

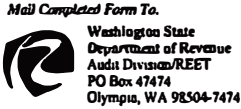
## Real Estate Excise Tax Monthly Distribution for February 2025

Note: Click the Source field for more information.

County	DOR Code	Jurisdiction	Source	Distribution Amount
Benton	0302	1060 - Kennewick	FLECH, RONALD & PLATA, FRANK	\$ 1,017.20
	0304	1920 - Richland	METROPOLITAN LIFE INSURANCE CO METROPOLITAN LIFE INSURANCE COMPANY	\$ 5,585.05 \$ 821.12
Chelan	0400	8040 - Chelan County	CINTANA INC PENSION PLAN	\$ 561.80
			RADIUS GLOBAL INFRASTRUCTURE INC	\$ 232.63
Clark	0600	8060 - Clark County	RADIUS GLOBAL INFRASTRUCTURE INC	\$ 643.10
Cowlitz	0802	1040 - Kalama	524 NORTH FIRST, LLC	\$ 391.97
Franklin	1103	1380 - Mesa	RADIUS GLOBAL INFRASTRUCTURE INC	\$ 11.02
	1104	1730 - Pasco	GRIMMWAY ENTERPRISES, INC.	\$ 56,005.00
			MICHAEL, MARK A HAMPTON, GREGORY & HAMPTON, FAITH	\$ 3,855.00 \$ 98.34
Grant	1300	8130 - Grant County	J&S CRUSHING LLC	\$ 365.03
			STARR MOUNTAIN LAND HOLDINGS, LLC	\$ 69.11
Grays Harbor	1401	0010 - Aberdeen	KAUFMAN SCROGGS COMPANY	\$ 1,314.22
Island	1500	8150 - Island County	TOMLINSON, JAMES L & LACHASSE, ANNE E & TOMLINSON JR, JOHN R	\$ 6,967.62
King	1700	8170 - King County	MALLARD, BARBARA ELLEN	\$ 1,970.00
	1704	0120 - Bellevue	FUCHS, ALBERT C & FUCHS, JANET R T	\$ 1,294.74
	1709	0570 - Des Moines	SNURE, BRIAN K & WESTGARD, LESLIE D	\$ 4,512.50
	1715	1070 - Kent	GOLDEN STATE ENTERPRISES INC	\$ 1,045.41
	1716	1090 - Kirkland	OLSEN, ADAM	\$ 1,715.00
			LANTERMAN ASSOCIATES	\$ 65.50
	1725	1900 - Renton	RADIUS GLOBAL INFRASTRUCTURE INC	\$ 111.80
	1726	2030 - Seattle	CORE SEATTLE BKN MEMBER LLC	\$ 551,655.00
			LENNAR MULTIFAMILY VENTURE LP & LENNAR MULTIFAMILY VENTURE DC LP	\$ 351,750.00
			NORWOOD, ROBERT S & NORWOOD PAULA K	\$ 26,000.00
			BRIGGS, JAMES B COLLINS, DAVID	\$ 2,095.00 \$ 1,712.50
	1729	2340 - Tukwila	OLI REIT INVESTOR (DE) LLC RADIUS GLOBAL INFRASTRUCTURE INC	\$ 49,674.50 \$ 720.02
1732	0765 - Federal Way	BENNETT, DALE K ET AL	\$ 11,734.00	
1737	2075 - Shoreline	FRED MEYER STORES, INC.	\$ 1,179.49	
1739	2022 - Sammamish	RADIUS GLOBAL INFRASTRUCTURE INC	\$ 247.25	
Kitsap	1800	8180 - Kitsap County	INDIANOLA ASSOCIATES, LLC	\$ 178.15
	1804	2580 - Bainbridge Island	SIMPSON FAMILY TRUST	\$ 2,300.00
Kittitas	1900	8190 - Kittitas County	GARCIA, AJ & GARCIA, AARON & RAMIREZ, ODON	\$ 155.59
			RADIUS GLOBAL INFRASTRUCTURE INC	\$ 114.78
	1901	0380 - Cle Elum	TSG-CH HOMES LLC	\$ 147.03
Lewis	2100	8210 - Lewis County	RADIUS GLOBAL INFRASTRUCTURE INC	\$ 362.37
Lincoln	2200	8220 - Lincoln County	RADIUS GLOBAL INFRASTRUCTURE INC	\$ 30.79
Mason	2301	2070 - Shelton	RADIUS GLOBAL INFRASTRUCTURE INC	\$ 53.09
Okanogan	2400	8240 - Okanogan County	ARTEMISIA, LLC	\$ 1,007.00
	2406	1650 - Okanogan City	LAFFERTY, JOHN & LAFFERTY, ANN	\$ 2,400.00
	2409	1740 - Pateros	GUNN, AMBER & GUNN, CODY	\$ 3,025.00
	2413	2590 - Winthrop	PATTISON, ABBY	\$ 2,015.01
Pend Oreille	2600	8260 - Pend Oreille Coun	RADIUS GLOBAL INFRASTRUCTURE INC	\$ 68.02
Pierce	2700	8270 - Pierce County	WUERCH, KAREN MARIE	\$ 6,294.00
			RADIUS GLOBAL INFRASTRUCTURE INC	\$ 399.51
	2711	1840 - Puyallup	AFFINITY PUYALLUP MANAGER, LLC	\$ 187,500.50
			METROPOLITAN LIFE INSURANCE COMPANY	\$ 13,580.92
2717	2270 - Tacoma	METROPOLITAN LIFE INSURANCE COMPANY	\$ 3,844.34	
		LOWE, KENNETH J & LOWE, LYNDA K	\$ 308.09	
San Juan	2800	8280 - San Juan County	GRUMMEL, ROGER	\$ 26,557.60
Skagit	2900	8290 - Skagit County	EQUILON ENTERPRISES LLC	\$ 1,037,611.90
			VERNER, PAMELA KAY	\$ 1,683.00
			RADIUS GLOBAL INFRASTRUCTURE INC	\$ 146.65
	2902	0250 - Burlington	RADIUS GLOBAL INFRASTRUCTURE INC	\$ 665.06
2907	1490 - Mount Vernon	MESLIN, CORALIE	\$ 3,131.00	
Snohomish	3100	8310 - Snohomish County	TASHJIAN, KIRK G	\$ 2,418.50
			LEIGHTON, LORI	\$ 870.78
			RADIUS GLOBAL INFRASTRUCTURE INC	\$ 280.97
			LAL, KIRNA W	\$ 48.74
	3102	0225 - Brier	RADIUS GLOBAL INFRASTRUCTURE INC	\$ 94.62
3104	0630 - Edmonds	OPPENHEIM, MARY	\$ 3,530.75	

<b>Snohomish</b>	3105	0730 - Everett	BYRON R MEYER FAMILY LIMITED PARTNERSHIP	\$	11,186.00
	3110	1250 - Lynnwood	OLI REIT INVESTOR (DE) LLC	\$	94,031.50
			RADIUS GLOBAL INFRASTRUCTURE INC	\$	125.03
	3114	1510 - Mukilteo	RADIUS GLOBAL INFRASTRUCTURE INC	\$	674.18
<b>Spokane</b>	3200	8320 - Spokane County	RADIUS GLOBAL INFRASTRUCTURE INC	\$	155.64
	3210	2160 - Spokane City	MATTSON, DONALD V & MATTSON, JOANN C G&E, LLC	\$	2,500.00
				\$	851.32
	3213	0006 - Spokane Valley	AFFINITY MIRABEAU MANAGER, LLC GOLDEN STATE ENTERPRISES INC	\$	203,553.30
				\$	145.40
<b>Thurston</b>	3400	8340 - Thurston County	RADIUS GLOBAL INFRASTRUCTURE INC	\$	1,123.16
	3403	1660 - Olympia	JONES, JAMES & JONES, MARY ELLEN FISHER, MATTHEW & FISHER, MICHELLE	\$	4,146.50
				\$	4,010.00
	3406	2350 - Tumwater	PSDC INVESTMENT, LLC	\$	760.00
<b>Walla Walla</b>	3604	2420 - Walla Walla City	SUPERIOR DUO LLC	\$	1,085.75
<b>Whatcom</b>	3700	8370 - Whatcom County	THOMPSON, FREDERICK C	\$	1,138.48
			RADIUS GLOBAL INFRASTRUCTURE INC	\$	444.63
	3703	0740 - Everson	RADIUS GLOBAL INFRASTRUCTURE INC	\$	32.22
<b>Whitman</b>	3800	8380 - Whitman County	WAGNER, ROBERT J	\$	369.07
	3812	1830 - Pullman	SANDBERG, ROGER	\$	750.00
<b>Yakima</b>	3900	8390 - Yakima County	ATTEBERRY, DAVID & ATTEBERRY, CRYSTAL	\$	670.03
	3913	2630 - Yakima City	ARMSTRONG, JACK & ARMSTRONG, KELLY	\$	398.44





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
2 TRANSFEREE (Attach a list for multiple transferees including percentage bought) Name JEREMIAH ROGERS
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.

3 Name and address of entity whose ownership was transferred. Name Invest Rite LLC
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

Table with 5 columns: A. Location, B. Local City/County Tax Rate, C. County Tax Parcel No, D. True & Fair Value, E. Local City/County Tax. Totals: \$203,440.00 and \$1,017.20

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

State REET Tax Calculation
Total True & Fair Value \$ 203,440.00
Excise Tax State
Less than \$525,000.01 at 1.1% \$ 2,237.84
From \$525,000.01 to \$1,525,000.00 at 1.28% \$ 0.00
From \$1,525,000.01 to \$3,025,000.00 at 2.75% \$ 0.00
Above \$3,025,000.00 to 3.0% \$ 0.00
Agricultural and timberland at 1.28% \$ 0.00
Total Excise Tax State \$ 2,237.84

7 TAX COMPUTATION
Date of Transfer 1/17/25 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 and Amount. Totals: \$3,255.04

Please See Information on Reverse

2/7/2025 07949

<b>Entity</b>	<b>METROPOLITAN LIFE INSURANCE COMPANY</b>
<b>Transfer Type</b>	Real Estate (Deeded)
<b>Date of Sale/Transfer</b>	Apr-27-2021
<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>
115981012338004	0304-Richland			
11598102040003F	0304-Richland			
		12,415,990.00	197,757.19	28,204.75



Form 84 0001a

**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 METROPOLITAN LIFE INSURANCE COMPANY, a New York corporation  
Mailing address 425 Market Street, Suite 1050  
City/state/zip San Francisco, CA 94105  
Phone (including area code) \_\_\_\_\_

**2 Buyer/Grantee**

Name FM RICHLAND LH, LLC, a Delaware limited liability company  
Mailing address 7978 Cooper Creek Blvd  
City/state/zip University Park, FL 34201  
Phone (including area code) \_\_\_\_\_

**3** Send all property tax correspondence to:  Same as Buyer/Grantee  
Name Fred Meyer Stores, Inc.

Mailing address 1014 Vine St / Property Tax 7th Fl  
City/state/zip Cincinnati, OH 45202

List all real and personal property tax parcel account numbers	Personal property?	Assessed value(s)
<u>115981012338004</u>	<input type="checkbox"/>	<u>\$ 12,870,580.00</u>
<u>Please see Exhibit A, attached hereto, for additional information and parcels.</u>	<input type="checkbox"/>	_____

**4** Street address of property 101 Wellsian Way, Richland, WA 99352

This property is located in Richland (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).

IMPROVEMENTS ONLY existing on the real property legally described on Exhibit A, attached hereto **FIRST AMERICAN**  
1039951-28

**5** 53 - Retail trade - general merchandise

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

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

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

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

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

This land:  does  does not qualify for continuance.

