

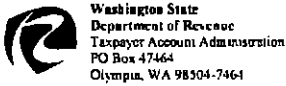
Real Estate Excise Tax Monthly Distribution for May 2024

Note: Click the Source field for more information.

County	DOR Code	Jurisdiction	Source	Distribution Amount
Adams	0100	8010 - Adams County	PI TOWER DEVELOPMENT LLC	\$ 2.46
Asotin	0200	8020 - Asotin County	CANNING, RYAN T & CANNING, SHERRY L	\$ 401.97
Benton	0300	8030 - Benton County	HODAS, NATHAN OKEN VERTICAL BRIDGE REIT, LLC	\$ 402.79 \$ 8.96
	0302	1060 - Kennewick	PI TOWER DEVELOPMENT LLC	\$ 5.23
	0303	1820 - Prosser	PI TOWER DEVELOPMENT LLC	\$ 4.91
	0304	1920 - Richland	PI TOWER DEVELOPMENT LLC	\$ 0.31
	0305	2520 - West Richland	PI TOWER DEVELOPMENT LLC	\$ 0.34
Chelan	0400	8040 - Chelan County	WAPITI NORTH, LLC VERTICAL BRIDGE REIT, LLC	\$ 575.00 \$ 50.41
	0401	0290 - Cashmere	CASHMERE RIVERVIEW, LLC	\$ 1,212.52
	0402	0340 - Chelan City	RADIATE HOLDCO, LLC	\$ 191.61
Clallam	0500	8050 - Clallam County	RADIATE HOLDCO, LLC	\$ 77.53
	0502	1770 - Port Angeles	RADIATE HOLDCO, LLC	\$ 1,274.45
	0503	2060 - Sequim	RADIATE HOLDCO, LLC	\$ 103.96
Clark	0600	8060 - Clark County	WIRKKALA, ZENaida PI TOWER DEVELOPMENT LLC	\$ 1,038.03 \$ 4.91
	0602	0260 - Camas	PI TOWER DEVELOPMENT LLC	\$ 4.91
	0605	2400 - Vancouver	MICROPUMP, INC.	\$ 4,509.19
			HUGHES, TERRY M CAMMACK, ELIZABETH SUE PARAGON HEALTHCARE, INC. PI TOWER DEVELOPMENT LLC	\$ 1,125.00 \$ 547.50 \$ 24.71 \$ 4.91
Cowlitz	0800	8080 - Cowlitz County	BARDAL, ARNOLD E	\$ 255.24
Franklin	1104	1730 - Pasco	OROZCO TORRES, SAMUEL & TORRES, VICTORIA	\$ 98.38
			PI TOWER DEVELOPMENT LLC	\$ 4.91
Garfield	1200	8120 - Garfield County	VERTICAL BRIDGE REIT, LLC	\$ 142.35
Grant	1300	8130 - Grant County	VERTICAL BRIDGE REIT, LLC	\$ 26.09
			PI TOWER DEVELOPMENT LLC	\$ 1.36
	1309	1460 - Moses Lake	PI TOWER DEVELOPMENT LLC	\$ 0.38
Grays Harbor	1400	8140 - Grays Harbor County	PI TOWER DEVELOPMENT LLC	\$ 6.18
	1403	0670 - Elma	FENNELL, MARK G	\$ 211.91
Island	1500	8150 - Island County	VERTICAL BRIDGE REIT, LLC	\$ 689.17
			RADIATE HOLDCO, LLC	\$ 253.00
Jefferson	1601	1790 - Port Townsend	RADIATE HOLDCO, LLC	\$ 98.84
King	1704	0120 - Bellevue	FLYWHEEL SPORTS, INC.	\$ 1,394.52
	1712	0495 - Covington	P & S REAL ESTATE LLC	\$ 3,709.50
	1714	1020 - Issaquah	ISSAQUAH TOWNHOMES LLC	\$ 1,900.00
	1718	1370 - Medina	VERTICAL BRIDGE REIT, LLC	\$ 69.05
	1719	1350 - Mercer Island	ESTATE OF MARY HOOD SEARS	\$ 4,500.00
	1726	2030 - Seattle	MODERN AVIATION FBO HOLDINGS LLC	\$ 119,000.00
			MCINNES DOCK FLYWHEEL SPORTS, INC.	\$ 11,631.29 \$ 1,491.52
1732	0765 - Federal Way	MONTESSORI INTERNATIONAL LLC	\$ 1,524.86	
Kitsap	1800	8180 - Kitsap County	JUSTICE, GARY S & JUSTICE, GINA D	\$ 1,184.82
			RADIATE HOLDCO, LLC	\$ 1,006.12
			VERTICAL BRIDGE REIT, LLC	\$ 677.12
			BRYAN, DEBORAH JEAN	\$ 471.21
	1801	0200 - Bremerton	MAULE, AMELIA M VERTICAL BRIDGE REIT, LLC	\$ 420.73 \$ 244.13

Kittitas	1900	8190 - Kittitas County	WEBB, MAUREEN A	\$	406.25
			ALLYN, SHARON	\$	375.00
			VERTICAL BRIDGE REIT, LLC	\$	73.09
			JODY MILLER CONSTRUCTION, INC.	\$	26.18
			PI TOWER DEVELOPMENT LLC	\$	4.91
Lewis	2100	8210 - Lewis County	VERTICAL BRIDGE REIT, LLC	\$	982.78
			RADIATE HOLDCO, LLC	\$	36.97
			2101	0320 - Centralia	MASHELL, INC.
	2102	0330 - Chehalis	PACIFIC RENTAL PROPERTIES LLC	\$	118.12
Lincoln	2200	8220 - Lincoln County	PI TOWER DEVELOPMENT LLC	\$	3.84
Okanogan	2400	8240 - Okanogan County	DECESARI, JODI	\$	403.75
			PI TOWER DEVELOPMENT LLC	\$	2.46
Pierce	2700	8270 - Pierce County	BRIDGE POINT TACOMA 125, LLC	\$	113,325.45
			BEAN, PATRICK J & BEAN, DIANNE K	\$	4,971.50
			MASHELL, INC.	\$	688.09
			VERTICAL BRIDGE REIT, LLC	\$	66.04
	2705	0620 - Eatonville	MASHELL, INC.	\$	99.24
	2706	0780 - Fife	FIFE VALLEY VENTURES, L.L.C.	\$	5,504.50
	2707	0790 - Fircrest	MCKENNA, KATIE	\$	809.75
	2708	0840 - Gig Harbor	ZHENG, YANG	\$	1,567.88
	2711	1840 - Puyallup	KORUM AUTOMOTIVE GROUP, INC.	\$	4,917.51
2717	2270 - Tacoma	LARGE, BERNICE	\$	410.00	
2721	1165 - Lakewood	PAC WEST INVESTMENT, L.L.C.	\$	4,750.00	
Skagit	2900	8290 - Skagit County	PI TOWER DEVELOPMENT LLC	\$	9.83
	2903	0450 - Concrete	RADIATE HOLDCO, LLC	\$	19.40
	2905	1130 - La Conner	RADIATE HOLDCO, LLC	\$	633.40
Snohomish	3100	8310 - Snohomish County	RADIATE HOLDCO, LLC	\$	1,124.62
			VERTICAL BRIDGE REIT, LLC	\$	828.69
			SWAMP CREEK RENTALS, LLC	\$	342.14
			PNW PARTNERS, LLC	\$	265.45
			JAC CONSULTING LLC	\$	229.11
	3115	2090 - Snohomish City	GALLOWAY, EUGENE & GALLOWAY, DEBORAH	\$	1,257.51
	3116	2190 - Stanwood	TWIN CITY HOLDINGS LLC	\$	1,033.00
3119	1405 - Mill Creek	VERTICAL BRIDGE REIT, LLC	\$	180.29	
3120	0190 - Bothell	RADIATE HOLDCO, LLC	\$	20.97	
Spokane	3200	8320 - Spokane County	VERTICAL BRIDGE REIT, LLC	\$	12.03
	3210	2160 - Spokane City	G&E, LLC	\$	403.18
			EMERY, CYNTHIA M	\$	84.75
			PI TOWER DEVELOPMENT LLC	\$	4.91
3213	0006 - Spokane Valley	PI TOWER DEVELOPMENT LLC	\$	0.42	
Thurston	3403	1660 - Olympia	924 STATE, LLC	\$	6,337.50
			ANDERSON, THOMAS L & ANDERSON, KAREN C	\$	360.24
			PI TOWER DEVELOPMENT LLC	\$	4.58
	3407	2650 - Yelm	RADIATE HOLDCO, LLC	\$	68.89
Walla Walla	3600	8360 - Walla Walla County	VERTICAL BRIDGE REIT, LLC	\$	99.56
			PI TOWER DEVELOPMENT LLC	\$	2.46
Whatcom	3700	8370 - Whatcom County	VERTICAL BRIDGE REIT, LLC	\$	260.99
			LAUREL BOYS, LLC	\$	140.62
			MY GARAGE AT BIRCH BAY	\$	43.00
			PI TOWER DEVELOPMENT LLC	\$	2.11
	3701	0130 - Bellingham	CORIX (WASHINGTON) HOLDINGS 2 INC	\$	18,285.00
			CORIX (WASHINGTON) HOLDINGS 1 INC	\$	18,285.00
Yakima	3900	8390 - Yakima County	VERTICAL BRIDGE REIT, LLC	\$	103.31
			PI TOWER DEVELOPMENT LLC	\$	2.46
			3907	2050 - Selah	PI TOWER DEVELOPMENT LLC
	3913	2630 - Yakima City	VERTICAL BRIDGE REIT, LLC	\$	648.18
			PI TOWER DEVELOPMENT LLC	\$	14.74

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.) This return must be fully and accurately completed.

1 TRANSFEROR (Attach a list for multiple transferors including percentage sold)
Name PI Tower Development LLC
Street 6210 Ardrey Kell Rd, Suite 450
City Charlotte State NC Zip 20277
Tax Registration Number
Federal Identifier Number
Percent of Entity Ownership Sold 100.0000 %
AFFIDAVIT
I certify under penalty of perjury under the laws of the state of Washington that the information on this column is true and correct.
Signature of Transferor/Agent [Signature]
Name (print) Julia Scambray
Date & Place of Signing 11/17/22
Telephone Number

2 TRANSFEREE (Attach a list for multiple transferees including percentage bought)
Name RANGER ACQUISITION SUB LLC
Street 11101 ANDERSON DR STE 200,
City Little Rock State AR Zip 72212
Tax Registration Number
Federal Identifier Number
Percent of Entity Ownership Purchased 100.0000 %
AFFIDAVIT
I certify under penalty of perjury under the laws of the state of Washington that the information on this column is true and correct.
Signature of Transferee/Agent [Signature]
Name (print) Julia Scambray
Date & Place of Signing 11/17/22
Telephone Number

3 Name and address of entity whose ownership was transferred. (Attach a list for multiple entities)
Name PI Tower Development LLC
Street 6210 Ardrey Kell Rd, Suite 450
City Charlotte State NC Zip 20277
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. *See attached Addendum I

5 Local REET Tax Calculation *See attached Addendum III
Table with columns: A. Location, B. Local City/County Tax Rate, C. County Tax Parcel No., D. True & Fair Value, E. Local City/County Tax
Totals: \$0.00

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 [X] No

State REET Tax Calculation
Total True & Fair Value \$ 0.00 See Attached Addendum III
Excise Tax: State
Less than \$525,000.01 at 1.1% \$ 0.00
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 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 11/03/2022 *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
Table with 2 columns: Description, Amount
State REET Tax (from Section 6)..... \$132,037.71
Local REET Tax (from Section 5).... \$21,300.47
Total REET Tax..... \$153,338.18
Delinquent Interest..... \$0.00
Delinquent Penalty..... \$0.00
TOTAL DUE \$153,338.18

Please See Information on Reverse

12/15/2022 05:14

**Addendum No. 1 to Real Estate Excise Tax Affidavit and Controlling Interest Transfer Return for
The Ranger Transaction on November 3, 2022**

Site No.	Entity	EIN	Site Name	Street Address
PIWA044	PI Tower Development LLC		WA-Hooper-Hooper	857 S. Beckley Rd. Hooper, WA 99371
PIWA006	PI Tower LLC		WA-Richland-Richland Residential	1651 Terminal Dr. Richland, WA 99352
PIWA007	PI Tower Development LLC		WA-West Richland-West Richland	5450 Astoria Rd West Richland, WA 99353
PIWA026	PI Tower Development LLC		WA-Kennewick-Creekstone	4407 West 24th St. Kennewick, WA 99338
PIWA070	PI Tower Development LLC		WA-Kennewick-Columbia Park	1031 W. Columbia Drive Kennewick, WA 99336
PIWA475	PI Telecom Infrastructure LLC		WA-Yakima-Yakima McAllister Airport	1120 Bennett Ave. Prosser, WA 99350
PIWA005	PI Tower Development LLC		WA-Camas-Prune Hill	2829 NW 18th Ave Camas, WA 98607
PIWA027	PI Tower Development LLC		WA-Battle Ground-Lewisville	28315 NE 122nd Ave Battle Ground, WA 98604
PIWA034	PI Tower Development LLC		WA-Vancouver-4th and Z	2410 Grand Blvd. Vancouver, WA. 98661 Vancouver, WA 98661
PIWA035	PI Tower Development LLC		WA-Pasco-Columbia Basin College	2600 North 20th Ave. Pasco, WA 99301
PIWA010	PI Tower LLC		WA-Coulee City-Coulee	10835 NE Road 36 Coulee City, WA 99115
PIWA037	PI Tower Development LLC		WA-Moses Lake-Pelican	600 Yakima Ave Moses Lake, WA 98837

PIWA012	PI Tower Development LLC		WA-Aberdeen-Wishkah	130 East Wishkah Rd. Aberdeen, WA 98520
PIWA016	PI Tower Development LLC		WA-Gray Gables-Gables	33 Grass Creek Rd Gray Gables, WA 98550
PIWA020	PI Tower Development LLC		WA-McCleary-McCleary	500 East Mommsen Rd McCleary, WA 98557
PIWA521	PARALLEL TOWERS III LLC			860 Elk Springs Road, Ellensburg, WA 98926
PIWA011	PI Telecom Infrastructure LLC		WA-Almira-North Almira	38562 Old Coulee Road Almira, WA 99103
PIWA031	PI Tower Development LLC		WA-Wilbur-Wilbur	300 SE County Rd. Wilbur, WA 99185
PIWA053	PI Tower Development LLC		WA-Lamona-Lamona	7609 Duck Lake-Lamona Rd, Lamona, WA 99144
PIWA040	PI Tower Development LLC		WA-Okanogan-Loup Loup Ski	Sec. 2, T. 33 N., R. 23 E. (Little Buck Mtn.) Okanogan, WA 98856
PIWA001	PI Tower LLC		WA-Hamilton-Hamilton	7575 Scott Paper Road SW Hamilton, WA 98255
PIWA018	PI Tower Development LLC		WA-Marblemount-Marblemount	7089 Powerline Road Marblemount, WA 98267
PIWA002	PI Tower Development LLC		WA-Spokane-Assumption	9023 N Indian Trail Rd Spokane, WA 99208
PIWA398	PARALLEL TOWERS III LLC		WA-Spokane Valley-Greenacres	3324 North Tschirley Road Spokane Valley, WA 99216
PIWA038	PI Tower Development LLC		WA-Olympia-Moxie	720 - 11th Ave. SE Olympia, WA 98501
PIWA036	PI Tower Development LLC		WA-Prescott-Hermosa	10495 W Hwy 124 Prescott, WA 99348
PIWA056	PI Tower Development LLC		WA-Bellingham-South Lookout	2539 Lake Louise Rd, Bellingham, WA 98229
PIWA017	PI Tower Development LLC		WA-Yakima-Yakima CC	1100 S 16th Ave Yakima, WA 98902
PIWA069	PI Tower Development LLC		WA-Selah-Selah DT	229 E. Naches Ave. Selah, WA 98942

PIWA075	PARALLEL TOWERS III LLC		WA-Yakima-Yakima McAllister Airport	1805 S. 24th Ave. Yakima, WA 98902
PIWA482	PARALLEL TOWERS III LLC		WA-Yakima-Yakima Summitview	4106 Summitview Ave. Yakima, WA 98908
PIWA013	PI Tower Development LLC		WA-Yakima- Harwood	10138 Occidental Rd Yakima, WA 98903

Addendum III

Section 5: Local REET Tax Calculation

City	County	Tax Rate	Cell Tower Owner	County Tax Parcel No.	Value	Local Tax
Hooper	Adams	0.25%	PI Tower Development LLC	2538170000001	225,000.00	562.50
Richland	Benton	0.25%	PI Tower LLC	30PF30900000000	14,280.00	35.70
West Richland	Benton	0.25%	PI Tower Development LLC	30PF30900100000	15,420.00	38.55
Kennewick	Benton	0.25%	PI Tower Development LLC	30PF30900200000	14,460.00	36.15
Kennewick	Benton	0.25%	PI Tower Development LLC	136993011779001	225,000.00	562.50
Prosser	Benton	0.25%	PI Telecom Infrastructure LLC	702844000003011	225,000.00	562.50
Camas	Clark	0.50%	PI Tower Development LLC	124979000	225,000.00	1,125.00
Battle Ground	Clark	0.50%	PI Tower Development LLC	224297000	225,000.00	1,125.00
Vancouver	Clark	0.50%	PI Tower Development LLC	29835000	225,000.00	1,125.00
Pasco	Franklin	0.50%	PI Tower Development LLC	119170013	225,000.00	1,125.00
Coulee City	Grant	0.50%	PI Tower LLC	4830394	62,290.00	311.45
Moses Lake	Grant	0.50%	PI Tower Development LLC	4831235	17,590.00	87.95
Aberdeen	Grays Harbor	0.25%	PI Tower Development LLC	C063133	198,273.00	495.68
Gray Gables	Grays Harbor	0.25%	PI Tower Development LLC	C063134	220,285.00	550.71
McCleary	Grays Harbor	0.25%	PI Tower Development LLC	C063272	147,843.00	369.61
Ellensburg	Kittitas	0.50%	PARALLEL TOWERS III LLC	129234	225,000.00	1,125.00
Almira	Lincoln	0.25%	PI Telecom Infrastructure LLC	4237723	103,015.00	257.54
Wilbur	Lincoln	0.25%	PI Tower Development LLC	4387723	23,750.00	59.38
Lamona	Lincoln	0.25%	PI Tower Development LLC	2234025500030	225,000.00	562.50
Okanogan	Okanogan	0.25%	PI Tower Development LLC	3323029635	225,000.00	562.50
Hamilton	Skagit	0.50%	PI Tower LLC	P41030	225,000.00	1,125.00
Marblemount	Skagit	0.50%	PI Tower Development LLC	P45149	225,000.00	1,125.00
Spokane	Spokane	0.50%	PI Tower Development LLC	26225.0156	225,000.00	1,125.00
Spokane Valley	Spokane	0.50%	PARALLEL TOWERS III LLC	00.034943	19,008.00	95.04
Olympia	Thurston	0.50%	PI Tower Development LLC	78205400102	208,219.00	1,041.10

Prescott	Walla Walla	0.25%	PI Tower Development LLC	330905110002	225,000.00	562.50
Bellingham	Whatcomb	0.50%	PI Tower Development LLC	188753	96,824.00	484.12
Yakima	Yakima	0.50%	PI Tower Development LLC	181325-23010	225,000.00	1,125.00
Selah	Yakima	0.25%	PI Tower Development LLC	181436-32057	225,000.00	562.50
Yakima	Yakima	0.50%	PARALLEL TOWERS III LLC	181335-13016	225,000.00	1,125.00
Yakima	Yakima	0.50%	PARALLEL TOWERS III LLC	181322-31006	225,000.00	1,125.00
Yakima	Yakima					
Yakima	County	0.50%	PI Tower Development LLC	171201-22001	225,000.00	1,125.00
					5,416,257.00	21,300.47

Section 6: State REET Tax Calculation

Equal to or less than 500,000	500,000.00	5,500.00
500,000.01 - 1,500,000	1,000,000.00	12,800.00
1,500,000.01 to 3,000,000	1,500,000.00	41,250.00
Above 3,000,000.01	2,416,257.00	72,487.71
Totals	5,416,257.00	132,037.71

Section 7: Tax Computation

Local Real Estate Excise Tax	21,300.47
State Real Estate Excise Tax	132,037.71
Total Real Estate Excise Tax	153,338.18

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.

1 SELLER GRANTOR	Name <u>Wade C. Canning</u>	2 BUYER GRANTEE	Name <u>Jerri Canning</u>
	SEE ATTACHED EXHIBIT A		SEE ATTACHED EXHIBIT A
	Mailing Address <u>814 20th Ave</u>		Mailing Address <u>814 20th Ave</u>
	City/State/Zip <u>Clarkston, WA 99403</u>		City/State/Zip <u>Clarkston, WA 99403</u>
Phone No. (including area code) [REDACTED]	Phone No. (including area code) [REDACTED]		
Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers - check box if personal property	
Name _____		List assessed value(s)	
Mailing Address _____		1-004-04-005-0000-0000 <input type="checkbox"/>	
City/State/Zip _____		<input type="checkbox"/>	
Phone No. (including area code) _____		<input type="checkbox"/>	
		<input type="checkbox"/>	
		<input type="checkbox"/>	
		354,900.00	
		0.00	
		0.00	
		0.00	

Street address of property: 814 20th Ave Clarkston, WA 99403

This property is located in Clarkston

Check box if any of the listed parcels are being segregated from another parcel, are part of a boundary line adjustment or parcels being merged.

