

## Real Estate Excise Tax Monthly Distribution for October 2024

Note: Click the Source field for more information.

County	DOR Code	Jurisdiction	Source	Distribution Amount
<b>Benton</b>	0302	1060 - Kennewick	ARGOS HOLDINGS LLC	\$ 1.26
<b>Clark</b>	0600	8060 - Clark County	HASS LIVING TRUST	\$ 653.60
			ROOT'S INCORPORATED	\$ 112.54
			ARGOS HOLDINGS LLC	\$ 7.32
	0602	0260 - Camas	GIBSON, NICHOLAS J	\$ 431.43
	0605	2400 - Vancouver	ARGOS HOLDINGS LLC	\$ 41.78
<b>Cowlitz</b>	0800	8080 - Cowlitz County	ROOT'S INCORPORATED	\$ 80.54
<b>Douglas</b>	0902	0610 - East Wenatchee	ARGOS HOLDINGS LLC	\$ 23.62
<b>Franklin</b>	1104	1730 - Pasco	HAMPTON, GREGORY & HAMPTON, FAITH	\$ 96.45
<b>King</b>	1704	0120 - Bellevue	BLOCK 6 HOLDINGS LLC	\$ 1,154,919.26
			BLOCK 5A HOLDINGS LLC	\$ 1,069,638.38
			WATERMARK LODGING TRUST, INC	\$ 45,113.21
			ARGOS HOLDINGS LLC	\$ 6.38
	1714	1020 - Issaquah	ARGOS HOLDINGS LLC	\$ 59.80
	1716	1090 - Kirkland	JONATHAN HOWARD PAULLIN TRUST	\$ 500.00
	1725	1900 - Renton	NVO PROMOTE LLC	\$ 86,751.50
	1726	2030 - Seattle	ARE-SEATTLE NO. 55 JV, LLC	\$ 1,499,642.85
			CORVIDAE COOPERATIVE	\$ 18,300.00
			BSREP II SIMPLY STORAGE JV, LLC	\$ 11,963.78
			ARGOS HOLDINGS LLC	\$ 102.44
	1729	2340 - Tukwila	ARGOS HOLDINGS LLC	\$ 19.77
	1732	0765 - Federal Way	ARGOS HOLDINGS LLC	\$ 6.17
	1734	0245 - Burien	ARGOS HOLDINGS LLC	\$ 16.41
1735	2595 - Woodinville	ARGOS HOLDINGS LLC	\$ 41.94	
<b>Kitsap</b>	1800	8180 - Kitsap County	SANFORD, COLLEEN D	\$ 1,635.03
			NEBRIAGA, MICHAEL V	\$ 534.97
			ARGOS HOLDINGS LLC	\$ 7.91
<b>Klickitat</b>	2001	0150 - Bingen	SDS LUMBER CO	\$ 23,374.81
<b>Mason</b>	2300	8230 - Mason County	SCHAFFERT, TAMARA	\$ 362.50
<b>Okanaogan</b>	2400	8240 - Okanogan County	NIGRETTO, TAMALYN ANDREA & ELLNER, LISE	\$ 861.74
			PEEKABOO VIEW LLC	\$ 625.00
	2412	2360 - Twisp	BJ'S LAND INVESTMENTS, LLC	\$ 1,318.75
<b>Pacific</b>	2500	8250 - Pacific County	LAKESIDE LANE LLC	\$ 1,000.00
<b>Pierce</b>	2700	8270 - Pierce County	H&S HOLDINGS, LLC	\$ 1,926.00
			PIKO, AYSHA-ANN	\$ 667.50
			ARGOS HOLDINGS LLC	\$ 9.42
	2708	0840 - Gig Harbor	ARGOS HOLDINGS LLC	\$ 81.10
	2711	1840 - Puyallup	ARGOS HOLDINGS LLC	\$ 9.33
	2717	2270 - Tacoma	ARGOS HOLDINGS LLC	\$ 1.16
	2721	1165 - Lakewood	ARGOS HOLDINGS LLC	\$ 6.25
<b>Skagit</b>	2902	0250 - Burlington	ARGOS HOLDINGS LLC	\$ 8.20
<b>Snohomish</b>	3100	8310 - Snohomish County	HBIG 45 ROAD LLC	\$ 4,310.00
	3101	0070 - Arlington	HBIG 45 ROAD LLC	\$ 492.00
	3105	0730 - Everett	ARGOS HOLDINGS LLC	\$ 2.23
	3110	1250 - Lynnwood	NVO PROMOTE LLC	\$ 133,716.50
			ARGOS HOLDINGS LLC	\$ 11.71
3111	1310 - Marysville	ARGOS HOLDINGS LLC	\$ 14.87	
<b>Spokane</b>	3210	2160 - Spokane City	EVANS, SHEILA MAUREEN	\$ 927.50
			ARGOS HOLDINGS LLC	\$ 4.30
	3213	0006 - Spokane Valley	ARGOS HOLDINGS LLC	\$ 2.97
<b>Thurston</b>	3400	8340 - Thurston County	KNOX REALTY, LLC	\$ 8,006.69
	3402	1145 - Lacey	ARGOS HOLDINGS LLC	\$ 3.87
<b>Walla Walla</b>	3604	2420 - Walla Walla City	ARGOS HOLDINGS LLC	\$ 8.87
<b>Whatcom</b>	3701	0130 - Bellingham	ARGOS HOLDINGS LLC	\$ 23.88
<b>Yakima</b>	3900	8390 - Yakima County	RAMIREZ, JESSICA & GONZALEZ, RICARDO J	\$ 520.58

<b>Yakima</b>	3900	8390 - Yakima County	SILVA GONZALEZ, BEATRIZ	\$	229.38
	3911	2370 - Union Gap	ARGOS HOLDINGS LLC	\$	111.58

01/08/2024 01911

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><b>1 TRANSFEROR</b>                  (Attach a list for multiple transferors including percentage sold)                  Name <u>Argos Intermediate Holdco III, LLC</u></p> <p>Street <u>7700 W Sunrise Blvd</u>                  City <u>Plantation</u> State <u>FL</u> Zip <u>33322</u></p> <p>Tax Registration Number _____                  Federal Identifier Number _____</p> <p>Percent of Entity Ownership Sold <u>100.0000</u> %</p> <p><b>AFFIDAVIT</b>                  I certify under penalty of perjury under the laws of the state of Washington that the information on this return is true and correct.</p> <p>Signature of Transferor/Agent <u>[Signature]</u>                  Name (print) <u>Michael Sindelar</u>                  Date &amp; Place of Signing <u>6/13/24 Plantation, Florida</u>                  Telephone Number _____</p>	<p><b>2 TRANSFEREE</b>                  (Attach a list for multiple transferees including percentage bought)                  Name <u>Benji Acquireco, Inc.</u></p> <p>Street <u>19801 N. 27th Ave</u>                  City <u>Phoenix</u> State <u>AZ</u> Zip <u>85027</u></p> <p>Tax Registration Number _____                  Federal Identifier Number _____</p> <p>Percent of Entity Ownership Purchased <u>100.0000</u> %</p> <p><b>AFFIDAVIT</b>                  I certify under penalty of perjury under the laws of the state of Washington that the information on this return is true and correct.</p> <p>Signature of Transferee/Agent <u>[Signature]</u>                  Name (print) <u>Leigh Ann Hernandez</u>                  Date &amp; Place of Signing <u>6/13/24, Phoenix, AZ</u>                  Telephone Number _____</p>
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<p><b>3 Name and address of entity whose ownership was transferred.</b>                  (Attach a list for multiple entities)                  Name <u>Argos Holdings LLC</u></p> <p>Street <u>19801 N. 27th Ave</u>                  City <u>Phoenix</u> State <u>AZ</u> Zip <u>85027</u></p> <p>Tax Registration Number _____                  Federal Identifier Number _____</p>	<p><b>Type of entity (check one):</b></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
See attached	0.0050		\$836,511.00	\$3,182.56
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
<b>Totals</b>			<b>\$836,511.00</b>	<b>\$3,182.56</b>

**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 \$	636,511.00
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% \$	1,747.34
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
<b>Total Excise Tax: State \$</b>	<b>7,247.34</b>

**7 TAX COMPUTATION:**  
 Date of Transfer 10/30/2023 \*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.

<i>Department of Revenue Use Only</i>	
	State REET Tax (from Section 6)..... \$7,247.34
	Local REET Tax (from Section 5).... \$ 3,182.56
	Total REET Tax..... \$10,429.90
	Delinquent Interest..... \$0.00
	Delinquent Penalty..... \$0.00
	<b>TOTAL DUE \$10,429.90</b>

Please See Information on Reverse

Washington Department of Revenue  
Real Estate Excise Tax Affidavit  
Question 4

Legal Entity Name

Federal ID

Legal Entity Type

Address

Entity Type

Relationship

Legal Entity Name	Federal ID	Legal Entity Type	Address	Entity Type	Relationship
PetSmart, LLC		Limited Liability Company	19606 N. 27th Avenue, Phoenix, AZ 85027	Disregarded Entity	Owned 100% by Argos Holdings LLC
PETSMART DISTRIBUTION, LLC PETSMART HOME OFFICE LLC		Limited Liability Company	19609 N. 27th Avenue, Phoenix, AZ 85027	Disregarded Entity	Owned 100% by Argos Holdings LLC
Petstuff Canada (USA) Holdings, LLC		Limited Liability Company	19610 N. 27th Avenue, Phoenix, AZ 85027	Disregarded Entity	Owned 100% by Argos Holdings LLC
Petstuff Nova Scotia, LLC		Limited Liability Company	19611 N. 27th Avenue, Phoenix, AZ 85027	Disregarded Entity	Owned 100% by Argos Holdings LLC
Pacific Coast Distribution, LLC		Limited Liability Company	19612 N. 27th Avenue, Phoenix, AZ 85027	Disregarded Entity	Owned 100% by Argos Holdings LLC
Authority Pet Food Company, LLC PetSmart International (P Holdings), LLC		Limited Liability Company	19616 N. 27th Avenue, Phoenix, AZ 85027	Disregarded Entity	Owned 100% by Argos Holdings LLC
QNP-Retail, LLC		Limited Liability Company	19617 N. 27th Avenue, Phoenix, AZ 85027	Disregarded Entity	Owned 100% by Argos Holdings LLC
QNP-Ecom, LLC		Limited Liability Company	19618 N. 27th Avenue, Phoenix, AZ 85027	Disregarded Entity	Owned 100% by Argos Holdings LLC
Pet360, LLC		Limited Liability Company	19619 N. 27th Avenue, Phoenix, AZ 85027	Disregarded Entity	Owned 100% by Argos Holdings LLC
PetSmart Pharmacy Holding, LLC		Limited Liability Company	19620 N. 27th Avenue, Phoenix, AZ 85027	Disregarded Entity	Owned 100% by Argos Holdings LLC
PetSmart International Holdings I LLC		Limited Liability Company	19621 N. 27th Avenue, Phoenix, AZ 85027	Disregarded Entity	Owned 100% by Argos Holdings LLC
PetSmart International Holdings II LLC		Limited Liability Company	19622 N. 27th Avenue, Phoenix, AZ 85027	Disregarded Entity	Owned 100% by Argos Holdings LLC
PetSmart China Joint Business Arrangement		Limited Liability Company	19624 N. 27th Avenue, Phoenix, AZ 85027	Disregarded Entity	Owned 100% by Argos Holdings LLC
PetSmart International Holdings Limited HK		Limited Liability Company	19625 N. 27th Avenue, Phoenix, AZ 85027	Disregarded Entity	Owned 100% by Argos Holdings LLC
PetSmart Pet Supplies (Shanghai) Limited		Non US Corporation	19626 N. 27th Avenue, Phoenix, AZ 85027	Non US Corporation	Owned 100% by Argos Holdings LLC
PETM Canada Corporation		Non US Corporation	19627 N. 27th Avenue, Phoenix, AZ 85027	Foreign Disregarded Entity	Owned 100% by Argos Holdings LLC
PetsCard, LLC		Non US Corporation	19628 N. 27th Avenue, Phoenix, AZ 85027	Foreign Disregarded Entity	Owned 100% by Argos Holdings LLC
Simply Nourish Pet Food Company, LLC		Limited Liability Company	19629 N. 27th Avenue, Phoenix, AZ 85027	Non US Corporation	Owned 100% by Argos Holdings LLC
PetSmart Puerto Rico, LLC		Limited Liability Company	19630 N. 27th Avenue, Phoenix, AZ 85027	Disregarded Entity	Owned 100% by Argos Holdings LLC
		Non US Corporation	19631 N. 27th Avenue, Phoenix, AZ 85027	Disregarded Entity	Owned 100% by Argos Holdings LLC
			19636 N. 27th Avenue, Phoenix, AZ 85027	Foreign Partnership / US Disregarded Entity	Owned 100% by Argos Holdings LLC
PetSmart Finance Corp.		US Corporation	19645 N. 27th Avenue, Phoenix, AZ 85027	US Corporation	Owned 100% by Argos Holdings LLC
PETM PB Co-mfg, Inc.		US Corporation	19647 N. 27th Avenue, Phoenix, AZ 85027	Disregarded Entity	Owned 100% by Argos Holdings LLC
PetSmart Veterinary Services, LLC		Limited Liability Company	19649 N. 27th Avenue, Phoenix, AZ 85027	Disregarded Entity	Owned 100% by Argos Holdings LLC

SAP Co. #	Share #	SAP Inv #	Description	Units / Price	County	Parcel #												
1000	271	0371-00	Lakey	000	Clark	65701000700												
1000	177	0172-00	Corvallis	000	Washington	27041800301100												
1000	273	0370-00	S. Washburn	000	Clatsop	167501-4-099-1000												
1000	176	0370-00	Washburn	000	Washington	115750-0130-02												
1000	275	0370-00	Harvey	000	King	182008-0413-05												
1000	176	0370-00	Payson	000	Perce	6011740020	0271740010											
1000	277	0377-00	Tillamook	000	King	261304-0057-00	162254-0130-07											
1000	176	0170-00	Washburn	000	King	270600-0040-00	210600-0110-06	210600-0120-04	210600-0120-04	210600-0120-04								
1000	279	0370-00	Tacoma	000	Spokane													
1000	181	0305-00	North Spokane	000	Spokane													
1000	180	0304-00	Clatsop	000	Clark	10814174	10814172	10814170	10814160	10814162	10814164	10814160	10814162	10814164	10814168	10814168	10814168	10814168
1000	179	0304-00	Madras	000	Washington	46218												
1000	200	0304-00	Madras	000	Spokane	191332-2400												
1000	180	0304-00	Spokane	000	Spokane													
1000	1126	1120-00	Forest Way	000	King													
1000	1154	1114-00	Madras	000	Perce													
1000	1240	1140-00	East Vancouver	000	Clark	176630005												
1000	1270	1171-00	Bozeman	000	King	171438	171436	171440	171441	171442								
1000	1274	1170-00	Overport	000	Washington													
1000	1276	1170-00	Bozeman	000	King	0806600029												
1000	1277	1177-00	Mapleton	000	Washington													
1000	1302	1302-00	East Spokane	000	Spokane													
1000	1612	1612-00	Madras	000	Clark	14572000												
1000	1590	1590-00	South Payson	000	Perce	6025800210	027000220											
1000	1053	0050-00	Bozeman	000	King													
1000	1448	1448-00	Spokane North Hill	000	Spokane													
1000	2727	2727-00	Bozeman	000	King													
1000	1020	1000-00	Bozeman	000	King													
1000	1054	1054-00	Bozeman	000	Perce													
1000	1100	1100-00	East Vancouver	000	Clatsop													
1000	1110	0110-00	Madras	000	Walla Walla													

Entity	<i>HASS LIVING TRUST</i>
Transfer Type	Real Estate (Deeded)
Date of Sale/Transfer	Jun-24-2020
<b>See Original Affidavit Below</b>	

Parcel Number	Location Code	Taxable Amount	State Tax	Local Tax
199391-000	0600 - Clark County	130,720.23	1,437.92	653.60



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

This form is your receipt when stamped by cashier.

