach a list for multiple transferees including percentage bought)</p> <p>Name <u>Daniel W. Shorett and Helena D. Shorett, husband and wife</u></p> <hr/> <p>Street <u>2023 Yacht Haven Road</u></p> <p>City <u>Friday Harbor</u> State <u>WA</u> Zip <u>98250</u></p> <p>Tax Registration Number <u>604-851-829</u></p> <p>Federal Identifier Number <u>[REDACTED]</u></p> <p>Percent of Entity Ownership Purchased <u>50</u> %</p> <p>AFFIDAVIT I certify under penalty of perjury under the laws of the state of Washington that the information on this return is true and correct.</p> <p>Signature of Transferee/Agent <u>[Signature]</u></p> <p>Name (print) <u>Daniel W. Shorett</u></p> <p>Date & Place of Signing <u>1/11/22 - Friday Harbor</u></p> <p>Telephone Number <u>206-910-3085</u></p> |
|--|--|

| | |
|--|--|
| <p>3 Name and address of entity whose ownership was transferred. (Attach a list for multiple entities)</p> <p>Name <u>Garrison Bay Farm, LLC</u></p> <hr/> <p>Street <u>c/o Richard Shorett, 2021 Yacht Haven Road</u></p> <p>City <u>Friday Harbor</u> State <u>WA</u> Zip <u>98250</u></p> <p>Tax Registration Number <u>604-851-829</u></p> <p>Federal Identifier Number <u>[REDACTED]</u></p> | <p>Type of entity (check one):</p> <p><input type="checkbox"/> Corporation</p> <p><input type="checkbox"/> Partnership</p> <p><input type="checkbox"/> Trust</p> <p><input checked="" type="checkbox"/> Limited Liability Company</p> |
|--|--|

4 Attach a list of names, addresses, and relationships of all entities affected by this transfer.

| Location | Local City/County Tax Rate | County Tax Parcel No. | True & Fair Value | Local City/County Tax |
|----------------------|----------------------------|-----------------------|---------------------|-----------------------|
| 2801 - Friday Harbor | 0.0200 | 462631-006-000 | \$30,000.00 | \$600.00 |
| 2801 - Friday Harbor | 0.0200 | 462632-001-000 | \$154,000.00 | \$3,080.00 |
| 2801 - Friday Harbor | 0.0200 | 462631-004-000 | \$0.00 | \$0.00 |
| Select Location | | | \$0.00 | \$0.00 |
| Select Location | | | \$0.00 | \$0.00 |
| Select Location | | | \$0.00 | \$0.00 |
| Select Location | | | \$0.00 | \$0.00 |
| Totals | | | \$184,000.00 | \$3,680.00 |

5 Is this property predominately used for timber (as classified under RCW 84.34 and 84.33) or agriculture (as classified under RCW 84.34.020) and will continue in it's current use? If yes and the transfer involves multiple parcels with different classifications, complete the predominate use calculator (see instructions). Yes No

State REET Tax Calculation

| | |
|--|--------------------------|
| Total True & Fair Value \$ | <u>\$184,000.00</u> |
| Excise Tax: State | |
| Less than \$500,000.01 at 1.1% \$ | <u>\$2,024.00</u> |
| From \$500,000.01 to \$1,500,000 at 1.28% \$ | <u>0.00</u> |
| From \$1,500,000.01 to \$3,000,000 at 2.75% \$ | <u>0.00</u> |
| Above \$3,000,000 to 3.0% \$ | <u>0.00</u> |
| Agricultural and timberland at 1.28 % \$ | <u>0.00</u> |
| Total Excise Tax: State \$ | <u>\$2,024.00</u> |

6 TAX COMPUTATION:

Date of Transfer 01/13/2022 *If tax exemption is claimed, provide reference to WAC Title and Number below*

Click [here](#) for a complete list of acceptable exemptions. (please click on additional links provided for further details on each WAC)

If you conclude that one of these exemptions applies to you please reference the Title and WAC number here: _____

| | | | | | | | | | | | | | |
|--|---|--------------------------------------|------------|-------------------------------------|-------------|----------------------------|-------------------|--------------------------|--------|-------------------------|--------|------------------|-------------------|
| <p><i>Department of Revenue Use Only</i></p> | <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>State REET Tax (from Section 6).....</td> <td style="text-align: right;">\$2,024.00</td> </tr> <tr> <td>Local REET Tax (from Section 5)....</td> <td style="text-align: right;">\$ 3,680.00</td> </tr> <tr> <td>Total REET Tax.....</td> <td style="text-align: right;">\$5,704.00</td> </tr> <tr> <td>Delinquent Interest.....</td> <td style="text-align: right;">\$0.00</td> </tr> <tr> <td>Delinquent Penalty.....</td> <td style="text-align: right;">\$0.00</td> </tr> <tr> <td>TOTAL DUE</td> <td style="text-align: right;">\$5,704.00</td> </tr> </table> | State REET Tax (from Section 6)..... | \$2,024.00 | Local REET Tax (from Section 5).... | \$ 3,680.00 | Total REET Tax..... | \$5,704.00 | Delinquent Interest..... | \$0.00 | Delinquent Penalty..... | \$0.00 | TOTAL DUE | \$5,704.00 |
| State REET Tax (from Section 6)..... | \$2,024.00 | | | | | | | | | | | | |
| Local REET Tax (from Section 5).... | \$ 3,680.00 | | | | | | | | | | | | |
| Total REET Tax..... | \$5,704.00 | | | | | | | | | | | | |
| Delinquent Interest..... | \$0.00 | | | | | | | | | | | | |
| Delinquent Penalty..... | \$0.00 | | | | | | | | | | | | |
| TOTAL DUE | \$5,704.00 | | | | | | | | | | | | |

Please See Information on Reverse

| | |
|-------------------------------------|-------------------------------------|
| Entity | <i>Garrison Bay Plantation, LLC</i> |
| Transfer Type | Real Estate Controlling Interest |
| Date of Sale/Transfer | NOV-06-2021 |
| See Original Affidavit Below | |

| Parcel Number | Location Code | Taxable Amount | State Tax | Local Tax |
|----------------------|------------------------|-----------------------|------------------|------------------|
| 462631006000 | 2800 - San Juan County | 57,170.00 | 628.87 | 1,143.40 |
| 462632001000 | 2800 - San Juan County | 282,650.00 | 3,109.15 | 5,653.00 |
| 462631004000 | 2800 - San Juan County | 0.01 | 0.01 | 0.01 |



Washington State
Department of Revenue
Taxpayer Account Administration
PO Box 47464
Olympia, WA 98504-7464

Washington State Department of Revenue
Real Estate Excise Tax Affidavit
Controlling Interest Transfer Return
Chapter 82.45 RCW – CHAPTER 458-61A WAC

This form must be used for reporting transfers of controlling interest and for buyer disclosure to the Department of Revenue. (Use Form No. 84-0001A for reporting transfers by deed or real estate contract to the county treasurer/recorder of the county in which the real property is located.) This return must be fully and accurately completed.

| | |
|--|--|
| <p>1 TRANSFEROR (Attach a list for multiple transferors including percentage sold)</p> <p>Name <u>Sarah E. Shorett</u></p> <hr/> <p>Street <u>150 Carter Beach Road</u></p> <p>City <u>Friday Harbor</u> State <u>WA</u> Zip <u>98250</u></p> <p>Tax Registration Number <u>601224276</u></p> <p>Federal Identifier Number XXXXXXXXXX</p> <p>Percent of Entity Ownership Sold <u>50</u> %</p> <p>AFFIDAVIT I certify under penalty of perjury under the laws of the state of Washington that the information on this return is true and correct.</p> <p>Signature of Transferor/Agent </p> <p>Name (print) <u>Sarah H. Shorett</u></p> <p>Date & Place of Signing <u>11-6-21 Friday Harbor, WA 98250</u></p> <p>Telephone Number <u>(360) 622-9721</u></p> | <p>2 TRANSFEREE (Attach a list for multiple transferees including percentage bought)</p> <p>Name <u>Richard H. Shorett, Jr.</u></p> <hr/> <p>Street <u>2021 Yacht Haven Road</u></p> <p>City <u>Friday Harbor</u> State <u>WA</u> Zip <u>98250</u></p> <p>Tax Registration Number <u>601224276</u></p> <p>Federal Identifier Number XXXXXXXXXX</p> <p>Percent of Entity Ownership Purchased <u>50</u> %</p> <p>AFFIDAVIT I certify under penalty of perjury under the laws of the state of Washington that the information on this return is true and correct.</p> <p>Signature of Transferee/Agent </p> <p>Name (print) <u>Richard H. Shorett, Jr.</u></p> <p>Date & Place of Signing <u>11-6-21 Friday Harbor WA 98250</u></p> <p>Telephone Number <u>(206) 947-5355 or 360-378-4757</u></p> |
|--|--|

| | |
|--|--|
| <p>3 Name and address of entity whose ownership was transferred. (Attach a list for multiple entities)</p> <p>Name <u>Garrison Bay Plantation, Inc.</u></p> <hr/> <p>Street <u>c/o Richard Shorett, 2021 Yacht Haven Road</u></p> <p>City <u>Friday Harbor</u> State <u>WA</u> Zip <u>98250</u></p> <p>Tax Registration Number <u>601224276</u></p> <p>Federal Identifier Number XXXXXXXXXX</p> | <p>Type of entity (check one):</p> <p><input checked="" type="checkbox"/> Corporation</p> <p><input type="checkbox"/> Partnership</p> <p><input type="checkbox"/> Trust</p> <p><input type="checkbox"/> Limited Liability Company</p> |
|--|--|

4 Attach a list of names, addresses, and relationships of all entities affected by this transfer.

| 5 Local REET Tax Calculation | | | | |
|------------------------------|----------------------------|--------------------------|----------------------|--------------------------|
| A. Location | Local City/County Tax Rate | B. County Tax Parcel No. | C. True & Fair Value | D. Local City/County Tax |
| 2801 - Friday Harbor | 0.0200 | 462631-006-000 | \$28,000.00 | \$560.00 |
| 2801 - Friday Harbor | 0.0200 | 462632-001-000 | \$147,000.00 | \$2,940.00 |
| 2801 - Friday Harbor | 0.0200 | 462631-004-000 | \$0.00 | \$0.00 |
| Select Location | | | \$0.00 | \$0.00 |
| Select Location | | | \$0.00 | \$0.00 |
| Select Location | | | \$0.00 | \$0.00 |
| Select Location | | | \$0.00 | \$0.00 |
| Totals | | | \$175,000.00 | \$3,500.00 |

6 Is this property predominately used for timber (as classified under RCW 84.34 and 84.33) or agriculture (as classified under RCW 84.34.020) and will continue in its current use? If yes and the transfer involves multiple parcels with different classifications, complete the predominate use calculator (see instructions). Yes No

| | |
|--|---------------------|
| State REET Tax Calculation | |
| Total True & Fair Value \$ | <u>\$175,000.00</u> |
| Excise Tax: State | |
| Less than \$500,000.01 at 1.1% \$ | <u>\$1,925.00</u> |
| From \$500,000.01 to \$1,500,000 at 1.28% \$ | <u>0.00</u> |
| From \$1,500,000.01 to \$3,000,000 at 2.75% \$ | <u>0.00</u> |
| Above \$3,000,000 to 3.0% \$ | <u>0.00</u> |
| Agricultural and timberland at 1.28 % \$ | <u>0.00</u> |
| Total Excise Tax: State \$ | <u>\$1,925.00</u> |

7 TAX COMPUTATION:

Date of Transfer _____ **If tax exemption is claimed, provide reference to WAC Title and Number below**

Click [here](#) for a complete list of acceptable exemptions. (please click on additional links provided for further details on each WAC)