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

LOT 5 IN BLOCK "K" OF VINELAND SEE ATTACHED EXHIBIT A

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)? YES NO

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 YES NO

Is this property designated as forest land per chapter 84.33 RCW? YES NO

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

Is this property receiving special valuation as historical property per chapter 84.26 RCW? YES NO

If any answers are yes, complete as instructed below.

(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE)
NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information.

This land does does not qualify for continuance.

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) 458-61A-201(6)(c)(7)(b)(3)

Reason for exemption _____

Exempt, no consideration GIFT. See Gift Supp attached.

Type of Document QUIT CLAIM DEED

Date of Document 7/13/2020

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%	0.00
Agricultural and timberland at 1.28%	0.00
Total Excise Tax: State \$	0.00
<u>0.0025</u> 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

PAID
OCT 29 2020

ASOTIN COUNTY TREASURER

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 Wade C. Canning
Name (print) Wade C. Canning
Date & city of signing 10-23-2020 dk.

Signature of Grantee or Grantee's Agent Jerri Canning
Name (print) Jerri Canning
Date & city of signing 10-21-2020 Clarkston

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.30.020(1C)).

Indecomm Holdings cks# [REDACTED]

REAL ESTATE EXCISE TAX AFFIDAVIT

EXHIBIT A

GRANTOR(s): Wade C. Canning and Jerri Canning, Husband and Wife,
and Ryan T. Canning and Sherry L. Canning, Husband and Wife

GRANTEE(s): Wade C. Canning and Jerri Canning, Husband and Wife,
Joint Tenants with Right of Survivorship

FULL LEGAL:

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

**LOT 5 IN BLOCK "K" OF VINELAND ACCORDING TO THE OFFICIAL
PLAT THEREOF, FILED IN BOOK A OF PLATS AT PAGE(S) 29,
RECORDS OF ASOTIN COUNTY, WASHINGTON.**

Parcel ID: 1-004-04-005-0000-0000

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.

1 SELLER GRANTOR	Name	NATHAN O. HODAS A/K/A NATHAN OKEN HODAS, AN UNMARRIED PERSON	2 BUYER GRANTEE	Name	NATHAN O. HODAS, AN UNMARRIED PERSON, AND DRAGUNA LISANDRA VRABIE, AN UNMARRIED PERSON
	Mailing Address	2100 Artemis Rdg		Mailing Address	2100 Artemis Rdg
	City/State/Zip	West Richland, WA 99353		City/State/Zip	West Richland, WA 99353
	Phone No. (including area code)			Phone No. (including area code)	
3	Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee NATHAN O. HODAS, AN UNMARRIED PERSON, AND DRAGUNA LISANDRA VRABIE, AN UNMARRIED PERSON	List all real and personal property tax parcel account numbers - check box if personal property		List assessed value(s)	
Name		1-0898-102-0096-000	<input type="checkbox"/>	\$650,000.00	
Mailing Address			<input type="checkbox"/>		
City/State/Zip			<input type="checkbox"/>		
Phone No. (including area code)			<input type="checkbox"/>		

4 Street address of property: 2100 Artemis Rdg, West Richland, WA 99353
This property is located in Benton County

Check box if any of the listed parcels are being segregated from another parcel, are part of a boundary line adjustment or parcels being merged.

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

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)? YES NO

Is this property predominantly used for timber (as classified under RCW 84.34 and 84.35) or agriculture (as classified under RCW 84.34.020)? See ETA 3215 YES NO

6 YES NO

Is this property designated as forest land per chapter 84.33 RCW? YES NO

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

Is this property receiving special valuation as historical property per chapter 84.26 RCW? YES NO

If any answers are yes, complete as instructed below.

(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE)
NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information.

This land does does not qualify for continuance.

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 §458-61A-201 (b)(4)
Reason for exemption
as a gift transfer where the grantor/grantee always share payments, no other consideration given.

Type of Document QUITCLAIM DEED
Date of Document 7/20/20

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% \$	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% \$	0.00
Agricultural and timberland at 1.28% \$	0.00
Total Excise Tax: State \$	0.00
Local \$	0.0025
*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 Grantor's Agent  Signature of Grantee or Grantee's Agent 

Name (print) Patrick Burns Name (print) Patrick Burns

Date & city of signing 07/27/2020 Plano TX Date & city of signing 07/27/2020 Plano TX

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)).

154114 - \$10.00 - DG - 10/05/2020 - Benton County

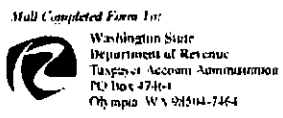
EXHIBIT A

The following described real property situate in the County of Benton, State of Washington:

Lot 96, Willamette Heights, Section 8, Township 9 North, Range 28 East, W.M., Benton County, Washington.

Assessor's Property Tax Parcel Account Number(s): 1-0898-102-0096-000

Property known as: 2100 Artemis Ridge, West Richland, WA 99353



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>Vertical Bridge Holdings, LLC</u> See attached schedule for 2nd transferor Street <u>750 Park of Commerce Drive, Suite 200</u> City <u>Boca Raton</u> State <u>FL</u> Zip <u>33487</u> Tax Registration Number <u>--</u> Federal Identifier Number <u>[REDACTED]</u> Percent of Entity Ownership Sold <u>63.5490</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>Michael Roman</u> Date & Place of Signing <u>11/29/21 Boca Raton, FL</u> Telephone Number <u>[REDACTED]</u></p>	<p>2 TRANSFEREE (Attach a list for multiple transferees including percentage bought) Name <u>Trident Acquisition, LP</u> Street <u>750 Park of Commerce Drive, Suite 200</u> City <u>Boca Raton</u> State <u>FL</u> Zip <u>33487</u> Tax Registration Number <u>--</u> Federal Identifier Number <u>[REDACTED]</u> Percent of Entity Ownership Purchased <u>63.5490</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>Maarten Parksen</u> Date & Place of Signing <u>12/13/21 Boca Raton, FL</u> Telephone Number <u>[REDACTED]</u></p>
--	---

<p>3 Name and address of entity whose ownership was transferred. (Attach a list for multiple entities) Name <u>Vertical Bridge REIT, LLC</u> Street <u>750 Park of Commerce Drive, Suite 200</u> City <u>Boca Raton</u> State <u>FL</u> Zip <u>33487</u> 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
Select Location		See attached schedule		\$0.00
Select Location				\$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			\$3,878,170.49	\$17,910.15

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>\$3,878,170.49</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>\$26,345.11</u>
Agricultural and timberland at 1.28% \$	<u>\$0</u>
Total Excise Tax - State \$	<u>\$85,895.11</u>

7 TAX COMPUTATION:

Date of Transfer 10/13/2021 *If an 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;">\$85,895.11</td> </tr> <tr> <td>Local REET Tax (from Section 5)</td> <td style="text-align: right;">\$17,910.15</td> </tr> <tr> <td>Total REET Tax</td> <td style="text-align: right;">\$103,805.26</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;">\$103,805.26</td> </tr> </table>	State REET Tax (from Section 6)	\$85,895.11	Local REET Tax (from Section 5)	\$17,910.15	Total REET Tax	\$103,805.26	Delinquent Interest	\$0.00	Delinquent Penalty	\$0.00	TOTAL DUE	\$103,805.26
State REET Tax (from Section 6)	\$85,895.11												
Local REET Tax (from Section 5)	\$17,910.15												
Total REET Tax	\$103,805.26												
Delinquent Interest	\$0.00												
Delinquent Penalty	\$0.00												
TOTAL DUE	\$103,805.26												

Please See Information on Reverse

11/14/2021 08887

Attachment to Form 84-0001B

Section 1 Transferor

Name of Transferor Emerald Rollover Entity, LLC
 Address of Transferor 750 Park of Commerce Drive, Suite 200, Boca Raton, FL 33487
 Transferor's FEIN [REDACTED]

Section 5 Local REET Tax Calculation

A	Local City/County Tax Rate	B	C	D	
Location		County Tax Parcel No.	True & Fair Value*	Local/County Tax	Interest Type
Yakima	0.005	9127010024	\$0.00	\$0.00	Leased
Yakima	0.005	181322-24487	\$68,394.04	\$341.97	Leased
Yakima	0.005	181322-24492	See above	\$0.00	Leased
Yakima	0.005	181322-24524	See above	\$0.00	Leased
Yakima	0.005	181326-42446	\$68,394.04	\$341.97	Leased
Yakima	0.005	211131-13403	\$0.00	\$0.00	Leased
Grant	0.005	151198001	\$0.00	\$0.00	Leased
Whitman	0.0025	200004415183902	\$23,100.00	\$57.75	Owned
Walla Walla	0.005	37-08-13-41-0005	\$0.00	\$0.00	Leased
Adams	0.0025	1529030715705	\$46,000.00	\$115.00	Easement
Adams	0.0025	2936310221056	\$13,935.00	\$34.84	Easement
Adams	0.0025	2533030110001	\$85,900.00	\$214.75	Easement
Benton	0.0025	1-3198-400-0001-000	\$18,750.00	\$46.88	Easement
Benton	0.005	112881000007001	\$346,920.00	\$1,734.60	Easement
Benton	0.005	1-1508-400-0002-000 PTN	\$84,424.30	\$422.12	Leased
Benton	0.005	112844000000000	\$78,242.51	\$391.21	Leased
Benton	0.005	113841000002000	See above	\$0.00	Leased
Benton	0.005	111954000003000	\$7,830.00	\$39.15	Easement
Benton	0.005	133991010214003	\$72,318.53	\$361.59	Leased
Yakima	0.005	181313-24422	\$642,400.00	\$3,212.00	Easement
Yakima	0.005	201105-41001	\$86,631.67	\$433.16	Leased
Yakima	0.005	211022-32401	\$84,707.05	\$423.54	Leased
Yakima	0.005	211022-32430	See above	\$0.00	Leased
Benton	0.005	119943000004000	\$94,320.41	\$471.60	Leased
Yakima	0.005	231018-31001	\$86,313.34	\$431.57	Leased
Kittitas	0.0025	15-20-19030-0003	\$119,789.46	\$299.47	Leased
Kittitas	0.0025	16-19-10040-0001 (284433)	\$89,177.63	\$222.94	Leased
Yakima	0.0025	181301-21001	\$100,040.48	\$250.10	Leased
Yakima	0.0025	191228-11001	\$86,358.12	\$215.90	Leased
Pierce	0.0025	041626-300-0	\$0.00	\$0.00	Leased
Spokane	0.005	35201.0111	\$374,020.00	\$1,870.10	Easement
Spokane	0.0025	54143.9019	\$0.00	\$0.00	Leased
Spokane	0.005	44075-9005	\$12,902.27	\$64.51	Leased
Spokane	0.005	45334.9124	\$74,920.00	\$374.60	Owned
Pierce	0.005	320113057	\$200,800.00	\$1,004.00	Owned
Pierce	0.005	320113071	See above	\$0.00	Owned
Pierce	0.005	320113056	See above	\$0.00	Owned
Kittitas	0.0025	20-12-02000-0001 Acc1 955209	\$0.00	\$0.00	Leased
Benton	0.005	114984020566003	\$416.64	\$2.08	Leased
Franklin	0.005	112-530-066	\$416.64	\$2.08	Leased
Benton	0.005	117790000000000	\$416.64	\$2.08	Leased
Walla Walla	0.0025	31-07-14-21-0003	\$0.00	\$0.00	Leased
Yakima	0.005	171335-34002	\$0.00	\$0.00	Leased
Yakima	0.005	191324-41405	\$0.00	\$0.00	Leased
Wenatchee	0.005	25658	\$41,015.00	\$205.08	Owned
Douglas	0.005	23-21-16-30003	\$85,283.16	\$426.42	Leased
Grant	0.005	R 31-2709-001	\$52,575.00	\$262.88	Owned
Grant	0.005	R 31-2709-001	\$52,575.00	\$262.88	Owned
Grant	0.005	19-0533-000	\$4,860.00	\$24.30	Easement
Grant	0.005	19-0534-000	See above	\$0.00	Easement
Grant	0.005	181467001	\$80,252.56	\$401.26	Leased
Grays Harbor	0.0025	14600900100	\$9,230.00	\$23.08	Easement
Grays Harbor	0.0025	14600901800	See above	\$0.00	Easement
Grays Harbor	0.0025	170830200040	\$1.00	\$0.00	Leased

Kititas	0.005	593333	\$0.00	\$0.00	Leased
Yakima	0.005	191301-33001	\$26,000.00	\$130.00	Easement
Benton	0.005	1-0814-100-0000-000	\$0.00	\$0.00	Leased
Benton	0.005	116803000001000	\$58,890.00	\$294.45	Owned
Chelan	0.005	222023430055	\$0.00	\$0.00	Leased
Chelan	0.0025	231911110050	\$0.00	\$0.00	Leased
Chelan	0.005	232033110075	\$92,800.00	\$464.00	Owned
Grant	0.005	15-1230-001	\$42,500.00	\$212.50	Owned
Douglas	0.005	40200004303	\$153,900.00	\$769.50	Owned
Benton	0.005	116803000001000	\$58,890.00	\$294.45	Owned
Benton	0.005	116803000001000	\$58,760.00	\$293.80	Owned
Chelan	0.005	232033110075	\$92,800.00	\$464.00	Owned
Kititas	0.005	21 19 24 000 000	\$0.00	\$0.00	Leased
Garfield	0.0025	2-013-40-017-1000	\$0.00	\$0.00	Leased
Kitsap	0.005	152401-4-021-2007	\$0.00	\$0.00	Leased
Lewis	0.005	033543-002-000-TCA 550F	\$0.00	\$0.00	Leased
Lewis	0.005	033113-000-000-TCA 550	See above	\$0.00	Leased
Whatcom	0.005	400628 465325 0000	\$0.00	\$0.00	Leased
Snohomish	0.005	28053100102500	\$0.00	\$0.00	Leased
Pierce	0.005	0419114006 Parcel 5335	\$0.00	\$0.00	Leased
Island	0.005	R13435-157-2900	\$0.00	\$0.00	Leased
Lewis	0.005	388931011033	\$0.00	\$0.00	Leased
Snohomish	0.005	29073300200700	\$0.00	\$0.00	Leased
Kitsap	0.005	192307-2-032-2004	\$0.00	\$0.00	Leased
King	0.005	242504-9104-7800	\$0.00	\$0.00	Leased
Total			\$3,878,170.49	\$17,910.15	

Section 6 State REET Tax Calculation

Threshold	Amount Within threshold amount	State Rate	Tax
0-500,000	\$500,000.00	1.10%	\$5,500.00
500,000.01-1,500,000	\$1,000,000.00	1.28%	\$12,800.00
1,500,000.01-3,000,000	\$1,500,000.00	2.75%	\$41,250.00
3,000,000.01 and above	\$878,170.49	3.00%	\$26,345.11
Total	\$3,878,170.49		\$85,895.11

State REET Tax (from Section 6)	\$85,895.11
Local REET Tax (from Section 5)	\$17,910.15
Total REET Tax	\$103,805.26
Delinquent Interest	\$0.00
Delinquent Penalty	\$0.00
Total Due	\$103,805.26

Footnotes:

*For leased sites, we report the value of the leasehold improvements at the sites pursuant to Wash. Admin. Code 458-61A-106(1)(b) The acquired entity did not own any leasehold improvements at the leased sites reporting \$0 value.

PLEASE TYPE OR PRINT

CHAPTER 82.45 RCW - CHAPTER 458-61A WAC

when stamped by cashier.

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

(See back of last page for instructions)

Check box if partial sale of property

If multiple owners, list percentage of ownership next to

SELLER GRANTOR	Name <u>Wapiti North LLC., a Washington limited liability Company</u>	BUYER GRANTEE	Name <u>Tyler J. Eldred and Ashley N. Eldred, husband and wife</u>
	Mailing Address <u>147 Easy Way, Suite 104</u>		Mailing Address <u>147 Easy Way, Suite 104</u>
	City/State/Zip <u>Wenatchee, Wa 98801</u>		City/State/Zip <u>Wenatchee, WA 98801</u>
	Phone No. (including area code) _____		Phone No. (including area code) <u>509-699-3061</u>
Send all property tax correspondence to: <input type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers - check box if personal property	List assessed value(s)
Name _____		<u>23 20 20 860 407</u> <input type="checkbox"/>	<u>\$348,395.00</u>
Mailing Address _____		<input type="checkbox"/>	_____
City/State/Zip _____		<input type="checkbox"/>	_____
Phone No. (including area code) _____		<input type="checkbox"/>	_____

Street address of property: 143 Starlight Ave Wenatchee, WA 98801

This property is located in Chelan County

Check box if any of the listed parcels are being segregated from another parcel, are part of a boundary line adjustment or parcels being merged.

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

Lot 1, as delineated on Bellflower Short Plat No. 2018-402, Chelan County, Washington, recorded June 20, 2019, in Book SP-28, of Short Plats, Pages 58 to 60.

Select Land Use Codet(s):

Select Land Use Codes 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 chapters 84.36, 84.37 or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)?

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 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

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) 458-101A-201(B3)

Reason for exemption

Gift without consideration

Type of Document Quit Claim Deed

Date of Document 2-10-2020

Gross Selling Price \$	\$0.00
*Personal Property (deduct) \$	
Exemption Claimed (deduct) \$	
Taxable Selling Price \$	\$0.00
Excise Tax : State \$	\$0.00
<input type="checkbox"/> Local \$	\$0.00
*Delinquent Interest: State \$	
Local \$	
*Delinquent Penalty \$	
Subtotal \$	\$0.00
*State Technology Fee \$	<u>5.00</u> 0.000
*Affidavit Processing Fee \$	<u>5.00</u>
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

Name (print)

Date & city of signing:

Signature of

Grantee or Grantee's Agent

Name (print)

Date & city of signing:

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

Entity	<i>Cashmere Riverview LLC</i>
Transfer Type	Controlling Interest
Date of Sale/Transfer	Dec-01-2022

Parcel Number	Location Code	Taxable Amount	State Tax	Local Tax
231904815025	0401-Cashmere	43,650.00	480.15	109.13
231904815020	0401-Cashmere	121,250.00	1,333.75	303.13
231904815015	0401-Cashmere	121,250.00	1,333.75	303.13
231904815010	0401-Cashmere	198,850.00	2,187.35	497.13



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 transfers including percentage sold) Name <u>Radiate Holdco, LLC</u></p> <p>Street <u>650 College Road East, Suite 3100</u> City <u>Princeton</u> State <u>NJ</u> Zip <u>08540</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>Michael O'Day</u> Date & Place of Signing <u>1/17/2022</u> Telephone Number <u>[REDACTED]</u></p>	<p>2 TRANSFEREE (Attach a list for multiple transferees including percentage bought) Name <u>Stonspeak Tiger Holdings I, LLC and minority owners</u></p> <p>Street <u>650 College Road East, Suite 3100</u> City <u>Princeton</u> State <u>NJ</u> Zip <u>08540</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>Michael O'Day</u> Date & Place of Signing <u>1/17/2022</u> Telephone Number <u>[REDACTED]</u></p>
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<p>3 Name and address of entity whose ownership was transferred. (Attach a list for multiple entities) Name <u>Radiate Holdco, LLC</u></p> <p>Street <u>650 College Road East, Suite 3100</u> City <u>Princeton</u> State <u>NJ</u> Zip <u>08540</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 checked="" type="checkbox"/> Partnership</p> <p><input type="checkbox"/> Trust</p> <p><input type="checkbox"/> Limited Liability Company</p>
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4 Attach a list of names, addresses, and relationships of all entities affected by this transfer. See attachment

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 attachment	\$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
Select Location			\$0.00	\$0.00
Totals			\$0.00	\$0.00

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 predominant use calculator (see instructions). No Yes

State REET Tax Calculation

Total True & Fair Value \$	0.00	See attachment
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 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 08/19/2021 *If tax exemption is claimed, provide reference to WAC Title and Number below *
(Tick here for a complete list of acceptable exemptions. (Please check an additional line 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)..... \$0.00
	Local REET Tax (from Section 5)..... \$ 0.00
	Total REET Tax..... \$0.00
	Delinquent Interest..... \$0.00
	Delinquent Penalty..... \$0.00
	TOTAL DUE See attachment \$0.00

168,341.68 ✓

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

4 - List of names, addresses, and relationships of all entities affected by this transfer

Name	Street	City	State	Zip	Relationship
Astound Broadband, LLC	650 College Road E, Suite 3100	Princeton	NJ	08540	Subsidiary
Cedar Communications, LLC	650 College Road E, Suite 3100	Princeton	NJ	08540	Subsidiary
OH WDH Holdco, LLC	650 College Road E, Suite 3100	Princeton	NJ	08540	Subsidiary
Sawtooth Technologies, LLC	650 College Road E, Suite 3100	Princeton	NJ	08540	Subsidiary
Seattle's Best Internet, LLC	650 College Road E, Suite 3100	Princeton	NJ	08540	Subsidiary
SNI Networks Canada, ULC	650 College Road E, Suite 3100	Princeton	NJ	08540	Subsidiary
Vanoppen.biz, LLC	650 College Road E, Suite 3100	Princeton	NJ	08540	Subsidiary
Wave Business Solutions, LLC	650 College Road E, Suite 3100	Princeton	NJ	08540	Subsidiary
Wave Data Centers, LLC	650 College Road E, Suite 3100	Princeton	NJ	08540	Subsidiary
Wave Holdco Corporation	650 College Road E, Suite 3100	Princeton	NJ	08540	Subsidiary
Wave Holdco, LLC	650 College Road E, Suite 3100	Princeton	NJ	08540	Subsidiary
Wave Management, LLC	650 College Road E, Suite 3100	Princeton	NJ	08540	Subsidiary
Wave Monitoring, LLC	650 College Road E, Suite 3100	Princeton	NJ	08540	Subsidiary
Wave/Powers Acquisition, LLC	650 College Road E, Suite 3100	Princeton	NJ	08540	Subsidiary
WaveDivision Holdings Corporation	650 College Road E, Suite 3100	Princeton	NJ	08540	Subsidiary
WaveDivision Holdings, LLC	650 College Road E, Suite 3100	Princeton	NJ	08540	Subsidiary
WaveDivision I, LLC	650 College Road E, Suite 3100	Princeton	NJ	08540	Subsidiary
WaveDivision II, LLC	650 College Road E, Suite 3100	Princeton	NJ	08540	Subsidiary
WaveDivision III, LLC	650 College Road E, Suite 3100	Princeton	NJ	08540	Subsidiary
WaveDivision IV, LLC	650 College Road E, Suite 3100	Princeton	NJ	08540	Subsidiary
WaveDivision VII, LLC	650 College Road E, Suite 3100	Princeton	NJ	08540	Subsidiary
WDH Black Rock, LLC	650 College Road E, Suite 3100	Princeton	NJ	08540	Subsidiary
WDH Canada, LLC	650 College Road E, Suite 3100	Princeton	NJ	08540	Subsidiary

02/02/2022

03/04

USE FOR A SALE OF PROPERTIES IN MULTIPLE LOCATION CODES

Use this worksheet to calculate state and local real estate excise tax (REET) per county, when the sale includes parcels in two or more location codes. Include all the parcels within the entire transaction on this worksheet.