**THIS AFFIDAVIT WILL NOT BE ACCEPTED UNLESS ALL AREAS ON ALL PAGES ARE FULLY COMPLETED**  
 Only for sales in a single location code on or after January 1, 2020.

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

PLEASE TYPE OR PRINT

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

SELLER GRANTOR	1 Name <u>Victoria L. Grant, Trustee of the Hass Living Trust dated 8/25/1997</u>	BUYER GRANTEE	2 Name <u>Grandview Investment Holding, LLC, a Washington limited liability company</u>
	Mailing Address <u>7708 NE 99th St.</u>		Mailing Address <u>7708 NE 99th St.</u>
	City/State/Zip <u>Vancouver, WA 98662</u>		City/State/Zip <u>Vancouver, WA 98662</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 _____		199391-000 <input checked="" type="checkbox"/> <u>691,539.00</u>	
City/State/Zip _____		_____ <input type="checkbox"/> <u>0.00</u>	
Phone No. (including area code) _____		_____ <input type="checkbox"/> <u>0.00</u>	
		_____ <input type="checkbox"/> <u>0.00</u>	

4 Street address of property: 7904 NE 99th St., Vancouver 98662  
 This property is located in 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 attached Exhibit A

5 Select Land Use Code(s):  
01 - Undeveloped land (land only)  
 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 BTA 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.  
N/A  
 If claiming an exemption, list WAC number and reason for exemption:  
 WAC No. (Section/Subsection) 458-61A-211(2)(b)  
 Reason for exemption \_\_\_\_\_  
Transfer to trust beneficiary pursuant to Trust and Nonjudicial Settlement Agreement transferring to an LLC owned by the remainder beneficiaries  
 Type of Document Trustee's Deed  
 Date of Document 6/24/2020

Gross Selling Price \$	_____
*Personal Property (deduct) \$	_____
Exemption Claimed (deduct) \$	_____
Taxable Selling Price \$	<u>0.00</u>
Excise Tax: State	
Less than \$500,000.01 at 1.1%	\$ <u>0.00</u>
From \$500,000.01 to \$1,500,000 at 1.28%	\$ <u>0.00</u>
From \$1,500,000.01 to \$3,000,000 at 2.75%	\$ <u>0.00</u>
Above \$3,000,000 at 3.0%	\$ <u>0.00</u>
Agricultural and timberland at 1.28%	\$ <u>0.00</u>
Total Excise Tax: State \$	<u>0.00</u>
<u>0.0050</u> Local \$	<u>0.00</u>
*Delinquent Interest: State \$	<u>0.00</u>
Local \$	<u>0.00</u>
*Delinquent Penalty \$	<u>0.00</u>
Subtotal \$	<u>0.00</u>
*State Technology Fee \$	<u>5.00</u>
*Affidavit Processing Fee \$	<u>5.00</u>
Total Due \$	<u>10.00</u>

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>Victoria L. Grant</u>	Signature of Grantee or Grantee's Agent <u>Karen A Schoenfeld, Attorney</u>
Name (print) <u>Victoria L. Grant, Trustee</u>	Name (print) <u>Karen A. Schoenfeld</u>
Date & city of signing <u>6-25-20 Vancouver</u>	Date & city of signing <u>6-25-2020 Vancouver</u>

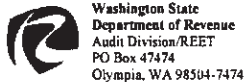
Perjury: Perjury is a class C felony which is punishable by imprisonment in the state correctional institution for a maximum term of not more than five years, or by a fine in an amount fixed by the court of not more than five thousand dollars (\$5,000.00), or by both imprisonment and fine (RCW 9A.20.020(1C)).

**EXHIBIT A**

**The East half of the East half of Government Lot 5, Section 32, Township 3 North, Range 2 East of the Willamette Meridian, Clark County, Washington.**



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 transferors including percentage sold)
Name Kim L. Root
Street 28605 NE 172nd Ave.
City Battle Ground State WA Zip 98604
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 return is true and correct.
Signature of Transferor/Agent
Name (print) Kim L. Root
Date & Place of Signing 28605 ne 172nd Ave. Battle Ground, WA
Telephone Number

2. TRANSFEREE (Attach a list for multiple transferees including percentage bought)
Name Andrew D. Root
Street 5387 Columbia Heights Road
City Longview State WA Zip 98632
Tax Registration Number --
Federal Identifier Number
Percent of Entity Ownership Purchased 51.0000 %
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 Andrew Root
Name (print) Andrew D. Root
Date & Place of Signing 207 Hazel St, Kelso, WA
Telephone Number

3. Name and address of entity whose ownership was transferred. (Attach a list for multiple entities)
Name Root's Incorporated
Street PO Box 3128, Battle Ground, WA 98604
City Kelso State WA Zip 98626
Tax Registration Number
Federal Identifier Number
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
Rows include Clark County, Kelso, and various parcel numbers with corresponding tax values.

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
Total True & Fair Value \$ 54,723.00
Excise Tax: State
Less than \$525,000.01 at 1.1% \$ 601.95
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 \$ 601.95

7. TAX COMPUTATION:
Date of Transfer 07/22/2024 \*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 2 columns: Description, Amount
Rows include State REET Tax (\$601.95), Local REET Tax (\$193.08), Total REET Tax (\$795.03), Delinquent Interest (\$5.10), Delinquent Penalty (\$39.75), and TOTAL DUE (\$839.88).

Please See Information on Reverse

09/04/2024 09:01

Entity	<i>GIBSON, NICHOLAS J</i>
Transfer Type	Real Estate (Deeded)
Date of Sale/Transfer	May-11-2020
<b>See Original Affidavit Below</b>	

Parcel Number	Location Code	Taxable Amount	State Tax	Local Tax
90492000	0602 - CAMAS	86,286.63	949.15	431.43

**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.

821890 \$10.00 MARYN BOESS krg-06032020-19

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 <b>Nicholas J. Gibson (his entire share)</b>	BUYER GRANTEE	2 Name <b>Maryn Boess (50% of total property)</b>
	Mailing Address <b>1329 Z St. Unit G</b>		<b>Emily Boess (50% of total property)</b>
	City/State/Zip <b>Vancouver, WA 98611</b>		Mailing Address <b>13001 NE 5th St.</b>
	Phone No. (including area code) [REDACTED]		City/State/Zip <b>Vancouver, WA 98684</b>
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 _____		90492000 <input type="checkbox"/> 516,392.00	
City/State/Zip _____		<input type="checkbox"/> 0.00	
Phone No. (including area code) _____		<input type="checkbox"/> 0.00	
		<input type="checkbox"/> 0.00	

4 Street address of property: **1551 NE 4th Ave., Camas, WA 98607**

This property is located in **Camas**

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(s) 34, EVERGREEN TERRACE ADDITION TO CAMAS, according to the plat thereof, recorded in Volume D of Plats, Page 86,**

5 Select Land Use Code(s):

11 - Household, single family units

enter any additional codes: \_\_\_\_\_

(See back of last page for instructions) YES NO

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

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

6 YES NO

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

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

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

If any answers are yes, complete as instructed below.

**(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE)**  
NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and 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 transferee 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 transferee 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 201B3**  
Reason for exemption \_\_\_\_\_

**Property settlement agreement between Nicholas Gibson and Emily Boess. Also corrects error on previous Quit Claim Deed and restores Maryn Boess**

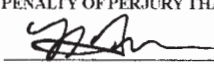
Type of Document **Quit Claim Deed**

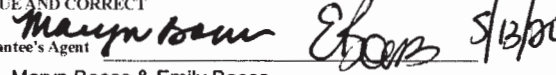
Date of Document **5-11-20**

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
Local \$	0.0050
*Delinquent Interest: State \$	0.00
Local \$	0.00
*Delinquent Penalty \$	0.00
Subtotal \$	0.00
*State Technology Fee \$	5.00
*Affidavit Processing Fee \$	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  Name (print) **Nicholas J. Gibson**

Signature of Grantee or Grantee's Agent  Name (print) **Maryn Boess & Emily Boess**

Date & city of signing **5-11-2020 VANCOUVER** Date & city of signing **Vancouver 5-15-20**

**REAL ESTATE EXCISE TAX  
SUPPLEMENTAL STATEMENT**  
(WAC 458-61A-304)

821890

021890 \$10.00 MARYN BOESS krg-06032020-19

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 \$ ~~516,392~~ <sup>128,753</sup> 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.  Grantee (buyer) has made and will continue to make 100% of the payments on total debt of \$ ~~258,825.77~~ 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 5-27-20

NICHOLAS J. GIBSON  
Grantor's Name (print)

Maryn Boess  
\_\_\_\_\_  
Grantee's Signature  
Date 5-27-20

Maryn Boess  
\_\_\_\_\_  
Grantee's Name (print)  
Emily Boess

4.  **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

<b>Entity</b>	<i>HAMPTON, GREGORY &amp; HAMPTON, FAITH</i>
<b>Transfer Type</b>	Real Estate (Deeded)
<b>Date of Sale/Transfer</b>	Jan-07-2020
<b>See Original Affidavit Below</b>	

<b>Parcel Number</b>	<b>Location Code</b>	<b>Taxable Amount</b>	<b>State Tax</b>	<b>Local Tax</b>
118541072	1104 - Pasco	175,355.79	1,928.91	876.78



PLEASE TYPE OR PRINT

**REAL ESTATE EXCISE TAX AFFIDAVIT**  
 CHAPTER 82.45 RCW - CHAPTER 458-61A WAC  
 (See back of last page for instructions)

This form is your receipt when stamped by cashier

Check box if partial sale, indicate % sold.

List percentage of ownership acquired next to each name.

SELLER GRANTOR	Name <u>Gregory Hampton and Faith Hampton husband and wife</u>	BUYER GRANTEE	Name <u>Marinda Hampton, a single woman</u>
	Mailing Address <u>2909 Road 64</u>		Mailing Address <u>2909 Road 64</u>
	City/State/Zip <u>PASCO, WA 99301</u>		City/State/Zip <u>PASCO, WA 99301</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 _____		118-541-072 <input type="checkbox"/>	
Mailing Address _____		<input type="checkbox"/>	
City/State/Zip _____		<input type="checkbox"/>	
Phone No. (including area code) _____		<input type="checkbox"/>	

Street address of property: 2909 Road 64, Pasco WA  
 This property is located in  unincorporated Franklin County OR within  city of \_\_\_\_\_  
 Check box if any of the listed parcels are being segregated from another parcel, are part of a boundary line adjustment or 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 4, Aerial Run, Volume D, page 196

Select Land Use Code(s): 11  
 enter any additional codes: \_\_\_\_\_  
 (See back of last page for instructions)

Was the seller receiving a property tax exemption or deferral under chapters 84.36, 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? 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 84.34.106). Prior to signing (3) below, you may contact your local county assessor for more information.  
 This land  does  does not qualify for continuance.

DEPUTY ASSESSOR \_\_\_\_\_ DATE \_\_\_\_\_  
**(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S):** To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale.  
**(3) OWNER(S) SIGNATURE**

PRINT NAME \_\_\_\_\_

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

If claiming an exemption, list WAC number and reason for exemption  
 WAC No. (Section/Subsection) 458-61A-201(b)(3)  
 Reason for exemption Gift

Type of Document Quit Claim Deed  
 Date of Document January 7, 2020

Gross Selling Price \$	_____
*Personal Property (deduct) \$	_____
Exemption Claimed (deduct) \$	_____
Taxable Selling Price \$	_____
Excise Tax : State \$	_____
Local \$	_____
*Delinquent Interest: State \$	_____
Local \$	_____
*Delinquent Penalty \$	_____
Subtotal \$	_____ .00
*State Technology Fee \$	5.00 .00
*Affidavit Processing Fee \$	5.00 .00
Total Due \$	10.00

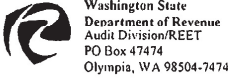
A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX  
 \*SEE INSTRUCTIONS

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

Signature of Grantor or Grantor's Agent <u>D. Summer L. Trask</u>	Signature of Grantee or Grantee's Agent <u>D. Summer L. Trask</u>
Name (print) <u>Summer L. Trask</u>	Name (print) <u>Summer L. Trask</u>
Date & city of signing: <u>1-14-20, Kennewick</u>	Date & city of signing: <u>1-14-20 Kennewick</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)).

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.