If you conclude that one of these exemptions applies to you please reference the Title and WAC number here. _____

| | | | | | | | | | | | | | |
|---------------------------------------|--|--------------------------------------|------------|-------------------------------------|-------------|---------------------|------------|--------------------------|--------|-------------------------|--------|------------------|-------------------|
| <i>Department of Revenue Use Only</i> | <table style="width:100%; border-collapse: collapse;"> <tr> <td>State REET Tax (from Section 6).....</td> <td style="text-align: right;">\$1,925.00</td> </tr> <tr> <td>Local REET Tax (from Section 5)....</td> <td style="text-align: right;">\$ 3,500.00</td> </tr> <tr> <td>Total REET Tax.....</td> <td style="text-align: right;">\$5,425.00</td> </tr> <tr> <td>Delinquent Interest.....</td> <td style="text-align: right;">\$0.00</td> </tr> <tr> <td>Delinquent Penalty.....</td> <td style="text-align: right;">\$0.00</td> </tr> <tr> <td>TOTAL DUE</td> <td style="text-align: right;">\$5,425.00</td> </tr> </table> | State REET Tax (from Section 6)..... | \$1,925.00 | Local REET Tax (from Section 5).... | \$ 3,500.00 | Total REET Tax..... | \$5,425.00 | Delinquent Interest..... | \$0.00 | Delinquent Penalty..... | \$0.00 | TOTAL DUE | \$5,425.00 |
| State REET Tax (from Section 6)..... | \$1,925.00 | | | | | | | | | | | | |
| Local REET Tax (from Section 5).... | \$ 3,500.00 | | | | | | | | | | | | |
| Total REET Tax..... | \$5,425.00 | | | | | | | | | | | | |
| Delinquent Interest..... | \$0.00 | | | | | | | | | | | | |
| Delinquent Penalty..... | \$0.00 | | | | | | | | | | | | |
| TOTAL DUE | \$5,425.00 | | | | | | | | | | | | |

Please See Information on Reverse

| | |
|-------------------------------------|-----------------------------|
| Entity | <i>I Heart Rentals, LLC</i> |
| Transfer Type | Real Estate (Deeded) |
| Date of Sale/Transfer | JUN-08-2020 |
| See Original Affidavit Below | |

| Parcel Number | Location Code | Taxable Amount | State Tax | Local Tax |
|----------------------|----------------------|-----------------------|------------------|------------------|
| P117594 | 2907 - Mount Vernon | 145,500.00 | 1,600.50 | 727.50 |

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
Only for sales in a single location code on or after January 1, 2020.

Check box if the sale occurred
in more than one location code.

PLEASE TYPE OR PRINT

Check box if partial sale, indicate % sold. List percentage of ownership acquired next to each name.

| | | | | |
|---------------------------------------|--|----------------------|---|------------------------|
| SELLER GRANTOR | 1 Name <u>I Heart Rentals, a Washington Limited Liability Company</u> | BUYER GRANTEE | 2 Name <u>Owyn Richen and Stephanie Richen, a married couple #1/2</u> | |
| | Mailing Address <u>1006 Lone Tree Ct</u> | | Mailing Address <u>1006 Lone Tree Ct</u> | |
| | City/State/Zip <u>Bellingham, Wa 98229</u> | | City/State/Zip <u>Bellingham, Wa 98229</u> | |
| | Phone No. (including area code) <u>(360) 220-6915</u> | | Phone No. (including area code) <u>(360) 220-6915</u> | |
| 3 | Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantor | | List all real and personal property tax parcel account numbers - check box if personal property | List assessed value(s) |
| Name _____ | | | P117594 <input type="checkbox"/> | <u>291,000-</u> |
| Mailing Address _____ | | | <input type="checkbox"/> | <u>111</u> |
| City/State/Zip _____ | | | <input type="checkbox"/> | <u>0990</u> |
| Phone No. (including area code) _____ | | | <input type="checkbox"/> | |

4 Street address of property: 3010 Eastwind St, Mount Vernon, Wa 98273
This property is located in Mt Vernon

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)
Sauk Mountain View Estates - South - A Planned Residential Development, Phase 2, Lot 6
AF# 200401290101 Being a portion of the SW 1/4 of the NE 1/4 of Section 18

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)?

Is this property predominantly used for timber (as classified under RCW 84.34 and 84.33) or agriculture (as classified under RCW 84.34.020)? See ETA 3215

6 YES NO

Is this property designated as forest land per chapter 84.33 RCW?

Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW?

Is this property receiving special valuation as historical property per chapter 84.26 RCW?

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 agricultural, 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) NEW 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-459-61A-215 (1)
Reason for exemption Clearing title for purpose of refinancing

Type of Document Deed
Date of Document Jun 8, 2020

Gross Selling Price \$ _____
*Personal Property (deduct) \$ _____
Exemption Claimed (deduct) \$ _____
Taxable Selling Price \$ _____
Excise Tax: State
Less than \$500,000.01 at 1.1% \$ _____
From \$500,000.01 to \$1,500,000 at 1.28% \$ _____
From \$1,500,000.01 to \$3,000,000 at 2.75% \$ _____
Above \$3,000,000 at 3.0% \$ _____
Agricultural and timberland at 1.28% \$ _____
Total Excise Tax: State \$ _____
Local \$ _____
*Delinquent Interest: State \$ _____
Local \$ _____
*Delinquent Penalty \$ _____
Subtotal \$ _____
*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

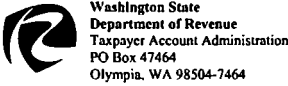
Signature of Grantor or Grantor's Agent [Signature] Signature of Grantee or Grantee's Agent [Signature]
Name (print) Giles Little Name (print) Owyn Richen
Date & city of signing 6/5/20 Bellingham, WA Date & city of signing 5/31/20 - Port Angeles

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)).

| | |
|-------------------------------------|--|
| Entity | <i>Koetje Rinehart Investments LLC</i> |
| Transfer Type | Real Estate Controlling Interest |
| Date of Sale/Transfer | JUL-17-2020 |
| See Original Affidavit Below | |

| Parcel Number | Location Code | Taxable Amount | State Tax | Local Tax |
|---------------|---------------------|----------------|-----------|-----------|
| P106641 | 2907 - Mount Vernon | 161,000.00 | 1,771.00 | 805.00 |

Mall Completed Form To:



**Washington State Department of Revenue
Real Estate Excise Tax Affidavit
Controlling Interest Transfer Return
Chapter 82.45 RCW - CHAPTER 458-61A WAC**

This form must be used for reporting transfers of controlling interest and for buyer disclosure to the Department of Revenue. (Use Form No. 84-0001A for reporting transfers by deed or real estate contract to the county treasurer/recorder of the county in which the real property is located.)

| | |
|---|---|
| <p>1 TRANSFEROR (Attach a list for multiple transferors including percentage sold)</p> <p>Name <u>Suellen Rinehart Lemmon</u> <u>Koetje Rinehart Investments LLC</u></p> <p>Street <u>1030 East College Way</u></p> <p>City <u>Mount Vernon</u> State <u>WA</u> Zip <u>98273</u></p> <p>Tax Registration Number <u> </u></p> <p>Federal Identifier Number <u> </u></p> <p>Percent of Entity Ownership Sold <u>50.0000</u> %</p> <p>AFFIDAVIT I certify under penalty of perjury under the laws of the state of Washington that the information on this return is true and correct.</p> <p>Signature of Transferor/Agent <u><i>Suellen Rinehart Lemmon</i></u></p> <p>Name (print) <u>Suellen Rinehart Lemmon</u></p> <p>Date & Place of Signing <u>7/28/2020 LaConner, WA</u></p> <p>Telephone Number <u>(360) 421-6128</u></p> | <p>2 TRANSFEREE (Attach a list for multiple transferees including percentage bought)</p> <p>Name <u>Koetje Rinehart Investments LLC</u></p> <p>Street <u>1030 East College Way</u></p> <p>City <u>Mount Vernon</u> State <u>WA</u> Zip <u>98273</u></p> <p>Tax Registration Number <u> </u></p> <p>Federal Identifier Number <u> </u></p> <p>Percent of Entity Ownership Purchased <u>50.0000</u> %</p> <p>AFFIDAVIT I certify under penalty of perjury under the laws of the state of Washington that the information on this return is true and correct.</p> <p>Signature of Transferee/Agent <u><i>Balisa Koetje</i></u></p> <p>Name (print) <u>Balisa Koetje</u></p> <p>Date & Place of Signing <u>7/28/2020 LaConner, WA</u></p> <p>Telephone Number <u>(360) 421-4111</u></p> |
|---|---|

| | |
|---|--|
| <p>3 Name and address of entity whose ownership was transferred:</p> <p>Name <u>Suellen Rinehart Lemmon</u> <u>Koetje Rinehart Investments LLC</u></p> <p>Street <u>14839 Channel Drive</u></p> <p>City <u>LaConner</u> State <u>WA</u> Zip <u>98257</u></p> <p>Tax Registration Number <u> </u></p> <p>Federal Identifier Number <u> </u></p> | <p>Type of entity (check one):</p> <p><input type="checkbox"/> Corporation</p> <p><input type="checkbox"/> Partnership</p> <p><input type="checkbox"/> Trust</p> <p><input checked="" type="checkbox"/> Limited Liability Company</p> |
|---|--|

4 Attach a list of names, addresses, and relationships of all entities affected by this transfer.

| 5 Local REET Tax Calculation | | | | |
|--|----------------------------|--------------------------|----------------------|--------------------------|
| A. Location | Local City/County Tax Rate | B. County Tax Parcel No. | C. True & Fair Value | D. Local City/County Tax |
| 2907 - Mt Vernon <input checked="" type="checkbox"/> | 0.0050 | P106641 | \$52,206.00 | \$261.03 |
| Select Location | | | \$0.00 | \$0.00 |
| Select Location | | | \$0.00 | \$0.00 |
| Select Location | | | \$0.00 | \$0.00 |
| Select Location | | | \$0.00 | \$0.00 |
| Select Location | | | \$0.00 | \$0.00 |
| Select Location | | | \$0.00 | \$0.00 |
| Totals | | | \$52,206.00 | \$261.03 |

6 Is this property predominantly used for timber or agriculture? (See ETA 3215) Yes No

| State REET Tax Calculation | |
|--|-----------|
| Total True & Fair Value \$ | 52,206.00 |
| Excise Tax: State | |
| Less than \$500,000.01 at 1.1% \$ | 574.27 |
| From \$500,000.01 to \$1,500,000 at 1.28% \$ | 0.00 |
| From \$1,500,000.01 to \$3,000,000 at 2.75% \$ | 0.00 |
| Above \$3,000,000 to 3.0% \$ | 0.00 |
| Agricultural and timberland at 1.28 % \$ | 0.00 |
| Total Excise Tax: State \$ | 0.00 |

7 TAX COMPUTATION:

Date of Transfer 07/17/2020 **If tax exemption is claimed, provide reference to WAC Title and Number below**

Click [here](#) for a complete list of acceptable exemptions. (please click on additional links provided for further details on each WAC)

If you conclude that one of these exemptions applies to you please reference the Title and WAC number here. _____

Department of Revenue Use Only

| | |
|--------------------------------------|-----------------|
| State REET Tax (from Section 6)..... | \$0.00 |
| Local REET Tax (from Section 5).... | \$ 261.03 |
| Total REET Tax..... | \$261.03 |
| Delinquent Interest..... | \$0.00 |
| Delinquent Penalty..... | \$0.00 |
| TOTAL DUE | \$261.03 |

Please See Information on Reverse

261.03

08/03/2020 00084

| | |
|-------------------------------------|--|
| Entity | <i>Hayton, Robert & Hughes-Hayton, Susan</i> |
| Transfer Type | Real Estate (Deeded) |
| Date of Sale/Transfer | SEP-03-2024 |
| See Original Affidavit Below | |

| Parcel Number | Location Code | Taxable Amount | State Tax | Local Tax |
|-------------------|---------------------|----------------|-----------|-----------|
| 340430-0-241-0009 | 2907 - Mount Vernon | 280,000.00 | 55.00 | 25.00 |

P29096



REET Amended Affidavit Certification

Form 84 0023

Department of Revenue
Audit Division
PO Box 47477
Olympia WA 98504-7477

Instructions

- Submit this form with the Real Estate Excise Tax (REET) Affidavit amending the selling price to report an increase in tax due. The affidavit must clearly state "AMENDED" at the top and reference the original affidavit number.
- Submit the amended affidavit and this form to the county treasurer where the original affidavit was filed.
- **DO NOT** submit payment to the county. The Department of Revenue will process the amended affidavit and issue a notice of balance due for additional REET based on the corrected selling price.