Do not use this worksheet if the predominant use for the sale is agriculture or timberland. For assistance in determining predominant use, see ETA 3215.2019 - Graduated Real Estate Excise Tax (REET): Land Classifications & Predominant Use.

Step 1: Calculate the taxable selling price for entire transaction

Gross Selling Price	5,758,238.00
Personal Property (deduct)	0.00
Exemption Claimed (deduct)	0.00
Total Taxable Selling Price (A)	5,758,238.00

Step 2: Calculate the total state REET tax
Amount * Rate = Tax due

	Amount	Rate	Tax Due
Portion of taxable sale price less than \$500,000.01 at 1.1%	500,000.00	0.0110	5,500.00
Portion of taxable sale price from \$500,000.01 to \$1,500,000.00 at 1.28%	1,000,000.00	0.0128	12,800.00
Portion of taxable sale price from \$1,500,000.01 to \$3,000,000.00 at 2.75%	1,500,000.00	0.0275	41,250.00
Portion of taxable sale price above \$3,000,000 at 3.0%	2,758,238.00	0.0300	82,747.14
Total State REET Tax (B)			142,297.14

Step 3: Calculate the state REET tax and local REET tax per parcel

Begin by listing the parcel number and taxable selling price for each. Then fill out the table from left to right for each parcel.

Parcel number	Taxable Selling Price for this Parcel (C)	Percentage of Sale for this Parcel (D) Divide the taxable selling price per parcel by the total taxable selling price C / A	State REET Tax Multiply the total state REET tax by the percentage of sale for this parcel B * D	Location Code	County Where Parcel is Located	Local Rate (E)	Local REET Tax C * E
44680	84,606	1%	2,090.78	0402	Chelan	0.005	423.03
44679	98,139	2%	2,425.20	0402	Chelan	0.005	490.70
22091	99,147	2%	2,450.11	0503	Clallam	0.005	495.74
58442	831,500	14%	20,547.96	0502	Clallam	0.005	4,157.50
61484	384,000	7%	9,489.38	0502	Clallam	0.005	1,920.00
66969	73,940	1%	1,827.20	0500	Clallam	0.005	369.70
682050	241,293	4%	5,962.81	1500	Island	0.005	1,206.47
302402-4-145-2008	959,580	17%	23,713.07	1800	Kitsap	0.005	4,797.90
018224006002	34,700	1%	857.50	2100	Lewis	0.005	173.50
750030403038	500	0%	12.36	2100	Lewis	0.005	2.50
74398	604,100	10%	14,928.47	2905	Skagit	0.005	3,020.50
70830	18,300	0%	457.17	2903	Skagit	0.005	92.50
03082730040600	20,000	0%	494.24	3000	Skamania	0.0025	50.00
00394403101200	221,500	4%	5,473.69	3100	Snohomish	0.005	1,107.50
27062900201500	566,100	10%	13,989.42	3100	Snohomish	0.005	2,830.50
1140003	75,203	1%	1,858.41	3100	Snohomish	0.005	376.02
31041900100400	209,800	4%	5,184.56	3100	Snohomish	0.005	1,049.00
786400000006	65,700	1%	1,623.57	3407	Thurston	0.005	328.50
00449	1,078,660	19%	26,655.76	0804	Cowlitz	0.0025	2,696.65
26661	91,270	2%	2,255.46	1601	Jefferson	0.005	456.35
Total state REET tax			142,297.14			Total local REET tax	26,044.54

Step 4: Calculate the state REET tax and local REET tax per county

Submit one affidavit per county using the state and local amounts determined below. Enter these amounts in section 7 of the affidavits.

USE FOR A SALE OF PROPERTIES IN MULTIPLE LOCATION CODES

County Name	State REET		Local REET	
	Add the state REET amounts from the state REET tax column above for all the locations within the county		Add the local REET amounts from the local REET tax column above for all the locations within the county	
Chelan		4,515.98		913.73
Clallam		34,314.66		6,942.94
Island		5,962.81		1,206.47
Kitsap		23,713.07		4,797.90
Lewis		869.86		176.00
Skagit		15,385.64		3,113.00
Skamania		494.24		50.00
Snohomish		26,506.08		5,363.02
Thurston		1,623.57		328.50
Cowlitz		26,655.76		2,696.65
Jefferson		2,255.46		456.35
Total State REET Tax		142,297.14	Total Local REET Tax	26,044.54

For tax assistance, contact your local County Treasurer/Recorder or visit <http://dor.wa.gov> or call 360-534-1503. To request this document in an alternate format, please call 360-705-6705. Teletype (TTY) users may use the Washington Relay Service by calling 711.

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REAL ESTATE EXCISE TAX AFFIDAVIT

CHAPTER 82.45 RCW - CHAPTER 458-61A WAC

This form is your receipt when stamped by cashier.

PLEASE TYPE OR PRINT

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

(See back of last page for instructions)

Check box if partial sale, indicate % sold.

List percentage of ownership acquired next to each name.

SELLER GRANTOR	1 Name <u>Thomas D. Smiley, an unmarried man and Zenaida Wirkkala, an unmarried woman.</u>	BUYER GRANTEE	2 Name <u>Thomas D. Smiley, an unmarried man.</u>
	Mailing Address <u>c/o Jesse D. Conway 1014 Franklin St.</u>		Mailing Address <u>c/o Jesse D. Conway, 1014 Franklin St.</u>
	City/State/Zip <u>Vancouver, WA 98660</u>		City/State/Zip <u>Vancouver, WA 98660</u>
	Phone No. (including area code) _____		Phone No. (including area code) _____

3 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

986041273	<input type="checkbox"/>	List assessed value(s) 415,210.00
_____	<input type="checkbox"/>	_____
_____	<input type="checkbox"/>	_____
_____	<input type="checkbox"/>	_____

4 Street address of property: 16519 NE 90th Circle, Vancouver, WA 98662

This property is located in Select Location

Check box if any of the listed parcels are being segregated from another parcel, are part of a boundary line adjustment or parcels being merged.

Legal description of property (if more space is needed, you may attach a separate sheet to each page of the affidavit)
LOT 15, HOCKINSON PARK ESTATES PHASE 1 & 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 311, OF PLATS, 896, PAGE RECORDS OF CLARK COUNTY, WASHINGTON.

5 Select Land Use Code(s):
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 chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)?

YES NO

6

Is this property designated as forest land per chapter 84.33 RCW? YES NO

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

If claiming an exemption, list WAC number and reason for exemption:
WAC No. (Section/Subsection) WAC 458-61A-204(2)
Reason for exemption To resolve a partition action.

Type of Document Quit Claim Deed
Date of Document 1/16/20

Gross Selling Price \$	_____	0.00
*Personal Property (deduct) \$	_____	
Exemption Claimed (deduct) \$	_____	
Taxable Selling Price \$	_____	0.00
Excise Tax : State \$	_____	0.00
0.0000 Local \$	_____	0.00
*Delinquent Interest: State \$	_____	
Local \$	_____	
*Delinquent Penalty \$	_____	
Subtotal \$	_____	0.00
*State Technology Fee \$	_____	5.00
*Affidavit Processing Fee \$	_____	0.00
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 Zenaida Wirkkala Signature of Grantee or Grantee's Agent Thomas D. Smiley

Name (print) Zenaida Wirkkala Name (print) _____

Date & city of signing: 1.16.20 Vancouver Date & city of signing: _____

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

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>IDEX Corporation</u></p> <hr/> <p>Street <u>3100 Sanders Road, Suite 301</u></p> <p>City <u>Northbrook</u> State <u>IL</u> Zip <u>60062</u></p> <p>Tax Registration Number <u>--</u></p> <p>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>[Signature]</u></p> <p>Name (print) <u>Jenna Myszak</u></p> <p>Date & Place of Signing <u>02/28/24, Chicago, IL</u></p> <p>Telephone Number <u>[REDACTED]</u></p>	<p>2 TRANSFEREE (Attach a list for multiple transferees including percentage bought)</p> <p>Name <u>Fluid Control II Inc.</u></p> <hr/> <p>Street <u>4001 Kennett Pike, Suite 302</u></p> <p>City <u>Wilmington</u> State <u>DE</u> Zip <u>19807</u></p> <p>Tax Registration Number <u>--</u></p> <p>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>[Signature]</u></p> <p>Name (print) <u>Roberto Zecchi</u></p> <p>Date & Place of Signing <u>02/29/24, Trivolzio (PV), Italy</u></p> <p>Telephone Number <u>[REDACTED]</u></p>
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<p>3 Name and address of entity whose ownership was transferred. (Attach a list for multiple entities)</p> <p>Name <u>Micropump, Inc.</u></p> <hr/> <p>Street <u>1402 NE 136th Ave</u></p> <p>City <u>Vancouver</u> State <u>WA</u> Zip <u>98684</u></p> <p>Tax Registration Number <u>[REDACTED]</u></p> <p>Federal Identifier Number <u>[REDACTED]</u></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>
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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
0605 - Vancouver <input type="checkbox"/>	0.0050	16475800	\$6,563,150.00	\$32,815.75
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			\$6,563,150.00	\$32,815.75

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 \$	6,563,150.00
Excise Tax: State	
Less than \$325,000.01 at 1.1% \$	5,775.00
From \$325,000.01 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% \$	106,144.50
Agricultural and timberland at 1.28 % \$	0.00
Total Excise Tax: State \$	165,969.50

7 TAX COMPUTATION:

Date of Transfer 08/03/2023 *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)....	\$165,969.50
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824397 - \$10.00 - Cascade Title - Krysta Brixey - 07/17/2020



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

Used only for sales in a single location code

This form is your receipt when stamped by cashier.

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 and BUYER GRANTEE information including Name, Mailing Address, City/State/Zip, and Phone No.

Send all property tax correspondence to: Same as Buyer/Grantee. List all real and personal property tax parcel account numbers - check box if personal property. List assessed value(s).

Street address of property: 100 W. 36th St, Vancouver, WA 98660. This property is located in Vancouver. Legal description of property (if more space is needed, you may attach a separate sheet to each page of the affidavit) LOT 12 AND THE EAST 41 FEET OF LOT 11, BLOCK 9, CHUMASERO HEIGHTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME D OF PLATS, PAGE 051, RECORDS OF CLARK COUNTY, WASHINGTON.

Select Land Use Code(s): 11. List all personal property (tangible and intangible) included in selling price.

Was the seller receiving a property tax exemption or deferral under chapters 84.36, 84.37, 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 84.35) or agriculture (as classified under RCW 84.34.020)? See ETA 3215

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 claiming an exemption, list WAC number and reason for exemption: 458-61a-201(b)(4) gift, grantor and grantee always share payments, no other consideration given

(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.

Excise Tax State table with columns for tax rate and amount. Includes rows for Less Than \$500,000.01 at 1.1%, From \$500,000.01 to \$1,500,000 at 1.25%, From \$1,500,000.01 to \$300,000 at 2.75%, Above \$3,000,000 at 3.0%, and Agricultural and timberland at 1.25%.

This land does not qualify for continuance. DEPUTY ASSESSOR DATE. (2) NOTICE OF COMPLIANCE (HISTORICAL PROPERTY) NEW OWNER(S): To continue special valuation as historical 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

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: Terry M. Hughes. Signature of Grantee or Grantee's Agent: Robert Anthony Hughes. Date & city of signing: 7/16/20 Vancouver. Date & city of signing: Vancouver 7/13/20. REV 84 0001A(12/5/19) THIS SPACE - TREASURER'S USE ONLY COUNTY TREASURER



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

Used only for sales in a single location code

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 name.

1	Name Elizabeth Sue Cammack, as her separate estate Mailing Address 6615 SE Riverside Lane City/State/Zip Vancouver, WA 98661 Phone No. (including area code) _____	2	Name Elizabeth Sue Cammack, as - **See Exhibit A for Full Names Mailing Address 6615 SE Riverside Lane City/State/Zip Vancouver, WA 98661 Phone No. (including area code) _____
3	Send all property tax correspondence to: <input type="checkbox"/> Same as Buyer/Grantee Name Elizabeth Sue Cammack and Jeffrey Alan Cammack Mailing Address 6615 SE Riverside Lane City/State/Zip Vancouver, WA 98661 Phone No. (including area code) _____	4	List all real and personal property tax parcel account numbers - check box if personal property 035770-188 <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/>
		List assessed value(s) <u>522,270.00</u>	

4 Street address of property: 6615 SE Riverside Lane, Vancouver, WA 98661
 This property is located in unincorporated _____ County OR within city of Vancouver
 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)
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

5 Select Land Use Code(s): 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 chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
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	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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)(4)
 Reason for exemption gift

6

Is this property designated as forest land per chapter 84.33 RCW?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is this property receiving special valuation as historical property per chapter 84.26 RCW?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Type of Document	Quit Claim Deed
Date of Document	8/5/2020
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 3.0%	_____
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 <u>[Signature]</u>	Signature of Grantee or Grantee's Agent <u>Elizabeth Sue Cammack</u>
Name (print) <u>Karen D. Wood</u>	Name (print) <u>Elizabeth Sue Cammack</u>
Date & city of signing <u>Vancouver 8/5/2020</u>	Date & city of signing <u>8/5/2020 Vancouver WA</u>

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

EXHIBIT "A"

Buyer/Grantee Full Name: Elizabeth Sue Cammack, as her separate estate Jeffrey Alan Cammack, as his separate estate

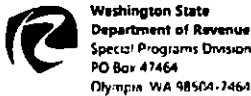
6615 SE Riverside Lane, Vancouver, WA 98661

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF VANCOUVER, COUNTY OF CLARK, STATE OF WASHINGTON AND IS DESCRIBED AS FOLLOWS:

That portion of Lot 1, Block 28, EVERGREEN HIGHLANDS, according to the plat thereof, recorded in Volume D of Plats, Page 66, records of Clark County, Washington, described as follows:

BEGINNING at the Southwesterly corner of Lot 1, Block 28, EVERGREEN HIGHLANDS, according to the plat thereof, recorded in Volume D of Plats, Page 66, and running thence North 26° 55' East, along the Westerly line thereof, 148.7 feet; thence South 63° 05' East 100 feet; thence South 26° 55' West 140.7 feet to the Southeasterly corner of said Lot 1 and thence Northwesterly along the arc of a 5629.6 foot radius curve, 100.3 feet, more or less, to the Point of Beginning.

Well 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.)

1 TRANSFEROR (Attach a list for multiple transferors including percentage sold)
Name: PHI Topco, LLC
Street: 13411 Galleria Circle, Suite Q-300
City: Austin State: TX Zip: 78718
2 TRANSFEREE (Attach a list for multiple transferees including percentage bought)
Name: ATH Holding Company, LLC
Street: 220 Virginia Avenue
City: Indianapolis State: IN Zip: 46204

3 Name and address of entity whose ownership was transferred:
Name: Paragon Healthcare, Inc.
Street: 3033 W President George Bush Highway, Suite 100
City: Plano State: TX Zip: 75075
Type of entity (check one):
[X] Corporation
[] Partnership
[] Trust
[] Limited Liability Company

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

5 REAL PROPERTY VALUES: for on-line tax computation, fields A, B, and C are required.
A Select location. For assistance finding a location, use the link below.
http://dor.wa.gov/content/findtaxesandrates/salesandusetaxrates/lookuptaxrate
B Enter County Tax Parcel number
C Enter the True & Fair Value of real property (RCW 82.45.030(2))
D True & Fair Value x State Rate
E True & Fair Value x Local Rate
F Add D & E to get Subtotal

Table with 7 columns: A. Location, Local City/County Tax Rate, B. County Tax Parcel No., C. True & Fair Value, D. State Excise Tax Rate (0.0128), E. Local City/County Tax, F. Subtotal. Row 1: 0600 - Clark County, 0.005, 52470000, 4941.96, 63.257088, 24.7098, 87.966888.

6 TAX COMPUTATION:
1 Enter total tax due on line 1. If you owe interest or penalties enter the respective amounts in line 2 and 3. (RCW 82.45.100)
2 Sum the total of lines 1-3 to Total Due.
3 If you need assistance in completing this form, please contact the Special Programs Division, Department of Revenue at 360-534-1503
4 Make check or money order payable to Washington State Department of Revenue.
Date of Transfer: 3/11/2024
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
If you are claiming a gift exemption under WAC 458-61A-201 you must include a completed Real Estate Excise Tax Supplemental Statement.

Summary table with 2 columns: Description, Amount. Row 1: 1 Tax, 87.966888. Row 2: 2 Delinquent Interest. Row 3: 3 Delinquent Penalty. Row 4: TOTAL DUE, 87.97.

04/11/2024 02:25:00

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
Used only for sales in a single location code

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.

<p>1 SELLER GRANTOR</p> <p>Name: <u>Arnold E. Bardal, as his separate estate</u></p> <p>Mailing Address: <u>4506 Pleasant Hill Rd</u></p> <p>City/State/Zip: <u>Kelso WA 98626</u></p> <p>Phone No. (including area code): _____</p>	<p>2 BUYER GRANTEE</p> <p>Name: <u>Gregory B. Bardal, an unmarried man</u></p> <p>Mailing Address: <u>4116 Pleasant Hill Rd.</u></p> <p>City/State/Zip: <u>Kelso WA 98626</u></p> <p>Phone No. (including area code): _____</p>
<p>3</p> <p>Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee</p> <p>Name: <u>Gregory B. Bardal</u></p> <p>Mailing Address: _____</p> <p>City/State/Zip: _____</p> <p>Phone No. (including area code): _____</p>	<p>List all real and personal property tax parcel account numbers - check box if personal property</p> <p><input type="checkbox"/> <u>WJ3500004</u></p> <p><input type="checkbox"/> <u>W31950100</u></p> <p>List assessed value(s)</p> <p><u>173,320</u></p> <p><u>2740</u></p>

4 Street address of property: 4416 Pleasant Hill Road, Kelso, WA 98626

This property is located in Clark Cowlitz Co. WA

Check box if any of the listed parcels are being segregated from a larger 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) 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)? YES NO

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 YES NO

6 YES NO

Is this property designated as forest land per chapter 84.33 RCW? YES NO

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

Is this property receiving special valuation as historical property per chapter 84.26 RCW? YES NO

If any answers are yes, complete as instructed below.

(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE)
NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information.
This land does does not qualify for continuance.

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) 458-61A-215(2)(e)

Reason for Exemption: clearing site

Type of Document Quitclaim Deed

Date of Document January 15, 2020

Gross Selling Price \$ 215T

*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

Signature of Grantor or Grantor's Agent Arnold E. Bardal

Name (print) Arnold E. Bardal

Date & city of signing: Longview - 1-15-2020

Signature of Grantee or Grantee's Agent Gregory B. Bardal

Names (print) Gregory B. Bardal

Date & city of signing: Longview - 1-15-2020

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)).

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel A:

That portion of Section 35, Township 9 North, Range 2 West of the W.M., described as follows:

The South 193 feet of the Northeast quarter of said Section 35 lying East of the East right of way of the Old Pacific Highway and West of the West right of way SR#1-5 as it is presently located.