<p><b>1 TRANSFEROR</b>                  (Attach a list for multiple transferors including percentage sold)</p> <p>Name <b>BLOCK 6 MEMBER LLC</b>                  a Delaware limited liability company</p> <p>Street <b>235 Montgomery Street, 16th Floor</b></p> <p>City <b>San Francisco</b> State <b>CA</b> Zip <b>94104</b></p> <p>Tax Registration Number --</p> <p>Federal Identifier Number --</p> <p>Percent of Entity Ownership Sold <b>100.0000</b> %</p> <p><b>AFFIDAVIT</b> *Common units only - see attachment                  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><b>Signature of Transferor/Agent</b>                  Name (print) <b>SEE ATTACHED SIGNATURE PAGE</b></p> <p>Date &amp; Place of Signing _____</p> <p>Telephone Number _____</p>	<p><b>2 TRANSFEREE</b>                  (Attach a list for multiple transferees including percentage bought)</p> <p>Name <b>SRI FOURTEEN SPLITTER 5, L.P.</b>                  a Delaware limited partnership</p> <p>Street <b>235 Montgomery Street, 16th Floor</b></p> <p>City <b>San Francisco</b> State <b>CA</b> Zip <b>94104</b></p> <p>Tax Registration Number --</p> <p>Federal Identifier Number --</p> <p>Percent of Entity Ownership Purchased <b>100.0000</b> %</p> <p><b>AFFIDAVIT</b> *Common units only - see attachment                  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><b>Signature of Transferee/Agent</b>                  Name (print) <b>SEE ATTACHED SIGNATURE PAGE</b></p> <p>Date &amp; Place of Signing _____</p> <p>Telephone Number _____</p>
--	--

<p><b>3 Name and address of entity whose ownership was transferred.</b>                  (Attach a list for multiple entities)</p> <p>Name <b>BLOCK 6 HOLDING LLC</b>                  a Delaware limited liability company</p> <p>Street <b>235 Montgomery Street, 16th Floor</b></p> <p>City <b>San Francisco</b> State <b>CA</b> Zip <b>94104</b></p> <p>Tax Registration Number --</p> <p>Federal Identifier Number --</p>	<p><b>Type of entity (check one):</b></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
1704 - Bellevue	0.0050	793330-0210-07	\$230,983,852.88	\$1,154,919.26
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
<b>Totals</b>			<b>\$230,983,852.88</b>	<b>\$1,154,919.26</b>

**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 \$	230,983,852.88
Excise Tax: State	
Less than \$525,000.01 at 1.1% \$	5,775.00
From \$525,000.01 to \$1,525,000 at 1.28% \$	12,800.00
From \$1,525,000.01 to \$3,025,000 at 2.75% \$	41,250.00
Above \$3,025,000 to 3.0% \$	6,838,765.59
Agricultural and timberland at 1.28 % \$	0.00
Total Excise Tax: State \$	6,898,590.59

**7 TAX COMPUTATION:**

Date of Transfer 10/02/2024 \*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).....	\$6,898,590.59
Local REET Tax (from Section 5)....	\$ 1,154,919.26
Total REET Tax.....	\$8,053,509.85
Delinquent Interest.....	\$0.00
Delinquent Penalty.....	\$0.00
<b>TOTAL DUE</b>	<b>\$8,053,509.85</b>

Please See Information on Reverse

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ATTACHMENT TO REAL ESTATE EXCISE TAX AFFIDAVIT

The Transferor, BLOCK 6 MEMBER LLC, a Delaware limited liability company (“**Transferor**”) is the owner of 100% of the common units of Block 6 Holding LLC, a Delaware limited liability company (“**Holding**”), which represents approximately 99% of the capital of Holding. Transferor is selling 100% of said common units in Holding to SRI FOURTEEN SPLITTER 5, L.P., a Delaware limited partnership (“**Transferee**”). Holding is the sole member of Block 6 Owner LLC, a Delaware limited liability company (“**Property Owner**”), which is the owner of the fee simple interest in the following real property:

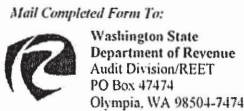
UNITS 6A AND N-1 OF THE SPRING DISTRICT MASTER CONDOMINIUM, A CONDOMINIUM, PER CONDOMINIUM DECLARATION THEREOF RECORDED UNDER KING COUNTY RECORDING NO. 20131025000704, AND AMENDMENTS THERETO RECORDED UNDER RECORDING NOS. 20140625000486, 20160217000686, 20160509000526, 20170926000629, 20190626000465 AND 20201228002714 AND 20210513001517 (RERECORDING OF 20210429001063); SAID UNITS ARE LOCATED ON SURVEY MAP AND PLANS RECORDED IN VOLUME 278 OF CONDOMINIUMS AT PAGES 94 AND 95, AS AMENDED IN VOLUME 280 OF CONDOMINIUMS AT PAGES 76 AND 77, AS AMENDED IN VOLUME 286 OF CONDOMINIUMS AT PAGES 38 AND 39, AS AMENDED IN VOLUME 287 OF CONDOMINIUMS AT PAGES 65 AND 66, AS AMENDED IN VOLUME 292 OF CONDOMINIUMS AT PAGES 55 AND 56, AS AMENDED IN VOLUME 304 OF CONDOMINIUMS AT PAGES 31 THROUGH 33, AS AMENDED IN VOLUME 316 OF CONDOMINIUMS AT PAGES 64 THROUGH 68, AND AS AMENDED IN VOLUME 320 OF CONDOMINIUMS AT PAGES 76 THROUGH 79, IN KING COUNTY, WASHINGTON.

(ALSO DESCRIBED AS LOTS 6A AND TRACT N-1 OF CITY OF BELLEVUE BINDING SITE PLAN NO. 12-110450-LF, ACCORDING TO THAT BINDING SITE PLAN RECORDED UNDER RECORDING NO. 20121101000274 AND FILED IN VOLUME 276 OF CONDOMINIUMS AT PAGES 18 THROUGH 22, AS AMENDED UNDER RECORDING NO. 20140423000863 AND FILED IN VOLUME 280 OF CONDOMINIUMS AT PAGES 30 THROUGH 32, AS AMENDED UNDER RECORDING NO. 20160217000684 AND FILED IN VOLUME 286 OF CONDOMINIUMS AT PAGES 35 THROUGH 37, AS AMENDED UNDER RECORDING NO. 20160506000760 AND FILED IN VOLUME 287 OF CONDOMINIUMS AT PAGES 51 THROUGH 57, AS AMENDED UNDER RECORDING NO. 20170926000625 AND FILED IN VOLUME 292 OF CONDOMINIUMS AT PAGES 47 THROUGH 52, AS AMENDED UNDER RECORDING NO. 20190611001146 AND FILED IN VOLUME 288 OF CONDOMINIUMS AT PAGES 87 THROUGH 92, AS AMENDED UNDER RECORDING NO. 20201214001706 AND FILED IN VOLUME 294 OF CONDOMINIUMS AT PAGES 19 THROUGH 24, AND AMENDED UNDER RECORDING NO. 20210429001060 AND FILED IN VOLUME 320 OF CONDOMINIUMS AT PAGES 70 THROUGH 75, IN KING COUNTY, WASHINGTON)

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF BELLEVUE BY DEED RECORDED UNDER RECORDING NO. 20240116000046.

The addresses of Transferor, Transferee, and Holding are listed on the first page of this affidavit. Following the date of the transfer described herein, the address of Transferee should be used as the Property Owner’s address.





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><b>1 TRANSFEROR</b> (Attach a list for multiple transferors including percentage sold)</p> <p>Name <u>BLOCK 5 MEMBER LLC</u> a Delaware limited liability company</p> <p>Street <u>235 Montgomery Street, 16th Floor</u></p> <p>City <u>San Francisco</u> State <u>CA</u> Zip <u>94104</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><b>AFFIDAVIT</b> *Common units only - see attachment I certify under penalty of perjury under the laws of the state of Washington that the information on this return is true and correct.</p> <p>Signature of Transferor/Agent _____ Name (print) <u>SEE ATTACHED SIGNATURE PAGE</u></p> <p>Date &amp; Place of Signing _____</p> <p>Telephone Number _____</p>	<p><b>2 TRANSFEREE</b> (Attach a list for multiple transferees including percentage bought)</p> <p>Name <u>SRI FOURTEEN SPLITTER 4, L.P.</u> a Delaware limited partnership</p> <p>Street <u>235 Montgomery Street, 16th Floor</u></p> <p>City <u>San Francisco</u> State <u>CA</u> Zip <u>94104</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><b>AFFIDAVIT</b> *Common units only - see attachment I certify under penalty of perjury under the laws of the state of Washington that the information on this return is true and correct.</p> <p>Signature of Transferee/Agent _____ Name (print) <u>SEE ATTACHED SIGNATURE PAGE</u></p> <p>Date &amp; Place of Signing _____</p> <p>Telephone Number _____</p>
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<p><b>3 Name and address of entity whose ownership was transferred.</b> (Attach a list for multiple entities)</p> <p>Name <u>BLOCK 5A HOLDING LLC</u> a Delaware limited liability company</p> <p>Street <u>235 Montgomery Street, 16th Floor</u></p> <p>City <u>San Francisco</u> State <u>CA</u> Zip <u>94104</u></p> <p>Tax Registration Number <u>--</u></p> <p>Federal Identifier Number <u>[REDACTED]</u></p>	<p><b>Type of entity (check one):</b></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
1704 - Bellevue	0.0050	793330-0210-07	\$213,927,676.16	\$1,069,638.38
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
<b>Totals</b>			<b>\$213,927,676.16</b>	<b>\$1,069,638.38</b>

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

**State REET Tax Calculation**

Total True & Fair Value \$	<u>213,927,676.16</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>6,327,080.28</u>
Agricultural and timberland at 1.28 % \$	<u>0.00</u>
Total Excise Tax: State \$	<u>6,386,905.28</u>

**7 TAX COMPUTATION:**

Date of Transfer 09/26/2024 \*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>													
	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>State REET Tax (from Section 6).....</td> <td style="text-align: right;">\$6,386,905.28</td> </tr> <tr> <td>Local REET Tax (from Section 5)....</td> <td style="text-align: right;">\$ 1,069,638.38</td> </tr> <tr> <td>Total REET Tax.....</td> <td style="text-align: right;">\$7,456,543.66</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;"><b>TOTAL DUE</b></td> <td style="text-align: right;"><b>\$7,456,543.66</b></td> </tr> </table>	State REET Tax (from Section 6).....	\$6,386,905.28	Local REET Tax (from Section 5)....	\$ 1,069,638.38	Total REET Tax.....	\$7,456,543.66	Delinquent Interest.....	\$0.00	Delinquent Penalty.....	\$0.00	<b>TOTAL DUE</b>	<b>\$7,456,543.66</b>
State REET Tax (from Section 6).....	\$6,386,905.28												
Local REET Tax (from Section 5)....	\$ 1,069,638.38												
Total REET Tax.....	\$7,456,543.66												
Delinquent Interest.....	\$0.00												
Delinquent Penalty.....	\$0.00												
<b>TOTAL DUE</b>	<b>\$7,456,543.66</b>												

Please See Information on Reverse

Entity	<b>WATERMARK LODGING TRUST, INC</b>
Transfer Type	Controlling Interest
Date of Sale/Transfer	Oct-21-2022
<b>See Original Affidavit Below</b>	

Parcel Number	Location Code	Taxable Amount	State Tax	Local Tax
8087600035	1704 - BELLEVUE RTA	86,434,682.00	2,563,324.57	432,173.41
3699800035	1704 - BELLEVUE RTA	2,135,318.00	63,325.43	10,676.59
		<b>88,570,000.00</b>	<b>2,626,650.00</b>	<b>442,850.00</b>

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><b>1 TRANSFEROR</b> (Attach a list for multiple transferors including percentage sold)</p> <p>Name <u>Shareholders of Watermark Lodging Trust, Inc.</u> (f/k/a Carey Watermark Investors 2 Incorporated)</p> <p>Street <u>150 North Riverside Plaza, Suite 4200</u></p> <p>City <u>Chicago</u> State <u>IL</u> <input checked="" type="checkbox"/> Zip <u>60606</u></p> <p>Tax Registration Number <u>          </u></p> <p>Federal Identifier Number <u>          </u></p> <p>Percent of Entity Ownership Sold <u>56.8000</u> %</p> <p><b>AFFIDAVIT</b> 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 <u>Watermark Lodging Trust, Inc.</u> Transferor/Agent By: <u>[Signature]</u></p> <p>Name (print) <u>Liou Guo</u>, Authorized Signatory</p> <p>Date &amp; Place of Signing <u>6/1/20 New York, NY</u></p> <p>Telephone Number <u>          </u></p>	<p><b>2 TRANSFEREE</b> (Attach a list for multiple transferees including percentage bought)</p> <p>Name <u>Shareholders of WLT CWI 1 LLC</u> (f/k/a Carey Watermark Investors Incorporated)</p> <p>Street <u>150 North Riverside Plaza, Suite 4200</u></p> <p>City <u>Chicago</u> State <u>IL</u> <input checked="" type="checkbox"/> Zip <u>60606</u></p> <p>Tax Registration Number <u>          </u></p> <p>Federal Identifier Number <u>          </u></p> <p>Percent of Entity Ownership Purchased <u>56.8000</u> %</p> <p><b>AFFIDAVIT</b> 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 <u>WLT CWI 1 LLC</u> By: <u>Watermark Lodging Trust, Inc., its sole member</u> Transferee/Agent By: <u>[Signature]</u></p> <p>Name (print) <u>Liou Guo</u>, Authorized Signatory</p> <p>Date &amp; Place of Signing <u>6/1/20 New York, NY</u></p> <p>Telephone Number <u>          </u></p>
--	---

<p><b>3 Name and address of entity whose ownership was transferred:</b></p> <p>Name <u>Watermark Lodging Trust, Inc., a Maryland corporation</u> (f/k/a Carey Watermark Investors 2 Incorporated)</p> <p>Street <u>150 North Riverside Plaza, Suite 4200</u></p> <p>City <u>Chicago</u> State <u>IL</u> <input checked="" type="checkbox"/> Zip <u>60606</u></p> <p>Tax Registration Number <u>          </u></p> <p>Federal Identifier Number <u>          </u></p>	<p><b>Type of entity (check one):</b></p> <p><input checked="" type="checkbox"/> Corporation</p> <p><input type="checkbox"/> Partnership</p> <p><input type="checkbox"/> Trust</p> <p><input type="checkbox"/> Limited Liability Company</p>
--	--

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

5 Local REET Tax Calculation				
A. Location	Local City/County Tax Rate	B. County Tax Parcel No.	C. True & Fair Value	D. Local City/County Tax
1704 - Bellevue <input checked="" type="checkbox"/>	0.0050	8087600035	\$123,900,000.00	\$619,500.00
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
<b>Totals</b>			<b>\$123,900,000.00</b>	<b>\$619,500.00</b>

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

State REET Tax Calculation	
Total True & Fair Value \$	123,900,000.00
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 to 3.0% \$	0.00
Agricultural and timberland at 1.28 % \$	0.00
Total Excise Tax: State \$	0.00

**TAX COMPUTATION:**

Date of Transfer 04/13/2020 \*If tax exemption is claimed, provide reference to WAC Title and Number below\*

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

If you conclude that one of these exemptions applies to you please reference the Title and WAC number here. → WAC 458-61A-212(2)(d)

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

Please See Information on Reverse

5070470020

<b>Entity</b>	<i>JONATHAN HOWARD PAULLIN TRUST</i>
<b>Transfer Type</b>	Real Estate (Deeded)
<b>Date of Sale/Transfer</b>	Jun-29-2024
<b>See Original Affidavit Below</b>	

<b>Parcel Number</b>	<b>Location Code</b>	<b>Taxable Amount</b>	<b>State Tax</b>	<b>Local Tax</b>
1049010080	1716 - Kirkland	952,764.00	1,280.00	500.00



Real Estate Excise Tax Affidavit (RCW 82.45 WAC 458-01A)

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

Check box if partial sale, indicate % sold.