By signing below, you acknowledge that the transfer referenced below is subject to additional tax due. The Department of Revenue will issue you a balance due notice for the additional tax. Failure to pay the notice by the specified due date may result in the application of penalties and interest (RCW 82.45.100).

Note: The department reserves the right to verify, through an audit, the real estate transaction(s) at issue.

Original affidavit number: 20242019

Original affidavit date: 09/03/2024

Original selling price: 275,000

Correct selling price: 280,000

Explanation:

The sales price changed the day of closing - REETA was not updated correctly prior to transfer at the county.

Was this a multiple location sale? No

If yes, you must provide a copy of the original multiple location worksheet.

Contact information for issuance of balance due notice:

Company name: Land Title & Escrow

Attention/Name: Lindsey C. Shannon

Mailing address: PO Box 445

City: Burlington

State: WA

Zip: 98233

Phone: 360-707-2312

Email: lindsey@ltco.com

Signature:

Lindsey C. Shannon for Lindsey Shannon

Date: 01/22/2025

Print: Lindsey C. Shannon

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 fixed by the court of not more than ten thousand dollars (\$10,000.00), or both imprisonment and fine. (RCW 9A.20.020(1C))

RECEIVED

For tax assistance, contact your local County Treasurer/Recorder or visit dor.wa.gov call 360-704-5905. To request this document in an alternate format, please complete the form dor.wa.gov/AccessibilityRequest or call 360-705-6705. Teletype (TTY) users please dial 711.

REET

JAN 27 2025

Real Estate Excise Tax Affidavit (RCW 82.45 WAC 458-61A)

Only for sales in a single location code on or after July 1, 2024.
This affidavit will not be accepted unless all areas on all pages are fully and accurately completed.
This form is your receipt when stamped by cashier. Please type or print.

Check box if partial sale, indicate % _____ sold.

List percentage of ownership acquired next to each name.

1 Seller/Grantor

Name Robert Hayton and Susan Hughes-Hayton, a married couple

2 Buyer/Grantee

Name Anna Polonsky, an unmarried person

Mailing address PO BOX 327

Mailing address 19704 North Park Avenue North

City/state/zip Conway WA 98238

City/state/zip Shoreline WA 98133

Phone (including area code) (360) 722-9089

Phone (including area code) (206) 218-6172

3 Send all property tax correspondence to: Same as Buyer/Grantee

| List all real and personal property tax parcel account numbers | Personal property? | Assessed value(s) |
|--|--------------------------|----------------------|
| <u>340430-0-241-0009/P29096</u> | <input type="checkbox"/> | <u>\$ 301,600.00</u> |
| _____ | <input type="checkbox"/> | <u>\$ 0.00</u> |
| _____ | <input type="checkbox"/> | <u>\$ 0.00</u> |

Name _____

Mailing address _____

City/state/zip _____

4 Street address of property 1312 South 2nd Street Mount Vernon WA 98273

This property is located in Mt Vernon (for unincorporated locations please select your 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 you need more space, attach a separate sheet to each page of the affidavit).

SEE EXHIBIT A

5 11 - Household, single family units

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

Enter any additional codes _____
(see back of last page for instructions)

Was the seller receiving a property tax exemption or deferral under RCW 84.36, 84.37, or 84.38 (nonprofit org., senior citizen or disabled person, homeowner with limited income)? Yes No

If claiming an exemption, enter exemption code and reason for exemption. *See dor.wa.gov/REET for exemption codes*

Is this property predominately used for timber (as classified under RCW 84.34 and 84.33) or agriculture (as classified under RCW 84.34.020) and will continue in it's current use? Yes No
If yes and the transfer involves multiple parcels with different classifications, complete the predominate use calculator (see instructions)

WAC number (section/subsection) _____
Reason for exemption _____

6 Is this property designated as forest land per RCW 84.33? Yes No

Type of document Statutory Warranty Deed
Date of document 09/03/2024

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

Is this property receiving special valuation as historical property per RCW 84.26? Yes No

| | |
|---|-------------------|
| Gross selling price | <u>280,000.00</u> |
| *Personal property (deduct) | <u>0.00</u> |
| Exemption claimed (deduct) | <u>0.00</u> |
| Taxable selling price | <u>280,000.00</u> |
| Excise tax: state | |
| Less than \$525,000.01 at 1.1% | <u>3,080.00</u> |
| From \$525,000.01 to \$1,525,000 at 1.28% | <u>0.00</u> |
| From \$1,525,000.01 to \$3,025,000 at 2.75% | <u>0.00</u> |
| Above \$3,025,000 at 3% | <u>0.00</u> |
| Agricultural and timberland at 1.28% | <u>0.00</u> |
| Total excise tax: state | <u>3,080.00</u> |
| 0.0050 Local | <u>1,400.00</u> |
| *Delinquent interest: state | <u>0.00</u> |
| Local | <u>0.00</u> |
| *Delinquent penalty | <u>0.00</u> |
| Subtotal | <u>4,480.00</u> |
| *State technology fee | <u>5.00</u> |
| Affidavit processing fee | <u>0.00</u> |
| Total due | <u>4,485.00</u> |

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 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 signature _____ 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) doesn't wish to continue, all additional tax calculated pursuant to RCW 84.26, shall be due and payable by the seller or transferor at the time of sale

(3) NEW OWNER(S) SIGNATURE

Signature _____ Signature _____

Print name _____ Print name _____

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

Signature of grantor or agent Naomi Stanfill
Name (print) Naomi Stanfill
Date & city of signing 1-23-25 Burlington

Signature of grantee or agent Naomi Stanfill
Name (print) Naomi Stanfill
Date & city of signing 1-23-25 Burlington

Perjury in the second degree is a class C felony which is punishable by confinement in a state correctional institution for a maximum term of five years, or by a fine in an amount fixed by the court of not more than \$10,000, or by both such confinement and fine (RCW 9A.72.030 and RCW 9A.20.021(1)(c)).

To ask about the availability of this publication in an alternate format for the visually impaired, please call 360-705-6705. Teletype (TTY) users may use the WA Relay Service by calling 711.

EXHIBIT A

That portion of the Northeast 1/4 of the Northeast 1/4 of Section 30, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the East line of Second Street in the City of Mount Vernon, 440 feet South of the North line of said Section 30;

thence South along the East line of Second Street 37 feet;

thence East to a point 116 feet West of the West line of Third Street;

thence North 37 feet;

thence West 100 feet, more or less, to the point of beginning.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

Real Estate Excise Tax Affidavit (RCW 82.45 WAC 458-61A)

Only for sales in a single location code on or after July 1, 2024. This affidavit will not be accepted unless all areas on all pages are fully and accurately completed. This form is your receipt when stamped by cashier. Please type or print.

Check box if partial sale, indicate % sold.

List percentage of ownership acquired next to each name.

1 Seller/Grantor

Name Robert Hayton and Susan Hughes-Hayton, a married couple

Mailing address PO BOX 327

City/state/zip Conwav WA 98238

Phone (including area code) (360) 722-9089

2 Buyer/Grantee

Name Anna Polonsky, an unmarried person

Mailing address 19704 North Park Avenue North

City/state/zip Shoreline WA 98133

Phone (including area code) (206) 218-6172

Send all property tax correspondence to: Same as Buyer/Grantee

Name

Mailing address

City/state/zip

Table with 3 columns: List all real and personal property tax parcel account numbers, Personal property?, Assessed value(s). Includes entry 340430-0-241-0009/P29096 with assessed value of \$267,800.00.

4 Street address of property 1312 South 2nd Street, Mount Vernon WA 98273

This property is located in Mt Vernon

(for unincorporated locations please select your 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 you need more space, attach a separate sheet to each page of the affidavit).

SEE EXHIBIT A

5 11 - Household, single family units

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

Enter any additional codes (see back of last page for instructions)

Was the seller receiving a property tax exemption or deferral under RCW 84.36, 84.37, or 84.38 (nonprofit org., senior citizen or disabled person, homeowner with limited income)?

Is this property predominately used for timber (as classified under RCW 84.34 and 84.33) or agriculture (as classified under RCW 84.34.020) and will continue in it's current use? If yes and the transfer involves multiple parcels with different classifications, complete the predominate use calculator (see Instructions)

If claiming an exemption, enter exemption code and reason for exemption. *See dor.wa.gov/REET for exemption codes*

WAC number (section/subsection)

Reason for exemption

6 Is this property designated as forest land per RCW 84.33?

Is this property classified as current use (open space, farm and agricultural, or timber) land per RCW 84.34?

Is this property receiving special valuation as historical property per RCW 84.26?

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 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information.

This land: does or does not qualify for continuance

Deputy assessor signature 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) doesn't wish to continue, all additional tax calculated pursuant to RCW 84.26, shall be due and payable by the seller or transferor at the time of sale

(3) NEW OWNER(S) SIGNATURE

Signature Print name

Type of document Statutory Warranty Deed Date of document Sept. 03, 2024

Table of tax calculations: Gross selling price 275000, Personal property (deduct) 0.00, Exemption claimed (deduct) 0.00, Taxable selling price 275,000.00, Excise tax: state (Less than \$525,000.01 at 1.1%: 3,025.00; From \$525,000.01 to \$1,525,000 at 1.28%: 0.00; From \$1,525,000.01 to \$3,025,000 at 2.75%: 0.00; Above \$3,025,000 at 3%: 0.00; Agricultural and timberland at 1.28%: 0.00), Total excise tax: state 3,025.00, 0.0050 Local 1,375.00, *Delinquent interest: state 0.00, Local 0.00, *Delinquent penalty 0.00, Subtotal 4,400.00, *State technology fee 5.00, Affidavit processing fee 0.00, Total due 4,405.00

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 agent Robert Hayton Name (print) Robert Hayton Date & city of signing 09.03.24 BURLINGTON

Signature of grantee or agent Lindsay C Shannon Name (print) Lindsay C Shannon Date & city of signing 09.03.24 BURLINGTON

Perjury in the second degree is a class C felony which is punishable by confinement in a state correctional institution for a maximum term of five years, or by a fine in an amount fixed by the court of not more than \$10,000, or by both such confinement and fine (RCW 9A.72.030 and RCW 9A.20.021(1)(c)). To ask about the availability of this publication in an alternate format for the visually impaired, please call 360-705-6705. Teletype (TTY) users may use the WA Relay Service by calling 711.