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

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

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

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

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

Signature of grantor or agent \_\_\_\_\_  
Name (print) Please see full signature block on Exhibit A, attached  
Date & city of signing hereto

Signature of grantee or agent Rodius  
Name (print) RACHAEL RODRIGUEZ Fishermen ai  
Date & city of signing APRIL 27 2021 PORTLAND

**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.

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

N/A

If claiming an exemption, list WAC number and reason for exemption.  
WAC number (section/subsection) \_\_\_\_\_  
Reason for exemption \_\_\_\_\_

Type of document	<u>Bargain and Sale Deed</u>
Date of document	<u>APRIL 27 2021</u>
Gross selling price	<u>6,775,039.00</u>
*Personal property (deduct)	<u>0.00</u>
Exemption claimed (deduct)	<u>0.00</u>
Taxable selling price	<u>6,775,039.00</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 at 3%	<u>113,251.17</u>
Agricultural and timberland at 1.28%	<u>0.00</u>
Total excise tax: state	<u>172,801.17</u>
0.0050 Local	<u>33,875.20</u>
*Delinquent interest: state	<u>0.00</u>
Local	<u>0.00</u>
*Delinquent penalty	<u>0.00</u>
Subtotal	<u>206,676.37</u>
*State technology fee	<u>5.00</u>
Affidavit processing fee	<u>0.00</u>
Total due	<u>206,681.37</u>

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



**EXHIBIT A****TO REAL ESTATE EXCISE TAX AFFIDAVIT**  
**101 Wellsian Way, Richland, WA (IMPROVEMENTS ONLY)****SECTION 3:**

List all real and personal property tax parcel account numbers	Personal property?	Assessed value(s)
115981012338004	<input type="checkbox"/>	\$ 12,870,580.00*
11598102040003F	<input type="checkbox"/>	\$ 941,270.00*

\*Land and Improvements

**SECTION 4:** Legal Description:

The Land referred to herein below is situated in the County of Benton, State of Washington, and is described as follows:

**PARCEL A:**

LOT B, SHORT PLAT NO. 2338, ACCORDING TO THE SURVEY THEREOF RECORDED UNDER RECORDING NO. 98-1744, RECORDS OF BENTON COUNTY, WASHINGTON; EXCEPTING PORTION THEREOF CONVEYED TO THE CITY OF RICHLAND BY QUIT CLAIM DEED RECORDED DECEMBER 3, 2008, UNDER RECORDING NO. 2008-034040, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT A, SHORT PLAT NO. 2338, THE CORNER IS LOCATED AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY OF WELLHOUSE LOOP AND THE WESTERLY RIGHT OF WAY OF WELLSIAN WAY;  
 THENCE SOUTH 89°08'47" WEST A DISTANCE OF 362.93 FEET ALONG SAID SOUTHERLY RIGHT OF WAY AND THE NORTHERLY LINE OF SAID SHORT PLAT TO THE TRUE POINT OF BEGINNING;  
 THENCE CONTINUING SOUTH 89°08'47" WEST A DISTANCE OF 67.07 FEET ALONG SAID RIGHT OF WAY AND SAID NORTHERLY LINE TO A POINT ON A TANGENT CURVE TO THE RIGHT SAID CURVE HAVING A RADIUS OF 230.00 FEET;  
 THENCE NORTHWESTERLY ALONG SAID CURVE AND SAID RIGHT OF WAY AND NORTHERLY LINE AN ARC DISTANCE OF 191.31 FEET THROUGH A CENTRAL ANGLE OF 47°39'27" TO THE NORTHWEST CORNER OF LOT B OF SAID SHORT PLAT;  
 THENCE SOUTH 00°51'13" EAST A DISTANCE OF 215.86 FEET LEAVING SAID CURVE NON-TANGENT, ALONG THE WESTERLY LINE OF SAID LOT B OF SAID SHORT PLAT TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF (PROPOSES LAWLESS DRIVE), AND A NON-TANGENT POINT ON A CURVE CONCAVE TO THE SOUTHEAST SAID CURVE HAVING A RADIAL BEARING AND DISTANCE OF SOUTH 62°15'37" EAST 270.00 FEET;  
 THENCE NORTHEASTERLY ALONG SAID CURVE AND SAID (PROPOSED) SOUTHERLY RIGHT OF WAY AN ARC DISTANCE OF 289.37 FEET THROUGH A CENTRAL ANGLE OF 61°24'24" BACK TO THE TRUE POINT OF BEGINNING.

**PARCEL B:**

THAT PORTION OF LOT 11, BLOCK 400, PLAT OF RICHLAND, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUMES 6 AND 7 OF PLATS, RECORDS OF BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF WELLSIAN WAY AND ELLIOT STREET AS SHOWN ON SAID PLAT OF RICHLAND;  
THENCE SOUTH 0°51'13" EAST ALONG THE CENTERLINE OF SAID WELLSIAN WAY, 3,731 .00 FEET;  
THENCE SOUTH 89°08'47" WEST 40.00 FEET TO THE WEST MARGIN OF SAID WELLSIAN WAY AND THE TRUE POINT OF BEGINNING;  
THENCE CONTINUING SOUTH 89°08'47" WEST 150.00 FEET;  
THENCE SOUTH 26°38'46" WEST 67 .58 FEET TO THE RIGHT OF WAY LINE OF SR 182;  
THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, 117 .82 FEET, HAVING A RADIUS OF 255.00 FEET AND A CENTRAL ANGLE OF 26°28'19";  
THENCE SOUTH 16°55'57" EAST 58.99 FEET TO THE SOUTH LINE OF SAID LOT 11;  
THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT, 80.37 FEET, HAVING A RADIUS OF 900.62 FEET AND THROUGH A CENTRAL ANGLE OF 5°06'47";  
THENCE NORTH 88°03'58" EAST 27.38 FEET TO THE SOUTHEAST CORNER OF SAID LOT 11;  
THENCE NORTH 0°51 '13" WEST ALONG THE WEST MARGIN OF WELLSIAN WAY, 220.00 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THAT PORTION DEEDED TO THE CITY OF RICHLAND BY QUIT CLAIM DEED RECORDED APRIL 28, 2008 UNDER RECORDING NO. 2008-011849, DESCRIBED AS FOLLOWS:

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 9 NORTH, RANGE 28 EAST., W.M., THE CITY OF RICHLAND, BENTON COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:

A PORTION OF LOT 11, BLOCK 400, PLAT OF RICHLAND, AS RECORDED IN VOLUMES 6 & 7 OF PLATS, RECORDS OF SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF RECORD OF SURVEY NO. 799, AS RECORDED IN VOLUME 1 OF SURVEYS ON PAGE 799, RECORDS OF SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID RECORD OF SURVEY, SAID CORNER IS AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY OF WELLSIAN WAY AND THE NORTHERLY RIGHT OF WAY OF AARON DRIVE, AND THE TRUE POINT OF BEGINNING;  
THENCE SOUTH 88°04'02" WEST A DISTANCE OF 13.50 FEET ALONG SAID NORTHERLY RIGHT OF WAY TO A POINT;  
THENCE NORTH 44 ° 40'03" EAST A DISTANCE OF 18.92 FEET, LEAVING SAID NORTHERLY RIGHT OF WAY TO A POINT ON SAID WESTERLY RIGHT OF WAY OF WELLSIAN WAY;  
THENCE SOUTH 00°51 '13" EAST A DISTANCE OF 13.0 FEET ALONG SAID WESTERLY RIGHT OF WAY BACK TO THE TRUE POINT OF BEGINNING.

*[Remainder of page left intentionally blank; signatures follow on next page]*

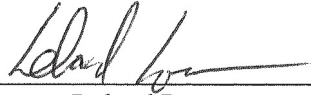
**SECTION 8:** Signature of Grantor:

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

**GRANTOR:**

METROPOLITAN LIFE INSURANCE COMPANY, a  
New York corporation

By: MetLife Investment Management, LLC,  
a Delaware limited liability company,  
Its Investment Manager

By:   
Name: Leland Low  
Title: Authorized Signatory and Director

Date: April 27, 2021

City of Signing: San Francisco

*\*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 (5) 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)(c)).*

<b>Entity</b>	<b>METROPOLITAN LIFE INSURANCE COMPANY</b>
<b>Transfer Type</b>	Real Estate (Deeded)
<b>Date of Sale/Transfer</b>	Apr-27-2021
	<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>
115981012338004	0304-Richland			
11598102040003F	0304-Richland			
		2,048,870.00	52,413.44	6,480.44





# 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.*

**Form 84 0001a**

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 METROPOLITAN LIFE INSURANCE COMPANY, a New York corporation  
 Mailing address 425 Market Street, Suite 1050  
 City/state/zip San Francisco, CA 94105  
 Phone (including area code) \_\_\_\_\_

**2 Buyer/Grantee**

Name FM RICHLAND F, LLC, a Delaware limited liability company  
 Mailing address 7978 Cooper Creek Blvd  
 City/state/zip University Park, FL 34201  
 Phone (including area code) \_\_\_\_\_

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

Name Fred Meyer Stores, Inc.  
 Mailing address 1014 Vine St / Property Tax 7th Fl  
 City/state/zip Cincinnati, OH 45202

List all real and personal property parcel account numbers	Personal property?	Assessed value(s)
<u>115981012338004</u>	<input type="checkbox"/>	<u>\$ 12,870,580.00</u>
<u>Please see Exhibit A, attached hereto, for additional information and parcels.</u>	<input type="checkbox"/>	_____

**4** Street address of property 101 Wellsian Way, Richland, WA 99352

This property is located in Richland (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).

LAND ONLY as to the real property legally described on Exhibit A, attached hereto

**FIRST AMERICAN**  
1039951-28

**5** 53 - Retail trade - general merchandise

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

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

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

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

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

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

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

If any answers are yes, complete as instructed below.

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

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

This land:  does  does not qualify for continuance.

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

**(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)**

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

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

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

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

Signature of grantor or agent \_\_\_\_\_  
 Name (print) Please see full signature block on Exhibit A, attached  
 Date & city of signing hereto.

Signature of grantee or agent [Signature]  
 Name (print) ACHAEL RODGERS, First American  
 Date & city of signing APRIL 27 2021 PORTLAND

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

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



**EXHIBIT A**

**TO REAL ESTATE EXCISE TAX AFFIDAVIT**  
**101 Wellsian Way, Richland, WA (LAND ONLY)**

**SECTION 3:**

List all real and personal property tax parcel account numbers	Personal property?	Assessed value(s)
115981012338004	<input type="checkbox"/>	\$ 12,870,580.00*
11598102040003F	<input type="checkbox"/>	\$ 941,270.00*

\*Land and Improvements

**SECTION 4:** Legal Description:

The Land referred to herein below is situated in the County of Benton, State of Washington, and is described as follows:

**PARCEL A:**

LOT B, SHORT PLAT NO. 2338, ACCORDING TO THE SURVEY THEREOF RECORDED UNDER RECORDING NO. 98-1744, RECORDS OF BENTON COUNTY, WASHINGTON; EXCEPTING PORTION THEREOF CONVEYED TO THE CITY OF RICHLAND BY QUIT CLAIM DEED RECORDED DECEMBER 3, 2008, UNDER RECORDING NO. 2008-034040, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT A, SHORT PLAT NO. 2338, THE CORNER IS LOCATED AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY OF WELLHOUSE LOOP AND THE WESTERLY RIGHT OF WAY OF WELLSIAN WAY;  
 THENCE SOUTH 89°08'47" WEST A DISTANCE OF 362.93 FEET ALONG SAID SOUTHERLY RIGHT OF WAY AND THE NORTHERLY LINE OF SAID SHORT PLAT TO THE TRUE POINT OF BEGINNING;  
 THENCE CONTINUING SOUTH 89°08'47" WEST A DISTANCE OF 67.07 FEET ALONG SAID RIGHT OF WAY AND SAID NORTHERLY LINE TO A POINT ON A TANGENT CURVE TO THE RIGHT SAID CURVE HAVING A RADIUS OF 230.00 FEET;  
 THENCE NORTHWESTERLY ALONG SAID CURVE AND SAID RIGHT OF WAY AND NORTHERLY LINE AN ARC DISTANCE OF 191.31 FEET THROUGH A CENTRAL ANGLE OF 47°39'27" TO THE NORTHWEST CORNER OF LOT B OF SAID SHORT PLAT;  
 THENCE SOUTH 00°51'13" EAST A DISTANCE OF 215.86 FEET LEAVING SAID CURVE NON-TANGENT, ALONG THE WESTERLY LINE OF SAID LOT B OF SAID SHORT PLAT TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF (PROPOSES LAWLESS DRIVE), AND A NON-TANGENT POINT ON A CURVE CONCAVE TO THE SOUTHEAST SAID CURVE HAVING A RADIAL BEARING AND DISTANCE OF SOUTH 62°15'37" EAST 270.00 FEET;  
 THENCE NORTHEASTERLY ALONG SAID CURVE AND SAID (PROPOSED) SOUTHERLY RIGHT OF WAY AN ARC DISTANCE OF 289.37 FEET THROUGH A CENTRAL ANGLE OF 61°24'24" BACK TO THE TRUE POINT OF BEGINNING.