Excepting therefrom a tract of land in Section 35, Township 9 North, Range 2 West, W.M., more particularly described as follows:

Beginning at a point of intersection between the North line of the J.F. Stock Donation Land claim and the East right of way line of the Old Pacific Highway;
Thence North 89° 56' East 219.3 feet to the true point of beginning;
Thence North 1° 25' East 60 feet;
Thence South 89° 56' West 100 feet;
Thence South 1° 25' West 60 feet to the North line of the S.F. Stock Donation land claim;
Thence East 100 feet to the true point of beginning.

Also excepting therefrom a tract of land in Section 35, Township 9 North, Range 2 West W.M., more particularly described as follows:

Beginning at a point of intersection between the North Line of the J.F. Stock Donation land claim and the East right of way line of the Old Pacific Highway;
Thence North 89° 56' East a distance of 235.3 feet to the true point of beginning;
Thence North 89° 56' East a distance of 1039.1 feet to a point of intersection with the West right of way line of highway 99;
Thence along said right of way line North 9° 48' East a distance of 201.1 feet;
Thence South 89° 47' West a distance of 1007.4 feet;
Thence South 4° 55' West a distance of 82.6 feet;
Thence North 85° 35' West a distance of 56.1 feet;
Thence South 1° 25' West a distance of 117.3 feet to the true point of beginning.

Parcel B:

A Tract of land in Section 35, Township 9 North, Range 2 West of the Willamette meridian, more particularly described as follows:

Commencing at a point of intersection between the North line of Tue J.F. Stock Donation Land Claim and the East right of way line of the Old Pacific Highway;
Thence North 89° 56' East 235.3 feet to the true point of beginning;
Thence North 1° 25' East 117.3 feet;
Thence South 85° 35' East 56 Feet;
Thence South 4° 55' West 118 feet, more or less, to the North line of said stock donation land claim;
Thence South 89° 56' West 80 feet, more or less, to the true point of beginning.

Parcel C:

All those portions of the tracts of land described in Probate Court Order No. 9807, Parcel No. 3, and Auditor's File No. 3074954, being a portion of the J.F. Stock D.L.C in Section 35, Township 9 North, Range 2 West, W.M., lying Northerly and Westerly of the following described boundary adjustment line:

Commencing at the Northwest corner of Parcel T-11 according to the 1998 academy surveying record of survey filed Book 19 of surveys at pages 74 & 75;
Thence North 11° 35' 26" East 278.20 feet;
Thence North 06° 07' 59" East 586.27 feet to a point of the Easterly right of way line of pleasant hill road and the point of beginning of this boundary line adjustment line;
Thence South 89° 48' 00" East 140.00 feet along the Southerly edge of an existing fence line;
Thence North 89° 38' 00" East 173.00 feet along the Southerly edge of an existing fence line;
Thence North 02° 25' 43" East 196.09 feet along the Easterly edge of an existing fence line to a 3/4" iron pipe and the point of terminus of this boundary adjustment line.

Excepting therefrom that portion lying South of the tract described in Auditor's File No. 3014678.

Situate in the County of Cowlitz, State of Washington.



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

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

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.

<p>1 Name <u>Samuel Torres Orozco and Victoria Torres, married</u></p> <p>Mailing Address <u>3305 Keeneland Lane</u></p> <p>City/State/Zip <u>Pasco, WA 99301</u></p> <p>Phone No. (including area code) _____</p>	<p>2 Name <u>Samuel Torres, Jr., married</u></p> <p>Mailing Address <u>3305 Keeneland Lane</u></p> <p>City/State/Zip <u>Pasco, WA 99301</u></p> <p>Phone No. (including area code) _____</p>
<p>3 Send all property tax correspondence to: <input type="checkbox"/> Same as Buyer/Grantee</p> <p>Name <u>Samuel Torres, Jr.</u></p> <p>Mailing Address <u>3305 Keeneland Lane</u></p> <p>City/State/Zip <u>Pasco, WA 99301</u></p> <p>Phone No. (including area code) _____</p>	<p>List all real and personal property tax parcel account numbers – check box if personal property</p> <p><u>117-420-087</u> <input type="checkbox"/></p> <p>_____ <input type="checkbox"/></p> <p>_____ <input type="checkbox"/></p> <p>_____ <input type="checkbox"/></p> <p>List assessed value(s)</p> <p>_____</p> <p>_____</p> <p>_____</p>

4 Street address of property: 3305 Keeneland Lane, Pasco, WA 99301

This property is located in unincorporated Franklin County OR within city of Pasco

Check box if any of the listed parcels are being segregated from another parcel, are part of a boundary line adjustment or parcels being merged.

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

Lot 76, Chapel Hill Phase 1, according to the Plat thereof recorded in Volume D of Plats, Page 286, records of Franklin County, Washington.

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 chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)? YES NO x

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 5215 YES NO x

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

No Real Estate Excise Tax Paid
Instrument Exempt Under RCW 82.45
Treasurer, Franklin County
65243 06/17/2020

6 YES NO

Is this property designated as forest land per chapter 84.33 RCW? YES NO

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

Is this property receiving special valuation as historical property per chapter 84.26 RCW? YES NO

If any answers are yes, complete as instructed below.

(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE)
NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information.

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

WAC No. (Section/Subsection) 458-61A-201 (B) (3)

Reason for exemption Gift

This land does does not qualify for continuance.

DEPUTY ASSESSOR

DATE

Type of Document Quit Claim Deed

Date of Document June 12, 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

(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

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 Samuel Torres Orozco Signature of Grantee or Grantee's Agent Samuel Torres, Jr.

Name (print) Samuel Torres Orozco Name (print) Samuel Torres, Jr.

Date & city of signing: 6-12-20 Kennesaw Date & city of signing: 6-12-20 Kennesaw



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

Used only for sales in a single location code

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

Check box if partial sale, indicate % sold.

PLEASE TYPE OR PRINT

List percentage of ownership acquired next to each name.

Form sections 1, 2, and 3 containing seller and buyer information, mailing addresses, and property tax correspondence details.

Section 4: Street address of property, location in GRAYS HARBOR COUNTY, WA, and legal description of property.

Section 5: Land Use Code(s) and exemption questions regarding property tax.

Section 6: Designation of forest land or current use and special valuation questions.

(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) section with signature lines for Deputy Assessor and Date.

(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) section with signature line for New Owner(s).

(3) NEW OWNER(S) SIGNATURE and PRINT NAME section.

Section 7: Personal property included in selling price, exemption details, and a detailed tax calculation table showing Gross Selling Price, Excise Tax State, and Total Due.

Section 8: I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT. Includes signature lines for Grantor and Grantee agents.

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)).

JUL 31 2020

Handwritten number 238901

Handwritten number 12012

EXHIBIT "A"
LEGAL DESCRIPTION TO EXCISE TAX FORM

THE EASTERLY 15 FEET OF THE WESTERLY 35 FEET OF LOT 2, BLOCK 3, CORRECTED PLAT OF THE TOWN OF ELMA, AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 118, RECORDS OF GRAYS HARBOR COUNTY;

SITUATE IN THE COUNTY OF GRAYS HARBOR, STATE OF WASHINGTON.

Entity	<i>FLYWHEEL SPORTS, INC.</i>
Transfer Type	Controlling Interest
Date of Sale/Transfer	May 13 2019

Parcel Number	Location Code	Taxable Amount	State Tax	Local Tax
22582167	1726 - Seattle	298,304.00	3,818.29	1,491.52
22592166	1704 - Bellevue RTA	278,904.00	3,569.97	1,394.52

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>P3AR Properties LLC, a Washington limited liability company</u></p> <p>Street <u>1826 S 250th Pl</u></p> <p>City <u>Des Moines</u> State <u>WA</u> Zip <u>98198</u></p> <p>Tax Registration Number _____</p> <p>Federal Identifier Number _____</p> <p>Percent of Entity Ownership Sold _____ 50.0000 %</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>Melissa Pearson</u></p> <p>Date & Place of Signing <u>5-23-2023</u></p> <p>Telephone Number _____</p>	<p>2 TRANSFEREE (Attach a list for multiple transferees including percentage bought)</p> <p>Name <u>Simon Real Estate Investments LLC, a Washington limited liability company</u></p> <p>Street <u>1619 148th Pl SW</u></p> <p>City <u>Lynnwood</u> State <u>WA</u> Zip <u>98087</u></p> <p>Tax Registration Number _____</p> <p>Federal Identifier Number _____</p> <p>Percent of Entity Ownership Purchased _____ 50.0000 %</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>PATRICK SIMON</u></p> <p>Date & Place of Signing <u>5-22-23 EDMONDS</u></p> <p>Telephone Number _____</p>
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<p>3 Name and address of entity whose ownership was transferred. (Attach a list for multiple entities)</p> <p>Name <u>P & S Real Estate LLC</u></p> <p>Street <u>15843 SE 256th ST</u></p> <p>City <u>Covington</u> State <u>WA</u> Zip <u>98042</u></p> <p>Tax Registration Number _____</p> <p>Federal Identifier Number _____</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>
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4 Attach a list of names, addresses, and relationships of all entities affected by this transfer.

A. Location	B. Local City/County Tax Rate	C. County Tax Parcel No.	D. True & Fair Value	E. Local City/County Tax
1712 - Covington	0.0050	1515910210	\$741,900.00	\$3,709.50
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			\$741,900.00	\$3,709.50

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 \$	741,900.00
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% \$	2,776.32
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 \$	8,551.32

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>	
State REET Tax (from Section 6).....	\$8,551.32
Local REET Tax (from Section 5)....	\$ 3,709.50
Total REET Tax	\$12,260.82
Delinquent Interest.....	\$0.00
Delinquent Penalty.....	\$0.00
TOTAL DUE	\$12,260.82

Please See Information on Reverse

Reset This Form

Multicompl Form Tc:

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.

1 TRANSFEROR (Attach a list for multiple transferors including percentage sold) Name: Issaquah Land 1 LLC, a Washington limited liability company Street: 90 NW Dogwood Street City: Issaquah State WA Zip 98027 Tax Registration Number: [Redacted] (Federal Identifier Number): [Redacted] Percent of Entity Ownership Sold: 50% 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: [Signature] Name (print): William Vipond, Agent Date & Place of Signing: Issaquah WA 4/24/2024 Telephone Number: [Redacted]

2 TRANSFEREE (Attach a list for multiple transferees including percentage bought) Name: Hultquist Homes, Inc., a Washington corporation Street: PO Box 1987 City: Issaquah State WA Zip 98027 Tax Registration Number: [Redacted] (Federal Identifier Number): [Redacted] Percent of Entity Ownership Purchased: 50% 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: [Signature] Name (print): Gregory E. Rumsey, Agent Date & Place of Signing: ISSAQUAH, WA 4/24/2024 Telephone Number: [Redacted]

3 Name and address of entity whose ownership was transferred. (Attach a list for multiple entities) Name: Issaquah Townhomes LLC, a Washington limited liability company Street: PO Box 1987 City: Issaquah State WA Zip 98027 Tax Registration Number: [Redacted] 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. Local City/County Tax Rate, C. County Tax Parcel No., D. True & Fair Value, E. Local City/County Tax. Totals: 380000, 1900.

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 showing Total True & Fair Value \$ 380000, Excise Tax: State \$ 4180.

7 TAX COMPUTATION: Date of Transfer 04/19/2024. *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 Table with columns: Tax Type, Amount. Rows: State REET Tax (4180), Local REET Tax (1900), Total REET Tax (6080), Delinquent Interest (0.00), Delinquent Penalty (0.00), TOTAL DUE (6080).

Please See Information on Reverse

Print Form Button

02642024

00481



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

Form 84 0001a

Only for sales in a single location, made on or after March 1, 2023. This affidavit will not be accepted unless all areas on all pages are fully and accurately completed. This form is to be stamped by cashier. Please type or print.

ATTENDED

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

1 Seller/Grantor

Name Estate of Mary Hood Sears - **See Exhibit A for Full Names

Mailing address 7414 78th Ave SE

City/state/zip Mercer Island, WA 98040

Phone (including area code)

2 Buyer/Grantee

Name Saintfield2, LLC, a Washington limited liability company

Mailing address P.O. Box 791

City/state/zip Mercer Island, WA 98040

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)

252404-9075-00 \$ 4,518,000.00

Levy Code: 1031

4 Street address of property 7414 78th Ave SE, Mercer Island, WA 98040

This property is located in Mercer Island (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 Land use code 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 84.34 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, list WAC number and reason for exemption. WAC number (section/subsection)

Reason for exemption excise paid # 3219464

Type of document Statutory Warranty Deed

Date of document 12/01/2022

Gross selling price 4,040,000.00

*Personal property (deduct) 0.00

Exemption claimed (deduct) 0.00

Taxable selling price 4,040,000.00

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 at 3% 30,450.00

Agricultural and timberland at 1.28%

Total excise tax: state 90,275.00

Local 20,200.00

*Delinquent interest: state 0.00

Local 0.00

*Delinquent penalty 0.00

Subtotal 110,475.00

*State technology fee 5.00

Affidavit processing fee 0.00

Total due 110,480.00

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 Kim Chi, Chicago Title Company of Washington
Name (print) Kim Chi, Chicago Title Company of Washington
Date & city of signing March 26, 2024 Bellevue

Signature of grantee or agent
Name (print) Kim Chi, Chicago Title Company of Washington
Date & city of signing March 26, 2024 Bellevue

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"

Seller/Grantor Full Name: Estate of Mary Hood Sears, deceased Janice Lorraine Sears and Robert Steven Sears, Jr.,
Co-Personal Representatives of the Estate of Mary Hood Sears, surviving spouse of Robert
S. Sears, both deceased

7414 78th Ave SE, Mercer Island, WA 98040

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

HE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 24
NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON;
EXCEPT THE NORTH 769.98 FEET THEREOF;
AND EXCEPT THE SOUTH 450 FEET THEREOF;
AND EXCEPT THE WEST 30 FEET THEREOF.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.



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: 3219464

Original affidavit date: 12/2/2022

Original selling price: \$3,140,000

Correct selling price: \$4,040,000

Explanation:

Original closing price was based on 3 lots. But with the understanding that if the City approved the buyers proposed 4th lot than it was agreed between buyer and seller an additional \$900,000 would be issued to seller.

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: Chicago National Title

Attention/Name: Kim Chi

Mailing address: 11900 NE 1st ST Suite 110

City: Bellevue

State: WA

Zip: 98005

Phone: [REDACTED]

Email: kim.chi@ctt.com

Signature:

Date: 3/24/2024

Print: ROBERT STEVE SEANS

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.

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 transfer 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>Modern Aviation LP</u></p> <hr/> <p>Street <u>Attn Kerry Kampschroeder PO Box 9861</u></p> <p>City <u>Amarillo</u> State <u>TX</u> Zip <u>79105</u></p> <p>Tax Registration Number <u>--</u></p> <p>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>[Signature]</u></p> <p>Name (print) <u>Made Carmen</u></p> <p>Date & Place of Signing <u>April 3, 2024; Miami, FL</u></p> <p>Telephone Number <u>[REDACTED]</u></p>	<p>2 TRANSFEREE (Attach a list for multiple transferees including percentage bought)</p> <p>Name <u>Novus Intermediate Holdings, LLC</u></p> <hr/> <p>Street <u>Attn Jerry Chen, 9 West 57th Street 42nd Floor</u></p> <p>City <u>New York</u> State <u>NY</u> Zip <u>10019</u></p> <p>Tax Registration Number <u>--</u></p> <p>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 _____</p> <p>Name (print) _____</p> <p>Date & Place of Signing _____</p> <p>Telephone Number _____</p>
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<p>3 Name and address of entity whose ownership was transferred (Attach a list for multiple entities)</p> <p>Name <u>Modern Aviation FBO Holdings LLC</u></p> <hr/> <p>Street <u>Attn. Kerry Kampschroeder. PO Box 9861</u></p> <p>City <u>Amarillo</u> State <u>TX</u> Zip <u>79105</u></p> <p>Tax Registration Number <u>--</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>
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4 Attach a list of names, addresses, and relationships of all entities affected by this transfer See Attachment 1

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
1726 - Seattle	0 0050	4200-260716-54	\$14 400 000 00	\$72,000 00
1726 - Seattle	0 0050	4200-086939-62	\$9 400 000 00	\$47,000 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			\$23 800 000 00	\$119 000 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		DEPT OF REVENUE
Total True & Fair Value \$	23,800 000 00	APR 16 2024
Excise Tax State		ICAP
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% \$	623,250 00	
Agricultural and timberland at 1 28 % \$	0 00	
Total Excise Tax State \$	683,075 00	

7 TAX COMPUTATION

Date of Transfer 03/13/2024 *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) \$683 075 00
	Local REET Tax (from Section 5) \$ 119,000 00
	Total REET Tax \$802,075 00
	Delinquent Interest \$0 00
	Delinquent Penalty \$0 00
	TOTAL DUE \$802,075 00

Please See Information on Reverse

**REV Form 84-0001B
Attachment 2**

REV Form 84-0001B is being filed to report the indirect transfer of a controlling interest in Gateway USA, LLC ("Gateway") Gateway is the lessee on a ground lease with King County Airport (lessor) in Seattle Washington and owns leasehold improvements at 8285 Perimeter Road S as identified in Attachment 1 to this return

The parcel number for the land leased from King County airport upon which Gateway's leasehold improvements were constructed is 2824049007



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>1212 East Shelby Dock and Boathouse LLC</u></p> <p>Street <u>118 Hawkins Island Circle</u></p> <p>City <u>St. Simons Island</u> State <u>GA</u> Zip <u>31522</u></p> <p>Tax Registration Number _____</p> <p>Federal Identifier Number _____</p> <p>Percent of Entity Ownership Sold <u>57.1428</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>Edward C. Bosbyshell</u></p> <p>Date & Place of Signing <u>4-12-24 ST SIMONS IS</u></p> <p>Telephone Number _____</p>	<p>2 TRANSFEREE (Attach a list for multiple transferees including percentage bought)</p> <p>Name <u>Darren Williams</u></p> <p>Street <u>1212 East Shelby Street #1</u></p> <p>City <u>Seattle</u> State <u>WA</u> Zip <u>98102</u></p> <p>Tax Registration Number _____</p> <p>Federal Identifier Number _____</p> <p>Percent of Entity Ownership Purchased <u>14.2857</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>Darren Williams</u></p> <p>Date & Place of Signing <u>04-15-2024 SEATTLE, WA</u></p> <p>Telephone Number _____</p>
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<p>3 Name and address of entity whose ownership was transferred. (Attach a list for multiple entities)</p> <p>Name <u>McInnes Dock, a Washington nonprofit corporation</u></p> <p>Street <u>118 Hawkins Island Circle</u></p> <p>City <u>St. Simons Island</u> State <u>GA</u> Zip <u>31522</u></p> <p>Tax Registration Number _____</p> <p>Federal Identifier Number _____</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>
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4 Attach a list of names, addresses, and relationships of all entities affected by this transfer.

A. Location	B. Local City/County Tax Rate	C. County Tax Parcel No.	D. True & Fair Value	E. Local City/County Tax
1726 - Seattle	0.0050	408880-0675	\$2,464,000.00	\$12,320.00
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			\$2,464,000.00	\$12,320.00

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>2,464,000.00</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>12,800.00</u>
From \$1,525,000.01 to \$3,025,000 at 2.75% \$	<u>25,822.50</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>44,397.50</u>

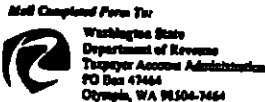
7 TAX COMPUTATION:

Date of Transfer 03/11/2024 *If tax exemption is claimed, provide reference to WAC Title and Number below*

Click [here](#) for a complete list of acceptable exceptions. (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).....	\$44,397.50
Local REET Tax (from Section 5).....	\$ 12,320.00
Total REET Tax.....	\$56,717.50
Delinquent Interest.....	\$0.00
Delinquent Penalty.....	\$0.00
TOTAL DUE	\$56,717.50



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.

TRANSFEROR and TRANSFEREE sections. Includes fields for Name, Street, City, State, Zip, Tax Registration Number, Federal Identifier Number, Percent of Entity Ownership Sold/Purchased, Signature, Date & Place of Signing, and Telephone Number.

Name and address of entity whose ownership was transferred. Includes fields for Name, Street, City, State, Zip, Tax Registration Number, Federal Identifier Number, and Type of entity (check one).

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

Local REET Tax Calculation table with columns: Location, Local City/County Tax Rate, County Tax Parcel No., True & Fair Value, Local City/County Tax.

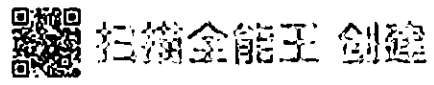
State REET Tax Calculation section. Includes fields for Total True & Fair Value, Excise Tax: State, and various tax rate brackets.

TAX COMPUTATION: Date of Transfer 12/08/2023. Includes instructions for tax exemptions.

Summary table with columns: Description, Amount. Rows include State REET Tax, Local REET Tax, Total REET Tax, Delinquent Interest, Delinquent Penalty, and TOTAL DUE.

Please See Information on Reverse

8017 84 0001 (7.0.0000)



12212023 96126



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

Used only for sales in a single location code

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 name.