Washington State
Department of Revenue
Audit Division/REET
PO Box 47474
Olympia, WA 98504-7474

Washington State Department of Revenue
Real Estate Excise Tax Affidavit
Controlling Interest Transfer Return
Chapter 82 45 RCW - CHAPTER 458-61A WAC

Return to Page 1

This form must be used for reporting transfers of controlling interest and for buyer disclosure to the Department of Revenue. (Use Form No 84-0001A for reporting transfers by deed or real estate contract to the county treasurer/recorder of the county in which the real property is located) This return must be fully and accurately completed

| | |
|--|--|
| <p>1 TRANSFEROR (Attach a list for multiple transferors including percentage sold)</p> <p>Name <u>Daniel Styles</u></p> <hr/> <p>Street <u>3030 McKinney Ave Unit 2106</u></p> <p>City <u>Dallas</u> State <u>TX</u> Zip <u>75204</u></p> <p>Tax Registration Number <u>-</u></p> <p>Federal Identifier Number <u>-</u></p> <p>Percent of Entity Ownership Sold <u>50 0000</u> %</p> <p>AFFIDAVIT I certify under penalty of perjury under the laws of the state of Washington that the information on this return is true and correct.</p> <p>Signature of Transferor/Agent </p> <p>Name (print) <u>Chad Hewitt Agent</u></p> <p>Date & Place of Signing <u>1/21/25 Entiat WA</u></p> <p>Telephone Number <u>(425) 766-8804</u></p> | <p>2 TRANSFEREE (Attach a list for multiple transferees including percentage bought)</p> <p>Name <u>Chad Hewitt</u></p> <hr/> <p>Street <u>3900 Sky Crest Lane</u></p> <p>City <u>Wenatchee</u> State <u>WA</u> Zip <u>98801</u></p> <p>Tax Registration Number <u>-</u></p> <p>Federal Identifier Number <u>-</u></p> <p>Percent of Entity Ownership Purchased <u>49 0000</u> %</p> <p>AFFIDAVIT I certify under penalty of perjury under the laws of the state of Washington that the information on this return is true and correct.</p> <p>Signature of Transferee/Agent </p> <p>Name (print) <u>Chad Hewitt</u></p> <p>Date & Place of Signing <u>1/21/2025 Entiat WA</u></p> <p>Telephone Number <u>(425) 766-8804</u></p> |
|--|--|

| | |
|---|---|
| <p>3 Name and address of entity whose ownership was transferred (Attach a list for multiple entities)</p> <p>Name <u>B3C Holdings, LLC</u></p> <hr/> <p>Street <u>3900 Sky Crest Lane</u></p> <p>City <u>Wenatchee</u> State <u>WA</u> Zip <u>98011</u></p> <p>Tax Registration Number <u>604-350-759</u></p> <p>Federal Identifier Number <u>[REDACTED]</u></p> | <p>Type of entity (check one)</p> <p><input type="checkbox"/> Corporation</p> <p><input type="checkbox"/> Partnership</p> <p><input type="checkbox"/> Trust</p> <p><input checked="" type="checkbox"/> Limited Liability Company</p> |
|---|---|

4 Attach a list of names, addresses, and relationships of all entities affected by this transfer

5 Local REET Tax Calculation

| A Location | Local City/County Tax Rate | B. County Tax Parcel No | C True & Fair Value | D Local City/County Tax |
|-----------------|----------------------------------|----------------------------|------------------------|----------------------------|
| 3105 Everett | 0 0050 | 00380900400300 | \$1,687,700 00 | \$8,438 50 |
| 3105 Everett | 0 0050 | 00380900400400 | \$1 704 600 00 | \$8,523 00 |
| 3105 Everett | 0 0050 | 00380900400401 | \$32 200 00 | \$161 00 |
| 3105 Everett | 0 0050 | 00380900400500 | \$1 640 000 00 | \$8,200 00 |
| Select Location | | | \$0 00 | \$0 00 |
| Select Location | | | \$0 00 | \$0 00 |
| Select Location | | | \$0 00 | \$0 00 |
| Totals | | | \$5 064 500 00 | \$25 322 50 |

6 Is this property predominately used for timber (as classified under RCW 84 34 and 84 33) or agriculture (as classified under RCW 84 34 020) and will continue in it's current use? If yes and the transfer involves multiple parcels with different classifications, complete the predominate use calculator (see instructions) Yes No

State REET Tax Calculation

| | |
|--|-------------------|
| Total True & Fair Value \$ | 5,064,500 00 |
| Excise Tax State | |
| Less than \$525 000 01 at 1 1% \$ | 5 775 00 |
| From \$525 000 01 to \$1 525 000 at 1 28% \$ | 12,800 00 |
| From \$1 525 000 01 to \$3 025 000 at 2 75% \$ | 41,250 00 |
| Above \$3 025 000 to 3 0% \$ | 61 185 00 |
| Agricultural and timberland at 1.28 % \$ | 0 00 |
| Total Excise Tax State \$ | 121 010 00 |

7 TAX COMPUTATION

Date of Transfer 01/17/2025 *If tax exemption is claimed provide reference to Exemption Code Title and Number below*

Click here for a complete list of acceptable exemptions (please click on additional links provided for further details on each Exemption)

If you conclude that one of these exemptions applies to you please reference the Title and Code number here _____

| | | | | | | | | | | | | | |
|---------------------------------------|--|---------------------------------|--------------|---------------------------------|--------------|-----------------------|---------------------|---------------------|--------|--------------------|--------|------------------|---------------------|
| <i>Department of Revenue Use Only</i> | <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>State REET Tax (from Section 6)</td> <td style="text-align: right;">\$121 010 00</td> </tr> <tr> <td>Local REET Tax (from Section 5)</td> <td style="text-align: right;">\$ 25 322 50</td> </tr> <tr> <td>Total REET Tax</td> <td style="text-align: right;">\$146 332 50</td> </tr> <tr> <td>Delinquent Interest</td> <td style="text-align: right;">\$0 00</td> </tr> <tr> <td>Delinquent Penalty</td> <td style="text-align: right;">\$0 00</td> </tr> <tr> <td>TOTAL DUE</td> <td style="text-align: right;">\$146 332 50</td> </tr> </table> | State REET Tax (from Section 6) | \$121 010 00 | Local REET Tax (from Section 5) | \$ 25 322 50 | Total REET Tax | \$146 332 50 | Delinquent Interest | \$0 00 | Delinquent Penalty | \$0 00 | TOTAL DUE | \$146 332 50 |
| State REET Tax (from Section 6) | \$121 010 00 | | | | | | | | | | | | |
| Local REET Tax (from Section 5) | \$ 25 322 50 | | | | | | | | | | | | |
| Total REET Tax | \$146 332 50 | | | | | | | | | | | | |
| Delinquent Interest | \$0 00 | | | | | | | | | | | | |
| Delinquent Penalty | \$0 00 | | | | | | | | | | | | |
| TOTAL DUE | \$146 332 50 | | | | | | | | | | | | |

Please See Information on Reverse

02/18/2025 02657

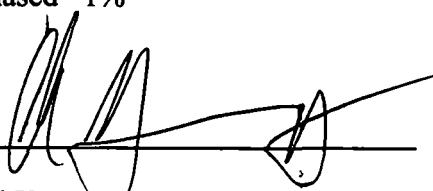
Washington State Department of Revenue
Real Estate Excise Tax Affidavit
Controlling Interest Transfer Return

Continuation Page

2 Transferee Cont

Rickie W Hewitt
3900 Sky Crest Lane
Wenatchee, WA 98801

Percent of Entity Ownership Purchased 1%

Signature of Transferee/Agent 

Name (Print) Chad Hewitt, Agent

Date & Place of Signing 1/21/2025 Entiat WA

Telephone Number (425) 766-6804



Washington State Department of Revenue Audit Division/RELT PO Box 47474 Olympia, WA 98504-7474

Washington State Department of Revenue Real Estate Excise Tax Affidavit Controlling Interest Transfer Return Chapter 82 45 RCW - CHAPTER 458-61A WAC

03/03/2025 08596

This form must be used for reporting transfers of controlling interest and for buyer disclosure to the Department of Revenue (Use Form No 84 0001A for reporting transfers by deed or real estate contract to the county treasurer/recorder of the county in which the real property is located) This return must be fully and accurately completed

1 TRANSFEROR (Attach a list for multiple transferors including percentage sold) Name Tanner Musso & Desc UTD VBI Jr Children s Trust * full name on Attachment 1 Street 242 E 3rd St City Hinsdale State IL Zip 60521 Tax Registration Number Federal Identifier Number Percent of Entity Ownership Sold 100 0000 %

2 TRANSFEREE (Attach a list for multiple transferees including percentage bought) Name John Zachary Musso Trust Street 1133 Sunset Drive City Winter Park State FL Zip 32789 Tax Registration Number Federal Identifier Number Percent of Entity Ownership Purchased 25 0000 %

AFFIDAVIT I certify under penalty of perjury under the laws of the state of Washington that the information on this return is true and correct Signature of Transferor/Agent Name (print) John Musso Date & Place of Signing 2-24-25 Naples, FL Telephone Number (630) 986-1988

AFFIDAVIT I certify under penalty of perjury under the laws of the state of Washington that the information on this return is true and correct Signature of Transferee/Agent Name (print) John Zachary Musso Date & Place of Signing Telephone Number (630) 886-6509

see Focusign for signature

3 Name and address of entity whose ownership was transferred (Attach a list for multiple entities) Name Cascade Quarry Acquisition LLC Street 242 E 3rd St City Hinsdale State IL Zip 60521 Tax Registration Number 603-617 503 Federal Identifier Number

Type of entity (check one) Corporation Partnership Trust Limited Liability Company

4 Attach a list of names, addresses, and relationships of all entities affected by this transfer

5 Local REET Tax Calculation Table with columns A Location, B County Tax Parcel No, C True & Fair Value, D Local City/County Tax. Totals: \$1,800,000.00

6 Is this property predominately used for timber (as classified under RCW 84 34 and 84 33) or agriculture (as classified under RCW 84 34 020) and will continue in it's current use? If yes and the transfer involves multiple parcels with different classifications complete the predominate use calculator (see instructions) Yes No

State REET Tax Calculation Table: Total True & Fair Value \$ 1,800,000.00; Excise Tax State 26,137.50

7 TAX COMPUTATION Date of Transfer 01/02/2025 *If tax exemption is claimed provide reference to Exemption Code Title and Number below

Department of Revenue Use Only

Summary Table: State REET Tax (from Section 6) \$26,137.50; Local REET Tax (from Section 5) \$9,000.00; Total REET Tax \$35,137.50; Delinquent Interest \$0.00; Delinquent Penalty \$0.00; TOTAL DUE \$35,137.50

Please See Information on Reverse

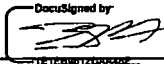
Section 2 TRANSFEREE (continued from form)

Transferee #2

Name Brian B Musso Trust
Street 2 South 204 Hawthorne Lane
City, State, Zip Wheaton, IL 60189
Tax Registration Number/FEIN [REDACTED]
Percent of Entity Ownership Purchased 25%

AFFIDAVIT

I certify under penalty of perjury under the laws of the State of Washington that the information on this return is true and correct

Signature of Transferee/Agent 
Name Brian B Musso
Date & Place of Signing 2/26/2025 Place of Signing
Telephone Number (630) 728-5898

Chicago, IL

(additional transferee information follows)

Transferee #3

Name William Bradley Musso
Street 821 E Lakeview Drive
City, State, Zip Baton Rouge, LA 70810
Tax Registration Number/FEIN [REDACTED]
Percent of Entity Ownership Purchased 25%

AFFIDAVIT

I certify under penalty of perjury under the laws of the State of Washington that the information on this return is true and correct

Signature of Transferee/Agent Signed by
William Bradley Musso
1788F02B4B5100
Name William Bradley Musso
Date & Place of Signing 2/26/2025 Baton Rouge, La
Telephone Number (630) 258-6155

(additional transferee information follows)

Transferee #4

Name Tyler Crawford
Street 22 Woodgate Drive
City, State, Zip Burr Ridge, IL 60527
Tax Registration Number/FEIN [REDACTED]
Percent of Entity Ownership Purchased 25%

AFFIDAVIT

I certify under penalty of perjury under the laws of the State of Washington that the information on this return is true and correct

Signature of Transferee/Agent  _____
Name Tyler Crawford
Date & Place of Signing 2/26/2025 Place of Signing, Burr Ridge, IL
Telephone Number (205) 799-7598

| | |
|-------------------------------------|----------------------|
| Entity | <i>Lal, Kirna W</i> |
| Transfer Type | Real Estate (Deeded) |
| Date of Sale/Transfer | JUN-06-2019 |
| See Original Affidavit Below | |

| Parcel Number | Location Code | Taxable Amount | State Tax | Local Tax |
|----------------------|-----------------------------|-----------------------|------------------|------------------|
| 00373300400710 | 3100 - Snohomish County RTA | 266,991.96 | 3,417.50 | 1,334.96 |



PLEASE TYPE OR PRINT

REAL ESTATE EXCISE TAX AFFIDAVIT

CHAPTER 82.45 RCW - CHAPTER 458-61A WAC

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

This form is your receipt when stamped by cashier.