List percentage of ownership acquired next to each name.

1 Seller/Grantor

Name Jonathan Howard Paullin, Trustee of Jonathan Howard Paullin Trust dated October 21, 2019

Mailing address 311 Bowie St, Apt 2514

City/state/zip Austin, TX 78703

Phone (including area code)

2 Buyer/Grantee

Name Lambert Wang and Kathleen Chen, a married couple

Mailing address 701 136th Place NE, B5

City/state/zip Bellevue, WA 98005

Phone (including area code)

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

Name

Mailing address

City/state/zip

Table with 3 columns: List all real and personal property tax parcel account numbers, Personal property?, Assessed value(s). Rows include parcel 1049010080 (1709) with assessed value \$665,000.00 and two rows with \$0.00.

Street address of property 15113 122nd Court NE, Kirkland, WA 98034

This property is located in Kirkland (for unincorporated locations please select your county)

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

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

SEE EXHIBIT A

5 11 - Household, single family units

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

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

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

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

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

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

If any answers are yes, complete as instructed below.

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

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

This land: does or does not qualify for continuance.

Deputy assessor signature Date

(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)

NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) doesn't wish to continue, all additional tax calculated pursuant to RCW 84.26, shall be due and payable by the seller or transferor at the time of sale.

(3) NEW OWNER(S) SIGNATURE

Signature Print name

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

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

Exemption No. (sec/sub) 458-61A-215(1) Reason for exemption AMENDED EXCISE PREVIOUSLY RECORDED UNDER #3289031. CORRECT SALES PRICE IS \$952,764.00

Type of document Statutory Warranty Deed Date of document 06/29/2024

Table with 2 columns: Description, Amount. Rows include 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 \$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 at 3% (0.00), Agricultural and timberland at 1.28% (0.00), Total excise tax: state (0.00), 0.0050 Local (0.00), \*Delinquent interest: state (0.00), Local (0.00), \*Delinquent penalty (0.00), Subtotal (0.00), \*State technology fee (5.00), Affidavit processing fee (5.00), Total due (10.00)

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

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

Signature of grantor or agent Nicole Fisher Name (print) Nicole Fisher Date & city of signing 07/29/2024, Kirkland

Signature of grantee or agent Nicole Fisher Name (print) Nicole Fisher Date & city of signing 07/29/2024, Kirkland

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.

To ask about the availability of this publication in an (TTY) users may



E3293071 EXCISE TAX AFFIDAVITS 8/1/2024 10:23 AM KING COUNTY, WA Tax Amount:\$10.00

**EXHIBIT A**

LOT 8 OF BREAKTHROUGH DIV. 2, AS PER PLAT RECORDED IN VOLUME 94 OF PLATS, PAGES 85 THROUGH 89,  
RECORDS OF KING COUNTY AUDITOR;

SITUATE IN THE CITY OF KIRKLAND, COUNTY OF KING, STATE OF WASHINGTON.

Unofficial Copy



Form 84 0023

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

REET Amended Affidavit Certification

Instructions

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

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

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

Original affidavit number: 3289031 Original affidavit date: 06/29/2024

Original selling price: \$852,764.00 Correct selling price: \$952,764.00

Explanation:

There was a typo on the sales tax on the Excise Tax Affidavit that was recorded

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: CW Title Attention/Name: Nicole Fisher

Mailing address: 11411 NE 124th St, Ste 260 City: Kirkland State: WA Zip: 98034

Phone: [Redacted] Email: nfisher@cwtitle.com

Signature: [Handwritten Signature] Date: 07/09/2024

Print: Nicole Fisher

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.

Instrument Number: E3289031 Document: EXTX
Conveyance: 20240702000569 Selling Price: \$852,764.00 Tax Amount: \$14,239.20
Record Date: 7/2/2024 2:54 PM King County, WA



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

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

Check box if partial sale, indicate % sold.

List percentage of ownership acquired next to each name.

1 Seller/Grantor

Name Jonathan Howard Paullin, Trustee of Jonathan Howard Paullin

Trust dated October 21, 2019

Mailing address 311 Bowie St. Apt 2514

City/state/zip Austin, TX 78703

Phone (including area code)

2 Buyer/Grantee

Name Lambert Wang and Kathleen Chen, a married couple

Mailing address 701 136th Place NE, B5

City/state/zip Bellevue, WA 98005

Phone (including area code)

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

Name

Mailing address

City/state/zip

Table with 3 columns: List all real and personal property parcel account numbers, Personal property?, Assessed value(s). Row 1: 1049010080 (1709), \$665,000.00. Row 2: \$0.00. Row 3: \$0.00.

4 Street address of property 15113 122nd Court NE, Kirkland, WA 98034

This property is located in Kirkland (for unincorporated locations please select your county)

Check box if any of the listed parcels are being segregated from another parcel, are part of a boundary line adjustment or parcels being merged.
Legal description of property (if you need more space, attach a separate sheet to each page of the affidavit).

SEE EXHIBIT A

5 11 - Household, single family units

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

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

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

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

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

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

If any answers are yes, complete as instructed below.

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

This land: does does not qualify for continuance.

Deputy assessor signature Date

(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) doesn't wish to continue, all additional tax calculated pursuant to RCW 84.26, shall be due and payable by the seller or transferor at the time of sale.

(3) NEW OWNER(S) SIGNATURE

Signature Signature

Print name Print name

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

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

Type of document Statutory Warranty Deed Date of document 06/29/2024

Table with 2 columns: Description, Amount. Rows include: Gross selling price 852,764.00, Personal property (deduct) 0.00, Exemption claimed (deduct) 0.00, Taxable selling price 852,764.00, Excise tax: state 5,775.00, Less than \$525,000.01 at 1.1% 4,195.38, From \$525,000.01 to \$1,525,000 at 1.28% 0.00, From \$1,525,000.01 to \$3,025,000 at 2.75% 0.00, Above \$3,025,000 at 3% 0.00, Agricultural and timberland at 1.28% 0.00, Total excise tax: state 9,970.38, 0.0050 Local 4,263.82, \*Delinquent interest: state 0.00, Local 0.00, \*Delinquent penalty 0.00, Subtotal 14,234.20, \*State technology fee 5.00, Affidavit processing fee 0.00, Total due 14,239.20

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

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

Signature of grantor or agent

Name (print) Nicole Fisher

Date & city of signing 07/02/2024, Kirkland

Signature of grantee or agent

Name (print) Nicole Fisher

Date & city of signing 07/02/2024, Kirkland

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)).

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Instrument Number: E3293071

Instrument Number: E3289031

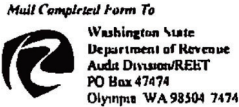
**EXHIBIT A**

LOT 8 OF BREAKTHROUGH DIV. 2, AS PER PLAT RECORDED IN VOLUME 94 OF PLATS, PAGES 85 THROUGH 89,  
RECORDS OF KING COUNTY AUDITOR;

SITUATE IN THE CITY OF KIRKLAND, COUNTY OF KING, STATE OF WASHINGTON.

Unofficial Copy  
Unofficial Copy

26/2024  
06458



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><b>1 TRANSFEROR</b> (Attach a list for multiple transferors including percentage sold)</p> <p>Name: <u>GRT VAO OP LLC</u></p> <p>Street: <u>1520 E Grand Ave</u></p> <p>City: <u>El Segundo</u> State: <u>CA</u> Zip: <u>90245</u></p> <p>Tax Registration Number: _____</p> <p>Federal Identifier Number: _____</p> <p>Percent of Entity Ownership Sold: <u>100 0000</u> %</p> <p><b>AFFIDAVIT</b> 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>Javier Bitar Chief Financial Officer and Treasurer</u></p> <p>Date &amp; Place of Signing: <u>9/26/2024 El Segundo, CA</u></p> <p>Telephone Number: _____</p>	<p><b>2 TRANSFEREE</b> (Attach a list for multiple transferees including percentage bought)</p> <p>Name: <u>See Attachment 1</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><b>AFFIDAVIT</b> 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 Attachment 2</u></p> <p>Date &amp; Place of Signing: _____</p> <p>Telephone Number: _____</p>
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<p><b>3 Name and address of entity whose ownership was transferred</b> (Attach a list for multiple entities)</p> <p>Name: <u>NVO Promote LLC</u></p> <p>Street: <u>777 Yamato Rd Ste 105</u></p> <p>City: <u>Boca Raton</u> State: <u>FL</u> Zip: <u>33431</u></p> <p>Tax Registration Number: _____</p> <p>Federal Identifier Number: _____</p>	<p><b>Type of entity (check one)</b></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** See Attachment 3

**5 Local RFFI Tax Calculation**

A	Local	B	C	D
Location	City/County Tax Rate	County Tax Parcel No	True & Fair Value	Local City/County Tax
1725 Renton	0 0050	132304-9087-01	\$17,350,300 00	\$86,751 50
3110 - Lynnwood	0 0050	27040200304000	\$13,648,000 00	\$68,240 00
3110 Lynnwood	0 0050	27040200303800	\$10,713,600 00	\$53,568 00
3110 Lynnwood	0 0050	27040200303900	\$2,381,700 00	\$11,908 50
Select Location			\$0 00	\$0 00
Select Location			\$0 00	\$0 00
Select Location			\$0 00	\$0 00
<b>Totals</b>			<b>\$44,093,600 00</b>	<b>\$220,468 00</b>

**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 RELL Tax Calculation**

Total True & Fair Value \$	<u>44 093,600 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>1 232 058 00</u>
Agricultural and timberland at 1.28 % \$	<u>0 00</u>
<b>Total Excise Tax State \$</b>	<b><u>1 291 883 00</u></b>

**7 TAX COMPUTATION**

Date of Transfer: 08/29/2024 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 RELL Tax (from Section 6)	\$1 291 883 00
Local RELL Tax (from Section 5)	\$ 220 468 00
<b>Total RFFI Tax</b>	<b>\$1 512 351 00</b>
Delinquent Interest	\$0 00
Delinquent Penalty	\$0 00
<b>TOTAL DUE</b>	<b>\$1 512 351 00</b>

Please See Information on Reverse

09/16/2024 00780

Mail Completed Form To:



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

Washington State Department of Revenue  
Real Estate Excise Tax Affidavit  
Controlling Interest Transfer Return  
Chapter 82.45 RCW - CHAPTER 45R-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><b>1 TRANSFEROR</b> (Attach a list for multiple transferors including percentage sold)</p> <p>Name <u>CLPF Eastlake LLC</u></p> <hr/> <p>Street <u>c/o Clarion Partners LLC, 230 Park Avenue</u></p> <p>City <u>New York</u> State <u>NY</u> Zip <u>10169</u></p> <p>Tax Registration Number <u>-</u></p> <p>Federal Identifier Number <u>[REDACTED]</u></p> <p>Percent of Entity Ownership Sold <u>70</u> %</p> <p><b>AFFIDAVIT</b> 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>See attached</u></p> <p>Name (print) _____</p> <p>Date &amp; Place of Signing _____</p> <p>Telephone Number _____</p>	<p><b>2 TRANSFEREE</b> (Attach a list for multiple transferees including percentage bought)</p> <p>Name <u>Fred Hutchinson Cancer Center</u></p> <hr/> <p>Street <u>1100 Fairview Ave. N.</u></p> <p>City <u>Seattle</u> State <u>WA</u> Zip <u>98109</u></p> <p>Tax Registration Number <u>[REDACTED]</u></p> <p>Federal Identifier Number <u>[REDACTED]</u></p> <p>Percent of Entity Ownership Purchased <u>70</u> %</p> <p><b>AFFIDAVIT</b> 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>See attached</u></p> <p>Name (print) _____</p> <p>Date &amp; Place of Signing _____</p> <p>Telephone Number _____</p>
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<p><b>3 Name and address of entity whose ownership was transferred.</b> (Attach a list for multiple entities)</p> <p>Name <u>See attached Exhibit A</u></p> <hr/> <p>Street _____</p> <p>City _____ State _____ Zip _____</p> <p>Tax Registration Number <u>-</u></p> <p>Federal Identifier Number <u>-</u></p>	<p><b>Type of entity (check one):</b></p> <p><input 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
1700 - King County	0.0050	408880-2925-08	\$171,367,142.86	\$856,835.71
1700 - King County	0.0050	216390-1160-04	\$128,561,428.57	\$642,807.14
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
<b>Totals</b>			<b>\$299,928,571.43</b>	<b>\$1,499,642.86</b>

**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

<b>State REET Tax Calculation</b>	
Total True & Fair Value \$	299,928,571.43
Excise Tax: State	
Less than \$525,000.01 at 1.1% \$	5,775.00
From \$525,000.01 to \$1,525,000 at 1.28% \$	12,800.00
From \$1,525,000.01 to \$3,025,000 at 2.75% \$	41,250.00
Above \$3,025,000 to 3.0% \$	8,907,107.13
Agricultural and timberland at 1.28% \$	0.00
<b>Total Excise Tax: State \$</b>	<b>8,966,932.13</b>

**7 TAX COMPUTATION:**

Date of Transfer 09/12/2024 \*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>													
	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>State REET Tax (from Section 6).....</td> <td style="text-align: right;">\$8,966,932.13</td> </tr> <tr> <td>Local REET Tax (from Section 5)....</td> <td style="text-align: right;">\$ 1,499,642.86</td> </tr> <tr> <td><b>Total REET Tax.....</b></td> <td style="text-align: right;"><b>\$10,466,574.99</b></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;"><b>TOTAL DUE</b></td> <td style="text-align: right;"><b>\$10,466,574.99</b></td> </tr> </table>	State REET Tax (from Section 6).....	\$8,966,932.13	Local REET Tax (from Section 5)....	\$ 1,499,642.86	<b>Total REET Tax.....</b>	<b>\$10,466,574.99</b>	Delinquent Interest.....	\$0.00	Delinquent Penalty.....	\$0.00	<b>TOTAL DUE</b>	<b>\$10,466,574.99</b>
State REET Tax (from Section 6).....	\$8,966,932.13												
Local REET Tax (from Section 5)....	\$ 1,499,642.86												
<b>Total REET Tax.....</b>	<b>\$10,466,574.99</b>												
Delinquent Interest.....	\$0.00												
Delinquent Penalty.....	\$0.00												
<b>TOTAL DUE</b>	<b>\$10,466,574.99</b>												

Please See Information on Reverse

## Exhibit A

The transfer is of a 70% ownership interest in the following two entities, whose subsidiaries are also noted below.