1 SELLER GRANTOR Name Gary S Justice and Gina D Justice, husband and wife
Mailing Address 1086 NE Sockeye Court
City/State/Zip Bremerton, WA 98311
Phone No. (including area code)
2 BUYER GRANTEE Name Gary S Justice and Gina D Justice, husband and wife
Mailing Address 1086 NE Sockeye Court
City/State/Zip Bremerton, WA 98311
Phone No. (including area code)

3 Send all property tax correspondence to: [X] 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
5649-000-020-0002 []
Levy Code: 6220 []
List assessed value(s) \$506,060.00

4 Street address of property: 1086 NE Sockeye Court, Bremerton, WA 98311
This property is located in [] unincorporated [] County OR within [X] city of Bremerton
[] Check box if any of the listed parcels are being segregated from another parcel, are part of a boundary line adjustment or parcels being merged.
Legal description of property (if more space is needed, you may attach a separate sheet to each page of the affidavit)
Lot 20, Valley View Estates, according to the plat thereof, recorded in Volume 35 of Plats, Pages 5 through 8, inclusive, records of Kitsap County, Washington.

5 Select Land Use Code(s): 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 chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)? [] YES [X] NO
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 [] YES [X] NO

6 Is this property designated as forest land per chapter 84.33 RCW? [] YES [X] NO
Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW? [] YES [X] NO
Is this property receiving special valuation as historical property per chapter 84.26 RCW? [] YES [X] 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.
Type of Document Quit Claim Deed
Date of Document 07/13/2020
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% \$
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 \$ 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 Grantor's Agent Gary Justice
Name (print) Gary S Justice
Date & city of signing 7-14-20 Silverdale
Signature of Grantee or Grantee's Agent Gary Justice
Name (print) Gary S Justice
Date & city of signing 7-14-20 Silverdale

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

REV 84 0001a (12/6/19)

THIS SPACE - TREASURER'S USE ONLY

Escrow No.: 611246539-EG

2020EX04657
2020-07-20
HSWANSON
\$10

- County Treasurer
County Assessor
Dept. of Revenue
Taxpayer



**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 \$ _____ 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 \$ _____ 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-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.

Grantor's Signature Date 7-14-20 Grantee's Signature 7-14-2020
Cary Justice Garrett Justice
Grantor's Name (print) 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)

REAL ESTATE EXCISE TAX AFFIDAVIT

PLEASE TYPE OR PRINT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

This form is your receipt when stamped by cashier.

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

(See back of last page for instructions)

Check box if partial sale, indicate % sold.

List percentage of ownership acquired next to each name.

SELLER GRANTOR	Name <u>DEBORAH JEAN BRYAN</u>	BUYER GRANTEE	Name <u>DEBORAH JEAN BRYAN and ELIZABETH ANNE PADULA</u>
	Mailing Address <u>7754 Chico Way Northwest,</u>		Mailing Address <u>7754 Chico Way Northwest,</u>
	City/State/Zip <u>Bremerton, WA 98312</u>		City/State/Zip <u>Bremerton, WA 98312</u>
	Phone No. (including area code)		Phone No. (including area code)
Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers – check box if personal property	
Name <u>DEBORAH JEAN BRYAN and ELIZABETH ANNE PADULA</u>		29250121192007 <input checked="" type="checkbox"/>	
Mailing Address <u>7754 Chico Way Northwest,</u>		<input type="checkbox"/>	
City/State/Zip <u>Bremerton, WA 98312</u>		<input type="checkbox"/>	
Phone No. (including area code)		<input type="checkbox"/>	

List assessed value(s)
~~499,840~~
TO BE FILLED IN AT REC

Street address of property: 7754 Chico Way Northwest, Bremerton, WA 98312

This property is located in Kitsap County

Check box if any of the listed parcels are being segregated from another parcel, are part of a boundary line adjustment or parcels being merged.

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

SEE EXHIBIT-A

Select Land Use Code(s):
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 chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)?
YES NO

If this property designated as forest land per chapter 84.33 RCW? YES NO
If this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34? YES NO
If 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

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)(4)
Reason for exemption GIFT
TO BE FILLED IN AT RECORDING

Type of Document Quitclaim Deed

Date of Document 11/9/2019

Gross Selling Price	\$	0.00
*Personal Property (deduct)	\$	
Exemption Claimed (deduct)	\$	0.00
Taxable Selling Price	\$	0.00
Excise Tax : State	\$	0.00
<u>0.0050</u> Local	\$	0.00
*Delinquent Interest: State	\$	
Local	\$	
*Delinquent Penalty	\$	
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

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

Signature of Grantor or Grantor's Agent Deborah Jean Bryan
Name (print) Deborah Jean Bryan
Date & city of signing: 11/9/19 Silverdale

Signature of Grantee or Grantee's Agent [Signature]
Name (print) Elizabeth Anne Padula
Date & city of signing: 11/9/19 Silverdale WA

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

Exhibit A

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

LOT G OF SHORT PLAT NO. 7398 RECORDED UNDER AUDITOR'S FILE NO. 201106200284, IN VOLUME 21 OF SHORT PLATS, PAGES 180 THROUGH 182, INCLUSIVE, BEING A PORTION OF GOVERNMENT LOT 1, SECTION 29, TOWNSHIP 25 NORTH, RANGE 1 EAST, W.M., IN KITSAP COUNTY, WASHINGTON.

Parcel ID: 29250121192007

Commonly known as 7754 Chico Way NW, Bremerton, WA 98312
However, by showing this address no additional coverage is provided

ABBREVIATED LEGAL: LOT G, SHORT PLAT 7398, AFN 201106200284,
PTN GOV LOT 1, SECTION 29, TOWNSHIP 25 NORTH, RANGE 1 EAST.



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

Used only for sales in a single location code

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 name.

Form sections 1-3: Seller/Grantor information (Name: Amelia M Maule), Buyer/Grantee information (Name: Riyan P. Maule), and property tax correspondence details.

Section 4: Street address (1530 Carr Blvd, Bremerton, WA 98312), legal description of property, and exemption details.

Section 5: Land Use Code (111 - Single family residence) and exemption questions.

Section 6: Designation questions (forest land, current use, special valuation).

(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) and (2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY).

Section 7: Deputy Assessor and Date fields.

(3) OWNER(S) SIGNATURE and PRINT NAME fields.

Section 7: Personal property included in selling price and exemption details (WAC No. 458-61A-201(B)(3)).

Table with columns for Type of Document, Date of Document, and various tax amounts (Gross Selling Price, Exemption Claimed, Total Excise Tax, etc.).

Section 8: I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT. Includes signatures and dates.

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...

REV 84 0001a (12/6/19)

THIS SPACE - TREASURER'S USE ONLY

2020EX05378
2020-08-12
HSWANSON
\$10

- County Treasurer
County Assessor
Dept. of Revenue
Taxpayer

Escrow No.: 611247850-EG

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 Maureen A Webb, a single woman	BUYER GRANTEE	2 Name Maureen A Webb, and unmarried woman and Cory M Schmitt, an unmarried man
	Mailing Address 451 Wagon Wheel Rd		Mailing Address 451 Wagon Wheel Rd
	City/State/Zip Cle Elum, WA 98922		City/State/Zip Cle Elum, WA 98922
	Phone No. (including area code)		Phone No. (including area code)
3	Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers - check box if personal property
Name		517335	<input type="checkbox"/> XXXX \$565,920
Mailing Address			<input type="checkbox"/> 0.00
City/State/Zip			<input type="checkbox"/>
Phone No. (including area code)			<input type="checkbox"/>

4 Street address of property: 451 Wagon Wheel Rd, Cle Elum, WA 98922
This property is located in
 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)
See Legal Description attached hereto as Exhibit A and by this reference made a part hereof

5 Select Land Use Code(s):
11
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)? YES NO
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 YES NO

6 YES NO
Is this property designated as forest land per chapter 84.33 RCW? YES NO
Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW? YES NO
Is this property receiving special valuation as historical property per chapter 84.26 RCW? YES NO
If any answers are yes, complete as instructed below.

(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE)
NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, **you must sign on (3) below.** The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information.
This land does does not qualify for continuance.

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) 458-61A-215(2d)
Reason for exemption adding a co-signor
Type of Document Quit Claim Deed
Date of Document July 16, 2020

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 3.0% \$ _____
Agricultural and timberland at 1.28% \$ _____
Total Excise Tax: State \$ _____
Local \$ _____
*Delinquent Interest: State \$ _____
Local \$ _____
*Delinquent Penalty \$ _____
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 Grantor's Agent	Signature of Grantee or Grantee's Agent
Name (print) <u>Maureen A Webb</u>	Name (print) <u>Cory M Schmitt</u>
Date & city of signing <u>07/17/2020 Cle Elum</u>	Date & city of signing <u>07/17/2020 Cle Elum</u>

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

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Kittitas, State of Washington, described as follows:

Parcel A1 of that certain survey as recorded August 20, 2008 in Book 35 of Surveys at page 142, under Auditor's File No.: 200808200004, records of Kittitas County, Washington; being a portion of Tract A, TEANAWAY WAGON WHEEL, as per plat thereof recorded in Book 6 of Plats, pages 30 through 43, records of said County; located in the Northeast Quarter of Section 26, Township 21 North, Range 15 East, W.M., in the County of Kittitas, State of Washington.

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 Sharon Allyn, an unmarried person	BUYER GRANTEE	2 Name Sharon Allyn, an unmarried person and Nathan Barber, an unmarried person, as joint tenants with right of survivorship
	Mailing Address PO Box 48		Mailing Address PO Box 48
	City/State/Zip Snoqualmie Pass, WA 98068		City/State/Zip Snoqualmie Pass, WA 98068
	Phone No. (including area code)		Phone No. (including area code)
3	Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers - check box if personal property
	Name _____		668135 <input type="checkbox"/>
	Mailing Address _____		<input type="checkbox"/>
	City/State/Zip _____		<input type="checkbox"/>
	Phone No. (including area code) _____		<input type="checkbox"/>
			List assessed value(s) 531,550.00

4 Street address of property: 41 Cedar Lane, Snoqualmie Pass, WA 98068
This property is located in _____
 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)
See Legal Description attached hereto as Exhibit A and by this reference made a part hereof

5 Select Land Use Code(s):
11
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)? YES NO
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 YES NO

6 YES NO
Is this property designated as forest land per chapter 84.33 RCW? YES NO
Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW? YES NO
Is this property receiving special valuation as historical property per chapter 84.26 RCW? YES NO

If any answers are yes, complete as instructed below.
(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE)
NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information.

This land does does not qualify for continuance.

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) 458-61A-201(b)(4)
Reason for exemption Gift without Consideration, payments made from joint account

Type of Document Quit Claim Deed
Date of Document August 31, 2020

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 3.0% \$ _____
Agricultural and timberland at 1.28% \$ _____
Total Excise Tax: State \$0.00
Local \$0.00
*Delinquent Interest: State \$ _____
Local \$ _____
*Delinquent Penalty \$ _____
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 Grantor's Agent <i>Sharon Allyn</i>	Signature of Grantee or Grantee's Agent <i>Sharon Allyn</i>
Name (print) Sharon Allyn	Name (print) Sharon Allyn
Date & city of signing Sept. 2, 2020 Snoqualmie Pass	Date & city of signing Sept. 2, 2020 Snoqualmie Pass

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)).

EXHIBIT A

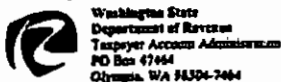
LEGAL DESCRIPTION: Real property in the County of Kittitas, State of Washington, described as follows:

Lot 30, Ski Acres Estates, as per plat thereof recorded in Volume 4 of Plats, Pages 55 and 56, records of Kittitas County, Washington:

Situate in the County of Kittitas, State of Washington.

02/14/2024 03498

Mail 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.) This return must be fully and accurately completed.

1 TRANSFEROR (Attach a list for multiple transfers including percentage sold) Name: JODY MILLER and SUSAN MILLER	2 TRANSFEREE (Attach a list for multiple transferees including percentage bought) Name: Jody Miller Construction, Inc.
Street: 2723 Harts Lake Road	Street: PO Box 44828
City: Roy State: WA Zip: 98580	City: Tacoma State: WA Zip: 98448
Tax Registration Number: _____	Tax Registration Number: _____
Federal Identifier Number: _____	Federal Identifier Number: _____
Percent of Entity Ownership Sold: 80.0000 %	Percent of Entity Ownership Purchased: 80.0000 %
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.	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: <i>Jody Miller</i>	Signature of Transferee/Agent: <i>Jody Miller Construction, Inc.</i>
Name (print): Jody Miller	Name (print): Jody Miller Construction, Inc.
Date & Place of Signing: 1/31/24	Date & Place of Signing: 1/31/24, Spokane, WA
Telephone Number: _____	Telephone Number: _____

3 Name and address of entity whose ownership was transferred. (Attach a list for multiple entities) Name: Jody Miller Construction, Inc.	Type of entity (check one):
Street: PO Box 44828	<input checked="" type="checkbox"/> Corporation
City: Tacoma State: WA Zip: 98448	<input type="checkbox"/> Partnership
Tax Registration Number: _____	<input type="checkbox"/> Trust
Federal Identifier Number: _____	<input type="checkbox"/> Limited Liability Company

4 Attach a list of names, addresses, and relationships of all entities affected by this transfer. Only Jody Miller Construction, Inc.

Location	Local City/County Tax Rate	County Tax Parcel No.	True & Fair Value	Local City/County Tax
1902 - Ellensburg	0.0080	955808	\$91,800.00	\$459.00
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			\$91,800.00	\$459.00

6 Is this property predominantly used for timber (as classified under RCW 84.34 and 84.35) 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 predominant use calculator (see instructions). Yes No

State REET Tax Calculation

Total True & Fair Value \$	91,800.00
Excise Tax: State	
Less than \$725,000.01 at 1.1% \$	1,009.80
From \$725,000.01 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 \$	1,009.80

7 TAX COMPUTATION:

Date of Transfer: **01/01/2024** *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 Uses Only</i>		State REET Tax (from Section 6).....	\$1,009.80
		Local REET Tax (from Section 5)....	\$ 459.00
		Total REET Tax.....	\$1,468.80
		Delinquent Interest.....	\$0.00
		Delinquent Penalty.....	\$0.00
		TOTAL DUE	\$1,468.80

Please See Information on Reverse

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

Mail Completed Form To:
 Washington State
 Department of Revenue
 Taxpayer Account Administration
 PO Box 47464
 Olympia, WA 98504-7464

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>Multiple (Reference attached Transferor Listing)</u> Street _____ City _____ State _____ Zip _____ Tax Registration Number _____ Federal Identifier Number _____ 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>Brian Haynes</u> Name (print) <u>Brian Haynes</u> Date & Place of Signing <u>1/5/2024</u> <u>Place Signed</u> Telephone Number _____</p>	<p>2 TRANSFEREE (Attach a list for multiple transferees including percentage bought) Name <u>Alphabooost Purchaser, LLC</u> <u>a Delaware limited liability company</u> Street <u>104 Washington Avenue North / PO Box 639</u> City <u>Eatonville</u> State <u>WA</u> Zip <u>98328</u> Tax Registration Number _____ Federal Identifier Number _____ 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>Anand Vadapalli</u> Name (print) <u>Anand Vadapalli</u> Date & Place of Signing <u>1/6/2024</u> <u>Hyderabad, India</u> Telephone Number _____</p>
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<p>3 Name and address of entity whose ownership was transferred. (Attach a list for multiple entities) Name <u>Mashell, Inc.</u> Street <u>104 Washington Ave. North / PO Box 639</u> City <u>Eatonville</u> State <u>WA</u> Zip <u>98328</u> 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
Select Location			\$0.00	\$0.00
2700 - Pierce County	0.0050	8990000292, 0417274050	\$1,127,766.00	\$5,638.83
2700 - Pierce County	0.0050	0417121023	\$90,532.00	\$452.66
2700 - Pierce County	0.0050	7625100072	\$24,947.00	\$124.74
2700 - Pierce County	0.0050	0416143035	\$461,018.00	\$2,305.09
2100 - Lewis County	0.0050	3417048092, 8095, 8093	\$695,737.00	\$3,478.69
Select Location			\$0.00	\$0.00
Totals			\$2,400,000.00	\$12,000.00

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

Total True & Fair Value \$	2,400,000.00
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% \$	24,062.50
Above \$3,025,000 to 3.0% \$	0.00
Agricultural and timberland at 1.28 % \$	0.00
Total Excise Tax: State \$	42,637.50

7 TAX COMPUTATION:

Date of Transfer 10/20/2023 *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. see attached

Department of Revenue Use Only	
State REET Tax (from Section 6).....	\$42,637.50
Local REET Tax (from Section 5)....	\$ 12,000.00
Total REET Tax.....	\$54,637.50
Delinquent Interest.....	\$0.00
Delinquent Penalty.....	\$0.00
TOTAL DUE	\$54,637.50

Please See Information on Reverse

1/16/2024 08277

Mall Completed Form Tr:



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>Steve Aust</u></p> <p>Street <u>2217 Sirkka Ave</u></p> <p>City <u>Centralia</u> State <u>WA</u> Zip <u>98532</u></p> <p>Tax Registration Number <u>-</u></p> <p>Federal Identifier Number <u>[REDACTED]</u></p> <p>Percent of Entity Ownership Sold <u>51</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>Steve Aust</u></p> <p>Date & Place of Signing <u>10/25/21 Chehalis WA</u></p> <p>Telephone Number <u>[REDACTED]</u></p>	<p>2 TRANSFEREE (Attach a list for multiple transferees including percentage bought)</p> <p>Name <u>Jeff Humphrey (1%)</u> <u>Laurie Gunsolley (50%)</u></p> <p>Street <u>128 Johnson Pl</u></p> <p>City <u>Chehalis</u> State <u>WA</u> Zip <u>98532</u></p> <p>Tax Registration Number <u>-</u></p> <p>Federal Identifier Number <u>[REDACTED]</u></p> <p>Percent of Entity Ownership Purchased <u>51</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>Jeff Humphrey/Laurie Gunsolley</u></p> <p>Date & Place of Signing <u>10-25-21 Chehalis WA</u></p> <p>Telephone Number <u>[REDACTED]</u></p>
--	---

<p>3 Name and address of entity whose ownership was transferred:</p> <p>Name <u>Pacific Rental Properties LLC</u></p> <p>Street <u>128 Johnson Pl</u></p> <p>City <u>Chehalis</u> State <u>WA</u> Zip <u>98532</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 REAL PROPERTY VALUES: for on-line tax computation, fields A, B, and C are required.

A. Select location. For assistance finding a location, use the link below:
dor.wa.gov/content/findingtaxesandrates/salesandusetaxrates/lookupataxrate

B. Enter County Tax Parcel number.

C. Enter the True & Fair Value of real property. (RCW 82.45.030(2))

D. True & Fair Value x State Rate

E. True & Fair Value x Local Rate

F. Add D & E to get Subtotal

A. Location	Local City/County Tax Rate	B. County Tax Parcel No.	C. True & Fair Value	D. State Excise Tax Rate (.0125)	E. Local City/County Tax	F. Subtotal
2100 - Lewis County	0.0050	005604183415	\$90,000.00	1,152.00	450.00	\$1,602.00
2100 - Lewis County	0.0050	004217001000	\$50,000.00	640.00	250.00	\$890.00
2100 - Lewis County	0.0050	004635000000	\$70,000.00	896.00	350.00	\$1,246.00
Select Location				0.00	0.00	\$0.00
Select Location				0.00	0.00	\$0.00
Select Location	0.0025			0.00	0.00	\$0.00
Select Location	0.0025			0.00	0.00	\$0.00
Select Location	0.0025			0.00	0.00	\$0.00
Select Location	0.0025			0.00	0.00	\$0.00
Select Location	0.0025			0.00	0.00	\$0.00
Select Location	0.0025			0.00	0.00	\$0.00

6 TAX COMPUTATION:

- Enter total tax due on line 1. If you owe interest or penalties enter the respective amounts in line 2 and 3. (RCW 82.45.100)
- Sum the total of lines 1-3 to Total Due.
- If you need assistance in completing this form, please contact the Department of Revenue at 360-704-5905.
- Make check or money order payable to Washington State Department of Revenue.

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. _____

If you are claiming a gift exemption under WAC 458-61A-201 you must include a completed Real Estate Excise Tax Supplemental Statement.

Department of Revenue Use Only	
	1. Tax..... \$3,738.00
	2. Delinquent Interest.....
	3. Delinquent Penalty.....
	TOTAL DUE \$3,738.00

03/01/21



20-20336-20

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.

Form sections 1, 2, and 3: Seller/Grantor and Buyer/Grantee information, including names, addresses, and tax correspondence details.

Section 4: Street address of property (249G Rodeo Trail), county (Okanogan), and legal description.

Section 5: Land Use Code (11 - Household, single family units) and exemption questions.

Section 7: Personal property included in selling price (None) and exemption details (WAC No. 458-61A-201, reason: gift).

Section 6: Property classification questions regarding forest land, current use, and special valuation.

Section 7 (continued): Type of Document (Quit Claim Deed), Date of Document (7-27-2020), and Excise Tax calculation table.

Section (1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) with signature of Deputy Assessor and date.

Section (2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) text.

Section (3) NEW OWNER(S) SIGNATURE area with PRINT NAME line.

Section 8: I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT. Includes signatures and names of Jodi DeCesari.

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...