Check box if partial sale of property If multiple owners, list percentage of ownership next to name.

1 Name Kirna W. Lal, a married woman as her separate estate 2 Name Brian J. Lal, an unmarried man Mailing Address 14328 Madison Way City/State/Zip Lynnwood, WA 98087 Phone No. (including area code) List all real and personal property tax parcel account numbers - check box if personal property List assessed value(s) \$615,100.00

4 Street address of property: 14328 Madison Way, Lynnwood, WA 98087 This property is located in Lynnwood Check box if any of the listed parcels are being segregated from a larger parcel. Legal description of property (if more space is needed, you may attach a separate sheet to each page of the affidavit) ATTACHED EXHIBIT "A"

5 Select Land Use Code(s): 11 - Household, single family units 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) 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-201(2)(B)(2) Reason for exemption Gift without consideration

Type of Document Quit Claim Deed Date of Document 6/6/19 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 Local \$ 0.0050 *Delinquent Interest: State \$ 0.00 Local \$ 0.00 *Delinquent Penalty \$ 0.00 Subtotal \$ 0.00 *State Technology Fee \$ 5.00 *Affidavit Processing Fee \$ 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 Kirna W. Lal Signature of Grantee or Grantee's Agent Brian J. Lal Name (print) Kirna W. Lal Name (print) Brian J. Lal Date & city of signing: 6/6/19 Lynnwood Date & city of signing: 6/6/19 Lynnwood

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)).

Thank you for your payment. E122367 \$10.00 ANN L. 06/20/2019

Exhibit "A"

PARCEL B OF SNOHOMISH COUNTY BOUNDARY LINE ADJUSTMENT 05-124860 RECORDED UNDER AUDITOR'S FILE NUMBER 200509261318, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF LOT 7, BLOCK 4 ALDERWOOD MANOR NO. 7, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 9 OF PLATS, PAGES 100 THROUGH 102, INCLUSIVE, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 7; THENCE SOUTH 89°58'20" WEST ALONG THE NORTH LINE OF SAID LOT, 93.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 89°58'20" WEST ALONG THE NORTH LINE OF SAID LOT, 61.00 FEET;

THENCE SOUTH 0°01'40" EAST 81.00 FEET;

THENCE SOUTH 30°01'40" EAST, 39.14 FEET TO THE SOUTH LINE OF THE NORTH 114.90 FEET OF LOT 77;

THENCE NORTH 89°58'20" EAST, ALONG SAID SOUTH LINE, 90.39 FEET TO THE EASTERLY RIGHT OF WAY MARGIN OF MADISON WAY AS CONVEYED TO SNOHOMISH COUNTY BY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 9602050024, SAID RIGHT OF WAY MARGIN BEING A CURVE HAVING A RADIUS OF 330.67 FEET WITH A RADIAL BEARING TO THE CENTER OF NORTH 57°24'37" WEST;

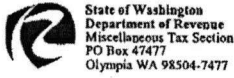
THENCE NORTHERLY ALONG SAID RIGHT OF WAY MARGIN THROUGH A CENTRAL ANGLE OF 4°01'47", 23.24 FEET TO THE SOUTH LINE OF THE NORTH 94.90 FEET OF LOT 7;

THENCE SOUTH 89°58'20" WEST, ALONG SAID SOUTH LINE, 60.79 FEET TO A POINT SOUTH 0°01'40" EAST, 94.90 FEET FROM THE TRUE POINT OF BEGINNING;

THENCE NORTH 0°01'40" WEST, 94.90 FEET TO THE TRUE POINT OF BEGINNING.

(ALSO KNOWN AS A PORTION OF LOTS A AND B, SNOHOMISH COUNTY UNRECORDED SHORT PLAT SP 303-70)

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.



**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 deeded transfers and Form REV 84 0001B for controlling interest transfers) 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 \$ 307,550.00 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 the total debt of \$ 533,983.91 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 \$ _____ 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 yes, please call (360) 534-1503 to see if this transfer is taxable). If grantor (seller) was on title as co-signer only, please see WAC 458-61A-215 for exemption requirements.

The undersigned acknowledge this transaction may be subject to audit and have read the above information regarding record-keeping requirements and evasion penalties.

| | | | |
|--|-----------------------|--|-----------------------|
| <u>x</u> <u>[Signature]</u> Grantor's Signature | <u>6/6/19</u> Date | <u>Brian Lal</u> Grantee's Signature | <u>6/6/19</u> Date |
| <u>x</u> <u>Kirina Lal</u> Grantor's Name (print) | | <u>Brian Lal</u> Grantee's Name (print) | |

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 Date Exchange Facilitator's Name (print)

For tax assistance, contact your local County Treasurer/Recorder or visit <http://dor.wa.gov> or call (360) 534-1503. To inquire about the availability of this document in an alternate format, please call 1-800-647-7706. Teletype (TTY) users may use the Washington Relay Service by calling 711.

| | |
|-------------------------------------|--|
| Entity | <i>Balakin, Donald Michael & Balakin, Melissa Anne</i> |
| Transfer Type | Real Estate (Deeded) |
| Date of Sale/Transfer | JUL-27-2021 |
| See Original Affidavit Below | |

| Parcel Number | Location Code | Taxable Amount | State Tax | Local Tax |
|-------------------|---------------------|----------------|-----------|-----------|
| 009166-000-071-00 | 3109 - Lake Stevens | 250,000.00 | 2,750.00 | 1,250.00 |

Real Estate Excise Tax Affidavit (RCW 82.45 WAC 458-61A)

Only for sales in a single location code on or after January 1, 2020.
This affidavit will not be accepted unless all areas on all pages are fully completed.
This form is your receipt when stamped by cashier. *Please type or print.*

Check box if the sale occurred in more than one location code. Check box if partial sale indicate % _____ sold.
List percentage of ownership acquired next to each name.

1 Seller/Grantor

Name Donald Michael Balakin, S - **See Exhibit A for Full Names

Mailing address 1329 114th Avenue Southeast

City/state/zip Lake Stevens, WA 98258

Phone (including area code) _____

3 Send all property tax correspondence to: Same as Buyer/Grantee

Name _____

Mailing address _____

City/state/zip _____

2 Buyer/Grantee

Name Donald Michael Balakin, S - **See Exhibit A for Full Names

Mailing address 1329 114th Avenue Southeast

City/state/zip Lake Stevens, WA 98258

Phone (including area code) _____

| List all real and personal property tax parcel account numbers | Personal property? | Assessed value(s) |
|--|--------------------------|-------------------|
| 009168-000-071-00 | <input type="checkbox"/> | \$ 427,700.00 |
| Levy Code: 03194 | <input type="checkbox"/> | |
| TICOR TITLE 4 70176847A | <input type="checkbox"/> | |

4 Street address of property 1329 114th Avenue Southeast, Lake Stevens, WA 98258

This property is located in SNOHOMISH (for unincorporated locations please select your 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 you need more space, attach a separate sheet to each page of the affidavit).

LOT 71, MISSION RIDGE DIVISION 2, ACCORDING TO THE PLAT THEREOF RECORDED UNDER RECORDING NUMBER 200101035002, IN SNOHOMISH COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

5 111 - Single family residence

Enter any additional codes
(see back of last page for instructions)

Was the seller receiving a property tax exemption or deferral under RCW 84.36, 84.37, or 84.38 (nonprofit org., senior citizen or disabled person, homeowner with limited income)? Yes No

Is this property predominantly used for timber (as classified under RCW 84.84 and 84.33) or agriculture (as classified under RCW 84.34.020)? See ETA 3215. Yes No

If yes, complete the predominate use calculator (see instructions for Section 5).

6 Is this property designated as forest land per RCW 84.33? Yes No

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

Is this property receiving special valuation as historical property per RCW 84.26? 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 agricultural, 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 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 signature _____ 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) doesn't wish to continue, all additional tax calculated pursuant to RCW 84.26, shall be due and payable by the seller or transferor at the time of sale.

(3) NEW OWNER(S) SIGNATURE

Signature _____ Signature _____

Print name _____ 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 number (section/subsection) 458-61A-201(B)(2)
Reason for exemption
Gifts without consideration

Type of document Quit Claim Deed

Date of document 07/27/2021

| | |
|---|-------|
| Gross selling price | 0.00 |
| *Personal property (deduct) | 0.00 |
| Exemption claimed (deduct) | 0.00 |
| Taxable selling price | 0.00 |
| Excise tax: state | |
| Less than \$500,000.01 at 1.1% | 0.00 |
| From \$500,000.01 to \$1,500,000 at 1.28% | 0.00 |
| From \$1,500,000.01 to \$3,000,000 at 2.75% | 0.00 |
| Above \$3,000,000 at 3% | 0.00 |
| Agricultural and timberland at 1.28% | 0.00 |
| Total excise tax: state | 0.00 |
| 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 |

**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 agent [Signature]

Name (print) Kelly Coronel, Ticor Title

Date & city of signing _____

Signature of grantee or agent [Signature]

Name (print) Kelly Coronel, Ticor Title

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 \$5000, or by both imprisonment and fine (RCW 9A.20.020(1c)).

To ask about the availability of this publication in an alternate format for the visually impaired, please call 360-705-6705. Teletype (TTY) users may use the WA Relay Service by calling 711.

EXHIBIT "A"

Seller/Grantor Full Name: Donald Michael Balakin, Sr. and Melissa Anne Balakin, who also appears of record as Donald Balakin and Melissa AC Balakin, husband and wife

Buyer/Grantee Full Name: Donald Michael Balakin, Sr. and Melissa Anne Balakin, husband and wife and Nathan S. Balakin, an unmarried person and Donald Balakin, Jr., a married man as his separate estate



**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 deeded transfers and Form REV 84 0001B for controlling interest transfers) 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 in the second degree is a class C felony which is punishable by confinement in a state correctional institution for a maximum term of five years, or by a fine in an amount fixed by the court of not more than \$10,000, or by both such confinement and fine (RCW 9A.72.030 and RCW 9A.20.021(1)(c)).

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 \$0.00 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 \$336,235.62 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 \$ _____ 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 yes, please call 360-704-5905 to see if this transfer is taxable). If grantor (seller) was on title as co-signor only, please see WAC 458-61A-215 for exemption requirements.

The undersigned acknowledge this transaction may be subject to audit and have read the above information regarding record-keeping requirements and evasion penalties.

| | | | |
|---|--------|---|--------|
| | 8-2-21 | | 8-2-21 |
| Grantor's Signature - Donald Michael Balakin, Sr | Date | Grantee's Signature - Donald Michael Balakin, Sr | Date |
| <u>DONALD MICHAEL BALAKIN SR</u> | 8-2-21 | <u>DONALD MICHAEL BALAKIN SR</u> | 8-2-21 |
| Grantor's Name(print) - Donald Michael Balakin, Sr. | Date | Grantee's Name(print) - Donald Michael Balakin, Sr. | Date |
| | 8-2-21 | | 8-2-21 |
| Grantor's Signature - Melissa Anne Balakin | Date | Grantee's Signature - Melissa Anne Balakin | Date |
| <u>Melissa Anne Balakin</u> | 8-2-21 | <u>Melissa Anne Balakin</u> | 8-2-21 |
| Grantor's Name(print) - Melissa Anne Balakin | Date | Grantee's Name(print) - Melissa Anne Balakin | Date |

| | | | |
|----------------------------|-------------|--|-----------------|
| <u>Grantor's Signature</u> | <u>Date</u> | <u>Grantee's Signature - Nathan S. Balakin</u> | <u>Date</u> |
| <u>Grantor's Signature</u> | <u>Date</u> | <u>Nathan S. Balakin</u> | <u>08/04/21</u> |
| <u>Grantor's Signature</u> | <u>Date</u> | <u>Grantee's Name(print) - Nathan S. Balakin</u> | <u>Date</u> |
| <u>Grantor's Signature</u> | <u>Date</u> | <u>Donald Balakin</u> | <u>8/4/21</u> |
| <u>Grantor's Signature</u> | <u>Date</u> | <u>Grantee's Signature - Donald Balakin, Jr.</u> | <u>Date</u> |
| <u>Grantor's Signature</u> | <u>Date</u> | <u>Donald Balakin</u> | <u>Date</u> |
| | | <u>Grantee's Name(print) - Donald Balakin, Jr.</u> | <u>Date</u> |

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.

| | | |
|---|-------------|--|
| <u>Exchange Facilitator's Signature</u> | <u>Date</u> | <u>Exchange Facilitator's Name (print)</u> |
|---|-------------|--|

To ask about the availability of this publication in an alternate format for the visually impaired, please call 360-705-6705. Teletype (TTY) users may use the WA Relay Service by calling 711.