1. ARE-Seattle No. 55 JV, LLC, a Delaware limited liability company  
26 North Euclid Avenue  
Pasadena, CA 91101  
EIN: [REDACTED]

**Sole subsidiary:**

SLU-1201 Eastlake, LLC, a Delaware limited liability company  
26 North Euclid Avenue  
Pasadena, CA 91101  
EIN: [REDACTED]

**Real property owned:**

1201 Eastlake Avenue East  
Seattle, WA  
Parcel: 408880-2925-08  
2024 total assessed value: \$90,278,000

Purchase price is \$120,000,000, which includes \$43,000 for tangible personal property, with the remaining \$119,957,000 allocated to real property.

2. ARE-Seattle No. 56 JV, LLC, a Delaware limited liability company  
26 North Euclid Avenue  
Pasadena, CA 91101  
EIN: [REDACTED]

**Sole subsidiary:**

SLU-1208 Eastlake, LLC, a Delaware limited liability company  
26 North Euclid Avenue  
Pasadena, CA 91101  
EIN: [REDACTED]

**Real property owned:**

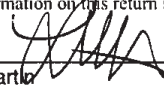
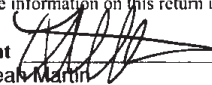
1201 Eastlake Avenue East  
Seattle, WA  
Parcel: 216390-1160-04  
2024 total assessed value: \$90,221,000

Purchase price is \$90,000,000, which includes \$7,000 for tangible personal property, with the remaining \$89,993,000 allocated to real property.

Mail Completed Form To:  
 Washington State  
 Department of Revenue  
 Audit Division/REET  
 PO Box 47474  
 Olympia, WA 98504-7474

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

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

<p><b>1 TRANSFEROR</b>                  (Attach a list for multiple transferors including percentage sold)</p> <p>Name <u>Corvidae Community LLC</u></p> <hr/> <p>Street <u>1119 25th Ave E</u></p> <p>City <u>Seattle</u> State <u>WA</u> Zip <u>98112</u></p> <p>Tax Registration Number <span style="background-color: black; color: black;">[REDACTED]</span></p> <p>Federal Identifier Number <span style="background-color: black; color: black;">[REDACTED]</span></p> <p>Percent of Entity Ownership Sold <u>57.1400</u> %</p> <p><b>AFFIDAVIT</b>                  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>Leah Martin</u></p> <p>Date &amp; Place of Signing <u>9/18/2024 Seattle</u></p> <p>Telephone Number <span style="background-color: black; color: black;">[REDACTED]</span></p>	<p><b>2 TRANSFEREE</b>                  (Attach a list for multiple transferees including percentage bought)</p> <p>Name <u>Corvidae Cooperative</u></p> <hr/> <p>Street <u>1221 E Pike Street</u></p> <p>City <u>Seattle</u> State <u>WA</u> Zip <u>98112</u></p> <p>Tax Registration Number <span style="background-color: black; color: black;">[REDACTED]</span></p> <p>Federal Identifier Number <span style="background-color: black; color: black;">[REDACTED]</span></p> <p>Percent of Entity Ownership Purchased <u>57.1400</u> %</p> <p><b>AFFIDAVIT</b>                  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>Leah Martin</u></p> <p>Date &amp; Place of Signing <u>9/18/2024 Seattle</u></p> <p>Telephone Number <span style="background-color: black; color: black;">[REDACTED]</span></p>
--	---

<p><b>3 Name and address of entity whose ownership was transferred.</b>                  (Attach a list for multiple entities)</p> <p>Name <u>Corvidae Cooperative</u></p> <hr/> <p>Street <u>1221 E Pike Street</u></p> <p>City <u>Seattle</u> State <u>WA</u> Zip <u>98112</u></p> <p>Tax Registration Number <span style="background-color: black; color: black;">[REDACTED]</span></p> <p>Federal Identifier Number <span style="background-color: black; color: black;">[REDACTED]</span></p>	<p><b>Type of entity (check one):</b></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
1726 - Seattle	0.0050	142630-0432	\$3,660,000.00	\$18,300.00
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
<b>Totals</b>			<b>\$3,660,000.00</b>	<b>\$18,300.00</b>

**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 \$	3,660,000.00
Excise Tax: State	
Less than \$525,000.01 at 1.1% \$	5,775.00
From \$525,000.01 to \$1,525,000 at 1.28% \$	12,800.00
From \$1,525,000.01 to \$3,025,000 at 2.75% \$	41,250.00
Above \$3,025,000 to 3.0% \$	19,050.00
Agricultural and timberland at 1.28 % \$	0.00
<b>Total Excise Tax: State \$</b>	<b>78,875.00</b>

**7 TAX COMPUTATION:**

**Date of Transfer** 08/23/2024 \*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)

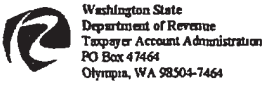
If you conclude that one of these exemptions applies to you please reference the Title and Code number here. \_\_\_\_\_

Department of Revenue Use Only	
State REET Tax (from Section 6).....	\$78,875.00
Local REET Tax (from Section 5)....	\$ 18,300.00
Total REET Tax.....	\$97,175.00
Delinquent Interest.....	\$0.00
Delinquent Penalty.....	\$0.00
<b>TOTAL DUE</b>	<b>\$97,175.00</b>

<b>Entity</b>	<b><i>BSREP II SIMPLY STORAGE JV, LLC</i></b>
<b>Transfer Type</b>	Controlling Interest
<b>Date of Sale/Transfer</b>	Dec-18-2020
<b>See Original Affidavit Below</b>	

<b>Parcel Number</b>	<b>Location Code</b>	<b>Taxable Amount</b>	<b>State Tax</b>	<b>Local Tax</b>
365770-0005	1726 - SEATTLE	32,599,997.00	961,564.76	162,999.99
365770-0015	1726 - SEATTLE	1.00	0.03	0.01
365770-0050	1726 - SEATTLE	1.00	0.03	0.01
365770-0060	1726 - SEATTLE	1.00	0.03	0.01
117500-1235	1726 - SEATTLE	27,799,214.00	819,961.57	138,996.07
112503-9004	1726 - SEATTLE	1.00	0.03	0.01
117500-0995	1726 - SEATTLE	1.00	0.03	0.01

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><b>1 TRANSFEROR</b>                  (Attach a list for multiple transferors including percentage sold)</p> <p>Name <u>BSREP II STORAGE LOWER REIT LLC</u></p> <p>Street <u>250 VESEY ST , FL 14</u></p> <p>City <u>NEW YORK</u> State <u>NY</u> Zip <u>10281</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><b>AFFIDAVIT</b>                  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>HERBERT LI</u></p> <p>Date &amp; Place of Signing <u>12/22/20; NEW YORK</u></p> <p>Telephone Number <u>[REDACTED]</u></p>	<p><b>2 TRANSFEREE</b>                  (Attach a list for multiple transferees including percentage bought)</p> <p>Name <u>BREIT SIMPLY HOLDINGS LLC</u></p> <p>Street <u>233 S Wacker Drive Suite 4700</u></p> <p>City <u>Chicago</u> State <u>IL</u> Zip <u>60606</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><b>AFFIDAVIT</b>                  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>Anthony Beovich</u></p> <p>Date &amp; Place of Signing <u>12/23/2020, New York</u></p> <p>Telephone Number <u>[REDACTED]</u></p>
---	---

<p><b>3 Name and address of entity whose ownership was transferred</b></p> <p>Name <u>BSREP II Simply Storage JV LLC</u></p> <p>Street <u>7505 W Sand Lake Road</u></p> <p>City <u>Orlando</u> State <u>FL</u> Zip <u>32819</u></p> <p>Tax Registration Number <u>-</u></p> <p>Federal Identifier Number <u>[REDACTED]</u></p>	<p><b>Type of entity (check one)</b></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**

Local REET Tax Calculation PLEASE REFERENCE ATTACHED EXHIBIT A.				
A. Location	Local City/County Tax Rate	B. County Tax Parcel No	C. True & Fair Value	D. Local City/County Tax
1700 - King County	0 0050	365770-0005-00	\$30,174,924 00	\$150,874 62
1700 - King County	0 0050	365770-0015-08	\$0 00	\$0 00
1700 - King County	0 0050	365770-0050-04	\$0 00	\$0 00
1700 - King County	0 0050	365770-0060-02	\$0 00	\$0 00
1700 - King County	0 0050	117500-1235-02	\$27,799,216 00	\$138,996 08
1700 - King County	0 0050	112503-9004-02	\$0 00	\$0 00
1700 - King County	0 0050	117500-0995-04	\$0 00	\$0 00
Totals			\$57,929,094 00	\$289,870 70

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

**State REET Tax Calculation**

Total True & Fair Value \$	<u>57,929,094 00</u>
Excise Tax, State	
Less than \$500,000.01 at 1.1%	<u>5,500 00</u>
From \$500,000.01 to \$1,500,000 at 1.28%	<u>12,800 00</u>
From \$1,500,000.01 to \$3,000,000 at 2.75%	<u>41,250 00</u>
Above \$3,000,000 to 3.0%	<u>1,649,224.20</u>
Agricultural and timberland at 1.28%	<u>0 00</u>
<b>Total Excise Tax, State \$</b>	<b><u>1,708,774 20</u></b>

**7 TAX COMPUTATION**

Date of Transfer 12/18/2020 \*If tax exemption is claimed, provide reference to WAC Title and Number below\*

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

<i>Department of Revenue Use Only</i>	<table style="width:100%; border-collapse: collapse;"> <tr> <td>State REET Tax (from Section 6)</td> <td style="text-align: right;">\$1,708,774 20</td> </tr> <tr> <td>Local REET Tax (from Section 5)</td> <td style="text-align: right;">\$ 289 870 70</td> </tr> <tr> <td><b>Total REET Tax</b></td> <td style="text-align: right;"><b>\$1 998,644 90</b></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><b>TOTAL DUE</b></td> <td style="text-align: right;"><b>\$1,998,644 90</b></td> </tr> </table>	State REET Tax (from Section 6)	\$1,708,774 20	Local REET Tax (from Section 5)	\$ 289 870 70	<b>Total REET Tax</b>	<b>\$1 998,644 90</b>	Delinquent Interest	\$0 00	Delinquent Penalty	\$0 00	<b>TOTAL DUE</b>	<b>\$1,998,644 90</b>
State REET Tax (from Section 6)	\$1,708,774 20												
Local REET Tax (from Section 5)	\$ 289 870 70												
<b>Total REET Tax</b>	<b>\$1 998,644 90</b>												
Delinquent Interest	\$0 00												
Delinquent Penalty	\$0 00												
<b>TOTAL DUE</b>	<b>\$1,998,644 90</b>												

Please See Information on Reverse

1,998,644.90

**Exhibit A**  
**Parcel Numbers**

Taxpayer is acquiring two storage facilities located at 1602 15<sup>th</sup> Ave West, Seattle, WA 98119 and 2811 NW Market Street, Seattle, WA 98107. As part of the merger, value was allocated on a property by property basis (but not between parcels at the same property). Accordingly, the value reported for each property reflects the aggregate value of all parcels combined. Below please find the property owner of each property which was indirectly owned by the acquired entity.

1602 15<sup>th</sup> Ave West, Seattle, WA 98119 (SS Interbay LLC)

2811 NW Market Street, Seattle, WA 98107 (SS Market Street LLC)



Entity	<i>SANFORD, COLLEEN D</i>
Transfer Type	Real Estate (Deeded)
Date of Sale/Transfer	Oct-02-2020
<b>See Original Affidavit Below</b>	

Parcel Number	Location Code	Taxable Amount	State Tax	Local Tax
45160010540002	1800 - KITSAP COUNTY	327,006.80	3,597.07	1,635.03



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 section 1 and 2: Seller/Grantor and Buyer/Grantee information including names, addresses, and phone numbers.

Form section 3: Property tax correspondence and assessed value information.

Form section 4: Street address of property, location details, and legal description of the property.

Form section 5: Land use codes and exemption questions.

Form section 6: Questions regarding forest land or current use classification.

(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...

Form section 7: Deputy Assessor and Date fields.

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

Form section 8: Owner(s) Signature and Print Name fields.

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

WAC No. (Section/Subsection) 458-61A.201(10)(3)
Reason for exemption: Gift without consideration

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

Form section 8: I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT. Includes signature of Grantor's Agent Colleen Sanford.

Form section 8: Signature of Grantee or Grantee's Agent Dorothy M. Pernell.

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

2020EX07343
2020-10-13
HSWANSON
\$10

- County Treasurer
County Assessor
Dept. of Revenue
Taxpayer

Escrow No.: 611250492-EG

611250492

**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>Michael V. Nebriaga</u>	BUYER GRANTEE	2 Name <u>Sheila N. Periquet</u>
	Mailing Address <u>7419 SE Sedgwick Rd</u>		Mailing Address <u>7419 SE Sedgwick Rd</u>
	City/State/Zip <u>Port Orchard, WA 98366</u>		City/State/Zip <u>Port Orchard, WA 98366</u>
	Phone No. (including area code)		Phone No. (including area code)
3 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	
Name		List assessed value(s)	
Mailing Address		<u>042302-4-026-2005</u> <input type="checkbox"/> <u>4104,490</u>	
City/State/Zip		<input type="checkbox"/>	
Phone No. (including area code)		<input type="checkbox"/>	

4 Street address of property: 7419 SE Sedgwick Rd, Port Orchard, WA 98366

This property is located in Kitsap County Required (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 more space is needed, you may attach a separate sheet to each page of the affidavit)

See attached

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

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

2020EX05612  
Total: \$10.00  
Pages: 08/20/2020

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)(3)

Reason for exemption \_\_\_\_\_

Gift \_\_\_\_\_

Type of Document Quit Claim DEED

Date of Document 3/9/20

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
<u>0.0050</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

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 Michael V. Nebriaga Signature of Grantee or Grantee's Agent Sheila N. Periquet

Name (print) Michael V. Nebriaga Name (print) Sheila N. Periquet

Date & city of signing 3/09/2020 Union City Date & city of signing Port Orchard 3/15/20

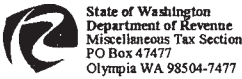
Perjury: Perjury is a class C felony which is punishable by imprisonment in the state correctional institution for a maximum term of not more than five years, or by a fine in an amount fixed by the court of not more than five thousand dollars (\$5,000.00), or by both imprisonment and fine (RCW 9A.20.020(1C)).