**PARCEL B:**

THAT PORTION OF LOT 11, BLOCK 400, PLAT OF RICHLAND, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUMES 6 AND 7 OF PLATS, RECORDS OF BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF WELLSIAN WAY AND ELLIOT STREET AS SHOWN ON SAID PLAT OF RICHLAND;  
THENCE SOUTH 0°51'13" EAST ALONG THE CENTERLINE OF SAID WELLSIAN WAY, 3,731 .00 FEET;  
THENCE SOUTH 89°08'47" WEST 40.00 FEET TO THE WEST MARGIN OF SAID WELLSIAN WAY AND THE TRUE POINT OF BEGINNING;  
THENCE CONTINUING SOUTH 89°08'47" WEST 150.00 FEET;  
THENCE SOUTH 26°38'46" WEST 67 .58 FEET TO THE RIGHT OF WAY LINE OF SR 182;  
THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, 117 .82 FEET, HAVING A RADIUS OF 255.00 FEET AND A CENTRAL ANGLE OF 26°28'19";  
THENCE SOUTH 16°55'57" EAST 58.99 FEET TO THE SOUTH LINE OF SAID LOT 11;  
THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT, 80.37 FEET, HAVING A RADIUS OF 900.62 FEET AND THROUGH A CENTRAL ANGLE OF 5°06'47";  
THENCE NORTH 88°03'58" EAST 27.38 FEET TO THE SOUTHEAST CORNER OF SAID LOT 11;  
THENCE NORTH 0°51 '13" WEST ALONG THE WEST MARGIN OF WELLSIAN WAY, 220.00 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THAT PORTION DEEDED TO THE CITY OF RICHLAND BY QUIT CLAIM DEED RECORDED APRIL 28, 2008 UNDER RECORDING NO. 2008-011849, DESCRIBED AS FOLLOWS:

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 9 NORTH, RANGE 28 EAST., W.M., THE CITY OF RICHLAND, BENTON COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:

A PORTION OF LOT 11, BLOCK 400, PLAT OF RICHLAND, AS RECORDED IN VOLUMES 6 & 7 OF PLATS, RECORDS OF SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF RECORD OF SURVEY NO. 799, AS RECORDED IN VOLUME 1 OF SURVEYS ON PAGE 799, RECORDS OF SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID RECORD OF SURVEY, SAID CORNER IS AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY OF WELLSIAN WAY AND THE NORTHERLY RIGHT OF WAY OF AARON DRIVE, AND THE TRUE POINT OF BEGINNING;  
THENCE SOUTH 88°04'02" WEST A DISTANCE OF 13.50 FEET ALONG SAID NORTHERLY RIGHT OF WAY TO A POINT;  
THENCE NORTH 44 ° 40'03" EAST A DISTANCE OF 18.92 FEET, LEAVING SAID NORTHERLY RIGHT OF WAY TO A POINT ON SAID WESTERLY RIGHT OF WAY OF WELLSIAN WAY;  
THENCE SOUTH 00°51 '13" EAST A DISTANCE OF 13.0 FEET ALONG SAID WESTERLY RIGHT OF WAY BACK TO THE TRUE POINT OF BEGINNING.

*[Remainder of page left intentionally blank; signatures follow on next page]*

**SECTION 8:** Signature of Grantor:

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

**GRANTOR:**

METROPOLITAN LIFE INSURANCE COMPANY, a  
New York corporation

By: MetLife Investment Management, LLC,  
a Delaware limited liability company,  
Its Investment Manager

By:   
\_\_\_\_\_  
Name: Leland Low  
Title: Authorized Signatory and Director

Date: April 27, 2021

City of Signing: San Francisco

*\*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 (5) 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)(c)).*

Entity	<i>CINTANA INC PENSION PLAN</i>
Transfer Type	Real Estate (Deeded)
Date of Sale/Transfer	May-13-2017
<b>See Original Affidavit Below</b>	

Parcel Number	Location Code	Taxable Amount	State Tax	Local Tax
30627	0400 - CHELAN COUNTY	786,888.00	10,072.17	3,934.44
''				



**REAL ESTATE EXCISE TAX AFFIDAVIT**

This form is your receipt when stamped by cashier.

PLEASE TYPE OR PRINT

CHAPTER 82.45 RCW CHAPTER 458-61A WAC

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

(See back of last page for instructions)

234598

Check box if partial sale, indicate % sold.

List percentage of ownership acquired next to each name.

SELLER GRANTOR	1 Name <u>Cirtana, Inc. Pension Plan f/b/o Cynthia Rarick</u>	BUYER GRANTEE	1 Name <u>Gary C. Seidler, an unmarried man</u>
	Mailing Address <u>1010 N. Finance Center Drive, Suite 106</u>		Mailing Address <u>77 Stage Rd.</u>
	City/State/Zip <u>Tucson, AZ 85710</u>		City/State/Zip <u>Leavenworth, WA 98826</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 _____		24-18-17-240-050 <input type="checkbox"/>	
Mailing Address _____		<input type="checkbox"/>	
City/State/Zip _____		<input type="checkbox"/>	
Phone No. (including area code) _____		<input type="checkbox"/>	
		List assessed value(s)	
		830,828	

2 Street address of property: 77 Stage Rd, Leavenworth, WA 98826

This property is located in Chelan County

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

Local 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):

Household single family units

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

(See back of last page for instructions)

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

YES  NO

6

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

Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 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 84.34.130). Prior to signing (3) below, you may contact your local county assessor for more information.

This land  does  does not qualify for continuance.

DEPUTY ASSESSOR \_\_\_\_\_ DATE \_\_\_\_\_

**(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)**

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

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

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

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

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

WAC No. (Section/Subsection) \_\_\_\_\_

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

Type of Document Statutory Warranty Deed

Date of Document May 13, 2019

Gross Selling Price \$	325,000.00
*Personal Property (deduct) \$	
Exemption Claimed (deduct) \$	
Taxable Selling Price \$	325,000.00
Excise Tax : State \$	4,180.00
<input type="text" value="0.0050"/> Local \$	1,625.00
*Delinquent Interest: State \$	
Local \$	
*Delinquent Penalty \$	
Subtotal \$	5,785.00
*State Technology Fee \$	5.00
*Affidavit Processing Fee \$	0.00
Total Due \$	5,780.00

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>Cynthia Rarick</u>	Signature of Grantee or Grantee's Agent <u>Gary C Seidler</u>
Name (print) <u>Cynthia Rarick</u>	Name (print) <u>Gary C Seidler</u>
Date & city of signing: <u>Wenatchee, WA 5/13/19</u>	Date & city of signing: <u>Wenatchee, WA 5/13/19</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  
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>Radius Global Infrastructure, Inc</u></p> <hr/> <p>Street <u>3 Bala Plaza East Ste 502</u></p> <p>City <u>Bala Cynwyd</u> State <u>PA</u> Zip <u>19004</u></p> <p>Tax Registration Number _____</p> <p>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>[Signature]</u></p> <p>Name (print) <u>G. W. Delaney</u></p> <p>Date &amp; Place of Signing <u>11/16/24 Corporate</u></p> <p>Telephone Number _____</p>	<p><b>2 TRANSFEREE</b> (Attach a list for multiple transferees including percentage bought)</p> <p>Name <u>Chord Parent, Inc</u></p> <hr/> <p>Street <u>3 Bala Plaza East Ste 502</u></p> <p>City <u>Bala Cynwyd</u> State <u>PA</u> Zip <u>19004</u></p> <p>Tax Registration Number _____</p> <p>Federal Identifier Number _____</p> <p>Percent of Entity Ownership Purchased <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 Transferee/Agent <u>[Signature]</u></p> <p>Name (print) <u>G. W. Delaney</u></p> <p>Date &amp; Place of Signing <u>11/16/24 Corporate</u></p> <p>Telephone Number _____</p>
---	--

<p><b>3 Name and address of entity whose ownership was transferred</b></p> <p>Name <u>AP WIP Holdings LLC</u></p> <hr/> <p>Street <u>3 Bala Plaza East Ste 502</u></p> <p>City <u>Bala Cynwyd</u> State <u>PA</u> Zip <u>19004</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 SEE ATTACHED WORKSHEET**

A. Location	Local City/County Tax Rate	B. County Tax Parcel No	C. True & Fair Value	D. Local City/County Tax
<b>Totals</b>			<u>5 190 348 00</u>	<u>25 557 10</u>

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

**State REET Tax Calculation**

Total True & Fair Value \$ 5 190 348 00

Excise Tax State

Less than \$525 000 01 at 1.14% \$ 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% \$ 64 960 44

Agricultural and timberland at 1.28% \$ \_\_\_\_\_

Total Excise Tax State \$ 124 785 44

**7 TAX COMPUTATION**

Date of Transfer 09/21/2023 *If tax exemption is claimed provide reference to WAC Title and Number below*

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

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

*Department of Revenue Use Only*

State REET Tax (from Section 6)	124 785 44
Local REET Tax (from Section 5)	25 557 10
Total REET Tax	150 342 54
Delinquent Interest	0
Delinquent Penalty	0
<b>TOTAL DUE</b>	<b>150 342 54</b>

Please See Information on Reverse

150,343.00

11/13/2024 00310

**USE FOR A SALE OF PROPERTIES IN MULTIPLE LOCATION CODES**

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

Do not use this worksheet if the predominant use for the sale is agriculture or timber land. For assistance in determining predominant use, see ETA 3215 2019 Graduated Real Estate Excise Tax (REET) Land Classifications & Predominant Use.

Step 1 Calculate the taxable selling price for entire transaction

Gross Selling Price	5 190 348 00
Personal Property (deduct)	0 00
Exemption Claimed (deduct)	0 00
<b>Total Taxable Selling Price (A)</b>	<b>5 190 348 00</b>

Step 2. Calculate the total state REET tax

Amount Rate = Tax due

	Amount	Rate	Tax Due
Portion of taxable sale price less than \$525 000 01 at 1.1%	525 000 00	0 0110	5 775 00
Portion of taxable sale price from \$525 000 01 to \$1,525 000 00 at 1.28%	1 000 000 00	0 0128	12 800 00
Portion of taxable sale price from \$1,525 000 01 to \$3 025 000 00 at 2.75%	1,500 000 00	0 0275	41,250 00
Portion of taxable sale price above \$3 025 000 at 3.0%	2 165 348 00	0 0300	64 960 44
<b>Total State REET Tax (B)</b>			<b>124 785 44</b>

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

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

Parcel number	Taxable Selling Price for this Parcel (C)	Percentage of Sale for this Parcel (D) <small>Divide the taxable selling price per parcel by the total taxable selling price</small> C / A	State REET Tax <small>Multiply the total state REET tax by the percentage of sale for this parcel</small> B D	Location Code	County Where Parcel is Located	Local Rate (E)	Local REET T
							C E
028395-003-003	53,824	1%	1,294 03	2100	Lewis County	0.50%	269 12
12605240100	630,499	12%	15,158 35	3403	Thurston County	0.50%	3,152.50
032305-9121-00	84,756	2%	2,037 69	1725	King County	0.50%	423 78
146697000	160,967	3%	3,869 94	0600	Clark County	0.50%	804 84
5 699E+11	71,732	1%	1,724 57	3102	Snohomish County	0.50%	358 66
37126/ 370530 316068 0000, 37128/ 370530 316068 000	337,084	6%	8,104 11	3700	Whatcom County	0.50%	1,685 42
210359-000, 210360-000	54,918	1%	1,320 33	0604	Clark County	0.50%	274 59
005969-003-009-00, 005969-003-010-00	511,110	10%	12,288 02	3114	Snohomish County	0.50%	2,555 55
799960-0160	545 860	11%	13 123 48	1729	King County	0.50%	2 729.30
19 14-02040-0011	87,016	2%	2,092 02	1901	Kittitas County	0.50%	435 08
031836 102 4	51,513	1%	1,238 47	2700	Pierce County	0.50%	257 57
2634-011-000010	46,681	1%	1,122.30	2202	Lincoln County	0.25%	116 70
774500-161-0 774500-162-0	80 853	2%	1,943 85	2700	Pierce County	0.50%	404 27
052018-105-0	170,514	3%	4,099 47	2701	Pierce County	0.50%	852 57
00 3734 001 003 00	94 786	2%	2,278 83	3110	Snohomish County	0.50%	473 93
28 21 35-608-265	52,230	1%	1,255 70	0400	Chelan County	0.50%	261 15
28 21 35-608 265	45,140	1%	1,085 25	0400	Chelan County	0.50%	225 70
022406 9140 06	187,447	4%	4,506 57	1739	King County	0.50%	937.24
2140801930, 0012430019 0000	24,427	0%	587 27	3703	Whatcom County	0.50%	122 14
360519-0-009 3007	89,259	2%	2,145 95	2908	Skiagit County	0.50%	446 30
201331 13404	111,176	2%	2,672.87	3900	Yakima County	0.25%	277 94
21 22 20-340-000	78,992	2%	1,899 11	0400	Chelan County	0.50%	394 96
10-08287	40,252	1%	967 73	2301	Mason County	0.50%	201 26
023600-002-005	181,496	3%	4,363 50	2101	Lewis County	0.50%	907 48
216902000	182,399	4%	4,385 20	0604	Clark County	0.50%	912 00
11709130102	220,987	4%	5,312.93	3402	Thurston County	0.50%	1,104 94
028395-003-003 /TCA#230	39,399	1%	947 22	2100	Lewis County	0.50%	197 00
P72736 P72738 P72187	504 198	10%	12 121 84	2908	Skiagit County	0.50%	2,520 99
27-0702-001-007-00	213 005	4%	5 121 03	3110	Snohomish County	0.50%	1 065 03
37282 9085	117 992	2%	2,836 74	3200	Spokane County	0.50%	589 96
453131-00-0001	103 134	2%	2,479 53	2600	Pend Oreille County	0.50%	515 67
121610042	16 702	0%	401 55	1100	Franklin County	0.50%	83.51
<b>Total state REET tax</b>			<b>124 785 45</b>	<b>Total local REET tax</b>			<b>25,557 10</b>

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

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

County Name	State REET <small>Add the state REET amounts from the state REET tax columns above for all the locations within the county</small>	Local REET <small>Add the local REET amounts from the local REET tax columns above for all the locations within the county</small>
Lewis County	6,604 75	1,373 60
Thurston County	20,471 28	4,257 43
King County	19,667 73	4,090 32
Clark County	9,575 47	1,991 42
Snohomish County	21,412 44	4,453 17

USE FOR A SALE OF PROPERTIES IN MULTIPLE LOCATION CODES

Wheaton County	8,691.38	1,807.56
Kittitas County	2,092.02	435.08
Pierce County	7,281.79	1,514.40
Lincoln County	1,122.30	116.70
Chelan County	4,240.06	881.81
Skiagit County	14,267.79	2,967.29
Yakima County	2,672.87	277.94
Mason County	967.73	201.26
Spokane County	2,836.74	589.96
Pend Oreille County	2,479.53	515.67
Franklin County	401.55	83.51
<b>Total State REET Tax</b>	<b>124,785.45</b>	<b>Total Local REET Tax</b>
		<b>25,557.10</b>
		<b>150,342.54</b>

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

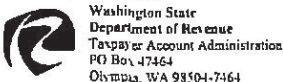
12/13/2024 00312



Entity	524 NORTH FIRST, LLC
Transfer Type	Controlling Interest
Date of Sale/Transfer	Mar-01-2022
<b>See Original Affidavit Below</b>	

Parcel Number	Location Code	Taxable Amount	State Tax	Local Tax
40728	0802 - KALAMA	299,500.00	3,294.50	748.75
''				

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.