REV 84 0002ea (3/25/21)
Escrow No.: 70178647-KC

- County Treasurer
- County Assessor
- Dept. of Revenue
- Taxpayer

| | |
|-------------------------------------|---------------------------|
| Entity | <i>Wilborn, Michael K</i> |
| Transfer Type | Real Estate (Deeded) |
| Date of Sale/Transfer | JAN-05-2022 |
| See Original Affidavit Below | |

| Parcel Number | Location Code | Taxable Amount | State Tax | Local Tax |
|----------------------|----------------------|-----------------------|------------------|------------------|
| 00932100004100 | 3111 - Marysville | 219,500.00 | 2,414.50 | 1,097.50 |

Real Estate Excise Tax Affidavit (RCW 82.45 WAC 458-61A)

Only for sales in a single location code on or after January 1, 2020.
This affidavit will not be accepted unless all areas on all pages are fully and accurately completed.
This form is your receipt when stamped by cashier. *Please type or print.*



Check box if partial sale, indicate % 22 sold.

List percentage of ownership acquired next to each name.

1 Seller/Grantor

Name Michael K. Wilborn, a single person

Mailing address 20505 NE 164th St

City/state/zip Woodinville, WA 98077

Phone (including area code) _____

2 Buyer/Grantee

Name Katherine A. Hale, a single person

Mailing address 12602 36th PL NE

City/state/zip Lake Stevens, WA 98258

Phone (including area code) _____

3 Send all property tax correspondence to: Same as Buyer/Grantee

Name _____

Mailing address _____

City/state/zip _____

| List all real and personal property tax parcel account numbers | Personal property? | Assessed value(s) |
|--|--------------------------|---------------------|
| <u>00932100004100</u> | <input type="checkbox"/> | <u>\$394,200.00</u> |
| _____ | <input type="checkbox"/> | <u>\$ 0.00</u> |
| _____ | <input type="checkbox"/> | <u>\$ 0.00</u> |

4 Street address of property 5305 80th Ave NE, Marysville WA 98270

This property is located in Marysville (for unincorporated locations please select your 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 you need more space, attach a separate sheet to each page of the affidavit).

**LOT 41, BRIGHTON PARK RIDGE, ACCORDING TO THE PLAT THEREOF RECORDED UNDER RECORDING NO. 200201175001, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.
SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.**

5 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 RCW 84.36, 84.37, or 84.38 (nonprofit org., senior citizen or disabled person, homeowner with limited income)? Yes No

Is this property predominately used for timber (as classified under RCW 84.34 and 84.33) or agriculture (as classified under RCW 84.34.020) and will continue in its current use? If yes and the transfer involves multiple parcels with different classifications, complete the predominate use calculator (see instructions) Yes No

6 Is this property designated as forest land per RCW 84.33? Yes No

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

Is this property receiving special valuation as historical property per RCW 84.26? 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 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 signature _____

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) doesn't wish to continue, all additional tax calculated pursuant to RCW 84.26, shall be due and payable by the seller or transferor at the time of sale.

(3) NEW OWNER(S) SIGNATURE

Signature _____

Signature _____

Print name _____

Print name _____

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

N/A

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

WAC number (section/subsection) WAC 458-61A-203(2)

Reason for exemption _____

This Conveyance is part of a property division incident to dissolution of domestic partnership.

Type of document Quit Claim Deed

Date of document 1/13/22

| | | |
|---|-------|-------|
| Gross selling price | _____ | 0.00 |
| *Personal property (deduct) | _____ | 0.00 |
| Exemption claimed (deduct) | _____ | 0.00 |
| Taxable selling price | _____ | 0.00 |
| Excise tax: state | | |
| Less than \$500,000.01 at 1.1% | _____ | 0.00 |
| From \$500,000.01 to \$1,500,000 at 1.28% | _____ | 0.00 |
| From \$1,500,000.01 to \$3,000,000 at 2.75% | _____ | 0.00 |
| Above \$3,000,000 at 3% | _____ | 0.00 |
| Agricultural and timberland at 1.28% | _____ | 0.00 |
| Total excise tax: state | _____ | 0.00 |
| 0.0050 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 |

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 agent [Signature]
Name (print) Paige Buurstra
Date & city of signing Snohomish, WA 1/13/22

Signature of grantee or agent [Signature]
Name (print) Paige Buurstra
Date & city of signing Snohomish, WA 1/13/22

Perjury in the second degree is a class C felony which is punishable by confinement in a state correctional institution for a maximum term of five years, or by a fine in an amount fixed by the court of not more than \$10,000, or by both such confinement and fine (RCW 9A.72.030 and RCW 9A.20.021(1)(c)).

To ask about the availability of this publication in an alternate format for the visually impaired, please call 360-705-6705. Teletype (TTY) users may use the WA.Relay Service by calling 711.

1276717

| | |
|-------------------------------------|----------------------------------|
| Entity | <i>Schimmels, Gary Jr</i> |
| Transfer Type | Real Estate Controlling Interest |
| Date of Sale/Transfer | FEB-01-2025 |
| See Original Affidavit Below | |

| Parcel Number | Location Code | Taxable Amount | State Tax | Local Tax |
|----------------------|-----------------------|-----------------------|------------------|------------------|
| 24041.0318 | 3200 - Spokane County | 54,000.00 | 5,967.00 | 2,700.00 |

This form must be used for reporting transfers of controlling interest and for buyer disclosure to the Department of Revenue (Use Form No. 84-0001A for reporting transfers by deed or real estate contract to the county treasurer recorder of the county in which the real property is located.) This return must be fully and accurately completed.

| | |
|--|--|
| <p>1 TRANSFEROR (Attach a list for multiple transferors including percentage sold) Name <u>Gary Schimmels, Jr</u> Street <u>PO Box 19351</u> City <u>Spokane</u> State <u>WA</u> Zip <u>99219</u> Tax Registration Number _____ Federal Identifier Number _____ Percent of Entity Ownership Sold <u>50.0000</u> %</p> <p>AFFIDAVIT I certify under penalty of perjury under the laws of the state of Washington that the information on this return is true and correct. Signature of Transferor/Agent <u>[Signature]</u> Name (print) <u>Gary Schimmels, Jr</u> Date & Place of Signing <u>2/19/2025 Spokane, WA</u> Telephone Number _____</p> | <p>2 TRANSFEREE (Attach a list for multiple transferees including percentage bought) Name <u>Joseph Herzog</u> Street <u>PO Box 8298</u> City <u>Spokane</u> State <u>WA</u> Zip <u>99208</u> Tax Registration Number _____ Federal Identifier Number _____ Percent of Entity Ownership Purchased <u>50.0000</u> %</p> <p>AFFIDAVIT I certify under penalty of perjury under the laws of the state of Washington that the information on this return is true and correct. Signature of Transferee/Agent <u>[Signature]</u> Name (print) <u>Joseph Herzog</u> Date & Place of Signing <u>2/19/2025 Spokane, WA</u> Telephone Number _____</p> |
|--|--|

| | |
|--|--|
| <p>3 Name and address of entity whose ownership was transferred. (Attach a list for multiple entities) Name <u>Leather Apron, LLC</u> Street <u>PO Box 8298</u> City <u>Spokane</u> State <u>WA</u> Zip <u>99208</u> Tax Registration Number <u>604-682-808</u> Federal Identifier Number _____</p> | <p>Type of entity (check one):</p> <p><input type="radio"/> Corporation <input type="radio"/> Partnership <input type="radio"/> Trust <input checked="" type="radio"/> Limited Liability Company</p> |
|--|--|

4 Attach a list of names, addresses, and relationships of all entities affected by this transfer.

5 Local REET Tax Calculation

| A. Location | Local City/County Tax Rate | B. County Tax Parcel No. | C. True & Fair Value | D. Local City/County Tax |
|-----------------|----------------------------|--------------------------|----------------------|--------------------------|
| 3410 - Spokane | 0.0050 | 24041.0318 | \$540,000.00 | \$2,700.00 |
| School District | | | \$0.00 | \$0.00 |
| School District | | | \$0.00 | \$0.00 |
| School District | | | \$0.00 | \$0.00 |
| School District | | | \$0.00 | \$0.00 |
| School District | | | \$0.00 | \$0.00 |
| School District | | | \$0.00 | \$0.00 |
| Totals | | | \$540,000.00 | \$2,700.00 |

6 Is this property predominantly used for timber (as classified under RCW 84.34 and 84.33) or agriculture (as classified under RCW 84.34.020) and will continue in its current use? If yes and the transfer involves multiple parcels with different classifications, complete the predominate use calculator (see instructions). Yes No

State REET Tax Calculation

| | |
|--|-------------------|
| Total True & Fair Value \$ | <u>540,000.00</u> |
| Excise Tax - State | |
| Less than \$525,000.01 at 1.1% \$ | <u>5,775.00</u> |
| From \$525,000.01 to \$1,525,000 at 1.28% \$ | <u>192.00</u> |
| From \$1,525,000.01 to \$3,025,000 at 2.75% \$ | <u>0.00</u> |
| Above \$3,025,000 to 3.0% \$ | <u>0.00</u> |
| Agricultural and timberland at 1.28% \$ | <u>0.00</u> |
| Total Excise Tax - State \$ | <u>5,967.00</u> |

7 TAX COMPUTATION:
 Date of Transfer 02/01/2025 *If tax exemption is claimed, provide reference to Exemption Code Title and Number below*
 Click [here](#) for a complete list of acceptable exemptions. (please click on additional links provided for further details on each Exemption)
 If you conclude that one of these exemptions applies to you please reference the Title and Code number here. _____

| | |
|---------------------------------------|-------------------|
| <i>Department of Revenue Use Only</i> | |
| State REET Tax (from Section 6)..... | \$5,967.00 |
| Local REET Tax (from Section 5).... | \$ 2,700.00 |
| Total REET Tax..... | \$8,667.00 |
| Delinquent Interest..... | \$0.00 |
| Delinquent Penalty..... | \$0.00 |
| TOTAL DUE | \$8,667.00 |

Please See Information on Reverse

021251025 08441



Washington State Department of Revenue
Real Estate Excise Tax Affidavit
Controlling Interest Transfer Return
Chapter 82.45 RCW - CHAPTER 458-61A WAC

This form must be used for reporting transfers of controlling interest and for buyer disclosure to the Department of Revenue. (Use Form No. 84-0001A for reporting transfers by deed or real estate contract to the county treasurer/recorder of the county in which the real property is located.) This return must be fully and accurately completed.