EXHIBIT "A"
LEGAL DESCRIPTION

A TRACT OF LAND BEING A PORTION OF GOVERNMENT LOT 12, IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 33 NORTH, RANGE 26 EAST, W.M., OKANOGAN COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

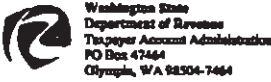
COMMENCING AT A BRASS CAP MARKED "INDIAN ALLOTMENT", LOCATED AT THE NORTHEAST CORNER OF SAID LOT 12, FROM WHICH A BRASS CAP MARKED "INDIAN ALLOTMENT, LOCATED AT THE SOUTHEAST CORNER OF GOVERNMENT LOT 13 OF SAID SECTION 3 BEARS SOUTH 00 DEGREES 53 MINUTES 03 SECONDS EAST, 1,649.46 FEET;
THENCE WEST ALONG THE NORTH BOUNDARY LINE OF SAID GOVERNMENT LOT 12 A DISTANCE OF 172.00 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 37 DEGREES 08 MINUTES 10 SECONDS WEST A DISTANCE OF 483.00 FEET;
THENCE SOUTH 11 DEGREES 46 MINUTES 40 SECONDS WEST A DISTANCE OF 35.00 FEET;
THENCE SOUTH 19 DEGREES 25 MINUTES 30 SECONDS WEST A DISTANCE OF 142.00 FEET;
THENCE SOUTH 39 DEGREES 17 MINUTES 25 SECONDS WEST A DISTANCE OF 308.00 FEET;
THENCE NORTH 59 DEGREES 48 MINUTES 16 SECONDS WEST TO THE EASTERLY BANK OF THE OKANOGAN RIVER;
THENCE NORTHEASTERLY ALONG THE EASTERLY BANK OF THE OKANOGAN RIVER TO THE NORTH BOUNDARY LINE OF SAID GOVERNMENT LOT 12;
THENCE EAST ALONG THE NORTH BOUNDARY LINE OF SAID GOVERNMENT LOT 12 TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH EASEMENT FOR ROAD PURPOSES AS DESCRIBED IN DEED RECORDED UNDER AUDITOR'S FILE NO. 620391.

SITUATE IN THE COUNTY OF OKANOGAN, STATE OF WASHINGTON.

04/09/2024
R4656

Mill Computed From Tax



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 <u>BDP Industrial Development IV, LP</u> Street <u>9525 W Bryn Mawr Ave, Ste 700</u> City <u>Rosemont</u> State <u>IL</u> Zip <u>60018</u> Tax Registration Number _____ Federal Identifier Number _____ Percent of Entity Ownership Sold <u>100.0000</u> % AFFIDAVIT I certify under penalty of perjury under the laws of the state of Washington that the information on this report is true and correct. Signature of Transferor/Agent Name (print) <u>Sean Zasche</u> Date & Place of Signing <u>28 MAR 2024 Chicago, IL</u> Telephone Number _____	2 TRANSFEREE (Attach a list for multiple transferees including percentage bought) Name <u>BT Ventures JV, LP</u> Street <u>9525 W Bryn Mawr Ave, Ste 700</u> City <u>Rosemont</u> State <u>IL</u> Zip <u>60018</u> Tax Registration Number _____ Federal Identifier Number _____ Percent of Entity Ownership Purchased <u>100.0000</u> % AFFIDAVIT I certify under penalty of perjury under the laws of the state of Washington that the information on this report is true and correct. Signature of Transferee/Agent Name (print) <u>Sean Zasche</u> Date & Place of Signing <u>28 MAR 2024 Chicago, IL</u> Telephone Number _____
---	---

3 Name and address of entity whose ownership was transferred. (Attach a list for multiple entities) Name <u>Bridge Point Tacoma 125, LLC</u> Street <u>9525 W Bryn Mawr Ave, Ste 700</u> City <u>Rosemont</u> State <u>IL</u> Zip <u>60018</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.

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	0.0050	0319081141	\$886,800.00	\$4,433.00
2700 - Pierce County	0.0050	0319081144	\$20,887,800.00	\$104,839.00
2700 - Pierce County	0.0050	0319081002	\$811,500.00	\$4,057.50
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			\$22,685,900.00	\$113,329.50

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 predominant use calculator (see instructions). Yes No

State REET Tax Calculation

Total True & Fair Value \$	22,685,900.00
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% \$	41,260.00
Above \$3,025,000 to 3.0% \$	589,227.00
Agricultural and timberland at 1.28 % \$	0.00
Total Excise Tax: State \$	649,052.00

7 TAX COMPUTATION:

Date of Transfer 03/01/2024 *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. _____

<i>Department of Revenue Use Only</i>	
State REET Tax (from Section 6).....	\$649,052.00
Local REET Tax (from Section 5)....	\$ 113,329.50
Total REET Tax.....	\$762,381.50
Delinquent Interest.....	\$0.00
Delinquent Penalty.....	\$0.00
TOTAL DUE	\$762,381.50

Please See Information on Reverse



REAL ESTATE EXCISE TAX AFFIDAVIT

This form is your receipt when stamped by cashier.

Return to Page 1

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.

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.

Seller/Grantor and Buyer/Grantee information including names, addresses, and phone numbers.

Property tax parcel information including account numbers and assessed value.

Street address of property: 21120 Snag Island Dr. E Lake Tapps WA 98391

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

Exhibit A See attached

Select Land Use Code(s) and enter any additional codes.

Was the seller receiving a property tax exemption or deferral under chapters 84.36, 84.37, or 84.38 RCW?

(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...

This land does not qualify for continuance.

(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S): To continue special valuation as historic property, sign (3) below.

Auditor information including date, time, and fee.

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

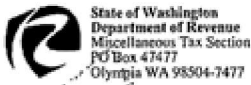
Personal property information including WAC No., Reason for exemption, Type of Document, and Date of Document.

Excise tax calculation including Gross Selling Price, Taxable Selling Price, and Total Excise Tax.

I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT. Signature of Grantor and Grantee.

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)).

For reference only, not for re-sale.



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 _____

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 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 \$ _____ 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 \$ 858,616.72 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? [] YES [] NO (If yes, please call (360) 534-1503 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.

* Patrick J. Bean Grantor's Signature Date 01-09-2020 Grantor's Name (print) PATRICK J. BEAN

[Signature] Grantee's Signature Date 01-09-2020 Grantee's Name (print) Ryan Bean

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)

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 052015-3024

THAT PORTION OF THE FOLLOWING DESCRIBED PROPERTY, LOCATED IN SECTION 15, TOWNSHIP 20 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, LYING WESTERLY OF RIGHT-OF-WAY DESCRIBED IN INSTRUMENT RECORDED UNDER RECORDING NO.: 2508398, RECORDS OF PIERCE COUNTY; COMMENCING AT THE CORNER COMMON TO SECTION 14, 15, 22 AND 23 IN SAID TOWNSHIP AND RANGE;
 THENCE NORTH 89°28'51" WEST ALONG THE SOUTH LINE OF SECTION 15, A DISTANCE OF 1497.98 FEET;
 THENCE NORTH 00°31'51" WEST 885.32 FEET;
 THENCE SOUTH 66°30'00" WEST 1280.00 FEET;
 THENCE NORTH 21°30'00" WEST 1427.04 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;
 THENCE NORTH 68°50'00" EAST 720.00 FEET;
 THENCE NORTH 21°30'00" WEST 267.87 FEET;
 THENCE NORTH 64°30'00" WEST 127.69 FEET TO THE BEGINNING OF A CURVE TO THE LEFT WITH A RADIUS OF 300.00 FEET;
 THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTER ANGLE OF 83°00'00" AN ARC DISTANCE OF 434.59 FEET TO A POINT OF TANGENCY;
 THENCE SOUTH 32°30'00" WEST 245.00 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT WITH A RADIUS OF 400.00 FEET;
 THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°38'07" AN ARC DISTANCE OF 46.32 FEET;
 THENCE SOUTH 21°30'00" EAST 230.35 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THAT PORTION LYING WITHIN THAT CERTAIN STRIP OF LAND 60 FEET IN WIDTH CONVEYED TO SNAG ISLAND MAINTENANCE CO., BY DEED RECORDED UNDER RECORDING NO.: 2508398.

EXCEPT THAT PORTION LYING BELOW THE CONTOUR LINE OF ELEVATION 545 FEET ABOVE SEA LEVEL AROUND THE LAKE TAPPS RESERVOIR OF PUGET SOUND POWER AND LIGHT COMPANY, AS DESIGNATED IN DEED RECORDED UNDER RECORDING NO.: 1686523.

SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

For reference only, not for re-sale.

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.

1 TRANSFEROR
(Attach a list for multiple transferors including percentage sold)

Name Fife Valley Ventures, L.L.C.

Street 5312 Pacific Hwy E

City Fife State WA Zip 98424

Tax Registration Number [REDACTED]

Federal Identifier Number [REDACTED]

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 [REDACTED]

Name (print) [REDACTED]

Date & Place of Signing [REDACTED]

Telephone Number [REDACTED]

2 TRANSFEREE
(Attach a list for multiple transferees including percentage bought)

Name Puget Sound Capital Group, L.L.C.

Street 5312 Pacific Hwy E

City Fife State WA Zip 98424

Tax Registration Number [REDACTED]

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 [Signature]

Name (print) Jeffery E Hogan, Member

Date & Place of Signing 5/1/24 Fife

Telephone Number [REDACTED]

3 Name and address of entity whose ownership was transferred.
(Attach a list for multiple entities)

Name Fife Valley Ventures, L.L.C.

Street 5312 Pacific Hwy E

City Fife State WA Zip 98424

Tax Registration Number [REDACTED]

Federal Identifier Number [REDACTED]

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

A. Location	Local City/County Tax Rate	B. County Tax Parcel No.	C. True & Fair Value	D. Local City/County Tax
2706 - Fife <input checked="" type="checkbox"/>	0.0050	0320014098	\$1,100,900.00	\$5,504.50
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			\$1,100,900.00	\$5,504.50

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 \$	<u>1,100,900.00</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>7,371.52</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>13,146.52</u>

7 TAX COMPUTATION:

Date of Transfer 05/01/2024 *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).....	\$13,146.52
Local REET Tax (from Section 5)....	\$ 5,504.50
Total REET Tax.....	\$18,651.02
Delinquent Interest.....	\$0.00
Delinquent Penalty.....	\$0.00
TOTAL DUE	\$18,651.02

Please See Information on Reverse



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

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

This form is your receipt when stamped by cashier.

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>Katie McKenna, an unmarried person</u>	BUYER GRANTEE	2 Name <u>John Royster, an unmarried person</u>
	<u>John Royster, an unmarried person</u>		
	Mailing Address: <u>404 Buena Vista Ave</u>		Mailing Address <u>404 Buena Vista Ave</u>
	City/State/Zip: <u>Tacoma, WA 98466</u>		City/State/Zip <u>Tacoma, WA 98466</u>
	Phone No. (including area code) _____		Phone No. (including area code) _____
3 Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers - check box if personal property	
Name _____		List assessed value(s)	
Mailing Address _____		716020-245-1 <input type="checkbox"/>	
City/State/Zip _____		_____ <input type="checkbox"/>	
Phone No. (including area code) _____		TCA 070 <input type="checkbox"/>	
		_____ <input type="checkbox"/>	

4 Street address of property: 404 Buena Vista Ave, Tacoma, WA 98466

This property is located in Tacoma, Pierce County FIRECREST

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)

SEE 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) 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)? YES NO

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 YES NO

Is this property designated as forest land per chapter 84.33 RCW? YES NO

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

Is this property receiving special valuation as historical property per chapter 84.26 RCW? YES NO

If any answers are yes, complete as instructed below.

(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE)

NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information.

This land does does not qualify for continuance.

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) _____

Reason for exemption _____

Removing a JT from title

Type of Document Quitclaim Deed

Date of Document 5/15/20

Gross Selling Price \$ 65,000.00

*Personal Property (deduct) \$ _____

Exemption Claimed (deduct) \$ _____

Taxable Selling Price \$ 65,000.00

Excise Tax: State

Less than \$500,000.01 at 1.1% \$ 715.00

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% \$ 0.00

Agricultural and timberland at 1.28% \$ 0.00

Total Excise Tax: State \$ 715.00

0.0050 Local \$ 325.00

*Delinquent Interest: State \$ 0.00

Local \$ 0.00

*Delinquent Penalty \$ 0.00

Subtotal \$ 1,040.00

*State Technology Fee \$ 5.00

*Affidavit Processing Fee \$ 0.00

Total Due \$ 1,045.00

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 _____

Name (print) ELIZABETH ELINA- REC SPECIALIST

Date & city of signing PLANO TX 5/28/2020

Signature of Grantee or Grantee's Agent _____

Name (print) ASHLEY MARCHAND- REC CLERK

Date & city of signing PLANO TX 5/28/2020

4530961 EXT
Electronically Recorded
Pierce County, WA RJOHNSO
6/4/2020 9:01 AM
Pages: 2 Excise Collected: \$1,040.00
Proc. Fee: \$0.00 Tech Fee: \$5.00

state correctional institution for a maximum term of not more than five years, or by a fine (\$5,000.00), or by both imprisonment and fine (RCW 9A.20.020(1C)).
ASURER'S USE ONLY COUNTY TREASURER

For reference only, not for re-sale.

Exhibit A

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

LOTS 13, 14, 15 AND 16, BLOCK 51, REGENTS PARK NO. 2, ACCORDING TO PLAT RECORDED IN VOLUME 8 OF PLATS AT PAGE 86, IN PIERCE COUNTY, WASHINGTON;

SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

Parcel ID: 716020-245-1

Commonly known as 404 Buena Vista Ave, Fircrest, WA 98466
However, by showing this address no additional coverage is provided

ABBREVIATED LEGAL: LOTS 13, 14, 15 AND 16, BLOCK 51, REGENTS PARK NO. 2

For reference only, not for re-sale.



F.A.T.C.U. 3381052

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 % Yang Zheng, sold. List percentage of ownership acquired next to each name. an unmarried person

Form sections 1 and 2: Seller/Grantor (Name: 4531 North Rancho Dr, YANG ZHENG; Mailing Address: Arvin, CA 93203) and Buyer/Grantee (Name: ZHENG GUANG ALSO APPEARING OF RECORD AS GUANG ZHENG AND DAN YU, HUSBAND AND WIFE; Mailing Address: 6588 Serenity Loop, Gig Harbor, WA 98335)

Form section 3: Send all property tax correspondence to: [X] Same as Buyer/Grantee. List all real and personal property tax parcel account numbers - check box if personal property. 4003160220 [] 697,600.00

Form section 4: Street address of property: 6588 Serenity Loop, Gig Harbor, WA 98335. This property is located in Gig Harbor. 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.

Form section 5: Select Land Use Code(s): 11. Was the seller receiving a property tax exemption or deferral under chapters 84.36, 84.37, or 84.38 RCW? [X]. Is this property predominantly used for timber or agriculture? [X].

Form section 6: Is this property designated as forest land per chapter 84.33 RCW? [X]. Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW? [X]. Is this property receiving special valuation as historical property per chapter 84.26 RCW? [X].

(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. This land [] does [] does not qualify for continuance.

(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S): To continue special valuation as historic property, sign (3) below. (3) NEW OWNER(S) SIGNATURE PRINT NAME

Form section 7: List all personal property (tangible and intangible) included in selling price. 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% \$0.00. 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 \$0.00 Local \$0.00 *Delinquent Interest: State \$ Local \$ *Delinquent Penalty \$ 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

Form section 8: I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT. Signature of Grantor or Grantor's Agent: Yang Zheng, Date & city of signing: 2/12/2020 ARVIN. Signature of Grantee or Grantee's Agent: Zheng Guang, Date & city of signing: 2/14/20 Gig Harbor

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

For reference only, not for re-sale.

4522928 EXT3 Electronically Recorded Pierce County, WA LMACUMB 2/14/2020 3:22 PM Pages: 4 Excise Collected: \$0.00 Proc. Fee: \$5.00 Tech Fee: \$5.00

OFFICE - TREASURER'S USE ONLY COUNTY TREASURER

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Pierce, State of Washington, described as follows:

LOT 22, THE PLAT OF "BELLESARA", ACCORDING TO THE PLAT THEREOF, RECORDED UNDER PIERCE COUNTY AUDITOR'S NO. 201410285002, RECORDS OF PIERCE COUNTY, WASHINGTON.

For reference only, not for re-sale.

Unofficial Document

For reference only, not for re-sale.

REAL ESTATE EXCISE TAX NARRATIVE STATEMENT – EXITING CO-SIGNOR(S)

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

I /We the grantor(s) and/or grantee(s) of the real property described on the Real Estate Excise Tax Affidavit to which this statement is attached, do hereby swear under penalty of perjury that the following is true:

Title Clearance: WAC 458-61A-215(2)(e)

This Quit Claim Deed is being given to clear title and, no money or other valuable consideration of any kind is being paid by the grantee to the grantor in exchange for the transfer of this real property. The relationship between us is: CO-SIGNORS ONLY.

I/We am/are receiving no financial consideration. I/we have neither made any payments on this property, nor have I/we claimed any income tax exemptions. I/we was/were only on the title originally to help the grantee obtain credit.

Dated: 2/17/2020

Grantor Signatures:

Grantor Signatures:

Grantor Signature

Grantee Signatures:

Grantee Signature

Grantee Signatures:

For reference only, not for re-sale.

REAL ESTATE EXCISE TAX NARRATIVE STATEMENT – EXITING CO-SIGNOR(S)

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

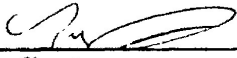
I/We the grantor(s) and/or grantee(s) of the real property described on the Real Estate Excise Tax Affidavit to which this statement is attached, do hereby swear under penalty of perjury that the following is true:

Title Clearance: WAC 458-61A-215(2)(e)

This Quit Claim Deed is being given to clear title and, no money or other valuable consideration of any kind is being paid by the grantee to the grantor in exchange for the transfer of this real property. The relationship between us is: CO-SIGNORS ONLY.

I/We am/are receiving no financial consideration; I/we have neither made any payments on this property, nor have I/we claimed any income tax exemptions. I/we was/were only on the title originally to help the grantee obtain credit.

Dated: 2/12/2020



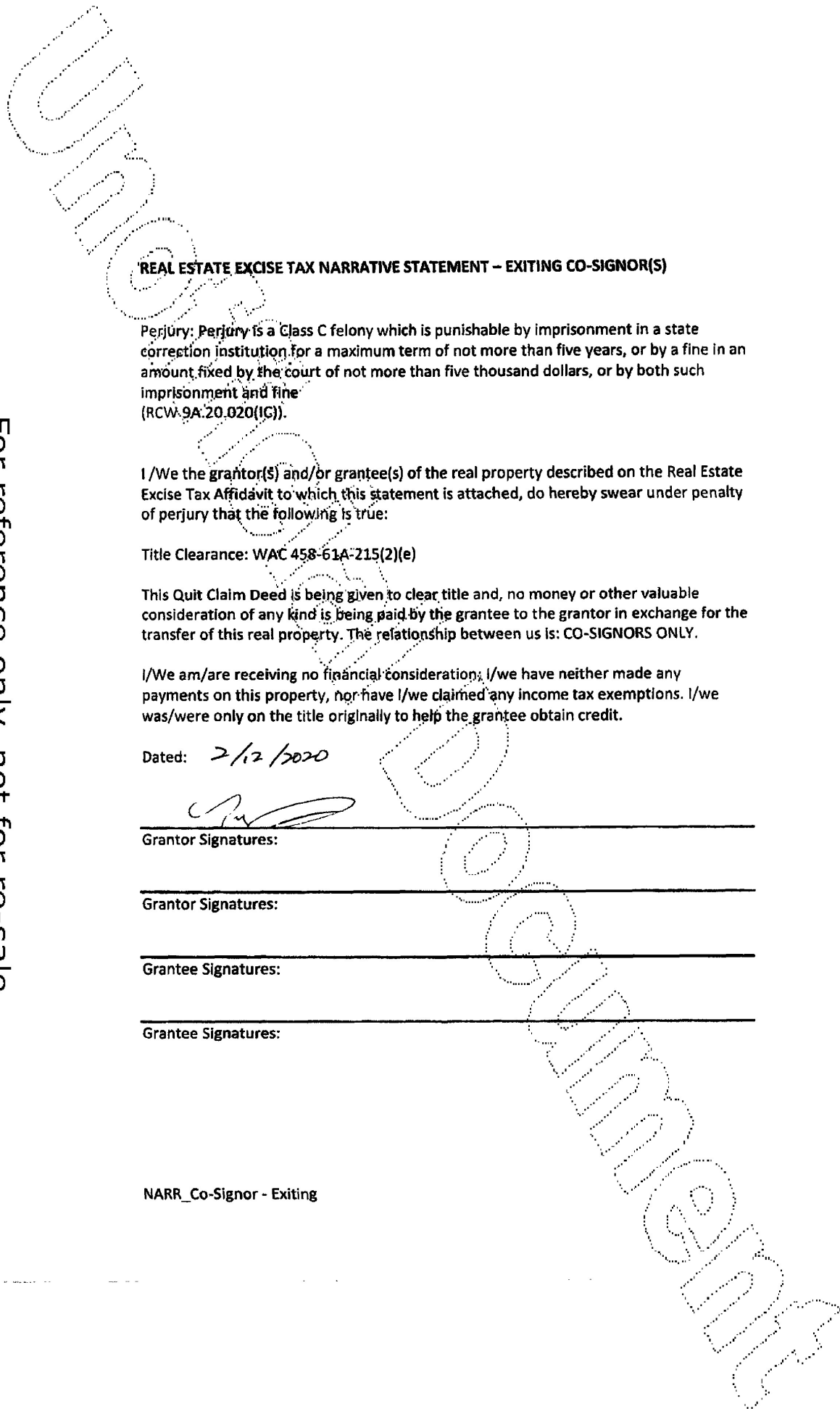
Grantor Signatures:

Grantor Signatures:

Grantee Signatures:

Grantee Signatures:

NARR_Co-Signor - Exiting



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>Jerome M. Korum, Individually</u></p> <hr/> <p>Street <u>4907 Main St - Unit 410</u></p> <p>City <u>Tacoma</u> State <u>WA</u> Zip <u>98407</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>[Signature]</u></p> <p>Name (print) <u>Jerome M. Korum</u></p> <p>Date & Place of Signing <u>8-12-2022 Puyallup, WA</u></p> <p>Telephone Number <u>[Redacted]</u></p>	<p>2 TRANSFEREE (Attach a list for multiple transferees including percentage bought)</p> <p>Name <u>John A. Hall and Sophia M. Hall</u></p> <hr/> <p>Street <u>3514 Shorecliff Dr NE</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>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>[Signature]</u></p> <p>Name (print) <u>John A. Hall</u></p> <p>Date & Place of Signing <u>08-12-22 Puyallup, WA</u></p> <p>Telephone Number <u>[Redacted]</u></p>
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<p>3 Name and address of entity whose ownership was transferred. (Attach a list for multiple entities)</p> <p>Name <u>Korum Automotive Group, Inc.</u></p> <hr/> <p>Street <u>100 River Road</u></p> <p>City <u>Puyallup</u> State <u>WA</u> Zip <u>98371</u></p> <p>Tax Registration Number <u>[Redacted]</u></p> <p>Federal Identifier Number <u>[Redacted]</u></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>
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4 Attach a list of names, addresses, and relationships of all entities affected by this transfer. (See Page 2)

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
2711 - Puyallup	0.0050	(See Page 2)	\$2,436,900.00	\$12,184.50
2711 - Puyallup	0.0050		\$1,480,900.00	\$7,404.50
2711 - Puyallup	0.0050		\$639,400.00	\$3,197.00
2711 - Puyallup	0.0050		\$828,600.00	\$4,143.00
Select Location				\$0.00
Select Location				\$0.00
Select Location				\$0.00
Totals			\$5,385,800.00	\$26,929.00

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	
Total True & Fair Value \$	5,385,800.00
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% \$	71,574.00
Agricultural and timberland at 1.28 % \$	0.00
Total Excise Tax, State \$	131,124.00

7 TAX COMPUTATION:

Date of Transfer 09/30/2021 *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).....	\$131,124.00
Local REET Tax (from Section 5)....	\$ 26,929.00
Total REET Tax.....	\$158,053.00
Delinquent Interest (See Page 3) ..	\$2,779.95
Delinquent Penalty (See Page 3) ..	\$31,610.60
TOTAL DUE	\$192,443.55

Please See Information on Reverse

**Korum Automotive Group, Inc.
Tax Registration Number 601-994-054
Controlling Interest Transfer Return**

981112022
98234

Additional Information for Section 4

Korum Automotive Group, Inc. does not own real estate, however it controls an interest in leasehold improvements through its wholly-owned subsidiaries. Accordingly, Korum Automotive Group, Inc. is filing this REET Affidavit with consideration being giving to the leasehold improvements of its wholly-owned subsidiaries, which by extension were acquired by the Transferee via its purchase of 50.0% of the common stock of Korum Automotive Group, Inc on September 30, 2021.

The wholly-owned subsidiaries of Korum Automotive Group, Inc. are:

- Korum Ford, Inc. – 100 River Road, Puyallup, WA 98371
- Korum Motors, Inc. – 100 River Road, Puyallup, WA 98371
- Korum Lincoln, Inc. – 100 River Road, Puyallup, WA 98371

Additional Information for Section 5

Leasehold improvements of the wholly-owned subsidiaries:

Address	Parcel #	Description	2021 Assessed Values
SW Corner			
100 River Rd	0420281160	Ford/Lincoln	\$ 2,211,300
812 N Meridian	0420281161	Ford/Lincoln	14,800
150 River Road	0420281162	Ford/Lincoln	210,800
			2,436,900
NW Corner			
111 River Rd	0420218008	Korum Hyundai	1,480,900
SE Corner			
711 N Meridian	0420272168	Korum Used	606,400
813 N Meridian	0420272170	Korum Used	19,500
815 N Meridian	0420272172	Korum Used	13,500
			639,400
NE Corner			
1037 N Meridian	0420223018	Bull Pen	180,100
1103 N Meridian	0420223025	Meridian Entrance - Bull Pen	25,300
1007 N Meridian	0420223095	Korum Ford Fleet & Hyundai Storage	36,300
815 2nd St NE	0420272211	Korum Ford Fleet	586,900
			828,600
			\$ 5,385,800



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

Used only for sales in a single location code

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 name.

1 SELLER GRANTOR: Name Bernice Large, an unmarried woman; Mailing Address 3511 Northshore Blvd NE; City/State/Zip Tacoma, WA 98422; Phone No. (including area code)
2 BUYER GRANTEE: Name Brian Eugene Large, an unmarried man and Bernice Large, an unmarried woman; Mailing Address 3511 Northshore Blvd NE; City/State/Zip Tacoma, WA 98422; Phone No. (including area code)

3 Send all property tax correspondence to: [X] 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); 6400012020; Levy Code: 005

4 Street address of property: 3511 Northshore Blvd NE, Tacoma, WA 98422; This property is located in [] unincorporated [] County OR within [X] city of Tacoma; [] 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.

For reference only, not for re-sale.

LOT 28, BLOCK 9, NORTH SHORE COUNTRY CLUB ESTATES DIVISION 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 58 OF PLATS, PAGE 1 THROUGH 7, INCLUSIVE, RECORDS OF PIERCE COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

5 Select Land Use Code(s): 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 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 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 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(b)(4); Reason for exemption Grantor/Grantee Always Share Payments - No Other Consideration Given

Table with columns for Description, Amount, and Total Due. Includes rows for 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, 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 Bernice Large; Signature of Grantee or Grantee's Agent Brian Eugene Large; Name (print) Bernice Large; Name (print) Brian Eugene Large; Date & city of signing 08/11/2020 Tacoma; Date & city of signing 08/11/2020 Tacoma

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)).

4537791 EXT X; Electronically Recorded; Pierce County, WA CCOMITA; 8/17/2020 11:01 AM; Pages: 3; Proc. Fee: \$5.00; Excise Collected: \$0.00; Tech Fee: \$5.00

TREASURER'S USE ONLY; County Treasurer; County Assessor; Dept. of Revenue; Taxpayer

19/2024
03001

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>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 _____ %</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>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 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 _____</p> <p>Name (print) <u>See attached</u></p> <p>Date & Place of Signing _____</p> <p>Telephone Number _____</p>
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<p>3 Name and address of entity whose ownership was transferred. (Attach a list for multiple entities)</p> <p>Name <u>PAC WEST INVESTMENT, LLC</u></p> <p>Street <u>PO Box 98048</u></p> <p>City <u>Lakewood</u> State <u>WA</u> Zip <u>98048</u></p> <p>Tax Registration Number _____</p> <p>Federal Identifier Number _____</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>
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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
2721 - Lakewood	0.0050	6075000250	\$950,000.00	\$4,750.00
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			\$950,000.00	\$4,750.00

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

Total True & Fair Value \$	950,000.00
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% \$	5,440.00
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 \$	11,215.00

7 TAX COMPUTATION:

Date of Transfer 03/20/2024 *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. _____

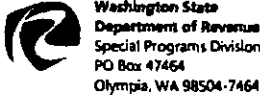
<i>Department of Revenue Use Only</i>													
	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>State REET Tax (from Section 6).....</td> <td style="text-align: right;">\$11,215.00</td> </tr> <tr> <td>Local REET Tax (from Section 5)....</td> <td style="text-align: right;">\$ 4,750.00</td> </tr> <tr> <td>Total REET Tax.....</td> <td style="text-align: right;">\$15,965.00</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 style="text-align: right;">TOTAL DUE</td> <td style="text-align: right;">\$15,965.00</td> </tr> </table>	State REET Tax (from Section 6).....	\$11,215.00	Local REET Tax (from Section 5)....	\$ 4,750.00	Total REET Tax.....	\$15,965.00	Delinquent Interest.....	\$0.00	Delinquent Penalty.....	\$0.00	TOTAL DUE	\$15,965.00
State REET Tax (from Section 6).....	\$11,215.00												
Local REET Tax (from Section 5)....	\$ 4,750.00												
Total REET Tax.....	\$15,965.00												
Delinquent Interest.....	\$0.00												
Delinquent Penalty.....	\$0.00												
TOTAL DUE	\$15,965.00												

Please See Information on Reverse

Entity	<i>Swamp Creek Rentals LLC</i>
Transfer Type	Controlling Interest
Date of Sale/Transfer	April-12-2021

Parcel Number	Location Code	Taxable Amount	State Tax	Local Tax
373101100103	3100 - Snohomish County	840,000.00	9,852.00	4,200.00

Mail 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>Hemambara Vadlamudi</u></p> <p>Street <u>21723 43rd DR SE</u></p> <p>City <u>Bothell</u> State <u>WA</u> Zip <u>98021</u></p> <p>Tax Registration Number _____</p> <p>Federal Identifier Number _____</p> <p>Percent of Entity Ownership Sold _____ <u>55</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>Hemambara Vadlamudi</u></p> <p>Date & Place of Signing <u>10/23/2023 Bothell</u></p> <p>Telephone Number _____</p>	<p>2 TRANSFEREE (Attach a list for multiple transferees including percentage bought)</p> <p>Name <u>(Multiple - See attached document)</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 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 _____</p> <p>Name (print) _____</p> <p>Date & Place of Signing _____</p> <p>Telephone Number _____</p>
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<p>3 Name and address of entity whose ownership was transferred:</p> <p>Name <u>PNW Partners, LLC</u></p> <p>Street <u>324 239th Way SE</u></p> <p>City <u>Sammamish</u> State <u>WA</u> Zip <u>98074</u></p> <p>Tax Registration Number _____</p> <p>Federal Identifier Number _____</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>
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4 Attach a list of names, addresses, and relationships of all entities affected by this transfer.

5 REAL PROPERTY VALUES: for on-line tax computation, fields A, B, and C are required.

A. Select location. For assistance finding a location, use the link below.
<https://dor.wa.gov/content/findtaxesandrates/salesandusetaxrates/lookuptaxrate/>

B. Enter County Tax Parcel number.

C. Enter the True & Fair Value of real property. (RCW 82.45.030(2))

D. True & Fair Value x State Rate

E. True & Fair Value x Local Rate

F. Add D & E to get Subtotal

A. Location	Local City/County Tax Rate	B. County Tax Parcel No.	C. True & Fair Value	D. State Excise Tax Rate (.0128)	E. Local City/County Tax	F. Subtotal
3120 - Bothell (Snohomish)	0.0050	00688600003700	\$701,250.00	8.978.00	3,506.25	\$12,482.25
Select Location				0.00	0.00	\$0.00
Select Location				0.00	0.00	\$0.00
Select Location				0.00	0.00	\$0.00
Select Location				0.00	0.00	\$0.00
Select Location				0.00	0.00	\$0.00
Select Location				0.00	0.00	\$0.00
Select Location				0.00	0.00	\$0.00
Select Location				0.00	0.00	\$0.00
Select Location				0.00	0.00	\$0.00
Select Location				0.00	0.00	\$0.00

6 TAX COMPUTATION:

- Enter total tax due on line 5. If you owe interest or penalties enter the respective amounts in line 2 and 3. (RCW 82.45.100)
- Sum the total of lines 1-3 to Total Due.
- If you need assistance in completing this form, please contact the Special Programs Division, Department of Revenue at 360-534-1503.
- Make check or money order payable to Washington State Department of Revenue.

Date of Transfer 10/23/2023 *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. _____

If you are claiming a gift exemption under WAC 458-61A-201 you must include a completed Real Estate Excise Tax Supplemental Statement.

Department of Revenue Use Only	
	1. Tax..... \$12,482.25
	2. Delinquent Interest.....
	3. Delinquent Penalty.....
	TOTAL DUE \$12,482.25



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.

Table with 2 columns: SELLER GRANTOR and BUYER GRANTEE. Row 1: Name JAC Consulting LLC... and Name David Barnett... Row 2: Mailing Address 76406 208th St SW... and Mailing Address 19567 27th Ave. NW... Row 3: City/State/Zip Lynnwood, WA 98177... and City/State/Zip Shoreline, WA 98177... Row 4: Phone No. (including area code) and Phone No. (including area code)

4 Street address of property: 14025 3rd Dr SE, Everett, WA 98208
This property is located in Snohomish County
Check box if any of the listed parcels are being segregated from another parcel, are part of a boundary line adjustment or parcels being merged.
Legal description of property (If more space is needed, you may attach a separate sheet to each page of the affidavit)
See Legal Description attached hereto as Exhibit A and by this reference made a part hereof

5 Select Land Use Code(s):
910
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)? YES NO [X]
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 YES NO [X]

6 YES NO
Is this property designated as forest land per chapter 84.33 RCW? YES NO [X]
Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW? YES NO [X]
Is this property receiving special valuation as historical property per chapter 84.26 RCW? YES NO [X]

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 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.

FIRST AMERICAN 33991630

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

WAC No. (Section/Subsection)

Reason for exemption

Type of Document Statutory Warranty Deed

Date of Document February 18, 2020

Gross Selling Price \$400,000.00
*Personal Property (deduct) \$
Exemption Claimed (deduct) \$
Taxable Selling Price \$400,000.00
Excise Tax: State
Less than \$500,000.01 at 1.1% \$4,400.00
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% \$0.00
Agricultural and timberland at 1.28% \$0.00
Total Excise Tax: State \$4,400.00
Local \$2,000.00
*Delinquent Interest: State \$0.00
Local \$0.00
*Delinquent Penalty \$0.00
Subtotal \$6,400.00
*State Technology Fee \$5.00
*Affidavit Processing Fee \$0.00
Total Due \$6,405.00

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 Grantor's Agent: Patrick W. Crosby
Name (print) Patrick W. Crosby
Date & city of signing 2/19/2020 Everett LYNNWOOD
Signature of Grantee or Grantee's Agent: David Barnett
Name (print) David Barnett
Date & city of signing 2/20/2020 Everett

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

REV 84 0001a (12/6/19) THIS SPACE - TREASURER'S USE ONLY COUNTY TREASURER

Thank you for your payment.
E134088 \$6,405.00
BRUCE E. 02/20/2020

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Snohomish, State of Washington, described as follows:

LOTS 20, 21, 22 AND 23, ROYALWOOD DIV. NO. 3, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 27 OF PLATS, PAGE 63, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

A handwritten signature or mark, possibly a stylized 'S' or 'L', located below the legal description text.



TICOR TITLE

70145384

REAL ESTATE EXCISE TAX AFFIDAVIT
CHAPTER 82.45 RCW - CHAPTER 458-81A 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

Used only for sales in a single location code

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 name.

1 SELLER GRANTOR	Name Eugene Galloway and Deborah Galloway, a married couple	2 BUYER GRANTEE	Name Bridget M. Harbin-Giuntoli and Tyler J. Harbin-Giuntoli, a married couple
	Mailing Address 212 Cypress Lane City/State/Zip Snohomish, WA 98290 Phone No. (including area code)		Mailing Address 212 Cypress Lane City/State/Zip Snohomish, WA 98290 Phone No. (including area code)
3	Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee	List all real and personal property tax parcel account numbers - check box if personal property	
Name		005289-000-016-02	<input type="checkbox"/> List assessed value(s)
Mailing Address		Levy Code: 00735	<input type="checkbox"/> \$510,200.00
City/State/Zip			<input type="checkbox"/>
Phone No. (including area code)			<input type="checkbox"/>

4 Street address of property: 212 Cypress Lane, Snohomish, WA 98290
 This property is located in unincorporated _____ County OR within city of Snohomish
 Check box if any of the listed parcels are being segregated from another parcel, are part of a boundary line adjustment or parcels being merged.
 Legal description of property (if more space is needed, you may attach a separate sheet to each page of the affidavit)

LOT 2 OF GLENN'S SHORT PLAT, CITY OF SNOHOMISH SHORT PLAT NO. 04-04-SSD, RECORDED UNDER RECORDING NUMBER 200505315001, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, BEING A PORTION OF LOT 18 OF THE PLAT OF MYRTLE CREST AS RECORDED IN VOLUME 14 OF PLATS AT PAGE 33, UNDER RECORDING NUMBER 1064107, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON. sec 7-28-6

5 Select Land Use Code(s): 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 chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
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	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>

6

Is this property designated as forest land per chapter 84.33 RCW?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
Is this property receiving special valuation as historical property per chapter 84.26 RCW?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>

If any answers are yes, complete as instructed below.
 (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) 458-81A-215(2)(e)
 Reason for exemption To Clear Title - Co-Signer's Only
 cosignors exiting title

Type of Document	Quit Claim Deed
Date of Document	08/05/2020
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 \$5,000,000 at 2.75%	\$
Above \$5,000,000 at 3.0%	\$
Agricultural and Timberland at 1.28%	\$
Total Excise Tax: State	\$
Local	\$
*Delinquent Interest: State	\$
Local	\$
*Delinquent Penalty	\$
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

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

Signature of Grantor or Grantor's Agent	Signature of Grantee or Grantee's Agent
Name (print) Eugene Galloway Samantha Love	Name (print) Bridget M. Harbin-Giuntoli
Date & city of signing 8/19/20 Bellevue	Date & city of signing 8/17/20 Snohomish, WA

Perjury: Perjury is a class C felony which is punishable by imprisonment in the state correctional institution for a maximum term of not more than five years, or by a fine in an amount fixed by the court of not more than five thousand dollars (\$5,000.00), or by both imprisonment and fine (RCW 9A.02.020 (1C)).

REV 84 0001e (12/5/19) THIS SPACE - TREASURER'S USE ONLY

Escrow No.: 70145384-TS

County Treasurer
 County Assessor
 Dept. of Revenue
 Taxpayer

Thank you for your payment.
E144520 \$10.00
BRUCE E. 08/21/2020

Real Estate Excise Tax Supplemental Statement

Property: 212 Cypress Lane, Snohomish, WA 98290
Tax Parcel No.: 005289-000-016-02

70145384

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

I/We the grantor(s) and/or grantee(s) of the real property described on the Real Estate Excise Tax Affidavit to which this statement is attached, do hereby swear under penalty of perjury that the following is true:

Title Clearance: WAC 458-61A-215(2)(e)

This real property is being given to clear title and no money or other valuable consideration of any kind is being paid by the grantee to the grantor in exchange for the transfer of this real property. The relationship between us is co-signor.

We are receiving no financial consideration; we have neither made any payments on this property, nor have we claimed an income tax exemption. We were only on the title originally to help the grantee obtain credit.

<i>Eugene Galloway</i>	08/17/2020
_____	_____
Eugene Galloway	Date
<i>Deborah Galloway</i>	08/17/2020
_____	_____
Deborah Galloway	Date
countersigned	8/17/2020
_____	_____
Bridget M. Harbin-Giuntoli	Date
countersigned	8/17/2020
_____	_____
Tyler J. Harbin-Giuntoli	Date

Real Estate Excise Tax Supplemental Statement

Property: 212 Cypress Lane, Snohomish, WA 98290
Tax Parcel No.: 005289-000-016-02

70145384

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

I/We the grantor(s) and/or grantee(s) of the real property described on the Real Estate Excise Tax Affidavit to which this statement is attached, do hereby swear under penalty of perjury that the following is true:

Title Clearance: WAC 458-61A-215(2)(e)

This real property is being given to clear title and no money or other valuable consideration of any kind is being paid by the grantee to the grantor in exchange for the transfer of this real property. The relationship between us is co-signor.

We are receiving no financial consideration; we have neither made any payments on this property, nor have we claimed an income tax exemption. We were only on the title originally to help the grantee obtain credit.

<u>countersigned</u>	<u>8/17/2020</u>
Eugene Galloway	Date

<u>countersigned</u>	<u>8/17/2020</u>
Deborah Galloway	Date

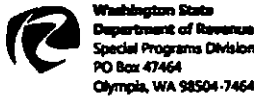
<u>Bridget M. Harbin-Giuntoli</u>	<u>8/17/20</u>
Bridget M. Harbin-Giuntoli	Date

<u>Tyler J. Harbin-Giuntoli</u>	<u>8/17/20</u>
Tyler J. Harbin-Giuntoli	Date

02/22/2024

01337

Mail Completed Form To



Washington State Department of Revenue Special Programs Division 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.)