Section 1: TRANSFEROR (Kevin Bluhm) and Section 2: TRANSFEREE (Diana Downing). Includes address, tax registration numbers, and signatures.

Section 3: Name and address of entity whose ownership was transferred (524 North First, LLC) and Type of entity (Limited Liability Company).

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

Section 5: Local REET Tax Calculation table with columns for Location, Local City/County Tax Rate, County Tax Parcel No., True & Fair Value, and Local City/County Tax.

Section 6: Is this property predominately used for timber or agriculture? Includes checkboxes for Yes/No.

State REET Tax Calculation table showing Total True & Fair Value, Excise Tax, and various tax rate calculations.

Section 7: TAX COMPUTATION. Includes Date of Transfer (3/1/2022) and instructions for exemptions.

Summary table for Department of Revenue Use Only, showing State REET Tax, Local REET Tax, Total REET Tax, Delinquent Interest, Delinquent Penalty, and TOTAL DUE.

05/23/2022 05:17

Entity	<i>GRIMMWAY ENTERPRISES, INC.</i>
Transfer Type	Controlling Interest
Date of Sale/Transfer	Dec-23-2020
<b>See Original Affidavit Below</b>	

Parcel Number	Location Code	Taxable Amount	State Tax	Local Tax
113590029	1104 - PASCO	967,900.00	27,593.26	4,839.50
113590030	1104 - PASCO	19,446,200.00	554,379.74	97,231.00
		<b>20,414,100.00</b>	<b>581,973.00</b>	<b>102,070.50</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)

1 TRANSFEROR (Attach a list for multiple transferors including percentage sold) Name Gnmway Enterprises, Inc P O Box 81498 Bakersfield, CA 93380 Street 12064 Buena Vista Blvd City Arvin State CA Zip 93203 Tax Registration Number 603-196-093 Federal Identifier Number [redacted] 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 [Signature] Name (print) Steven Antongiovanni Date & Place of Signing 4/14/2021 Bakersfield, CA Telephone Number (661) 391-5240

2 TRANSFEREE (Attach a list for multiple transferees including percentage bought) Name Gnmway Holdings, Inc Gnmway Enterprises, Inc Street P O Box 81498 City Bakersfield State CA Zip 93380 Tax Registration Number 603-196-093 Federal Identifier Number [redacted] Percent of Entity Ownership Purchased 100 0000 % AFFIDAVIT I certify under penalty of perjury under the laws of the state of Washington that the information on this return is true and correct Signature of Transferee/Agent [Signature] Name (print) Steven Antongiovanni Date & Place of Signing 4/14/2021 Bakersfield, CA Telephone Number (661) 391-5240

3 Name and address of entity whose ownership was transferred Name Gnmway Enterprises, Inc P. O. Box 81498, Bakersfield, CA 93380-1498 Street 12064 Buena Vista Blvd City Arvin State CA Zip 93203 Tax Registration Number 603-196-093 Federal Identifier Number [redacted] 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 Pasco locations and a Totals row.

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

State REET Tax Calculation Table showing Total True & Fair Value \$9,213,100.00 and Total Excise Tax State \$245,943.00.

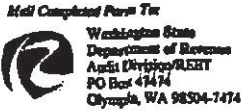
7 TAX COMPUTATION

Date of Transfer 12/23/2020 \*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

Summary table with columns: Department of Revenue Use Only, State REET Tax, Local REET Tax, Total REET Tax, Delinquent Interest, Delinquent Penalty, TOTAL DUE. Total Due is \$350,410.20.

Please See Information on Reverse

04.27.2021 0/518



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>MARK A. MICHAEL</u></p> <hr/> <p>Street <u>91 OUGHT SEVEN ROAD</u></p> <p>City <u>KOOSKIA</u> State <u>WA</u> Zip <u>83539</u></p> <p>Tax Registration Number <u>-</u></p> <p>Federal Identifier Number <u>-</u></p> <p>Percent of Entity Ownership Sold <u>50.0000</u> %</p> <p><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>MARK A. MICHAEL</u></p> <p>Date &amp; Place of Signing <u>2/23/25 Kooskia, WA</u></p> <p>Telephone Number <u>(509) 308-3844</u></p>	<p><b>2 TRANSFEREE</b> (Attach a list for multiple transferees including percentage bought)</p> <p>Name <u>NICHOLAS GUBLER</u></p> <hr/> <p>Street <u>5813 TYRE DR</u></p> <p>City <u>PASCO</u> State <u>WA</u> Zip <u>99301</u></p> <p>Tax Registration Number <u>-</u></p> <p>Federal Identifier Number <u>-</u></p> <p>Percent of Entity Ownership Purchased <u>50.0000</u> %</p> <p><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) <u>NICHOLAS GUBLER</u></p> <p>Date &amp; Place of Signing <u>[Blank]</u></p> <p>Telephone Number <u>(425) 345-6876</u></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>MB PARTNERSHIP</u></p> <hr/> <p>Street <u>4403 W. COURT ST. SUITE J</u></p> <p>City <u>PASCO</u> State <u>WA</u> Zip <u>99301</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 checked="" type="checkbox"/> Partnership</p> <p><input type="checkbox"/> Trust</p> <p><input type="checkbox"/> Limited Liability Company</p>
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**4 Attach a list of names, addresses, and relationships of all entities affected by this transfer.**

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
1104 - Pasco	0.0050	119121290	\$1,542,000.00	\$7,710.00
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>\$1,542,000.00</b>	<b>\$7,710.00</b>

**6** Is this property predominately used for timber (as classified under RCW 84.34 and 84.35) or agriculture (as classified under RCW 84.34.020) and will continue in its current use? If yes and the transfer involves multiple parcels with different classifications, complete the predominance use calculator (see instructions).  Yes  No

**State REET Tax Calculation**

Total True & Fair Value \$	1,542,000.00
Excise Tax: State	
Less than \$325,000.01 at 1.1% \$	5,775.00
From \$325,000.01 to \$1,525,000 at 1.28% \$	12,800.00
From \$1,525,000.01 to \$3,025,000 at 2.75% \$	487.50
Above \$3,025,000 to 3.0% \$	0.00
Agricultural and timberland at 1.28 % \$	0.00
<b>Total Excise Tax: State \$</b>	<b>19,042.50</b>

**7 TAX COMPUTATION:**

Date of Transfer 1/23/25 \*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).....	\$19,042.50
Local REET Tax (from Section 5)....	\$ 7,710.00
<b>Total REET Tax.....</b>	<b>\$26,752.50</b>
Delinquent Interest.....	\$0.00
Delinquent Penalty.....	\$0.00
<b>TOTAL DUE</b>	<b>\$26,752.50</b>

Please See Information on Reverse

73170025 04742



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>MARK A. MICHAEL</u></p> <p>Street <u>91 OUGHT SEVEN ROAD</u></p> <p>City <u>KOOSKIA</u> State <u>WA</u> Zip <u>83539</u></p> <p>Tax Registration Number _____</p> <p>Federal Identifier Number _____</p> <p>Percent of Entity Ownership Sold <u>50.0000</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>MARK A. MICHAEL</u></p> <p>Date &amp; Place of Signing _____</p> <p>Telephone Number <u>(509) 308-3644</u></p>	<p><b>2 TRANSFEREE</b>                  (Attach a list for multiple transferees including percentage bought)</p> <p>Name <u>NICHOLAS GUBLER</u></p> <p>Street <u>5813 TYRE DR</u></p> <p>City <u>PASCO</u> State <u>WA</u> Zip <u>99301</u></p> <p>Tax Registration Number _____</p> <p>Federal Identifier Number _____</p> <p>Percent of Entity Ownership Purchased <u>50.0000</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 _____</p> <p>Name (print) <u>NICHOLAS GUBLER</u></p> <p>Date &amp; Place of Signing <u>1/23/25 PASCO WA</u></p> <p>Telephone Number <u>(425) 345-6876</u></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>MB PARTNERSHIP</u></p> <p>Street <u>4403 W. COURT ST., SUITE J</u></p> <p>City <u>PASCO</u> State <u>WA</u> Zip <u>99301</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 checked="" type="checkbox"/> Partnership</p> <p><input type="checkbox"/> Trust</p> <p><input type="checkbox"/> Limited Liability Company</p>
--	--

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

5 Local REET Tax Calculation				
A. Location	Local City/County Tax Rate	B. County Tax Parcel No.	C. True & Fair Value	D. Local City/County Tax
1104 - Pasco	0.0050	118121280	\$1,542,000.00	\$7,710.00
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>\$1,542,000.00</b>	<b>\$7,710.00</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 its current use? If yes and the transfer involves multiple parcels with different classifications, complete the predominate use calculator (see instructions).  Yes  No**

State REET Tax Calculation	
Total True & Fair Value \$	1,542,000.00
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% \$	487.50
Above \$3,025,000 to 3.0% \$	0.00
Agricultural and timberland at 1.28 % \$	0.00
<b>Total Excise Tax: State \$</b>	<b>19,042.50</b>

**7 TAX COMPUTATION:**

Date of Transfer 1/23/25 \*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)....	\$19,042.50
Local REET Tax (from Section 5)....	\$ 7,710.00
<b>Total REET Tax.....</b>	<b>\$26,752.50</b>
Delinquent Interest.....	\$0.00
Delinquent Penalty.....	\$0.00
<b>TOTAL DUE</b>	<b>\$26,752.50</b>

Please See Information on Reverse

01/31/2025 04741

<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
''				



ANNUAL REAL ESTATE EXCISE TAX AFFIDAVIT OF CHAPTER 82.45 RCW - CHAPTER 82.45A WAC

This must be your receipt when stamped by auditor

SELLER GRANTEE and BUYER GRANTEE sections with handwritten names: Gregory Hampton and Faith Hampton, Marunda Hampton, etc.

Street address of property: 2909 Road 64, Pasco WA. This property is located in Franklin County OR within city of...

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

Was the seller receiving a property tax exemption or deferral under chapters 84.26, 84.27, or 84.38 RCW? YES NO

Is this property designated as forest land per chapter 84.25 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 answer is yes, complete as indicated below.

(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S). (2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S). (3) OWNER(S) SIGNATURE

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

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

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

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





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

This form must be submitted with the Real Estate Excise Tax Affidavit (FORM REV #4 0001A) for claims of tax exemption as provided below. Completion of this form is required for the types of real property transfers listed in numbers 1-3 below. Only the first page of this form needs original signatures.

AUDIT: Information you provide on this form is subject to audit by the Department of Revenue. In the event of an audit, it is the taxpayer's responsibility to provide documentation to support the selling price or any exemptions claimed. This documentation must be maintained for a minimum of four years from date of sale. (RCW 82.45.100) Failure to provide supporting documentation when requested may result in the assessment of tax, penalties, and interest. Any filing that is determined to be fraudulent will carry a 50% evasion penalty in addition to any other assessed penalties or interest when the tax is assessed.

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

The persons signing below do hereby declare under penalty of perjury that the following is true (check appropriate statement):

1. [ ] DATE OF SALE: (WAC 458-61A-306(2))

I, (print name) \_\_\_\_\_, certify that the \_\_\_\_\_ (type of instrument), dated \_\_\_\_\_, was delivered to me in escrow by \_\_\_\_\_ (seller's name). NOTE: Agent named here must sign below and indicate name of firm. The payment of the tax is considered current if it is not more than 90 days beyond the date shown on the instrument. If it is past 90 days, interest and penalties apply to the date of the instrument. Reasons held in escrow: \_\_\_\_\_

Signature \_\_\_\_\_ Firm Name \_\_\_\_\_

2. GIFTS: (WAC 458-61A-201) The gift of equity is non-taxable; however, any consideration received is not a gift and is taxable. The value exchanged or paid for equity plus the amount of debt equals the taxable amount. One of the boxes below must be checked. Both Grantor (seller) and Grantee (buyer) must sign below.