| | |
|---|---|
| <p>1 TRANSFEROR (Attach a list for multiple transferors including percentage sold) Name <u>LANDMARK DIVIDEND GROWTH FUND - M LLC</u></p> <p>Street <u>400 CONTINENTAL BLVD, STE 500</u> City <u>EL SEGUNDO</u> State <u>CA</u> Zip <u>90245</u></p> <p>Tax Registration Number <u>-</u> Federal Identifier Number <u>[REDACTED]</u></p> <p>Percent of Entity Ownership Sold <u>100.0000</u> %</p> <p>AFFIDAVIT I certify under penalty of perjury under the laws of the state of Washington that the information on this return is true and correct. Signature of Transferor/Agent <u>[Signature]</u> Name (print) <u>DANA MATSUNO</u> Date & Place of Signing _____ Telephone Number <u>(310) 294-8160</u></p> | <p>2 TRANSFEREE (Attach a list for multiple transferees including percentage bought) Name <u>LD DI HOLDCO LLC</u></p> <p>Street <u>400 CONTINENTAL BLVD, STE 500</u> City <u>EL SEGUNDO</u> State <u>CA</u> Zip <u>90245</u></p> <p>Tax Registration Number <u>-</u> Federal Identifier Number <u>[REDACTED]</u></p> <p>Percent of Entity Ownership Purchased <u>100.0000</u> %</p> <p>AFFIDAVIT I certify under penalty of perjury under the laws of the state of Washington that the information on this return is true and correct. Signature of Transferee/Agent <u>[Signature]</u> Name (print) <u>DANA MATSUNO</u> Date & Place of Signing _____ Telephone Number <u>(310) 294-8160</u></p> |
|---|---|

| | |
|---|--|
| <p>3 Name and address of entity whose ownership was transferred (Attach a list for multiple entities) Name <u>LANDMARK DIGITAL INFRASTRUCTURE OPERATING COMPANY LLC</u></p> <p>Street <u>400 CONTINENTAL BLVD, STE 500</u> City <u>EL SEGUNDO</u> State <u>CA</u> Zip <u>90245</u></p> <p>Tax Registration Number <u>-</u> Federal Identifier Number <u>[REDACTED]</u></p> | <p>Type of entity (check one):</p> <p><input type="checkbox"/> Corporation</p> <p><input type="checkbox"/> Partnership</p> <p><input type="checkbox"/> Trust</p> <p><input checked="" type="checkbox"/> Limited Liability Company</p> |
|---|--|

4 Attach a list of names, addresses, and relationships of all entities affected by this transfer.

| 5 Local REET Tax Calculation | | | | |
|------------------------------|----------------------------|--------------------------|-----------------------|--------------------------|
| A. Location | Local City/County Tax Rate | B. County Tax Parcel No. | C. True & Fair Value | D. Local City/County Tax |
| 3212 - Liberty Lake | 0.0050 | 55104.8188 | \$8,368,000.00 | \$31,830.00 |
| Select Location | | | | \$0.00 |
| Select Location | | | | \$0.00 |
| Select Location | | | | \$0.00 |
| Select Location | | | | \$0.00 |
| Select Location | | | | \$0.00 |
| Select Location | | | | \$0.00 |
| Totals | | | \$8,368,000.00 | \$31,830.00 |

6 Is this property predominantly used for timber (as classified under RCW 84.34 and 84.33) or agriculture (as classified under RCW 84.34.020) and will continue in its current use? If yes and the transfer involves multiple parcels with different classifications, complete the predominate use calculator (see instructions). Yes No

| State REET Tax Calculation | |
|--|-------------------|
| Total True & Fair Value \$ | 6,368,000.00 |
| Excise Tax: State | |
| Less than \$525,000.01 at 1.1% \$ | 5,775.00 |
| From \$525,000.01 to \$1,525,000 at 1.28% \$ | 12,800.00 |
| From \$1,525,000.01 to \$3,025,000 at 2.75% \$ | 41,250.00 |
| Above \$3,025,000 to 3.0% \$ | 100,230.00 |
| Agricultural and timberland at 1.28% \$ | 0.00 |
| Total Excise Tax, State \$ | 160,055.00 |

7 TAX COMPUTATION:

Date of Transfer 05/31/2024 *If tax exemption is claimed, provide reference to Exemption Code Title and Number below *

Click [here](#) for a complete list of acceptable exemptions. (Please click on additional links provided for further details on each Exemption.)
If you conclude that one of these exemptions applies to you please reference the Title and Code number here _____

| Department of Revenue Use Only | |
|--------------------------------------|---------------------|
| State REET Tax (from Section 6)..... | \$160,055.00 |
| Local REET Tax (from Section 5).... | \$31,830.00 |
| Total REET Tax | \$191,885.00 |
| Delinquent Interest..... | \$0.00 |
| Delinquent Penalty..... | \$0.00 |
| TOTAL DUE | \$191,885.00 |

Please See Information on Reverse

07/08/2024 04967

| | |
|-------------------------------------|---------------------------|
| Entity | <i>Frank, Floyde Bill</i> |
| Transfer Type | Real Estate (Deeded) |
| Date of Sale/Transfer | JUL-29-2020 |
| See Original Affidavit Below | |

| Parcel Number | Location Code | Taxable Amount | State Tax | Local Tax |
|----------------------|----------------------|-----------------------|------------------|------------------|
| 350735524589 | 3601 - College Place | 157,560.00 | 206.80 | 94.00 |

FEB 05 2025

Form 84 0023

Department of Revenue
Audit Division
PO Box 47477
Olympia WA 98504-7477

Instructions

- Submit this form with the Real Estate Excise Tax (REET) Affidavit amending the selling price to report an increase in tax due. The affidavit must clearly state "AMENDED" at the top and reference the original affidavit number.
- Submit the amended affidavit and this form to the county treasurer where the original affidavit was filed.
- **DO NOT** submit payment to the county. The Department of Revenue will process the amended affidavit and issue a notice of balance due for additional REET based on the corrected selling price.

By signing below, you acknowledge that the transfer referenced below is subject to additional tax due. The Department of Revenue will issue you a balance due notice for the additional tax. Failure to pay the notice by the specified due date may result in the application of penalties and interest (RCW 82.45.100).

Note: The department reserves the right to verify, through an audit, the real estate transaction(s) at issue.

Original affidavit number: 139587 Original affidavit date: 07/29/2020

Original selling price: \$138760.00 Correct selling price: \$157,650.00

Explanation:

Upon owner's review of sale price, the personal property should not have been deducted, which adjusts the taxable selling price, and the difference in Excise tax will need to be paid.

Was this a multiple location sale? No

If yes, you must provide a copy of the original multiple location worksheet.

Contact information for issuance of balance due notice:

Company name: Attention/Name: Jared M. Frank

Mailing address: 4303 Phoenix Lane City: Pasco State: WA Zip: 99301

Phone: 509-551-3462 Email: Jared.m.frank@gmail.com

Signature: *J.M.F.* Date: 01/24/2025

Print: Jared M. Frank

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 fixed by the court of not more than ten thousand dollars (\$10,000.00), or both imprisonment and fine. (RCW 9A.20.020(1C))

For tax assistance, contact your local County Treasurer/Recorder or visit dor.wa.gov/REET or call 360-704-5905. To request this document in an alternate format, please complete the form dor.wa.gov/AccessibilityRequest or call 360-705-6705. Teletype (TTY) users please dial 711.

Real Estate Excise Tax Affidavit (RCW 82.45 WAC 458-61A)

Only for sales in a single location code on or after January 1, 2020.
This affidavit will not be accepted unless all areas on all pages are fully and accurately completed.
This form is your receipt when stamped by cashier. *Please type or print.*

Check box if partial sale, indicate % _____ sold.

List percentage of ownership acquired next to each name.

1 Seller/Grantor

Name Floyde Bill Frank

Mailing address 116 Kelley Ave

City/state/zip Roosevelt, WA 99356

Phone (including area code) (509) 551-3462

2 Buyer/Grantee

Name Jared & Christina Frank 100%

Mailing address 116 Kelley Ave

City/state/zip Roosevelt, WA 99356 Po Box 14 Roosevelt, WA 99356

Phone (including area code) (509) 392-2171

3 Send all property tax correspondence to: Same as Buyer/Grantee

Name US Bank NA

Mailing address 4801 Frederica Street

City/state/zip Owensboro, KY 42301

| List all real and personal property tax parcel account numbers | Personal property? | Assessed value(s) |
|--|--------------------------|----------------------|
| <u>350735524589</u> | <input type="checkbox"/> | <u>\$ 157,560.00</u> |
| | <input type="checkbox"/> | <u>\$ 0.00</u> |
| | <input type="checkbox"/> | <u>\$ 0.00</u> |

4 Street address of property 639 SW 2nd Street, College Place, WA 99324

This property is located in College Place (for unincorporated locations please select your 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 you need more space, attach a separate sheet to each page of the affidavit).

See Attached Legal Description.

5 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 RCW 84.36, 84.37, or 84.38 (nonprofit org., senior citizen or disabled person, homeowner with limited income)? Yes No

Is this property predominately used for timber (as classified under RCW 84.34 and 84.33) or agriculture (as classified under RCW 84.34.020) and will continue in it's current use? If yes and the transfer involves multiple parcels with different classifications, complete the predominate use calculator (see instructions) Yes No

6 Is this property designated as forest land per RCW 84.33? Yes No

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

Is this property receiving special valuation as historical property per RCW 84.26? 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 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 signature _____ 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) doesn't wish to continue, all additional tax calculated pursuant to RCW 84.26, shall be due and payable by the seller or transferor at the time of sale.

(3) NEW OWNER(S) SIGNATURE

Signature _____ Signature _____
Print name _____ Print name _____

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

Signature of grantor or agent [Signature] P.R.

Name (print) Floyde Bill Frank (deceased)

Date & city of signing 07/29/2020 Walla Walla

Signature of grantee or agent [Signature] Christina Frank

Name (print) Jared Frank and Christina Frank

Date & city of signing 07/29/2020 Walla Walla

Perjury in the second degree is a class C felony which is punishable by confinement in a state correctional institution for a maximum term of five years, or by a fine in an amount fixed by the court of not more than \$10,000, or by both such confinement and fine (RCW 9A.72.030 and RCW 9A.20.021(1)(c)).

To ask about the availability of this publication in an alternate format for the visually impaired, please call 360-705-6705. Teletype (TTY) users may use the WA Relay Service by calling 711.

If claiming an exemption, list WAC number and reason for exemption.
WAC number (section/subsection) 458-61A-215(1)
Reason for exemption Amended REET 139587

Type of document _____
Date of document _____

| | |
|---|-------------------|
| Gross selling price | <u>157,560.00</u> |
| *Personal property (deduct) | <u>0.00</u> |
| Exemption claimed (deduct) | <u>0.00</u> |
| Taxable selling price | <u>157,560.00</u> |
| Excise tax: state | |
| Less than \$500,000.01 at 1.1% | <u>1,733.16</u> |
| From \$500,000.01 to \$1,500,000 at 1.28% | <u>0.00</u> |
| From \$1,500,000.01 to \$3,000,000 at 2.75% | <u>0.00</u> |
| Above \$3,000,000 at 3% | <u>0.00</u> |
| Agricultural and timberland at 1.28% | <u>0.00</u> |
| Total excise tax: state | <u>1,733.16</u> |
| 0.0050 Local | <u>787.80</u> |
| *Delinquent interest: state | <u>0.00</u> |
| Local | <u>0.00</u> |
| *Delinquent penalty | <u>0.00</u> |
| Subtotal | <u>2,520.96</u> |
| *State technology fee | <u>5.00</u> |
| Affidavit processing fee | <u>0.00</u> |
| Total due | <u>2,525.96</u> |

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

148885

EXHIBIT "A"

PARCEL A:

Beginning at the Northwest corner of Lot 6 in Block 45 of Blalock Orchards, according to the official plat thereof of record in the office of the Auditor of Walla Walla County, Washington, in Book D of Plats at page 46, and running thence East, along the North line of said Lot 6, a distance of 180 feet; thence South, parallel to the West line of said Lot 6, a distance of 98 feet; thence West, parallel to the North line of said Lot 6, a distance of 180 feet to a point in the West line of said Lot 6; thence North on said West line a distance of 98 feet to THE POINT OF BEGINNING.

EXCEPTING THEREFROM the following tracts:

The South 2 feet of the North 92 feet of the West 120 feet of Lot 6 in Block 45 of Blalock Orchards, according to the official plat thereof of record in Volume D of Plats at page 46, records of said County.