Print This Form (all copies)

Please print on legal size paper. 5612

LOT B, SHORT PLAT NO. 3984, RECORDED UNDER AUDITOR'S FILE NO. 8510140113, BEING A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, SECTION 4, TOWNSHIP 23 NORTH, RANGE 2 EAST, W.M., IN KITSAP COUNTY, WASHINGTON; TOGETHER WITH EASEMENT AS DEPICTED ON SAID SHORT PLAT.

5612



**REAL ESTATE EXCISE TAX  
SUPPLEMENTAL STATEMENT**  
(WAC 458-61A-304)

**PLEASE NOTE: This completed document cannot be saved to your hard drive without the full version of Adobe Acrobat. If you are not using the full version of Adobe Acrobat, you must complete this form, then print.**

This form must be submitted with the Real Estate Excise Tax Affidavit (FORM REV 84 0001 A 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)). Reset This Form

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 the 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 \$ 175,000 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) 570-3265 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.**

<p><u>M. Nebriaga</u> Grantor's Signature</p> <p><u>4/22/2020</u> Date</p> <p><u>MICHAEL NEBRIAGA</u> Grantor's Name (print)</p>	<p><u>Sheila Periquet</u> Grantee's Signature</p> <p><u>8/11/20</u> Date</p> <p><u>Sheila Periquet</u> Grantee's Name (print)</p>
--	---

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.

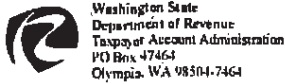
\_\_\_\_\_  
Exchange Facilitator's Signature

5612

<b>Entity</b>	<b>SDS LUMBER CO</b>
<b>Transfer Type</b>	<b>Controlling Interest</b>
<b>Date of Sale/Transfer</b>	<b>Nov-16-2021</b>
<b>See Original Affidavit Below</b>	

<b>Parcel Number</b>	<b>Location Code</b>	<b>Taxable Amount</b>	<b>State Tax</b>	<b>Local Tax</b>
0311300000300	2001 - BINGEN	18,831,014.08	535,616.96	47,077.54
03113041000600	2001 - BINGEN	157,834.78	4,489.35	394.59
03113041000500	2001 - BINGEN	127,123.27	3,615.80	317.81
03112933000300	2001 - BINGEN	230,038.55	6,543.07	575.10
03113100000100	2001 - BINGEN	215,111.67	6,118.49	537.78
		<b>19,561,122.35</b>	<b>556,383.67</b>	<b>48,902.82</b>

Mall Completed Form To:



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

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

<p><b>1 TRANSFEROR</b> (Attach a list for multiple transferors including percentage sold)</p> <p>Name <u>Steelhead Lumber Holdings Co.</u></p> <p>Street <u>123 Industrial Road / P.O. Box 266</u></p> <p>City <u>Bingen</u> State <u>WA</u> Zip <u>98605</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><b>AFFIDAVIT</b> 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>MIKE ENGEL</u></p> <p>Date &amp; Place of Signing <u>12/1/2021 CARSON</u></p> <p>Telephone Number <u>[REDACTED]</u></p>	<p><b>2 TRANSFEREE</b> (Attach a list for multiple transferees including percentage bought)</p> <p>Name <u>Mt. Adams Forest Products, LLC</u></p> <p>Street <u>P.O. Box 869</u></p> <p>City <u>Carson</u> State <u>WA</u> Zip <u>98610</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><b>AFFIDAVIT</b> 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>MIKE ENGEL</u></p> <p>Date &amp; Place of Signing <u>12/1/2021 CARSON</u></p> <p>Telephone Number <u>[REDACTED]</u></p>
---	---

<p><b>3 Name and address of entity whose ownership was transferred:</b></p> <p>Name <u>S.D.S. Lumber LLC</u></p> <p>Street <u>123 Industrial Road / P.O. Box 266</u></p> <p>City <u>Bingen</u> State <u>WA</u> Zip <u>98605</u></p> <p>Tax Registration Number <u>---</u></p> <p>Federal Identifier Number <u>[REDACTED]</u></p>	<p><b>Type of entity (check one):</b></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
2001 - Bingen	0.0025	03113000000300	\$9,832,005.00	\$24,580.01
2001 - Bingen	0.0025	03113041000600	\$81,884.00	\$204.71
2001 - Bingen	0.0025	03113041000500	\$65,951.00	\$164.88
2001 - Bingen	0.0025	03112933000300	\$119,343.00	\$298.36
2001 - Bingen	0.0025	03113100000100	\$111,599.00	\$279.00
Select Location			\$0.00	\$0.00
Select Location			\$0.00	\$0.00
<b>Totals</b>			<b>\$10,210,782.00</b>	<b>\$25,526.96</b>

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

**State REET Tax Calculation**

Total True & Fair Value \$	10,210,782.00
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% \$	216,323.46
Agricultural and timberland at 1.28 % \$	0.00
<b>Total Excise Tax: State \$</b>	<b>275,873.46</b>

**7 TAX COMPUTATION:**

Date of Transfer 11/16/2021 \*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. \_\_\_\_\_

<i>Department of Revenue Use Only</i>	
State REET Tax (from Section 6).....	\$275,873.46
Local REET Tax (from Section 5)....	\$ 25,526.96
Total REET Tax.....	\$301,400.42
Technology Fee.....	\$5.00
Delinquent Penalty.....	\$0.00
<b>TOTAL DUE</b>	<b>\$301,405.42</b>

Please See Information on Reverse

11/16/2021 10:42:21 AM

Entity	SCHAFFERT, TAMARA
Transfer Type	Real Estate (Deeded)
Date of Sale/Transfer	Feb-22-2021
<b>See Original Affidavit Below</b>	

Parcel Number	Location Code	Taxable Amount	State Tax	Local Tax
42012-51-00012	2300 - Mason County	72,500.00	797.50	362.50



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

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

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

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

**1 Seller/Grantor**

Name Tamara Schaffert, who aquired title as Tamara C. Garcia,  
as her separate property  
Mailing address 7409 Byron St NE  
City/state/zip Olympia WA 98506  
Phone (including area code) \_\_\_\_\_

**2 Buyer/Grantee**

Name Loki Development, LLC, a Washington Limited  
Liability Company  
Mailing address 7409 Byron St NE  
City/state/zip Olympia WA 98506  
Phone (including area code) \_\_\_\_\_

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

Name \_\_\_\_\_  
Mailing address \_\_\_\_\_  
City/state/zip \_\_\_\_\_

List all real and personal property tax parcel account numbers	Personal property?	Assessed value(s)
<u>42012-51-00012</u>	<input type="checkbox"/>	<u>\$ 358,860.00</u>
_____	<input type="checkbox"/>	<u>\$ 0.00</u>
_____	<input type="checkbox"/>	<u>\$ 0.00</u>

**4** Street address of property 211 E Woodland Drive, Units A and B, Shelton, WA 98584  
This property is located in Mason County (for unincorporated locations please select your county)

Check box if any of the listed parcels are being segregated from another parcel, are part of a boundary line adjustment or parcels being merged.  
Legal description of property (if you need more space, attach a separate sheet to each page of the affidavit).

**SEE EXHIBIT A**

**5** 12 - Multiple family residence (Residential, multi-)

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

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

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

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

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

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

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

If any answers are yes, complete as instructed below.

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

This land:  does  does not qualify for continuance.

Deputy assessor signature \_\_\_\_\_ Date \_\_\_\_\_

**(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)**  
NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) doesn't wish to continue, all additional tax calculated pursuant to RCW 84.26, shall be due and payable by the seller or transferor at the time of sale.

**(3) NEW OWNER(S) SIGNATURE**

Signature \_\_\_\_\_ Signature \_\_\_\_\_  
Print name \_\_\_\_\_ Print name \_\_\_\_\_

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

If claiming an exemption, list WAC number and reason for exemption.  
WAC number (section/subsection) 458-61A-201(B)(4)  
Reason for exemption  
GRANTOR/GRANTEE ALWAYS SHARE PAYMENTS, NO OTHER CONSIDERATION

Type of document: QUIT CLAIM DEED  
Date of document: February 22, 2021

Gross selling price	_____
*Personal property (deduct)	<u>0.00</u>
Exemption claimed (deduct)	<u>0.00</u>
Taxable selling price	<u>0.00</u>
Excise tax: state	_____
Less than \$500,000.01 at 1.1%	<u>0.00</u>
From \$500,000.01 to \$1,500,000 at 1.28%	<u>0.00</u>
From \$1,500,000.01 to \$3,000,000 at 2.75%	<u>0.00</u>
Above \$3,000,000 at 3%	<u>0.00</u>
Agricultural and timberland at 1.28%	<u>0.00</u>
Total excise tax: state	<u>0.00</u>
0.0050 Local	<u>0.00</u>
*Delinquent interest: state	<u>0.00</u>
Local	<u>0.00</u>
*Delinquent penalty	<u>0.00</u>
Subtotal	<u>0.00</u>
*State technology fee	<u>5.00</u>
Affidavit processing fee	<u>5.00</u>
Total due	<u>10.00</u>

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

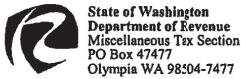
**8** I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT

Signature of grantor or agent Donna Dotson  
Name (print) DONNA DOTSON  
Date & city of signing 2/24/2021 Shelton

Signature of grantee or agent Donna Dotson  
Name (print) DONNA DOTSON  
Date & city of signing 2/21/2021 Shelton

**Perjury:** Perjury is a class C felony which is punishable by imprisonment in the state correctional institution for a maximum term of not more than five years, or by a fine in an amount fixed by the court of not more than \$5000, or by both imprisonment and fine (RCW 9A.20.020(1c)).

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



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.

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.

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.

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 the 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. [x] Grantor (seller) and grantee (buyer) have made and will continue to make payments from joint account on total debt before and after the transfer. Grantee (buyer) has not paid grantor (seller) any consideration towards equity. No tax is due.

Has there been or will there be a refinance of the debt? [ ] YES [ ] NO (If yes, please call 360-704-5905 to see if this transfer is taxable). If grantor (seller) was on title as co-signer only, please see WAC 458-61A-215 for exemption requirements.

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

Handwritten signature and date of Grantor (seller): Tamara Scheffert, 2/22/2021

Handwritten signature and date of Grantee (buyer): Tamara Scheffert, 2/22/2021

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"**  
**Property Description**

Lot twelve (12), Woodland Manor, Volume 6 of Plats, page 1, records of Mason County,  
Washington.

<b>Entity</b>	<i>NIGRETTO, TAMALYN ANDREA &amp; ELLNER, LISE</i>
<b>Transfer Type</b>	Real Estate (Deeded)
<b>Date of Sale/Transfer</b>	May-05-2021
<b>See Original Affidavit Below</b>	

<b>Parcel Number</b>	<b>Location Code</b>	<b>Taxable Amount</b>	<b>State Tax</b>	<b>Local Tax</b>
49652900002	2400 - OKANOGAN COUNTY	815,000.00	9,532.00	2,037.50

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

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

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

**1 Seller/Grantor**

Name Tamalyn Andrea Nigretto and Lise Ellner, a married couple  
Mailing address 26014 101st Pl SW  
City/state/zip Vashon WA 98070  
Phone (including area code) \_\_\_\_\_

**2 Buyer/Grantee**

Name SEAS HOLDING, LLC, a Washington Limited Liability Company (100.00%)  
Mailing address PO Box 1667  
City/state/zip Mount Vernon WA 98273  
Phone (including area code) \_\_\_\_\_

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

Name \_\_\_\_\_  
Mailing address \_\_\_\_\_  
City/state/zip \_\_\_\_\_

List all real and personal property tax parcel account numbers	Personal property?	Assessed value(s)
<u>4965290000</u>	<input type="checkbox"/>	<u>\$ 301.30</u>
_____	<input type="checkbox"/>	<u>\$ 0.00</u>
_____	<input type="checkbox"/>	<u>\$ 0.00</u>

**4 Street address of property** 33 Cassal Road, Winthrop, WA 98862

This property is located in Winthrop (for unincorporated locations please select your county)

Check box if any of the listed parcels are being segregated from another parcel, are part of a boundary line adjustment or parcels being merged.  
Legal description of property (if you need more space, attach a separate sheet to each page of the affidavit).

**SEE EXHIBIT A**

**5** 11 - Household, single family units

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

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

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

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

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

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

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

If any answers are yes, complete as instructed below.

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

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

This land  does  does not qualify for continuance.

Deputy assessor signature \_\_\_\_\_ Date 5-12-21

**(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 \_\_\_\_\_  
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) 458-61A-214 (3)  
Reason for exemption

Grantor Purchased home as Nominee

Type of document Quit Claim Deed  
Date of document 5-5-21

Gross selling price	<u>815,000.00</u>
*Personal property (deduct)	<u>0.00</u>
Exemption claimed (deduct)	<u>815,000.00</u>
Taxable selling price	<u>0.00</u>
Excise tax: state	
Less than \$500,000.01 at 1.1%	<u>0.00</u>
From \$500,000.01 to \$1,500,000 at 1.28%	<u>0.00</u>
From \$1,500,000.01 to \$3,000,000 at 2.75%	<u>0.00</u>
Above \$3,000,000 at 3%	<u>0.00</u>
Agricultural and timberland at 1.28%	<u>0.00</u>
Total excise tax: state	<u>0.00</u>
0.0025 Local	<u>0.00</u>
*Delinquent interest: state	<u>0.00</u>
Local	<u>0.00</u>
*Delinquent penalty	<u>0.00</u>
Subtotal	<u>0.00</u>
*State technology fee	<u>5.00</u>
Affidavit processing fee	<u>5.00</u>
Total due	<u>10.00</u>

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

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

Signature of grantor or agent \_\_\_\_\_  
Name (print) Tamalyn Andrea Nigretto and Lise Ellner  
Date & city of signing 5-11-21 MtVernon

Signature of grantee or agent \_\_\_\_\_  
Name (print) SEAS HOLDING LLC  
Date & city of signing 5-11-21 MtVernon

**Perjury in the second degree:** Perjury is a class C felony which is punishable by confinement in a state correctional institution for a maximum of five years, or 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 RCW 9A.20.020(1c)).