Grantor (seller) gifts equity valued at \$ \_\_\_\_\_ to grantee (buyer).

NOTE: Examples of different transfer types are provided on the back. This is to assist you with correctly completing this form and paying your tax.

"Consideration" means money or anything of value, either tangible (boats, motor homes, etc) or intangible, paid or delivered, or contracted to be paid or delivered, including performance of services, in return for the transfer of real property. The term includes the amount of any lien, mortgage, contract indebtedness, or other encumbrance, given to secure the purchase price, or any part thereof, or remaining unpaid on the property at the time of sale. "Consideration" includes the assumption of an underlying debt on the property by the buyer at the time of transfer.

A: Gifts with consideration

- 1. [ ] Grantor (seller) has made and will continue to make all payments after the transfer on the total debt of \$ \_\_\_\_\_ and has received from the grantee (buyer) \$ \_\_\_\_\_ (include in this figure the value of any items received in exchange for property). Any consideration received by grantor is taxable.
2. [ ] Grantee (buyer) will make payments on \_\_\_\_\_ % of total debt of \$ \_\_\_\_\_ for which grantor (seller) is liable and pay grantor (seller) \$ \_\_\_\_\_ (include in this figure the value of any items received in exchange for property). Any consideration received by grantor is taxable.

B: Gifts without consideration

- 1. [ ] There is no debt on the property; Grantor (seller) has not received any consideration towards equity. No tax is due.
2. [ ] Grantor (seller) has made and will continue to make 100% of the payments on total debt of \$ \_\_\_\_\_ and has not received any consideration towards equity. No tax is due.
3. [X] Grantee (buyer) has made and will continue to make 100% of the payments on total debt of \$ 175,355 and has not paid grantor (seller) any consideration towards equity. No tax is due.
4. [ ] Grantor (seller) and grantee (buyer) have made and will continue to make payments from joint account on total debt before and after the transfer. Grantee (buyer) has not paid grantor (seller) any consideration towards equity. No tax is due.

Has there been or will there be a refinancing of the debt? [X] YES [ ] NO

If grantor (seller) was on title as co-signor only, please see WAC 458-61A-215 for exemption requirements.

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

Grantor's Signature \_\_\_\_\_ Grantee's Signature \_\_\_\_\_

3. [ ] 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) 520-3255. To inquire about the availability of this document in an alternate format for the visually impaired, please call (360) 735-6715. TeleType (TTY) users please call 1-800-451-7985.

REV 04 02/04 (4) 0283204

DEPT OF REVENUE

No Real Estate Excise Tax Paid Instrument Exempt Under RCW 82.45 Treasurer, Franklin County 64112 01/15/2020

Mall 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>Mille Jones Irrevocable Intervivos Trust for Family of J</u>                  Street <u>PO BOX 487</u>                  City <u>Quincy</u> State <u>WA</u> Zip <u>98848</u>                  Tax Registration Number <u>-</u>                  Federal Identifier Number <u>91-6389335</u>                  Percent of Entity Ownership Sold <u>50.0000</u> %  <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.                  Signature of Transferor/Agent <u>Erling Gilbers</u>                  Name (print) <u>Erling D. Gilbers</u>                  Date &amp; Place of Signing <u>11-30-2021 Quincy wa</u>                  Telephone Number <u>509-787-3537</u></p>	<p><b>2 TRANSFEREE</b>                  (Attach a list for multiple transferees including percentage bought)                  Name <u>DC Crushing, LLC</u>                  Street <u>1811 65th Ave W</u>                  City <u>Tacoma</u> State <u>WA</u> Zip <u>98466</u>                  Tax Registration Number <u>--</u>                  Federal Identifier Number <u>87-1485571</u>                  Percent of Entity Ownership Purchased <u>50.0000</u> %  <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.                  Signature of Transferee/Agent                  Name (print) <u>J. David Page, Member</u>                  Date &amp; Place of Signing <u>-</u>                  Telephone Number <u>253-209-5086</u></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>J&amp;S Crushing, LLC</u>                  Street <u>903 A St Ste</u>                  City <u>Quincy</u> State <u>WA</u> Zip <u>98848</u>                  Tax Registration Number <u>-</u>                  Federal Identifier Number <u>26-23166676</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**

Location	Local City/County Tax Rate	County Tax Parcel No.	True & Fair Value	Local City/County Tax
1300 - Grant County	0.0050	150176001	\$73,005.00	\$365.03
1300 - Grant County	0.0050		\$0.00	\$0.00
1300 - Grant County	0.0050		\$0.00	\$0.00
1300 - Grant County	0.0050		\$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>\$73,005.00</b>	<b>\$365.03</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 \$	73,005.00
Excise Tax: State	
Less than \$500,000.01 at 1.1% \$	803.06
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
<b>Total Excise Tax: State \$</b>	<b>803.06</b>

**7 TAX COMPUTATION:**

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

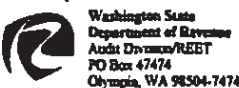
Click [here](#) for a complete list of acceptable exemptions. (Please click on additional links provided for further details on each WAC.)  
 If you conclude that one of these exemptions applies to you please reference the Title and WAC number here. \_\_\_\_\_

<b>Department of Revenue Use Only</b>	
State REET Tax (from Section 6).....	\$803.06
Local REET Tax (from Section 5)....	\$ 365.03
<b>Total REET Tax.....</b>	<b>\$1,168.08</b>
Delinquent Interest.....	\$0.00
Delinquent Penalty.....	\$0.00
<b>TOTAL DUE</b>	<b>\$1,168.09</b>

Please See Information on Reverse

1/26/2024 09235

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.

TRANSFEROR and TRANSFEREE sections. Includes fields for Name, Street, City, State, Zip, Tax Registration Number, Federal Identifier Number, Percent of Entity Ownership Sold/Purchased, and Affidavits with signatures.

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

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

Local REET Tax Calculation table with columns A (Location), B (County Tax Parcel No.), C (True & Fair Value), and D (Local City/County Tax). Includes a Totals row.

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). [X] Yes [ ] No

State REET Tax Calculation section with a table showing Total True & Fair Value, Excise Tax State, and Total Excise Tax: State.

TAX COMPUTATION section. Includes Date of Transfer (11/08/2024) and instructions for claiming exemptions.

Summary table with columns for Department of Revenue Use Only and tax amounts. Rows include State REET Tax, Local REET Tax, Total REET Tax, Delinquent Interest, Delinquent Penalty, and TOTAL DUE.

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.

<p><b>1 TRANSFEROR</b>                  (Attach a list for multiple transferors including percentage sold)                  Name <u>Stacey Sarty</u>                  Street <u>10594 Rd U 7 NW</u>                  City <u>Quincy</u> State <u>WA</u> Zip <u>98848</u>                  Tax Registration Number <u>603-347-570</u>                  Federal Identifier Number <u>[REDACTED]</u>                  Percent of Entity Ownership Sold <u>50 0000</u> %  <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.                  Signature of Transferor/Agent <u>[Signature]</u>                  Name (print) <u>Stacey Sarty</u>                  Date &amp; Place of Signing <u>12-18-24 Grant</u>                  Telephone Number <u>(509) 750-9601</u></p>	<p><b>2 TRANSFEREE</b>                  (Attach a list for multiple transferees including percentage bought)                  Name <u>James Thomas</u>                  Street <u>One Oneonta Way</u>                  City <u>Wenatchee</u> State <u>WA</u> Zip <u>98848</u>                  Tax Registration Number <u>603-347-570</u>                  Federal Identifier Number <u>[REDACTED]</u>                  Percent of Entity Ownership Purchased <u>50 0000</u> %  <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.                  Signature of Transferee/Agent <u>[Signature]</u>                  Name (print) <u>James Thomas</u>                  Date &amp; Place of Signing <u>DEC 18 OLYMPIA</u>                  Telephone Number <u>(509) 760-1782</u></p>
--	--

<p><b>3 Name and address of entity whose ownership was transferred.</b>                  (Attach a list for multiple entities)                  Name <u>Starr Mountain Land Holdings LLC</u>                  Street <u>10594 Rd U 7 NW</u>                  City <u>Quincy</u> State <u>WA</u> Zip <u>98848</u>                  Tax Registration Number <u>603-347 570</u>                  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
1300 Grant County	0.0050	201038000	\$99,802.00	\$499.01
1300 Grant County	0.0050	211892000	\$18,713.00	\$93.57
1300 Grant County	0.0050	201008000	\$458,050.00	\$2,290.25
1300 Grant County	0.0050	201163003	\$153,237.00	\$766.19
Select Location			\$0.00	\$0.00
Select Location			\$0.00	\$0.00
Select Location			\$0.00	\$0.00
<b>Totals</b>			<b>\$729,802.00</b>	<b>\$3,649.01</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 \$	729,802.00
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 to 3.0%	0.00
Agricultural and timberland at 1.28%	9,341.47
<b>Total Excise Tax, State \$</b>	<b>9,341.47</b>

**7 TAX COMPUTATION**

Date of Transfer 11/08/2024 *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;">\$9,341.47</td> </tr> <tr> <td>Local REET Tax (from Section 5)</td> <td style="text-align: right;">\$3,649.01</td> </tr> <tr> <td><b>Total REET Tax</b></td> <td style="text-align: right;"><b>\$12,990.48</b></td> </tr> <tr> <td>Delinquent Interest</td> <td style="text-align: right;">\$0.05</td> </tr> <tr> <td>Delinquent Penalty</td> <td style="text-align: right;">\$649.52</td> </tr> <tr> <td style="text-align: right;"><b>TOTAL DUE</b></td> <td style="text-align: right;"><b>\$13,640.05</b></td> </tr> </table>	State REET Tax (from Section 6)	\$9,341.47	Local REET Tax (from Section 5)	\$3,649.01	<b>Total REET Tax</b>	<b>\$12,990.48</b>	Delinquent Interest	\$0.05	Delinquent Penalty	\$649.52	<b>TOTAL DUE</b>	<b>\$13,640.05</b>
State REET Tax (from Section 6)	\$9,341.47												
Local REET Tax (from Section 5)	\$3,649.01												
<b>Total REET Tax</b>	<b>\$12,990.48</b>												
Delinquent Interest	\$0.05												
Delinquent Penalty	\$649.52												
<b>TOTAL DUE</b>	<b>\$13,640.05</b>												

Please See Information on Reverse

12/26/2024 09236

Entity	<i>KAUFMAN SCROGGS COMPANY</i>
Transfer Type	Real Estate (Deeded)
Date of Sale/Transfer	Aug-09-2021
<b>See Original Below</b>	

Parcel Number	Location Code	Taxable Amount	State Tax	Local Tax
010104700600	1401-Aberdeen			
29302600700	1401-Aberdeen			
		825,688.00	6,368.81	1,314.22





# 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.

## Form 84 0001a

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

Check box if partial sale, indicate % \_\_\_\_\_ sold.

### 1 Seller/Grantor

Name KAUFMAN SCROGGS COMPANY, A CORPORATION

Mailing address 1120 N BROADWAY

City/state/zip ABERDEEN, WA 98520

Phone (including area code) 360-580-7714

### 2 Buyer/Grantee

Name T.N.T. PROPERTIES & INVESTMENTS, LLC

Mailing address 16607 STATE RT. 9 SE

City/state/zip SNOHOMISH, WA 98296

Phone (including area code) 425-754-4705

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

List all real and personal property tax parcel account numbers

Personal property?

Assessed values

Name T.N.T. PROPERTIES & INVESTMENTS, LLC

010104700600

\$701,802.00

Mailing address 16607 STATE RT. 9 SE

029302600700

\$153,283.00

City/state/zip SNOHOMISH, WA 98296

4 Street address of property: 101 E HERON ST, 122 W STATE, ABERDEEN, WA 98520

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

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

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

PARCEL A:  
LOTS 6, 7, 8, 9, IN BLOCK 47 OF PLATS OF ABERDEEN, AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 37, RECORDS OF GRAYS HARBOR COUNTY; SITUATE IN GRAYS HARBOR COUNTY, STATE OF WASHINGTON

PARCEL B:  
LOT 7, BLOCK 26, WEATHERWAX AND BENN'S ADDITION TO THE TOWN OF ABERDEEN, AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 14, RECORDS OF GRAYS HARBOR COUNTY. SITUATE IN THE COUNTY OF GRAYS HARBOR, STATE OF WASHINGTON.

5 Select Land Use Code(s): 57

7 List all personal property (tangible and intangible) included in selling price. NONE

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).