The South 6 feet of the North 98 feet of the West 120 feet of Lot 6 in Block 45 of Blalock Orchards, according to the official plat thereof of record in Volume D of Plats at page 46, records of said County.

The North 100 feet of the East 60 feet of the West 180 feet of Lot 6 in Block 45 of Blalock Orchards, according to the official plat thereof record in Volume D of Plats at Page 46, records of Walla Walla County.

PARCEL B:

Beginning at a point in the West line of Lot 6 in Block 45 of Blalock Orchards, according to the official plat thereof recorded in Volume "D" of Plats at page 46, records of Walla Walla County, State of Washington, which point is 90 feet South, measured along said West line, from the Northwest corner of said Lot 6, said point being the Northwest corner of that certain tract of land conveyed to J. Randall Sloop, etux by deed recorded under Auditor's File No. 564820; thence East, parallel to the North line of said Lot 6, along the North line of said Sloop Tract, a distance of 120 feet to the West line of that certain tract of land conveyed to Ellen L. Johnson by deed recorded under Auditor's File No. 551390 and the TRUE POINT OF BEGINNING of the tract herein described, thence South, along the West line of said Johnson Tract, a distance of 8 feet; thence West, parallel to the North line of said Sloop Tract, a distance of 26 feet; thence North parallel to the West line of said Johnson Tract, a distance of 8 feet to the North line of said Sloop Tract; thence East along the North line of said Sloop Tract, a distance of 26 feet of THE TRUE POINT OF BEGINNING

All situated in the City of College Place, County of Walla Walla, State of Washington.

Mail Completed Form To
 Washington State
 Department of Revenue
 Audit Division/REET
 PO Box 47474
 Olympia, WA 98504-7474

Washington State Department of Revenue
Real Estate Excise Tax Affidavit
Controlling Interest Transfer Return
 Chapter 82.45 RCW – CHAPTER 458-61A WAC

This form must be used for reporting transfers of controlling interest and for buyer disclosure to the Department of Revenue (Use Form No 84 0001A for reporting transfers by deed or real estate contract to the county treasurer/recorder of the county in which the real property is located) This return must be fully and accurately completed

| | |
|---|--|
| <p>1 TRANSFEROR (Attach a list for multiple transferors including percentage sold) Name <u>Frederick C Thompson</u> <hr/> Street <u>2177 Zell Rd</u> City <u>Ferndale</u> State <u>WA</u> <input checked="" type="checkbox"/> Zip <u>98248</u> Tax Registration Number <u>602-892-106</u> Federal Identifier Number XXXXXXXXXX Percent of Entity Ownership Sold <u>51 0000</u> %</p> <p>AFFIDAVIT I certify under penalty of perjury under the laws of the state of Washington that the information on this return is true and correct</p> <p>Signature of Transferor/Agent <u><i>Frederick C Thompson</i></u> Name (print) <u>Frederick C Thompson</u> Date & Place of Signing <u>1/16/25 FERNDALE</u> Telephone Number <u>(360) 927-1908</u></p> | <p>2 TRANSFEREE (Attach a list for multiple transferees including percentage bought) Name <u>Michael N Bowman</u> <hr/> Street <u>2833 Birch Bay Lynden Rd</u> City <u>Custer</u> State <u>WA</u> <input checked="" type="checkbox"/> Zip <u>98240</u> Tax Registration Number <u>602-892-106</u> Federal Identifier Number XXXXXXXXXX Percent of Entity Ownership Purchased <u>51 0000</u> %</p> <p>AFFIDAVIT I certify under penalty of perjury under the laws of the state of Washington that the information on this return is true and correct</p> <p>Signature of Transferee/Agent <u><i>Michael N Bowman</i></u> Name (print) <u>Michael N Bowman</u> Date & Place of Signing <u>1/16/25 FERNDALE</u> Telephone Number <u>(360) 201-1052</u></p> |
|---|--|

| | |
|---|---|
| <p>3 Name and address of entity whose ownership was transferred (Attach a list for multiple entities) Name <u>Queit Springs Associates L L C</u> <hr/> Street <u>1823 Harksell Rd.</u> City <u>Ferndale</u> State <u>WA</u> <input checked="" type="checkbox"/> Zip <u>98248</u> Tax Registration Number <u>602-892-106</u> Federal Identifier Number XXXXXXXXXX</p> | <p>Type of entity (check one)</p> <p><input type="checkbox"/> Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust <input checked="" type="checkbox"/> Limited Liability Company</p> |
|---|---|

4 Attach a list of names, addresses, and relationships of all entities affected by this transfer

| 5 Local REET Tax Calculation | | | | |
|---|----------------------------|-------------------------|----------------------|--------------------------|
| A. Location | Local City/County Tax Rate | B. County Tax Parcel No | C. True & Fair Value | D. Local City/County Tax |
| 3700 - Whatcom County <input checked="" type="checkbox"/> | 0 0050 | 3902053905160000 | \$176,467 00 | \$882 34 |
| 3700 - Whatcom County <input checked="" type="checkbox"/> | 0 0050 | 3902053905250000 | \$154 727 00 | \$773 63 |
| Select Location | | | \$0 00 | \$0 00 |
| Select Location | | | \$0 00 | \$0 00 |
| Select Location | | | \$0 00 | \$0 00 |
| Select Location | | | \$0 00 | \$0 00 |
| Select Location | | | \$0 00 | \$0 00 |
| Totals | | | \$331 194 00 | \$1 655 97 |

6 Is this property predominately used for timber (as classified under RCW 84.34 and 84.33) or agriculture (as classified under RCW 84.34.020) and will continue in its current use? If yes and the transfer involves multiple parcels with different classifications, complete the predominate use calculator (see instructions) Yes No

State REET Tax Calculation

| | |
|--|-------------------|
| Total True & Fair Value \$ | <u>331,194 00</u> |
| Excise Tax State | |
| Less than \$525,000.01 at 1.1% \$ | <u>3,643 13</u> |
| From \$525,000.01 to \$1,525,000 at 1.28% \$ | <u>0 00</u> |
| From \$1,525,000.01 to \$3,025,000 at 2.75% \$ | <u>0 00</u> |
| Above \$3,025,000 to 3.0% \$ | <u>0 00</u> |
| Agricultural and timberland at 1.28% \$ | <u>0 00</u> |
| Total Excise Tax State \$ | <u>3,643 13</u> |

3,643.13

FREDERICK THOMPSON
2177 ZELL RD
FERNDALE, WA 98248

SPOUSE OF CATHLEEN

CATHLEEN THOMPSON
2177 ZELL RD
FERNDALE, WA 98248

SPOUSE OF FREDERICK

MICHAEL BOWMAN
2833 BIRCHBAY LYNDEN RD
CUSTER, WA 98240

SPOUSE OF CINDA

CINDA BOWMAN
2833 BIRCHBAY LYNDEN RD
CUSTER, WA. 98240

SPOUSE OF MICHAEL

This form must be used for reporting transfers of controlling interest and for buyer disclosure to the Department of Revenue. (Use Form No. 84-0001A for reporting transfers by deed or real estate contract to the county treasurer/recorder of the county in which the real property is located.) This return must be fully and accurately completed.

| | |
|--|---|
| <p>1 TRANSFEROR (Attach a list for multiple transferors including percentage sold) Name <u>Marian Crosier</u></p> <p>Street <u>7311 18th Ave NE</u> City <u>Seattle</u> State <u>WA</u> Zip <u>98115</u></p> <p>Tax Registration Number _____ Federal Identifier Number _____</p> <p>Percent of Entity Ownership Sold <u>50.2400</u> %</p> <p>AFFIDAVIT I certify under penalty of perjury under the laws of the state of Washington that the information on this return is true and correct.</p> <p>Signature of Transferor/Agent <u>[Signature]</u> Name (print) <u>Marian Crosier</u></p> <p>Date & Place of Signing <u>2/13/2025, Seattle WA</u> Telephone Number <u>(206) 780-8127</u></p> | <p>2 TRANSFEREE (Attach a list for multiple transferees including percentage bought) Name <u>Crosier Orchards, Inc.</u></p> <p>Street <u>8906 Roza Hill Drive</u> City <u>Yakima</u> State <u>WA</u> Zip <u>98901</u></p> <p>Tax Registration Number _____ Federal Identifier Number _____</p> <p>Percent of Entity Ownership Purchased <u>50.2400</u> %</p> <p>AFFIDAVIT I certify under penalty of perjury under the laws of the state of Washington that the information on this return is true and correct.</p> <p>Signature of Transferee Agent <u>[Signature]</u> Name (print) <u>Crosier Orchards, Inc.</u></p> <p>Date & Place of Signing <u>2-24-25 Yakima</u> Telephone Number <u>(509) 961-2404</u></p> |
|--|---|

| | |
|---|--|
| <p>3 Name and address of entity whose ownership was transferred. (Attach a list for multiple entities) Name <u>Crosier Orchards, Inc.</u></p> <p>Street <u>8906 Roza Hill Drive</u> City <u>Yakima</u> State <u>WA</u> Zip <u>98901</u></p> <p>Tax Registration Number _____ Federal Identifier Number _____</p> | <p>Type of entity (check one):</p> <p><input checked="" type="checkbox"/> Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust <input type="checkbox"/> Limited Liability Company</p> |
|---|--|

4 Attach a list of names, addresses, and relationships of all entities affected by this transfer.

5 Local REET Tax Calculation

| A. Location | B. Local City/County Tax Rate | C. County Tax Parcel No. | D. True & Fair Value | E. Local City/County Tax |
|----------------------|-------------------------------|--------------------------|----------------------|--------------------------|
| 3900 - Yakima County | 0.0025 | 191324-11408 | \$25,700.00 | \$64.25 |
| 3900 - Yakima County | 0.0025 | 191324-12412 | \$54,400.00 | \$136.00 |
| Select Location | | | \$0.00 | \$0.00 |
| Select Location | | | \$0.00 | \$0.00 |
| Select Location | | | \$0.00 | \$0.00 |
| Select Location | | | \$0.00 | \$0.00 |
| Select Location | | | \$0.00 | \$0.00 |
| Totals | | | \$80,100.00 | \$200.25 |

6 Is this property predominately used for timber (as classified under RCW 84.34 and 84.33) or agriculture (as classified under RCW 84.34 020) and will continue in it's current use? If yes and the transfer involves multiple parcels with different classifications, complete the predominate use calculator (see instructions) Yes No

State REET Tax Calculation

| | |
|--|------------------|
| Total True & Fair Value \$ | <u>80,100.00</u> |
| Excise Tax: State | |
| Less than \$525,000.01 at 1.1% \$ | <u>881.10</u> |
| From \$525,000.01 to \$1,525,000 at 1.28% \$ | <u>0.00</u> |
| From \$1,525,000.01 to \$3,025,000 at 2.75% \$ | <u>0.00</u> |
| Above \$3,025,000 to 3.0% \$ | <u>0.00</u> |
| Agricultural and timberland at 1.28 % \$ | <u>0.00</u> |
| Total Excise Tax: State \$ | <u>881.10</u> |

7 TAX COMPUTATION:
 Date of Transfer 12/31/2024 *If tax exemption is claimed, provide reference to Exemption Code Title and Number below*
 Click [here](#) for a complete list of acceptable exemptions (please click on additional links provided for further details on each Exemption)
 If you conclude that one of these exemptions applies to you please reference the Title and Code number here. _____

Department of Revenue Use Only

| | |
|--------------------------------------|-------------------|
| State REET Tax (from Section 6)..... | \$881.10 |
| Local REET Tax (from Section 5)... | \$ 200.25 |
| Total REET Tax..... | \$1,081.35 |
| Delinquent Interest..... | \$151.39 |
| Delinquent Penalty..... | \$108.14 |
| TOTAL DUE | \$1,340.88 |

Please See Information on Reverse

03/05/2025 17:07