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

Guardian North West  
REV 84 0001a (03/12/21)  
Title B escrow Company  
CU# 116294 \$ 1000

THIS SPACE TREASURER'S USE ONLY

By \_\_\_\_\_  
Deputy

COUNTY TREASURER

1268 36

Print on legal size paper

**EXHIBIT A**

LOT 529, EDELWEISS PLAT NO. 4, AS PER PLAT THEREOF RECORDED IN VOLUME H OF PLATS,  
SECTION 2, PAGES 33 AND 34 AND AS CORRECTED UNDER AUDITOR'S FILE NO. 631037, RECORDS  
OF THE AUDITOR OF OKANOGAN COUNTY, WASHINGTON.  
SITUATE IN THE COUNTY OF OKANOGAN, STATE OF WASHINGTON.

**1 TRANSFEROR**  
 (Attach a list for multiple transferors including percentage sold)  
 Name Kevin Conklin and Kristin Conklin  
 Street 28847 237th Place SE  
 City Black Diamond State WA Zip 98010  
 Tax Registration Number -  
 Federal Identifier Number -  
 Percent of Entity Ownership Sold \_\_\_\_\_ %  
**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 Kevin Conklin  
 Name (print) Kevin Conklin  
 Date & Place of Signing 10/2/2024 Tigard, Oregon  
 Telephone Number [REDACTED]

**2 TRANSFEREE**  
 (Attach a list for multiple transferees including percentage bought)  
 Name Joshua Rice Jami Rice  
 Street 14321 214th Way NE  
 City Woodinville State WA Zip 98077  
 Tax Registration Number -  
 Federal Identifier Number -  
 Percent of Entity Ownership Purchased \_\_\_\_\_ %  
**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) Joshua Rice  
 Date & Place of Signing 10-2-24 Okanogan  
 Telephone Number [REDACTED]

**3 Name and address of entity whose ownership was transferred**  
 (Attach a list for multiple entities)  
 Name Peekaboo View LLC  
 Street 28847 237th Place SE  
 City Black Diamond State WA Zip 98010  
 Tax Registration Number -  
 Federal Identifier Number -

**Type of entity (check one)**

Corporation  
 Partnership  
 Trust  
 Limited Liability Company

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

**5 Local REET Tax Calculation**

A	Local	B	C	D
Location	City/County Tax Rate	County Tax Parcel No	True & Fair Value	Local City/County Tax
2400 - Okanogan County	0 0025	6770023000	\$250,000 00	\$625 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
<b>Totals</b>			<b>\$250 000 00</b>	<b>\$625 00</b>

**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 \$	250 000 00
Excise Tax State	
Less than \$525 000 01 at 1 1% \$	2,750 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 \$	2,750 00

**7 TAX COMPUTATION**

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

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

*Department of Revenue Use Only*

State REET Tax (from Section 6)	\$2,750 00
Local REET Tax (from Section 5)	\$ 625 00
<b>Total REET Tax</b>	<b>\$3,375 00</b>

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

LOT 230, THE POINT AT VERANDA BEACH LONG PLAT 2019-2, AS PER PLAT THEREOF  
RECORDED IN VOLUME I-1 OF PLATS, PAGE 330 AND 331, UNDER AUDITOR'S FILE NO 3251675,  
RECORDS OF THE AUDITOR OF OKANOGAN COUNTY, WASHINGTON

SITUATE IN THE COUNTY OF OKANOGAN, STATE OF WASHINGTON



09/20/2024 09:11

Mail Collapsed Form For



Washington State Department of Revenue  
**Real Estate Excise Tax Affidavit**  
**Controlling Interest Transfer Return**  
 Chapter 82.45 RCW - CHAPTER 45R-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><b>TRANSFEROR</b> (Attach a list for multiple transferors including percentage sold)</p> <p>Name <u>William J. Bates</u></p> <p>Street <u>PO Box 891</u></p> <p>City <u>Twisp</u> State <u>WA</u> Zip <u>98856</u></p> <p>Tax Registration Number _____</p> <p>Federal Identifier Number _____</p> <p>Percent of Entity Ownership Sold <u>50</u> %</p> <p><b>AFFIDAVIT</b> 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>WJ Bates</u></p> <p>Name (print) <u>William J. Bates</u></p> <p>Date &amp; Place of Signing <u>9/3/24 Twisp</u></p> <p>Telephone Number _____</p>	<p><b>TRANSFEEEE</b> (Attach a list for multiple transferees including percentage bought)</p> <p>Name <u>Melissa Stevie</u></p> <p>Street <u>PO Box 891</u></p> <p>City <u>Twisp</u> State <u>WA</u> Zip <u>98856</u></p> <p>Tax Registration Number _____</p> <p>Federal Identifier Number _____</p> <p>Percent of Entity Ownership Purchased <u>50</u> %</p> <p><b>AFFIDAVIT</b> 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>M Stevie</u></p> <p>Name (print) <u>Melissa Stevie</u></p> <p>Date &amp; Place of Signing <u>9.3.24 Twisp WA</u></p> <p>Telephone Number _____</p>
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<p>Name and address of entity whose ownership was transferred:</p> <p>Name <u>BJ's Land Investments, LLC</u></p> <p>Street <u>PO Box 891</u></p> <p>City <u>Twisp</u> State <u>WA</u> Zip <u>98856</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>
--	---

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

**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/salesandusertaxrates/lookupatrate/>

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 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
24	2 - Twisp	0.0025	2690010803	\$23,400.00	298.52	58.50	\$358.02
24	2 - Twisp	0.0025	2690010802	\$257,500.00	3,298.00	643.75	\$3,939.75
24	2 - Twisp	0.0025	2690010701	\$228,000.00	2,931.20	572.50	\$3,503.70
24	2 - Twisp	0.0025	2690010702	\$17,600.00	225.28	44.00	\$269.28
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

**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 08/15/2024 \*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 45R-61A-201 you must include a completed Real Estate Excise Tax Supplemental Statement.

<p><i>Department of Revenue Use Only</i></p>	<p>1. Tax..... <b>\$8,070.75</b></p> <p>2. Delinquent Interest.....</p> <p>3. Delinquent Penalty.....</p> <p><b>TOTAL DUE \$8,070.75</b></p>
--	--



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

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

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

1 TRANSFEROR (Attach a list for multiple transferors including percentage sold) Name See attached Street City State Zip Tax Registration Number Federal Identifier Number Percent of Entity Ownership Sold % 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 Marshall K. Stagg, Agent Date & Place of Signing 9/16/24 Vancouver, WA Telephone Number

2 TRANSFEREE (Attach a list for multiple transferees including percentage bought) Name Michael Swanson Street 19 Lakeside Lane City Naselle State WA Zip 98683 Tax Registration Number Federal Identifier Number Percent of Entity Ownership Purchased 75.0000 % 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 Marshall K. Stagg, Agent Date & Place of Signing 9/16/24 Vancouver, WA Telephone Number

3 Name and address of entity whose ownership was transferred. (Attach a list for multiple entities) Name Lakeside Lane, LLC Street 67 Hungry Hwy City Naselle State WA Zip 98683 Tax Registration Number Federal Identifier Number Type of entity (check one): [ ] Corporation [ ] Partnership [ ] Trust [x] Limited Liability Company

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

5 Local REET Tax Calculation Table with columns: A. Location, B. County Tax Parcel No., C. True & Fair Value, D. Local City/County Tax. Totals: \$400,000.00 / \$1,000.00

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

State REET Tax Calculation Table: Total True & Fair Value \$ 400,000.00, Excise Tax: State 4,400.00, Total Excise Tax: State \$ 4,400.00

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

Department of Revenue Use Only

Tax Summary Table: State REET Tax (from Section 6)..... \$4,400.00, Local REET Tax (from Section 5).... \$ 1,000.00, Total REET Tax..... \$5,400.00, Delinquent Interest..... \$0.00, Delinquent Penalty..... \$0.00, TOTAL DUE \$5,400.00

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

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: Estate of Mark Henry Saathoff
Street: 3909 5th ST SE Apt 118
City: Puyallup State WA Zip 98734
Tax Registration Number:
Federal Identifier Number:
Percent of Enty 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: Duane K Saathoff
Name (prim): Duane K Saathoff Administrator
Date & Place of Signing: 9/24/2024 Puyallup WA 98374
Telephone Number:

2 TRANSFEREE
(Attach a list for multiple transferees including percentage bought)
Name: William E Haugen 25%
Michele K Haugen 25%
Street: 12524 136th St E
City: Puyallup State WA Zip 98374
Tax Registration Number:
Federal Identifier Number:
Percent of Enty 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: Michele K Haugen
Name (prim): Michele K Haugen
Date & Place of Signing: 9/24/2024 Puyallup, WA 98374
Telephone Number:

3 Name and address of entity whose ownership was transferred.
(Attach a list for multiple entities)
Name: H & S Holdings LLC
Street: 9918 162nd Street CT E
City: Puyallup State WA Zip 98375
Tax Registration Number:
Federal Identifier Number:
Type of entity (check one)
[ ] Corporation
[ ] Partnership
[ ] Trust
[X] Limited Liability Company

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

5 Local REET Tax Calculation
Table with columns: A. Location, B. Local City/County Tax Rate, C. County Tax Parcel No., D. True & Fair Value, E. Local City/County Tax
Rows include Pierce County parcels with values up to \$235,700.00 and taxes up to \$1,178.50.

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 it's 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
Total True & Fair Value \$ 385,200.00
Excess Tax: State
Less than \$525,000.01 at 1.1% \$ 4,237.20
From \$525,000.01 to \$1,525,000 at 1.28% \$ 0.00
From \$1,525,000.01 to \$3,025,000 at 2.75% \$ 0.00
Above \$3,025,000 to 3.0% \$ 0.00
Agricultural and timberland at 1.28% \$ 0.00
Total Excess Tax: State \$ 4,237.20

7 TAX COMPUTATION
Date of Transfer: 09/24/2024
\*/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: Description, Amount
Rows: State REET Tax (from Section 6) \$4,237.20, Local REET Tax (from Section 5) \$1,926.00, Total REET Tax \$6,163.20, Delinquent Interest \$0.00, Delinquent Penalty \$0.00, TOTAL DUE \$6,163.20

Please See Information on Reverse

6,163.00

<b>Entity</b>	<i>PIKO, AYSHA-ANN</i>
Transfer Type	Real Estate (Deeded)
Date of Sale/Transfer	Jul-28-2020
<b>See Original Affidavit Below</b>	

<b>Parcel Number</b>	<b>Location Code</b>	<b>Taxable Amount</b>	<b>State Tax</b>	<b>Local Tax</b>
0319122084	2700 - Pierce County RTA	133,500.00	1,468.50	667.50



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

This form is your receipt when stamped by cashier

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

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

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

Section 4: Street address of property, location in Pierce County, WA, and legal description of property.

Section 5: Land Use Code(s) and exemption information.

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

Section 7: Continuation and compliance notices for forest land or historic property.

Section 8: Signature lines for Deputy Assessor and New Owner(s).

Section 9: Signature of Grantor or Grantor's Agent and Agent or Grantee's Agent.

Section 10: Certification statement and date/city of signing.

Section 7: Personal property included in selling price, including a table for tax rates and a total due calculation.

Section 8: Signature and name of Grantor or Grantor's Agent.

Section 9: Signature and name of Agent or Grantee's Agent.

Section 10: Date and city of signing.

Section 11: Date and city of signing.

Section 12: Date and city of signing.

Section 13: Date and city of signing.

Section 14: Date and city of signing.

Section 15: Recording information including date, time, and fees.

Section 16: Recording information including date, time, and fees.

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

THE WEST HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF  
THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 19 NORTH, RANGE 3 EAST OF THE W.M., IN  
PIERCE COUNTY, WASHINGTON;

EXCEPT THE SOUTH 30 FEET FOR B.F. ALLISON COUNTY ROAD;

EXCEPT THE WEST 30 FEET THEREOF FOR VICKERY AVENUE EAST;

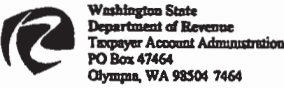
SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

For reference only, not for re-sale.

Unofficial Document

09/30/2024  
08834

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.

<p><b>1 TRANSFEROR</b> (Attach a list for multiple transferors including percentage sold)</p> <p>Name <u>Jeffery M Hart (33 33%)</u> <u>Matthew E Hart (33 33%)</u></p> <p>Street <u>8208 159th St SE</u></p> <p>City <u>Marysville</u> State <u>WA</u> Zip <u>98298</u></p> <p>Tax Registration Number <u>MATT [REDACTED]</u></p> <p>Federal Identifier Number _____</p> <p>Percent of Entry Ownership Sold <u>66 6667</u> %</p> <p><b>AFFIDAVIT</b> 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>Jeffrey M Hart &amp; Matthew E Hart</u></p> <p>Date &amp; Place of Signing <u>9/17/24 Snohomish</u></p> <p>Telephone Number <u>[REDACTED]</u></p>	<p><b>2 TRANSFEREE</b> (Attach a list for multiple transferees including percentage bought)</p> <p>Name <u>William T Hart</u></p> <p>Street <u>2717 Stanwood Bryant Road</u></p> <p>City <u>ARLINGTON</u> State <u>WA</u> Zip <u>98223</u></p> <p>Tax Registration Number <u>[REDACTED]</u></p> <p>Federal Identifier Number _____</p> <p>Percent of Entry Ownership Purchased <u>66 6667</u> %</p> <p><b>AFFIDAVIT</b> 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>William T Hart</u></p> <p>Date &amp; Place of Signing <u>9/17/24 Arlington</u></p> <p>Telephone Number <u>[REDACTED]</u></p>
--	---

<p><b>3 Name and address of entity whose ownership was transferred.</b> (Attach a list for multiple entities)</p> <p>Name <u>HBIG 45 ROAD LLC</u></p> <p>Street <u>2717 Stanwood Bryant Road</u></p> <p>City <u>ARLINGTON</u> State <u>WA</u> Zip <u>98223</u></p> <p>Tax Registration Number _____</p> <p>Federal Identifier Number _____</p>	<p><b>Type of entity (check one)</b></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	B. Local City/County Tax Rate	C. County Tax Parcel No.	D. True & Fair Value	E. Local City/County Tax
3101 Arlington	0 0050	31053100401800	\$400 00	\$2 00
3101 - Arlington	0,0050	31053200301700	\$862 000 00	\$4,310 00
3101 - Arlington	0 0050	31053200302400	\$98 000 00	\$490 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
<b>Totals</b>			<b>\$960,400 00</b>	<b>\$4,802 00</b>

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 \$	960,400 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% \$	5,893 12
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
<b>Total Excise Tax, State \$</b>	<b>11 393 12</b>

**7 TAX COMPUTATION**

Date of Transfer 09/17/24 \*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 → NA

*Department of Revenue Use Only*

State REET Tax (from Section 6)	\$11 393 12
Local REET Tax (from Section 5)	\$ 4 802 00
<b>Total REET Tax</b>	<b>\$16 195 12</b>
Delinquent Interest	\$0 00
Delinquent Penalty	\$0 00
<b>TOTAL DUE</b>	<b>\$16 195 12</b>

Please See Information on Reverse

Entity	<i>EVANS, SHEILA MAUREEN</i>
Transfer Type	Real Estate (Deeded)
Date of Sale/Transfer	Jan-24-2020
<b>See Original Affidavit Below</b>	

Parcel Number	Location Code	Taxable Amount	State Tax	Local Tax
35192.1507	3210-Spokane City	348,000.00	2,040.50	927.50



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

This form is your receipt when stamped by cashier.