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

WAC number (section/subsection) \_\_\_\_\_

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

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

Is this property classified as current use (open space, farm and agricultural, or timber) land per 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 \_\_\_\_\_

Type of Document Statutory Warranty Deed

Date of Document 8/9/2021

Gross selling price \$300,000.00

\*Personal property (deduct) \$0.00

Exemption claimed (deduct) \$0.00

Taxable selling price \$300,000.00

Excise tax: state

Less than \$500,000.01 at 1.1% \$3,300.00

From \$500,000.01 to \$1,500,000 at 1.28% \$0.00

From \$1,500,000.01 to \$3,000,000 at 2.75% \$0.00

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

Agricultural and timberland at 1.28% \$0.00

Total excise tax: state \$3,300.00

Local \$750.00

\*Delinquent interest: state \$0.00

Local \$0.00

\*Delinquent penalty \$0.00

Subtotal \$4,050.00

\*State technology fee \$5.00

Affidavit processing fee \$0.00

Total due \$4,055.00

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) KAUFMAN SCROGGS COMPANY, A CORPORATION

Name (print) T.N.T. PROPERTIES & INVESTMENTS, LLC

Date & city of signing: 8/13/2021 aberdeen

Date & city of signing: 8/13/2021 aberdeen

Perjury: Perjury in the second degree is a class C felony which is punishable by confinement in the state correctional institution for a maximum term of not more than five years, or by a fine in an amount fixed by the court of not more than \$10,000.00, or by both confinement and fine (RCW 9A.20.030 and RCW 9A.20.021(1)(C)).

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

AUG 13 2021

245075

18

Mail Completed Forms 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 45B-61A WAC

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

TRANSFEROR and TRANSFEREE sections. Includes names, addresses, tax registration numbers, and signatures of transferor/agent and transferee/agent.

Section 3: Name and address of entity whose ownership was transferred. Includes name (BELLBEY LLC), address (13 BROOK BAY, MERCER ISLAND, WA), and type of entity (Limited Liability Company).

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

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

Section 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

Table for State REET Tax Calculation showing Total True & Fair Value, Excise Tax State, and various tax rate calculations.

TAX COMPUTATION section including Date of Transfer and instructions for exemptions.

Department of Revenue Use Only

Summary table showing State REET Tax, Local REET Tax, Total REET Tax, Delinquent Interest, Delinquent Penalty, and TOTAL DUE.

Please See Information on Reverse

01149

09/2025

<b>Entity</b>	<i>MALLARD, BARBARA ELLEN</i>
<b>Transfer Type</b>	Real Estate (Deeded)
<b>Date of Sale/Transfer</b>	Sep-13-2021
<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>
142306-9153-07	1700-King County	394,000.00	4,334.00	1,970.00





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

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

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

### 1 Seller/Grantor

Name **Barbara Ellen Mallard who acquired title as Barbara E. Mallard, as her separate estate**

Mailing address 12900 246th Avenue Southeast  
City/state/zip Issaquah, WA 98027  
Phone (including area code) \_\_\_\_\_

### 2 Buyer/Grantee

Name Barbara Ellen Mallard, a - \*\*See Exhibit A for Full Names

Mailing address PO Box 42  
City/state/zip Issaquah, WA 98027  
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 parcel account numbers	Personal property?	Assessed value(s)
142306-9153-07	<input type="checkbox"/>	\$ 691,000.00
Levy Code: 6981	<input type="checkbox"/>	
	<input type="checkbox"/>	

### 4 Street address of property 12900 246th Avenue Southeast, Issaquah, WA 98027

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

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

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

### 5 11 - Household, single family units

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

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

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

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

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

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

WAC number (section/subsection) 458-61A-215(2)(d)  
Reason for exemption to add Co-Signer

### 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 \_\_\_\_\_

Type of document	Quit Claim Deed
Date of document	09/13/2021
Gross selling price	0.00
*Personal property (deduct)	
Exemption claimed (deduct)	
Taxable selling price	0.00
Excise tax: state	
Less than \$500,000.01 at 1.1%	
From \$500,000.01 to \$1,500,000 at 1.28%	
From \$1,500,000.01 to \$3,000,000 at 2.75%	
Above \$3,000,000 at 3%	
Agricultural and timberland at 1.28%	
Total excise tax: state	
Local	
*Delinquent interest: state	
Local	
*Delinquent penalty	
Subtotal	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 Barbara Ellen Mallard Signature of grantee or agent Joseph Harold Schwimmer  
Name (print) Barbara E Mallard Name (print) Joseph Harold Schwimmer  
Date & city of signing 9/24/2021 Issaquah, WA Date & city of signing 9/17/21 Puyallup WA

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

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

**EXHIBIT "A"**

**Buyer/Grantee Full Name:** Barbara Ellen Mallard, a single person and Joseph Harold Schwimmer, a married man, each as their separate estate

**12900 246th Avenue Southeast, Issaquah, WA 98027**

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

LEGALLY DESCRIBED AS LOT 4, KING COUNTY SHORT PLAT NUMBER 876055, RECORDED UNDER RECORDING NUMBER 1611030249, SAID SHORT PLAT BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 23 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON.

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER THE WEST 30 4'EET OF THE WEST HALF OF THE EAST OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 14, LYING NORTH OF THE SCUTHEAST I 32ND STREET.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

Unofficial Copy

<b>Entity</b>	<i>FUCHS, ALBERT C &amp; FUCHS, JANET R T</i>
<b>Transfer Type</b>	Real Estate (Deeded)
<b>Date of Sale/Transfer</b>	Aug-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>
4039100100	1704-Bellevue RTA	258,947.39	2,848.42	1,294.74



**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>Albert C. Fuchs &amp; Janet R.T Fuchs, H&amp;W, &amp;c</u>	BUYER GRANTEE	2 Name <u>Bernard T. Fuchs, a single person</u> <u>married BTF</u>
	<u>Bernard T. Fuchs, a single person</u>		<u>married BTF</u>
	Mailing Address _____		Mailing Address <u>1208 172nd Avenue NE</u>
	City/State/Zip _____		City/State/Zip <u>Bellevue, WA 98008</u>
Phone No. (including area code) _____	Phone No. (including area code) _____		

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

Name	List all real and personal property tax parcel account numbers - check box if personal property	List assessed value(s)
_____	<u>4039100100</u> <input type="checkbox"/>	<u>774,000.00</u>
_____	<input type="checkbox"/>	<u>0.00</u>
_____	<input type="checkbox"/>	<u>0.00</u>
_____	<input type="checkbox"/>	<u>0.00</u>

4 Street address of property: 1208 172nd Avenue NE, Bellevue, WA 98008  
 This property is located in King 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 5, BLK 2, LAKE HILLS NO 20, VOL 71, PG 92

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 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.

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 From Parents to child for no consideration  
gift

Type of Document Quitclaim Deed  
 Date of Document 08/07/2020

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

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



**E3066952**  
 EXCISE TAX AFFIDAVITS  
 9/1/2020 3:46 PM KING COUNTY, WA  
 Tax Amount: \$10.00

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

Signature of Grantor or Grantor's Agent <u>Janet Fuchs / Albert Fuchs</u>	Signature of Grantee or Grantee's Agent <u>Bernard Fuchs</u>
Name (print) <u>Janet Fuchs / Albert Fuchs</u>	Name (print) <u>Bernard Fuchs</u>
Date & city of signing <u>Aug 4, 2020, Bellevue WA</u>	Date & city of signing <u>Aug 7, 2020, Bellevue WA</u>



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. 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. [X] Grantee (buyer) has made and will continue to make 100% of the payments on total debt of \$ 510,400 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? [X] YES [ ] NO (If yes, please call (360) 534-1503 to see if this transfer is taxable). If grantor (seller) was on title as co-signer only, please see WAC 458-61A-215 for exemption requirements.

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

Handwritten signatures of Janet Fuchs and Albert Fuchs, dated 8/4/20. Includes printed names below.

Handwritten signature of Bernard Fuchs, dated 8/7/20. Includes printed name below.

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)





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

10/2025 02913

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 BRIAN K SNURE AND LESLIE D WESTGARD (SNUR) Street 27425 8TH AVE S City DES MOINES State WA Zip 98198 Percent of Ent.y 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 x [Signature] Name (print) BRIAN K SNURE Date & Place of Signing 1/2/2025 DES MOINES, WA Telephone Number (206) 276-8742

2 TRANSFEREE (Attach a list for multiple transferees including percentage bought) Name MICHAEL V REGEIMBAL AND KATHRYN R REGEIMBAL Street PO BOX 104 City ROSLYN State WA Zip 98940 Percent of Entity Ownership Purchased 50 0000 % AFFIDAVIT I certify under penalty of perjury under the laws of the state of Washington that the information on this return is true and correct Signature of Transferee/Agent [Signature] Name (print) MICHAEL V REGEIMBAL Date & Place of Signing 1/2/2025 ROSLYN, WA Telephone Number (206) 276-1330

3 Name and address of entity whose ownership was transferred (Attach a list for multiple entities) Name BEACHSTONE, L L C , A WASHINGTON LIMITED LIABILITY COMPANY Street 612 S 227TH ST City DES MOINES State WA Zip 98198 Tax Registration Number 602-067-273 Federal Identifier Number [Redacted] Type of entity (check one) [ ] Corporation [ ] Partnership [ ] Trust [x] Limited Liability Company

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

5 Local REET Tax Calculation Table with columns A (Location), B (County Tax Parcel No), C (True & Fair Value), D (Local City/County Tax). Totals: \$902,500.00

6 Is this property predominately used for timber (as classified under RCW 84 34 and 84 33) or agriculture (as classified under RCW 84 34 020) and will continue in 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 \$ 902,500 00; Excise Tax State: Less than \$500,000.01 at 1.1% \$ 5,500 00; From \$500,000.01 to \$1,500,000.00 at 1.28% \$ 5,152 00; From \$1,500,000.01 to \$3,000,000.00 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 \$ 10,652 00

7 TAX COMPUTATION Date of Transfer 01/02/2025 \*If tax exemption is claimed provide reference to WAC Title and Number below\* Click here for a complete list of acceptable exemptions (please click on additional links provided for further details on each WAC) If you conclude that one of these exemptions applies to you please reference the Title and WAC number here

Department of Revenue Use Only Table: State REET Tax (from Section 6) \$10,652 00; Local REET Tax (from Section 5) \$ 4,512 50; Total REET Tax \$15,164 50; Delinquent Interest \$0 00; Delinquent Penalty \$0 00; TOTAL DUE \$15,164 50

Please See Information on Reverse

Mail Complete



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

01/10/2025

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 BRIAN K SNURE AND LESLIE D WESTGARD (SNUF) Street 27425 8TH AVE S City DES MOINES State WA Zip 98198
2 TRANSFEREE (Attach a list for multiple transferees including percentage bought) Name MICHAEL V REGEIMBAL AND KATHRYN R REGEIMBAL Street PO BOX 104 City ROSLYN State WA Zip 98940

3 Name and address of entity whose ownership was transferred Name BEACHSTONE, L L C, A WASHINGTON LIMITED LIABILITY COMPANY Street 612 S 227TH ST City DES MOINES State WA Zip 98198 Type of entity (check one) [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: Location, Local City/County Tax Rate, County Tax Parcel No, True & Fair Value, Local City/County Tax. Totals: \$902,500.00, \$4,512.50

6 Is this property predominately used for timber (as classified under RCW 84.34 and 84.33) or agriculture (as classified under RCW 84.34.020) and will continue in it's current use? [X] Yes [ ] No

State REET Tax Calculation Table showing Total True & Fair Value \$902,500.00, Excise Tax State \$10,652.00, Total Excise Tax State \$10,652.00

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

Summary table with columns: Department of Revenue Use Only, State REET Tax (\$10,652.00), Local REET Tax (\$4,512.50), Total REET Tax (\$15,164.50), Delinquent Interest (\$0.00), Delinquent Penalty (\$0.00), TOTAL DUE (\$15,164.50)

01/10/2025 02:16

( )

**EXHIBIT "A"**  
**LEGAL DESCRIPTION OF PROPERTY**

(Buyer and Seller authorize Closing Agent to correct, over their signatures, the legal description of the property)

COMMERCIAL UNIT, BEACHSTONE, A CONDOMINIUM, SURVEY MAP AND PLANS RECORD IN VOLUME 172 OF CONDOMINIUMS, PAGES 14 THROUGH 19, INCLUSIVE, CONDOMINIUM DECLARATION RECORDS UNDER RECORDING NUMBER (S) 201100207000955, IN KING COUNTY, WASHINGTON