1 TRANSFEROR (Attach a list for multiple transferors including percentage sold) Name: Northend Holdings 10 LLC Street: 7017 186th ST SW City: Lynnwood State: WA Zip: 98038
2 TRANSFEREE (Attach a list for multiple transferees including percentage bought) Name: Glaspy Holdings LLC Street: 848 N Sunrise Blvd Suite F203, Box 7 City: Camano Island State: WA Zip: 98282

3 Name and address of entity whose ownership was transferred: Name: Twin City Holdings LLC Street: 848 N Sunrise Blvd Suite F203, Box 7 City: Camano Island State: WA Zip: 98282
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 REAL PROPERTY VALUES: for on-line tax computation, fields A, B, and C are required. A. Select location. For assistance finding a location, use the link below. http://dor.wa.gov/content/fin/tax/assessments/assessmentsrates/lookuptaxrate/

Table with 7 columns: A. Location, B. Local City/County Tax Rate, C. County Tax Parcel No., D. True & Fair Value, E. State Excise Tax Rate (#128), F. Local City/County Tax, G. Subtotal. Row 1: 3116 - Stanwood, 0.0050, 320419-001-005-00, \$325,000.00, 4,160.00, 1,625.00, \$5,785.00

6 TAX COMPUTATION: 1. Enter total tax due on line 1. If you owe interest or penalties enter the respective amounts in line 2 and 3. (RCW 82.45.100) 2. Sum the total of lines 1-3 to Total Due. 3. If you need assistance in completing this form, please contact the Special Programs Division, Department of Revenue at 360-534-1503. 4. Make check or money order payable to Washington State Department of Revenue.

Department of Revenue Use Only table with 3 rows: 1. Tax \$5,785.00, 2. Delinquent Interest, 3. Delinquent Penalty. TOTAL DUE \$5,785.00

Entity	G&E LLC
Transfer Type	Controlling Interest
Date of Sale/Transfer	Oct-11-2021

Parcel Number	Location Code	Taxable Amount	State Tax	Local Tax
35273.0309	3210 - Spokane City	552,560.00	6,555.26	2,762.80
35273.0303	3211 - Spokane City	157,500.00	1,868.49	787.50
35273.0302	3212 - Spokane City	250,900.00	2,976.53	1,254.50



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. 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.

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

Form sections 1, 2, 3, and 4 containing seller and buyer information, property tax correspondence details, and street address.

ORIGINAL stamp

Section 4: Street address of property: 1502 W. Panorama Ave., Spokane, WA 99208. Includes county selection and legal description.

Section 5: Select Land Use Code(s). Includes '11 - Household, single family units' and various exemption questions.

Section 7: List all personal property (tangible and intangible) included in selling price. Includes WAC No. 458 61A 204 and reason for exemption.

Section 6: Forest land or current use questions. Includes 'Is this property designated as forest land per chapter 84.33 RCW?'.

Section 7 (continued): Type of Document: Quitclaim Deed. Date of Document: 4/6/20.

(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...

Excise Tax calculation table. Includes Gross Selling Price, Personal Property (deduct), Exemption Claimed (deduct), Taxable Selling Price \$0.00, and Total Excise Tax \$0.00.

(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY). NEW OWNER(S): To continue special valuation as historic property, sign (3) below. (3) NEW OWNER(S) SIGNATURE and PRINT NAME.

Delinquent Interest and Penalty section. Includes *Delinquent Interest: State \$0.00, Local \$0.00, and *Delinquent Penalty \$0.00.

Section 8: I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT. Includes signatures of Cynthia M. Emery and Scott M. Dahl, dated 4/21/20 in Spokane, WA.

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

Mail Completed Form Tax



Washington State Department of Revenue, Taxpayer Account Administration, PO Box 47494, Olympia, WA 98504-4744

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: Michael Auderer, Street: 8702 Libby Rd NE, City: Olympia, State: WA, Zip: 98501, Tax Registration Number: [redacted], Federal Identifier Number: [redacted], Percent of Entity Ownership Sold: 25.0000%, AFFIDAVIT, Signature of Transferor/Agent: Mike Auderer, Name (print): Michael Auderer, Date & Place of Signing: 05/01/2024 Thurston County, Telephone Number: [redacted]

2 TRANSFEREE (Attach a list for multiple transferees including percentage bought) Name: Scott Moore, Street: 3114 Madrona Beach Road NW, City: Olympia, State: WA, Zip: 98502, Tax Registration Number: [redacted], Federal Identifier Number: [redacted], Percent of Entity Ownership Purchased: 25.0000%, AFFIDAVIT, Signature of Transferee/Agent: Scott Moore, Name (print): Scott Moore, Date & Place of Signing: 05/01/2024 Olympia, WA, Telephone Number: [redacted]

3 Name and address of entity whose ownership was transferred. (Attach a list for multiple entities) Name: 924 State LLC, Street: 924 State Ave NE #201, City: Olympia, State: WA, Zip: 98506, Tax Registration Number: [redacted], 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 4 columns: Location, Local City/County Tax Rate, County Tax Parcel No, True & Fair Value, Local City/County Tax. Totals: \$1,267,500.00, \$6,337.50

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 predominant use calculator (see instructions). [] Yes [x] No

State REET Tax Calculation table showing Total True & Fair Value \$1,267,500.00, Excise Tax State \$15,324.00

7 TAX COMPUTATION

Date of Transfer: 05/01/2024. 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.

Summary table with columns: Department of Revenue Use Only, State REET Tax (from Section 6) \$15,324.00, Local RFFT Tax (from Section 5) \$6,337.50, Total REET Tax \$21,661.50, Delinquent Interest \$0.00, Delinquent Penalty \$0.00, TOTAL DUF \$21,661.50

Please See Information on Reverse

**ATTACHMENT TO REAL ESTATE EXCISE TAX AFFIDAVIT
CONTROLLING INTEREST TRANSFER FORM**

1 Additional Transferor

Name Alison Vega
Address 8702 Libby Rd NE, Olympia WA 98501
Tax Registration Number [REDACTED]
Percent of Entity Ownership Sold 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 Transferor Alison Vega
Name (print) Alison Vega
Date & Place of Signing 05/01/2024 Thurston County
Telephone Number [REDACTED]

2 Additional Transferee

Name Katlin Moore
Address 3114 Madrona Beach Road NW, Olympia, WA 98502
Tax Registration Number [REDACTED]
Percent of Entity Ownership Received 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 Katlin Moore
Name (print) Katlin Moore
Date & Place of Signing 05/01/2024 Olympia, WA
Telephone Number [REDACTED]



REAL ESTATE EXCISE TAX AFFIDAVIT
CHAPTER 82.45 RCW - CHAPTER 458-61A WAC

This form is your receipt when stamped by cashier.

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

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

Form sections 1-3: Seller/Grantor information (Thomas L. Anderson and Karen C. Anderson), Buyer/Grantee information (Shane T. Anderson), and property tax correspondence details.

Section 4: Street address of property (3807 Giles Rd NE, Olympia, WA 98506) and location details.

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

Section 5: Land Use Code (11 - Household, single family units) and Section 7: Personal property included in selling price.

Section 6: Property classification questions (forest land, current use, special valuation) and exemption details.

Continuance and Compliance sections: (1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE), (2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY), and (3) OWNER(S) SIGNATURE.

Section 8: Signature and name information for Grantor (Thomas L. Anderson) and Grantee (Shane T. Anderson).

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)).

EXHIBIT "A"

3807 Giles Rd NE, Olympia, WA 98506

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

THAT PORTION OF LOT 2, BLOCK 6 OF HANNA PLACE, AS RECORDED IN VOLUME 3 OF PLATS, PAGE 61, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 52.6 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 2, BLOCK 6, THENCE NORTH 52.5 FEET; THEN EAST 400 FEET; THENCE SOUTH 52.5 FEET, THENCE WEST 400 FEET TO THE POINT OF BEGINNING; AND THE NORTH 52.5 FEET OF THE SOUTH 105 FEET OF BLOCK 4 OF SUPPLEMENTAL MAP OF OLYMPIA TIDELANDS, SECTION 35, TOWNSHIP 19 NORTH, RANGE 2 WEST, W.M. EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 2, BLOCK 6, HANNA PLACE, RUNNING THENCE EAST 400 FEET; THENCE NORTH 52.5 FEET; THENCE WEST 225 FEET TO THE INITIAL POINT OF BEGINNING OF THIS EXCEPTION; THENCE NORTH 5.1 FEET; THENCE WEST 59 FEET; THENCE SOUTH 5.1 FEET; THENCE EAST 59 FEET TO SAID INITIAL POINT; ALSO EXCEPTING GILES ROAD ALONG THE EAST BOUNDARY;

IN THURSTON COUNTY, WASHINGTON.

06/29/2022

05310

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>Robert Sorensen</u></p> <hr/> <p>Street <u>505 E Hemmi Rd</u></p> <p>City <u>Lynden</u> State <u>WA</u> Zip <u>98264</u></p> <p>Tax Registration Number <u> </u></p> <p>Federal Identifier Number <u> </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>Robert Sorensen</u></p> <p>Date & Place of Signing <u>Bellingham 6-21-22</u></p> <p>Telephone Number <u> </u></p>	<p>2 TRANSFEREE (Attach a list for multiple transferees including percentage bought)</p> <p>Name <u>Cody Sorensen</u></p> <hr/> <p>Street <u>240 W Axton Rd</u></p> <p>City <u>Bellingham</u> State <u>WA</u> Zip <u>98226</u></p> <p>Tax Registration Number <u> </u></p> <p>Federal Identifier Number <u> </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 Transferor/Agent <u>[Signature]</u></p> <p>Name (print) <u>Cody Sorensen</u></p> <p>Date & Place of Signing <u>Bellingham 6-21-22</u></p> <p>Telephone Number <u> </u></p>
---	--

<p>3 Name and address of entity whose ownership was transferred:</p> <p>Name <u>Laurel Boys, LLC, a Washington limited liability company</u></p> <hr/> <p>Street <u>240 W. Axton Rd.</u></p> <p>City <u>Bellingham</u> State <u>WA</u> Zip <u>98226</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. NA

5 REAL PROPERTY VALUES: for on-line tax computation, fields A, B, and C are required.

A. Select location. For assistance finding a location, use the link below.
dor.wa.gov/content/findtaxesandrates/salesandusetaxrates/lookupataxrate/

B. Enter County Tax Parcel number.

C. Enter the True & Fair Value of real property. (RCW 82.45.030(2))

D. True & Fair Value x State Rate

E. True & Fair Value x Local Rate

F. Add D & E to get Subtotal

A. Location	Local City/County Tax Rate	B. County Tax Parcel No.	C. True & Fair Value	D. State Excise Tax Rate (.0128)	E. Local City/County Tax	F. Subtotal
3700 - Whatcom County	0.0050	3902243280790000	\$250,000.00	3.200.00	1.250.00	\$4,450.00
Select Location				0.00	0.00	\$0.00
Select Location				0.00	0.00	\$0.00
Select Location				0.00	0.00	\$0.00
Select Location				0.00	0.00	\$0.00
Select Location				0.00	0.00	\$0.00
Select Location				0.00	0.00	\$0.00
Select Location				0.00	0.00	\$0.00
Select Location				0.00	0.00	\$0.00
Select Location				0.00	0.00	\$0.00
Select Location	0.0050			0.00	0.00	\$0.00

6 TAX COMPUTATION:

- Enter total tax due on line 1. If you owe interest or penalties enter the respective amounts in line 2 and 3. (RCW 82.45.100)
- Sum the total of lines 1-3 to Total Due.
- If you need assistance in completing this form, please contact the Department of Revenue at 360-704-5905.
- Make check of money order payable to Washington State Department of Revenue.

Date of Transfer June 1, 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. _____

If you are claiming a gift exemption under WAC 458-61A-201 you must include a completed Real Estate Excise Tax Supplemental Statement.

<i>Department of Revenue Use Only</i>	
1. Tax	\$4,450.00
2. Delinquent Interest	
3. Delinquent Penalty	
TOTAL DUE	\$4,450.00

89/21/2023

Mall Completed Form To:



Washington State
Department of Revenue
Special Programs Division
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>Blaine Trade, LLP</u> <u>1830 Scout Place</u> Street _____ City <u>Ferndale</u> State <u>WA</u> Zip <u>98248</u> Tax Registration Number _____ Federal Identifier Number _____ 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>J. Hugh Wiebe</u> Name (print) <u>J. Hugh Wiebe</u> Date & Place of Signing <u>9/13/2023 5:27 PM PDT</u> Telephone Number _____</p>	<p>2 TRANSFEREE (Attach a list for multiple transferees including percentage bought)</p> <p>Name <u>286833, LLC</u> Street <u>3025 Smith Drive - Postal Code V0E 1B1</u> City <u>Armstrong</u> State <u>BC</u> Zip _____ Tax Registration Number _____ Federal Identifier Number _____ 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 _____ Name (print) <u>Gene Reimer</u> Date & Place of Signing <u>Armstrong, BC 9/13/2023 3:58 PM PT</u> Telephone Number _____</p>
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<p>3 Name and address of entity whose ownership was transferred:</p> <p>Name <u>My Garage at Birch Bay, an unregistered Washington partnership</u> Street <u>1830 Scout Place</u> City <u>Ferndale</u> State <u>WA</u> Zip <u>98248</u> Tax Registration Number _____ Federal Identifier Number _____</p>	<p>Type of entity (check one):</p> <p><input type="checkbox"/> Corporation <input checked="" type="checkbox"/> Partnership <input type="checkbox"/> Trust <input type="checkbox"/> Limited Liability Company</p>
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4 Attach a list of names, addresses, and relationships of all entities affected by this transfer.

5 REAL PROPERTY VALUES: for on-line tax computation, fields A, B, and C are required.

A. Select location. For assistance finding a location, use the link below.
<http://dor.wa.gov/content/findtaxesandrates/salesandusetaxrates/lookupataxrate/>

B. Enter County Tax Parcel number.
C. Enter the True & Fair Value of real property. (RCW 82.45.030(2))
D. True & Fair Value x State Rate
E. True & Fair Value x Local Rate
F. Add D & E to get Subtotal

A.	Local	B.	C.	D.	E.	F.
Location	City/County Tax Rate	County Tax Parcel No.	True & Fair Value	State Excise Tax Rate (.0128)	Local City/County Tax	Subtotal
3702 - Blaine	0.0050	4001314844300000	\$156,560.00	2,003.97	782.80	\$2,786.77
3702 - Blaine	0.0050	4001315154300000	\$157,612.00	2,017.43	788.06	\$2,805.49
3702 - Blaine	0.0050	4001315004800000	\$175,084.00	2,241.08	875.42	\$3,116.50
Select Location				0.00	0.00	\$0.00
Select Location				0.00	0.00	\$0.00
Select Location	0.0025			0.00	0.00	\$0.00
Select Location	0.0025			0.00	0.00	\$0.00
Select Location	0.0025			0.00	0.00	\$0.00
Select Location	0.0025			0.00	0.00	\$0.00
Select Location	0.0025			0.00	0.00	\$0.00
Select Location	0.0025			0.00	0.00	\$0.00

6 TAX COMPUTATION:

- Enter total tax due on line 1. If you owe interest or penalties enter the respective amounts in line 2 and 3. (RCW 82.45.100)
- Sum the total of lines 1-3 to Total Due.
- If you need assistance in completing this form, please contact the Special Programs Division, Department of Revenue at 360-534-1503.
- Make check or money order payable to Washington State Department of Revenue.

Date of Transfer 12/9/2019 *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. _____

If you are claiming a gift exemption under WAC 458-61A-201 you must include a completed Real Estate Excise Tax Supplemental Statement.

Department of Revenue Use Only

1. Tax.....	\$8,708.76
2. Delinquent Interest.....	\$1,004.29
3. Delinquent Penalty.....	\$1,741.75
TOTAL DUE	\$11,454.80



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

04/15/2024 08619

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 CORIX INFRASTRUCTURE (US) INC. Street 500 W MONROE ST STE 3600 City CHICAGO State IL Zip 60661

2 TRANSFEREE (Attach a list for multiple transferees including percentage bought) Name CORIX DISTRICT ENERGY HOLDINGS LP Street 1160-1188 W GEORGIA ST City VANCOUVER, BC CANADA V6E 4A2

3 Name and address of entity whose ownership was transferred. Name CORIX (WASHINGTON) HOLDINGS 2 INC. Street 1921 HAMILTON AVE City CLEVELAND State OH Zip 44114

Type of entity (check one): [X] 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: \$3,657,000.00, \$18,285.00

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? [] Yes [X] No

State REET Tax Calculation Table: Total True & Fair Value \$ 3,657,000.00, Excise Tax: State \$ 78,785.00

7 TAX COMPUTATION: Date of Transfer *If tax exemption is claimed, provide reference to WAC Title and Number below*

Department of Revenue Use Only

Tax Summary Table: State REET Tax (from Section 6) \$78,785.00, Local REET Tax (from Section 5) \$ 18,285.00, Total REET Tax \$97,070.00, TOTAL DUE \$97,070.00

Attachment to Washington State Department of Revenue Real Estate Excise Tax Affidavit Controlling Interest Transfer Return Form 84-0001b (March 2023) – Line 4

Corix DE Systems (Washington) LLC, as legal successor to Corix Utility Systems (Washington) Inc, is the current lessee of land located within the City of Bellingham, Whatcom County, Washington State. The land leasehold interest corresponds to a parcel # of 3803300660770000. The lessor is the Port of Bellingham, a Washington municipal corporation.

Corix DE Systems (Washington) LLC has constructed leasehold improvements on said land. The total fair market value of the leasehold interest and the leasehold improvements is \$7,314,000 as of April 1, 2024.

On February 1, 2024, Corix (Washington) Holdings 1 Inc. acquired 50% of the member interests of Corix DE Systems (Washington) LLC from Corix Newholdco Inc.

Also, on February 1, 2024, Corix (Washington) Holdings 2 Inc. acquired 50% of the member interests of Corix DE Systems (Washington) LLC from Corix Newholdco Inc.

On April 1, 2024, Corix District Energy Holdings LP acquired Corix (Washington) Holdings 1 Inc. from Corix Infrastructure (US) Inc.

Also on April 1, 2024, Corix District Energy Holdings LP acquired Corix (Washington) Holdings 2 Inc. from Corix Infrastructure (US) Inc.



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>CORIX INFRASTRUCTURE (US) INC.</u></p> <p>Street <u>500 W MONROE ST STE 3600</u></p> <p>City <u>CHICAGO</u> State <u>IL</u> Zip <u>60661</u></p> <p>Tax Registration Number <u>-</u></p> <p>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><i>Mano Alonso</i></u></p> <p>Name (print) <u>Mano Alonso</u></p> <p>Date & Place of Signing <u>April 01, 2024</u></p> <p>Telephone Number <u></u></p>	<p>2 TRANSFEREE (Attach a list for multiple transferees including percentage bought)</p> <p>Name <u>CORIX DISTRICT ENERGY HOLDINGS LP</u></p> <p>Street <u>1160-1188 W GEORGIA ST</u></p> <p>City <u>VANCOUVER, BC CANADA V6E 4A2</u></p> <p>Tax Registration Number <u>-</u></p> <p>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><i>Max Wang</i></u></p> <p>Name (print) <u>Max Wang</u></p> <p>Date & Place of Signing <u>April 01, 2024</u></p> <p>Telephone Number <u></u></p>
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<p>3 Name and address of entity whose ownership was transferred. (Attach a list for multiple entities)</p> <p>Name <u>CORIX (WASHINGTON) HOLDINGS 1 INC.</u></p> <p>Street <u>1921 HAMILTON AVE</u></p> <p>City <u>CLEVELAND</u> State <u>OH</u> Zip <u>44114</u></p> <p>Tax Registration Number <u>-</u></p> <p>Federal Identifier Number <u>[REDACTED]</u></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>
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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
3701 - Bellingham	0.0050	3803300860770000	\$3,657,000.00	\$18,285.00
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			\$3,657,000.00	\$18,285.00

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

Total True & Fair Value \$	<u>3,657,000.00</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>12,800.00</u>
From \$1,525,000.01 to \$3,025,000 at 2.75% \$	<u>41,250.00</u>
Above \$3,025,000 to 3.0% \$	<u>18,960.00</u>
Agricultural and timberland at 1.28 % \$	<u>0.00</u>
Total Excise Tax: State \$	<u>78,785.00</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;">\$78,785.00</td> </tr> <tr> <td>Local REET Tax (from Section 5)....</td> <td style="text-align: right;">\$ 18,285.00</td> </tr> <tr> <td>Total REET Tax.....</td> <td style="text-align: right;">\$97,070.00</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;">\$97,070.00</td> </tr> </table>	State REET Tax (from Section 6).....	\$78,785.00	Local REET Tax (from Section 5)....	\$ 18,285.00	Total REET Tax.....	\$97,070.00	Delinquent Interest.....	\$0.00	Delinquent Penalty.....	\$0.00	TOTAL DUE	\$97,070.00
State REET Tax (from Section 6).....	\$78,785.00												
Local REET Tax (from Section 5)....	\$ 18,285.00												
Total REET Tax.....	\$97,070.00												
Delinquent Interest.....	\$0.00												
Delinquent Penalty.....	\$0.00												
TOTAL DUE	\$97,070.00												

Attachment to Washington State Department of Revenue Real Estate Excise Tax Affidavit Controlling Interest Transfer Return Form 84-0001b (March 2023) – Line 4

Corix DE Systems (Washington) LLC, as legal successor to Corix Utility Systems (Washington) Inc, is the current lessee of land located within the City of Bellingham, Whatcom County, Washington State. The land leasehold interest corresponds to a parcel # of 3803300660770000. The lessor is the Port of Bellingham, a Washington municipal corporation.

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Also on April 1, 2024, Corix District Energy Holdings LP acquired Corix (Washington) Holdings 2 Inc. from Corix Infrastructure (US) Inc.