**THIS AFFIDAVIT WILL NOT BE ACCEPTED UNLESS ALL AREAS ON ALL PAGES ARE FULLY COMPLETED**  
Only for sales in a single location code on or after January 1, 2020.

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

PLEASE TYPE OR PRINT

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

SELLER GRANTOR	1 Name <u>SHELIA EVANS, individually</u>	BUYER GRANTEE	2 Name <u>GREGORY BRANDT and HEATHER BRANDT</u>
	Mailing Address <u>2204 E MALLON</u>		husband and wife <u>att well</u>
	City/State/Zip <u>SPOKANE, WA 99202</u>		Mailing Address <u>2204 E MALLON</u>
	Phone No. (including area code)		City/State/Zip <u>SPOKANE WA 99202</u>
3 Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers - check box if personal property	
Name _____		List assessed value(s)	
Mailing Address _____		5192.1507 <input type="checkbox"/> 716,310.00	
City/State/Zip _____		_____ <input type="checkbox"/> 0.00	
Phone No. (including area code) _____		_____ <input type="checkbox"/> 0.00	
_____ <input type="checkbox"/> 0.00			

4 Street address of property: 1302 W 2ND AVENUE., SPOKANE, WA 99201  
This property is located in Spokane 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)  
1ST ADDITION TO SPOKANE FALLS: LOTS 6 & 7, BLOCK 40

5 Select Land Use Code(s):  
59 - Tenant occupied, commercial properties  
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) \_\_\_\_\_  
Reason for exemption \_\_\_\_\_

Type of Document STATUTORY WARRANTY DEED  
Date of Document 1/24/20

Gross Selling Price \$	162,500.00
*Personal Property (deduct) \$	
Exemption Claimed (deduct) \$	
Taxable Selling Price \$	162,500.00
Excise Tax: State	
Less than \$500,000.01 at 1.1% \$	1,787.50
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 \$	1,787.50
0.0050 Local \$	812.50
*Delinquent Interest: State \$	0.00
Local \$	0.00
*Delinquent Penalty \$	0.00
Subtotal \$	2,600.00
*State Technology Fee \$	5.00
*Affidavit Processing Fee \$	0.00
Total Due \$	2,605.00

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

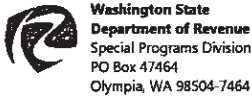
8 I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT

Signature of Grantor or Grantor's Agent [Signature] Signature of Grantee or Grantee's Agent [Signature]  
Name (print) STEVEN O. ANDERSON, ATTORNEY Name (print) STEVEN O. ANDERSON, ATTORNEY  
Date & city of signing 01/24/20, SPOKANE Date & city of signing 01/24/20, SPOKANE

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)).

09/17/2024 06456

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.)

1 TRANSFEROR (Attach a list for multiple transferors including percentage sold)
2 TRANSFEREE (Attach a list for multiple transferees including percentage bought)
Name SEE ATTACHED EXHIBIT A
Street
City State Zip
Tax Registration Number
Federal Identifier Number
Percent of Entity Ownership Sold %
AFFIDAVIT
I certify under penalty of perjury under the laws of the state of Washington that the information on this return is true and correct.
Signature of Transferor/Agent
Name (print)
Date & Place of Signing
Telephone Number

3 Name and address of entity whose ownership was transferred:
Name Knox Realty, LLC
Street 8411 Island View Ct NE
City Olympia State WA Zip 98506
Tax Registration Number
Federal Identifier Number
Type of entity (check one):
Corporation
Partnership
Trust
Limited Liability Company

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

5 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

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 (.0128), F. Local City/County Tax, G. Subtotal. Row 1: 3403 - Olympia, 0.0050, 12912120500, \$1,650,000.00, 21,120.00, 8,250.00, \$29,370.00.

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.

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
Table with 2 columns: Description, Amount. Row 1: 1. Tax, \$29,370.00. Row 2: 2. Delinquent Interest. Row 3: 3. Delinquent Penalty. Row 4: TOTAL DUE, \$29,370.00.



Washington State  
Department of Revenue  
Special Programs Division  
PO Box #7464  
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><b>1. TRANSFEROR</b> (Attach a list for multiple transferors including percentage sold)</p> <p>Name <u>SEE ATTACHED EXHIBIT A</u></p> <p>Street <u>1531 Westwood Rd</u> City <u>Charlottesville VA</u> State <u>VA</u> Zip <u>22903</u></p> <p>Tax Registration Number _____ Federal Identifier Number _____</p> <p>Percent of Entity Ownership Sold <u>100%</u> %</p> <p><b>AFFIDAVIT</b> 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>Kevin Sullivan 9/9/24</u> Name (print) <u>Kevin Sullivan + Angela Knox</u> Date &amp; Place of Signing <u>9/9/24 Charlottesville VA</u> Telephone Number _____</p>	<p><b>2. TRANSFEREE</b> (Attach a list for multiple transferees including percentage bought)</p> <p>Name <u>SEE ATTACHED EXHIBIT A</u></p> <p>Street _____ City _____ State _____ Zip _____</p> <p>Tax Registration Number _____ Federal Identifier Number _____</p> <p>Percent of Entity Ownership Purchased _____ %</p> <p><b>AFFIDAVIT</b> 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) _____ Date &amp; Place of Signing _____ Telephone Number _____</p>
--	--

<p><b>3. Name and address of entity whose ownership was transferred:</b></p> <p>Name <u>Knox Realty, LLC</u></p> <p>Street <u>8411 Island View Ct NE</u> City <u>Olympia</u> State <u>WA</u> Zip <u>98506</u></p> <p>Tax Registration Number _____ Federal Identifier Number _____</p>	<p><b>Type of entity (check one):</b></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.  
<http://dor.wa.gov/content/findtaxesandrates/salesandusetaxrates/lookupatrate/>

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
3403 - Olympia	0.0050	12912120500	\$1,650,000.00	21,120.00	8,250.00	\$29,370.00
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				0.00	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** \_\_\_\_\_ *\*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.

<b>Department of Revenue Use Only</b>	
	1. Tax..... \$29,370.00
	2. Delinquent Interest.....
	3. Delinquent Penalty.....
	<b>TOTAL DUE \$29,370.00</b>

09/17/2024 06457

09/17/2024 06458

**REAL ESTATE EXCISE TAX AFFIDAVIT  
CONTROLLING INTEREST TRANSFER RETURN  
Exhibit A**

**TRANSFERORS:**

Name: Anne Knox  
Address: 1531 Westwood Road, Charlottesville, VA 22903  
Federal Identifier Number: [REDACTED]  
**Percentage of Entity Ownership Sold: 25% (Twenty-Five Percent)**

Name: Kevin Sullivan  
Address: 1531 Westwood Road, Charlottesville, VA 22903  
Federal Identifier Number: [REDACTED]  
**Percentage of Entity Ownership Sold: 25% (Twenty-Five Percent)**

**TRANSFEREES:**

Name: Molly Knox  
Address: 8411 Island View Ct NE, Olympia, WA 98506  
Federal Identifier Number: [REDACTED]  
**Percentage of Entity Ownership Purchased: 25% (Twenty-Five Percent)**

Name: Parker MacCready  
Address: 8411 Island View Ct NE, Olymnia, WA 98506  
Federal Identifier Number [REDACTED]  
**Percentage of Entity Ownership Purchased: 25% (Twenty-Five Percent)**

<b>Entity</b>	<i>RAMIREZ, JESSICA &amp; GONZALEZ, RICARDO J</i>
<b>Transfer Type</b>	Real Estate (Deeded)
<b>Date of Sale/Transfer</b>	Aug-17-2020
<b>See Original Affidavit Below</b>	

<b>Parcel Number</b>	<b>Location Code</b>	<b>Taxable Amount</b>	<b>State Tax</b>	<b>Local Tax</b>
191322-44403	3900 - Yakima County	331,233.25	2,290.57	520.58

**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

Check box if partial sale, indicate % sold.

List percentage of ownership acquired next to each name.

PLEASE TYPE OR PRINT

SELLER GRANTOR	1 Name <b>Jessica Ramirez and Ricardo J. Gonzalez</b>	BUYER GRANTEE	2 Name <b>Aldo C. Ramirez, Sr., and Samantha J. Ramirez</b>
	Mailing Address <b>2513 DuPont St #111</b>		Mailing Address <b>704 Titleist Lane</b>
	City/State/Zip <b>Richland, WA 99312</b>		City/State/Zip <b>Yakima/WA 98901</b>
	Phone No. (including area code) [REDACTED]		Phone No. (including area code) [REDACTED]

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	List assessed value(s)
<b>191322-44403; Levy Code 385</b> <input type="checkbox"/>	<b>432,200.00</b>
<input type="checkbox"/>	<b>0.00</b>
<input type="checkbox"/>	<b>0.00</b>
<input type="checkbox"/>	<b>0.00</b>

4 Street address of property: **704 Titleist Lane, Yakima, WA 98901**

This property is located in **Yakima 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 2 of Short Plat 79-263 recorded under Auditor's File No. 2565541, records of Yakima County, Washington. Situate in Yakima County, Washington.

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

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) **1**

Reason for exemption \_\_\_\_\_

Type of Document **QUIT CLAIM DEED**

Date of Document **8.17.2020**

Gross Selling Price \$	<b>123,000.00</b>
*Personal Property (deduct) \$	_____
Exemption Claimed (deduct) \$	_____
Taxable Selling Price \$	<b>123,000.00</b>
Excise Tax: State	
Less than \$500,000.01 at 1.1% \$	<b>1,353.00</b>
From \$500,000.01 to \$1,500,000 at 1.28% \$	<b>0.00</b>
From \$1,500,000.01 to \$3,000,000 at 2.75% \$	<b>0.00</b>
Above \$3,000,000 at 3.0% \$	<b>0.00</b>
Agricultural and timberland at 1.28% \$	<b>0.00</b>
Total Excise Tax: State \$	<b>1,353.00</b>
<b>0.0025</b> Local \$	<b>307.50</b>
*Delinquent Interest: State \$	<b>0.00</b>
Local \$	<b>0.00</b>
*Delinquent Penalty \$	<b>0.00</b>
Subtotal \$	<b>1,660.50</b>
*State Technology Fee \$	<b>5.00</b>
*Affidavit Processing Fee \$	<b>0.00</b>
Total Due \$	<b>1,665.50</b>

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

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

Signature of Grantor or Grantor's Agent **Jessica Ramirez**

Name (print) **Jessica Ramirez / Ricardo J. Gonzalez**

Date & city of signing **8.17.2020 Yakima**

Signature of Grantee or Grantee's Agent **Aldo C. Ramirez, Sr.**

Name (print) **Aldo C. Ramirez, Sr. / Samantha J. Ramirez**

Date & city of signing **8.17.2020 Yakima**

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(1)).

Entity	<i>SILVA GONZALEZ, BEATRIZ</i>
Transfer Type	Real Estate (Deeded)
Date of Sale/Transfer	Aug-14-2020
<b>See Original Affidavit Below</b>	

Parcel Number	Location Code	Taxable Amount	State Tax	Local Tax
201333-44403	3900 - Yakima County	91,750.00	1,009.25	229.38

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

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when stamped by cashier.

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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.

<b>1</b> <b>SELLER GRANTOR</b>	Name <u>Beatriz Silva Gonzalez</u>	<b>2</b> <b>BUYER GRANTEE</b>	Name <u>Beatriz Silva Gonzalez and Aida Silva</u>
	Mailing Address <u>11765 Postma Rd</u>		Mailing Address <u>11765 Postma Rd</u>
	City/State/Zip <u>Moxee, WA 98936</u>		City/State/Zip <u>Moxee, WA 98936</u>
	Phone No. (including area code) _____		Phone No. (including area code) _____
<b>3</b>	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)
Name <u>Beatriz Silva Gonzalez</u>		<u>201333-44403</u> <input checked="" type="checkbox"/>	<u>228,200.00</u>
Mailing Address <u>11765 Postma Rd</u>		_____ <input type="checkbox"/>	_____
City/State/Zip <u>Moxee WA 98936</u>		_____ <input type="checkbox"/>	_____
Phone No. (including area code) _____		<u>382</u> <input type="checkbox"/>	_____

**4** Street address of property: 11765 Postma Rd, Moxee, WA 98936  
This property is located in County of Yakima  
 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.  
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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.  
N/A

If claiming an exemption, list WAC number and reason for exemption:  
WAC No. (Section/Subsection) 458-61A-201(b)(4)  
Reason for exemption Gift, Grantor/Grantee always share payments

Type of Document Quic Claim Deed  
Date of Document August 14, 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 <u>Beatriz G. Silva</u>	Signature of Grantee or Grantee's Agent <u>Aida Silva</u>
Name (print) <u>Beatriz Silva Gonzalez</u>	Name (print) <u>Aida Silva</u>
Date & city of signing <u>8-17-2020 Yakima</u>	Date & city of signing <u>8-17-2020 Yakima</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 Yakima, State of Washington, described as follows:

**LOT 3 OF SHORT PLAT, RECORDED UNDER AUDITOR'S FILE NO. 7535289 RECORDS OF YAKIMA COUNTY, WASHINGTON.**



State of Washington  
Department of Revenue  
Miscellaneous Tax Section  
PO Box 47477  
Olympia WA 98504-7477

# 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) 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 documentations to support the selling price of 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 swear 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.

Reason 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 \_\_\_\_\_ % on 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 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 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) has 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 acknowledges this transaction may be subject to audit and have read the above information regarding record-keeping requirements and evasion penalties.**

Beatriz G. Silva  
Grantor's Signature

8-17-2020  
Date

Aida Silva  
Grantee's Signature

8-17-2020  
Date

Beatriz G. Silva  
Grantor's Name (print)

Aida Silva  
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

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

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REV 84 0002c (a) (6/26/14)

**TAXPAYER**