Mail Completed Form To



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

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

03/2025

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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>GOLDEN STATE ENTERPRISES INC</u></p> <p>Street <u>18301 VON KARMAN AVENUE STE 1100</u> City <u>IRVINE</u> State <u>CA</u> Zip <u>92612</u> Tax Registration Number <u>-</u> Federal Identifier Number <u>[REDACTED]</u> 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. Signature of Transferor/Agent <u><i>Brad Tingey</i></u> Name (print) <u>BRAD TINGEY</u> Date &amp; Place of Signing <u>1/2/25 Irvine, CA</u> Telephone Number (949) 247-8000</p>	<p><b>2 TRANSFEREE</b> (Attach a list for multiple transferees including percentage bought) Name <u>ENDEAVOUR INTERMEDIATE LLC</u></p> <p>Street <u>18301 VON KARMAN AVENUE STE 1100</u> City <u>IRVINE</u> State <u>CA</u> Zip <u>92612</u> Tax Registration Number <u>-</u> Federal Identifier Number <u>[REDACTED]</u> 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. Signature of Transferee/Agent <u><i>Brad Tingey</i></u> Name (print) <u>BRAD TINGEY</u> Date &amp; Place of Signing <u>1/2/25 Irvine, CA</u> Telephone Number (949) 247-8000</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>GOLDEN STATE FOODS CORP</u></p> <p>Street <u>18301 VON KARMAN AVENUE, STE 1100</u> City <u>IRVINE</u> State <u>CA</u> Zip <u>92612</u> Tax Registration Number <u>-</u> Federal Identifier Number <u>[REDACTED]</u></p>	<p><b>Type of entity (check one)</b></p> <p><input checked="" type="checkbox"/> Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust <input type="checkbox"/> Limited Liability Company</p>
---	--

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

5 Local REET Tax Calculation				
A Location	Local City/County Tax Rate	B County Tax Parcel No.	C True & Fair Value	D Local City/County Tax
1715 - Kent	0 0050	1253720010	\$209,081 00	\$1,045 40
3213 - Spokane Valley	0 0050	00 027679	\$29 079 00	\$145.40
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>\$238 160 00</b>	<b>\$1 190 80</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 \$	238 160 00
Excise Tax State	
Less than \$525 000 01 at 1.1% \$	2 619 76
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
<b>Total Excise Tax, State \$</b>	<b>2 619 76</b>

**7 TAX COMPUTATION**

Date of Transfer 12/04/2024 \*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)	\$2 619 76
Local REET Tax (from Section 5)	\$ 1 190 80
<b>Total REET Tax</b>	<b>\$3 810 56</b>
Delinquent Interest	\$0 00
Delinquent Penalty	\$0 00
<b>TOTAL DUE</b>	<b>\$3 810 56</b>

Please See Information on Reverse

W-801 Completed Form 706



Washington State  
Department of Revenue  
Taxpayer Account Administration  
PO Box 47609  
Olympia, WA 98504-7469

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.)

<b>TRANSFEROR</b> (Attach a list for multiple transferors including percentages sold) Name <u>ADAM OLSEN</u> <u>218 MAIN ST PMB 388</u> Street City <u>KIRKLAND</u> State <u>WA</u> Zip <u>98083</u> Tax Registration Number _____ Federal Identifier Number _____ Percent of Entity Ownership Sold <u>50</u> % AFFIDAVIT I certify under penalty of perjury under the laws of the state of Washington that the information on this return is true and correct. Signature of Transferor/Agent Name (print) <u>Adam Olsen</u> Date & Place of Signing <u>1/24/25 Kirkland</u> Telephone Number <u>425-828-0499</u>	<b>TRANSFEEEE</b> (Attach a list for multiple transferees including percentages bought) Name <u>KENT BEIDEL</u> <u>P.O. BOX 9030</u> Street City <u>AVON</u> State <u>CO</u> Zip <u>81620</u> Tax Registration Number _____ Federal Identifier Number _____ Percent of Entity Ownership Purchased <u>50</u> % AFFIDAVIT I certify under penalty of perjury under the laws of the state of Washington that the information on this return is true and correct. Signature of Transferee/Agent Name (print) <u>KENT BEIDEL</u> Date & Place of Signing <u>1/24/25</u> Telephone Number <u>970-331-6433</u>
---	---

Name and address of entity whose ownership was transferred: Name <u>Rococo LLC</u> <u>P.O. BOX 9030</u> Street City <u>AVON</u> State <u>CO</u> Zip <u>81620</u> Tax Registration Number _____ Federal Identifier Number _____	Type of entity (check one): <input type="checkbox"/> Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust <input checked="" type="checkbox"/> Limited Liability Company
--	--

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

Local REET Tax Calculation				
A	Local	B	C	D
Location	City/County Tax Rate	County Tax Parcel No.	True & Fair Value	Local City/County Tax
1716 KIRKLAND	0.5%	857649-2520	9345,000.00	\$1,715.00
Totals				\$1,715.00

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

**State REET Tax Calculation**

Total True & Fair Value \$ 343,000.00

Excise Tax: State

Less than \$525,000.01 at 1.1% \$ 3,773.00

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

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

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

Agricultural and timberland at 1.28% \$ \_\_\_\_\_

Total Excise Tax: State \$ 3,773.00

**TAX COMPUTATION**

Date of Transfer 12/31/24 \*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. \_\_\_\_\_

Department of Revenue Use Only	State REET Tax (from Section 6)	\$ 3,773.00
	Local REET Tax (from Section 5)	\$ 1,715.00
	Total REET Tax	\$ 5,488.00
	Delinquent Interest	
	Delinquent Penalty	
<b>TOTAL DUE</b>		<b>\$ 5,488.00</b>

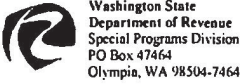
Please See Information on Reverse



Entity	<b>LANTERMAN ASSOCIATES</b>
Transfer Type	Controlling Interest
Date of Sale/Transfer	Feb-26-2020
<b>See Original Affidavit Below</b>	

Parcel Number	Location Code	Taxable Amount	State Tax	Local Tax
8663350130	1716 - KIRKLAND	3,424,100.00	72,273.00	17,120.50
..				

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)
Name Janet Lanterman, as Personal Representative of the Estate of Alton Kirk Lanterman
Street 221 1st Avenue W., Suite 108
City Seattle State WA Zip 98119
Tax Registration Number --
Federal Identifier Number [redacted]
Percent of Entity Ownership Sold 50 %
AFFIDAVIT
I certify under penalty of perjury under the laws of the state of Washington that the information on this return is true and correct.
Signature of Transferor/Agent [Signature]
Name (print) Janet Lanterman, Personal Representative
Date & Place of Signing
Telephone Number (206) 713-3030

2 TRANSFEREE (Attach a list for multiple transferees including percentage bought)
Name Patricia M. Gable, an married person as her separate property
Street 15207 152nd Avenue NE
City Woodinville State WA Zip 98034
Tax Registration Number --
Federal Identifier Number -
Percent of Entity Ownership Purchased 50 %
AFFIDAVIT
I certify under penalty of perjury under the laws of the state of Washington that the information on this return is true and correct.
Signature of Transferee/Agent [Signature]
Name (print) Patricia M. Gable
Date & Place of Signing 3/3/20 Lynnwood WA
Telephone Number (425) 770-3680

3 Name and address of entity whose ownership was transferred:
Name Lanterman Associates
Street 221 1st Avenue W., Suite 108
City Seattle State WA Zip 98119
Tax Registration Number
Federal Identifier Number [redacted]
Type of entity (check one):
[ ] Corporation
[X] 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: 1716 - Kirkland, 0.0050, 8663350130, \$464,337.00, 5,943.51, 2,321.69, \$8,265.20.

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.

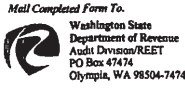
If you are claiming a gift exemption under WAC 458-61A-201 you must include a completed Real Estate Excise Tax Supplemental Statement.

Department of Revenue Use Only
Table with 2 columns: Description, Amount. Row 1: 1. Tax, \$8,265.20. Row 2: 2. Delinquent Interest. Row 3: 3. Delinquent Penalty. Row 4: TOTAL DUE, \$8,265.20.

8265.20

03/16/2020 04:55

01/23/2025 07569



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

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

TRANSFEROR (Attach a list for multiple transferors including percentage sold)
Name: CORE SEATTLE BKN MEMBER LLC
Street: 1643 N Milwaukee Ave Floor 5
City: Chicago State IL Zip 60647
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): See attached signature page
Date & Place of Signing: See attached signature page
Telephone Number: (773) 969-5740

TRANSFeree (Attach a list for multiple transferees including percentage bought)
Name: KACS SEATTLE JV KP6/7 LLC
Street: One Town Center Road Suite 300
City: Boca Raton State FL Zip 33486
Tax Registration Number:
Federal Identifier Number:
Percent of Entity Ownership Purchased: 100.0000 %
AFFIDAVIT
I certify under penalty of perjury under the laws of the state of Washington that the information on this return is true and correct.
Signature of Transferee/Agent:
Name (print): See attached signature page
Date & Place of Signing: See attached signature page
Telephone Number: (561) 300-6202

Name and address of entity whose ownership was transferred (Attach a list for multiple entities)
Name: CORE SEATTLE BKN, LLC
Street: 1643 N Milwaukee Ave, Floor 5
City: Chicago State IL Zip 60647
Tax Registration Number: 604-640-683
Federal Identifier Number:

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

Table with 4 columns: A. Location, B. Local City/County Tax Rate, C. County Tax Parcel No., D. True & Fair Value, E. Local City/County Tax. Includes rows for 726 Seattle and various 'Select Location' entries.

State REET Tax Calculation
Total True & Fair Value \$ 110,331,000.00
Excise Tax State
Less than \$525,000.01 at 1.1% \$ 5,775.00
From \$525,000.01 to \$1,525,000.00 at 1.28% \$ 12,800.00
From \$1,525,000.01 to \$3,025,000.00 at 2.75% \$ 41,250.00
Above \$3,025,000.00 to 3.0% \$ 3,219,180.00
Agricultural and timberland at 1.28% \$ 0.00
Total Excise Tax State \$ 3,279,005.00

TAX COMPUTATION
Date of Transfer: 12/20/2024
Click here for a complete list of acceptable exemptions. (please click on additional links provided for further details on each Exemption)
If you conclude that one of these exemptions applies to you please reference the Title and Code number here

Department of Revenue Use Only

Summary table with 2 columns: Tax Type, Amount. Rows include State REET Tax (\$3,279,005.00), Local REET Tax (\$551,655.00), Total REET Tax (\$3,830,660.00), Delinquent Interest (\$0.00), Delinquent Penalty (\$0.00), and TOTAL DUE (\$3,830,660.00).

Please See Information on Reverse

01 23 2025 07572

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

**Transferor** CORE SEATTLE BKN MEMBER, LLC

**Transferee** KACS SEATTLE JV KP6/7, LLC

**Transferred Entity** CORE SEATTLE BKN, LLC

**Item 4** Attach a list of all subsidiaries of the transferred entity, including the addresses and relationships of all entities and assessed value of the real property they own in Washington

Not applicable, as there are no subsidiaries of the transferred entity (CORE SEATTLE BKN, LLC)



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>See attached list of multiple transferors</u></p> <p>Street <u>5505 Waterford District Dr</u>                  City <u>Miami</u> State <u>LA</u> Zip <u>33128</u></p> <p>Tax Registration Number <u>-</u>                  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 _____                  Name (print) <u>See attached</u>                  Date &amp; Place of Signing _____                  Telephone Number _____</p>	<p><b>2 TRANSFEREE</b>                  (Attach a list for multiple transferees including percentage bought)                  Name <u>KW REF VII Interbay LP</u></p> <p>Street <u>151 S El Camino Drive</u>                  City <u>Beverly Hills</u> State <u>CA</u> Zip <u>90212</u></p> <p>Tax Registration Number <u>-</u>                  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 _____                  Name (print) <u>See attached</u>                  Date &amp; Place of Signing _____                  Telephone Number _____</p>
---	---

<p><b>3 Name and address of entity whose ownership was transferred</b>                  (Attach a list for multiple entities)                  Name <u>LMV Interbay Holdings, LLC</u></p> <p>Street <u>5505 Waterford District Drive</u>                  City <u>Miami</u> State <u>FL</u> Zip <u>33126</u></p> <p>Tax Registration Number <u>803-412 265</u>                  Federal Identifier Number _____</p>	<p><b>Type of entity (check one)</b></p> <p><input type="checkbox"/> Corporation  <input type="checkbox"/> Partnership  <input type="checkbox"/> Trust  <input checked="" type="checkbox"/> Limited Liability Company</p>
---	---

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

5 Local REET Tax Calculation				
A Location	B Local City/County Tax Rate	C County Tax Parcel No	D True & Fair Value	E Local City/County Tax
1726 Seattle	0.0050	2770803030 2770803045	\$70,350,000.00	\$351,750.00
Select Location			\$0.00	\$0.00
Select Location			\$0.00	\$0.00
Select Location			\$0.00	\$0.00
Select Location			\$0.00	\$0.00
Select Location			\$0.00	\$0.00
Select Location			\$0.00	\$0.00
<b>Totals</b>			<b>\$70,350,000.00</b>	<b>\$351,750.00</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 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 \$	70,350,000.00
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%	2,019,750.00
Agricultural and timberland at 1.28%	0.00
<b>Total Excise Tax: State \$</b>	<b>2,079,575.00</b>

**7 TAX COMPUTATION**

Date of Transfer 11/14/2024 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 \_\_\_\_\_

<p><i>Department of Revenue Use Only</i></p>	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>State REET Tax (from Section 6)</td> <td style="text-align: right;">\$2,079,575.00</td> </tr> <tr> <td>Local REET Tax (from Section 5)</td> <td style="text-align: right;">\$351,750.00</td> </tr> <tr> <td><b>Total REET Tax</b></td> <td style="text-align: right;"><b>\$2,431,325.00</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>\$2,431,325.00</b></td> </tr> </table>	State REET Tax (from Section 6)	\$2,079,575.00	Local REET Tax (from Section 5)	\$351,750.00	<b>Total REET Tax</b>	<b>\$2,431,325.00</b>	Delinquent Interest	\$0.00	Delinquent Penalty	\$0.00	<b>TOTAL DUE</b>	<b>\$2,431,325.00</b>
State REET Tax (from Section 6)	\$2,079,575.00												
Local REET Tax (from Section 5)	\$351,750.00												
<b>Total REET Tax</b>	<b>\$2,431,325.00</b>												
Delinquent Interest	\$0.00												
Delinquent Penalty	\$0.00												
<b>TOTAL DUE</b>	<b>\$2,431,325.00</b>												

Please See Information on Reverse



ATTACHMENT TO REAL ESTATE EXCISE TAX AFFIDAVIT

1 TRANSFERORS (2 Transferors)

First Transferor

Name Lennar Multifamily Venture LP  
Street 555 Waterford District Dr  
City Miami State FL Zip 33126

Tax Registration Number n/a  
Federal Identifier Number [REDACTED]  
Percentage of Entity Interest Sold 57.46%\*

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

LENNAR MULTIFAMILY VENTURE LP,  
a Delaware limited partnership

By Lennar Multifamily BTC Venture GP LLC,  
a Delaware limited liability company,  
its general partner

By [Signature]  
Name JR Plyler  
Title Vice President

Date and Place of Signing <sup>14</sup> 11/17/2024 Charlotte, NC  
Telephone Number 704 582 2683

[Continued on next page]

**ATTACHMENT TO REAL ESTATE EXCISE TAX AFFIDAVIT**

**1 TRANSFERORS (2 Transferors)**

**Second Transferor**

Name Lennar Multifamily Venture DC, LP  
Street 555 Waterford District Dr  
City Miami State FL Zip 33126

Tax Registration Number n/a  
Federal Identifier Number [REDACTED]  
Percentage of Entity Interest Sold 42.54%


**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**

LENNAR MULTIFAMILY VENTURE DC LP,  
a Delaware limited partnership

By Lennar Multifamily BTC Venture GP LLC,  
a Delaware limited liability company,  
its general partner

By   
Name JR Plyler  
Title Vice President

Date and Place of Signing 11/24/2024 Charlotte, NC  
Telephone Number 704 582 2683

**ATTACHMENT TO REAL ESTATE EXCISE TAX AFFIDVIT**


**2 TRANSFEREE**

**AFFIDAVIT**

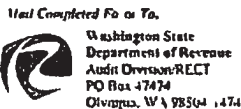
I certify under penalty of perjury under the laws of the state of Washington that the information on this return is true and correct

**Signature of Transferee**

KW REF VII INTERBAY, LP,  
a Delaware limited partnership

By   
Name In Ku Lee  
Title Vice President

Date and Place of Signing 11/14/2024  
Telephone Number \_\_\_\_\_



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>See attached list</u></p> <p>Street _____</p> <p>City _____ State <u>WA</u> Zip _____</p> <p>Tax Registration Number _____</p> <p>Federal Identifier Number _____</p> <p>Percent of Entity Ownership Sold <u>100%</u> <del>25.0000</del> %</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>Gary L. Marshall Linda J. Marshall</u></p> <p>Date &amp; Place of Signing <u>Seattle, WA 1-24-25</u></p> <p>Telephone Number <u>(206) 888-8982</u></p>	<p><b>2 TRANSFEREE</b> (Attach a list for multiple transferees including percentage bought)</p> <p>Name <u>See attached list</u></p> <p>Street _____</p> <p>City _____ State <u>WA</u> 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 <u>[Signature]</u></p> <p>Name (print) <u>Robert S Norwood Jr Trustee</u></p> <p>Date &amp; Place of Signing <u>WA 1/24/25</u></p> <p>Telephone Number <u>(206) 355 6725</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>Broadview 125 LLC</u></p> <p>Street <u>1200 Alki Ave SW Unit 1</u></p> <p>City <u>Seattle</u> State <u>WA</u> Zip <u>98116</u></p> <p>Tax Registration Number <u>602-163-640</u></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
1226 Seattle	0.0050	178550-0003	\$5,200,000.00	\$26,000.00
Select Location			\$0.00	\$0.00
Select Location			\$0.00	\$0.00
Select Location			\$0.00	\$0.00
Select Location			\$0.00	\$0.00
Select Location			\$0.00	\$0.00
Select Location			\$0.00	\$0.00
<b>Totals</b>			<b>\$5,200,000.00</b>	<b>\$26,000.00</b>

**6** Is this property predominately used for timber (as classified under RCW 84.34 and 84.35) or vineyard (as classified under RCW 84.34.020) and will continue in its current use? If yes and the transferor owns multiple parcels with different classifications complete the predominate use calculator (see instructions)  Yes  No

State REET Tax Calculation	
Total True & Fair Value \$	5,200,000.00
Excise Tax State	
Less than \$525,000.01 at 1.1%	5,775.00
From \$525,000.01 to \$1,525,000.00 at 1.28%	12,800.00
From \$1,525,000.01 to \$3,025,000.00 at 2.75%	41,250.00
Above \$3,025,000.00 to 3.0%	65,250.00
Agricultural and timberland at 1.28%	0.00
<b>Total Excise Tax State \$</b>	<b>125,075.00</b>

**7 TAX COMPUTATION**

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

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

If you conclude that one of these exemptions applies to your case, reference the Title and Code number here \_\_\_\_\_

<p><i>Department of Revenue Use Only</i></p>	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>State REET Tax (from Section 6)</td> <td>\$125,075.00</td> </tr> <tr> <td>Local REET Tax (from Section 5)</td> <td>\$26,000.00</td> </tr> <tr> <td><b>Total REET Tax</b></td> <td><b>\$151,075.00</b></td> </tr> <tr> <td>Delinquent Interest</td> <td>\$0.00</td> </tr> <tr> <td>Delinquent Penalty</td> <td>\$0.00</td> </tr> <tr> <td><b>TOTAL DUE</b></td> <td><b>\$151,075.00</b></td> </tr> </table>	State REET Tax (from Section 6)	\$125,075.00	Local REET Tax (from Section 5)	\$26,000.00	<b>Total REET Tax</b>	<b>\$151,075.00</b>	Delinquent Interest	\$0.00	Delinquent Penalty	\$0.00	<b>TOTAL DUE</b>	<b>\$151,075.00</b>
State REET Tax (from Section 6)	\$125,075.00												
Local REET Tax (from Section 5)	\$26,000.00												
<b>Total REET Tax</b>	<b>\$151,075.00</b>												
Delinquent Interest	\$0.00												
Delinquent Penalty	\$0.00												
<b>TOTAL DUE</b>	<b>\$151,075.00</b>												

Please See Information on Reverse



Entity	<i>BRIGGS, JAMES B</i>
Transfer Type	Real Estate (Deeded)
Date of Sale/Transfer	Feb-01-2008
<b>See Original Affidavit Below</b>	

Parcel Number	Location Code	Taxable Amount	State Tax	Local Tax
782120-0440	1726-Seattle	419,000.00	5,363.20	2,095.00

06/24/2010

950-021-039



PLEASE TYPE OR PRINT

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

This form is your receipt when stamped by cashier

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

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

Form with fields for Seller/Grantor (James B. Briggs) and Buyer/Grantee (Medelena J. Fosatti), including mailing addresses, phone numbers, and assessed value (\$419,000).

Street address of property: 1108 N. 44th St.

This property is located in Seattle

Check box if any of the listed parcels are being segregated from a larger parcel.

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

The south 10 feet of the east 40 feet of Lot 8, and the east 40 feet of Lots 7 and 8, all in Block 5, Smith and Burn's Addition to the City of Seattle, according to the plat thereof, recorded in Volume 5 of plats, page 68, in King County, Washington.

Together with the West 12.5 feet of Midvale Avenue adjoining, vacated by ordinance number 33874 of the City of Seattle.

Select Land Use Code(s): 12

enter any additional codes: (See back of last page for instructions)

Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)? YES NO

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

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

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

If any answers are yes, complete as instructed below.

(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or classification as current use...

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

Reason for exemption Gift (B-4)

Type of Document Quit Claim Deed

Date of Document February 1, 2008

Table with financial details: Gross Selling Price, Exemption Claimed, Taxable Selling Price, Excise Tax (State: 0.00, Local: 0.0050), Delinquent Interest, Delinquent Penalty, Subtotal (0.00), State Technology Fee (5.00), Affidavit Processing Fee, Total Due (10.00).

A MINIMUM OF \$16.00 IS DUE IN FEE(S) AND/OR TAX \*SEE INSTRUCTIONS

E2334198

02/26/2008 14:17 KING COUNTY, WA TAX SALE

\$10.00 \$0.00

PAGE 001 OF 001

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

Signature of Grantor or Grantor's Agent James Briggs

Signature of Grantee or Grantee's Agent Madalena Fosatti

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)).

06/24/2010

0

9



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 claims of tax exemption as provided below. Completion of this form is required for the types of real property transfers listed in numbers 1-3 below. Only the first page of this form needs original signatures.

AUDIT: Information you provide on this form is subject to audit by the Department of Revenue. In the event of an audit, it is the taxpayers' responsibility to provide documentation to support the selling price or any exemption claimed. This documentation must be maintained for a minimum of four years from date of sale. (RCW 82.45.100) Failure to provide supporting documentation when requested may result in the assessment of tax, penalties, and interest. Any filing that is determined to be fraudulent will carry a 50% evasion penalty in addition to any other accrued penalties or interest when the tax is assessed.

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

The persons signing below do hereby declare under penalty of perjury that the following is true (check appropriate statement)

1. DATE OF SALE: (WAC 458-61A-306(2))

I, (print name) \_\_\_\_\_ certify that the \_\_\_\_\_ (type of instrument), dated \_\_\_\_\_, was delivered to me in escrow by \_\_\_\_\_ (seller's name). NOTE: Agent named here must sign below and indicate name of firm. The payment of the tax is considered current if it is not more than 90 days beyond the date shown on the instrument. If it is past 90 days, interest and penalties apply to the date of the instrument. Reasons held in escrow: \_\_\_\_\_

Signature \_\_\_\_\_ Firm Name \_\_\_\_\_

2. GIFTS: (WAC 458-61A-201) The gift of equity is non-taxable; however, any consideration received is not a gift and is taxable. The value exchanged or paid for equity plus the amount of debt equals the taxable amount. One of the boxes below must be checked. Both Grantor (seller) and Grantee (buyer) must sign below.

Grantor (seller) gifts equity valued at \$ \_\_\_\_\_ to grantee (buyer).

NOTE: Examples of different transfer types are provided on the back. This is to assist you with correctly completing this form and paying your tax.

"Consideration" means money or anything of value, either tangible (boats, motor homes, etc) or intangible, paid or delivered, or contracted to be paid or delivered, including performance of services, in return for the transfer of real property. The term includes the amount of any lien, mortgage, contract indebtedness, or other encumbrance, given to secure the purchase price, or any part thereof, or remaining unpaid on the property at the time of sale. "Consideration" includes the assumption of an underlying debt on the property by the buyer at the time of transfer.

A: Gifts with consideration

- 1. Grantor (seller) has made and will continue to make all payments after this transfer on the total debt of \$ \_\_\_\_\_ and has received from the grantee (buyer) \$ \_\_\_\_\_ (include in this figure the value of any items received in exchange for property). Any consideration received by grantor is taxable.
2. Grantee (buyer) will make payments on \_\_\_\_\_ % of total debt of \$ \_\_\_\_\_ for which grantor (seller) is liable and pay grantor (seller) \$ \_\_\_\_\_ (include in this figure the value of any items received in exchange for property). Any consideration received by grantor is taxable.

B: Gifts without consideration

- 1. There is no debt on the property; Grantor (seller) has not received any consideration towards equity. No tax is due.
2. Grantor (seller) has made and will continue to make 100% of the payments on total debt of \_\_\_\_\_ and has not received any consideration towards equity. No tax is due.
3. Grantee (buyer) has made and will continue to make 100% of the payments on total debt of \_\_\_\_\_ and has not paid grantor (seller) any consideration towards equity. No tax is due.
4. Grantor (seller) and grantee (buyer) have made and will continue to make payments from joint account on total debt before and after the transfer. Grantee (buyer) has not paid grantor (seller) any consideration towards equity. No tax is due.

Has there been or will there be a refinance of the debt? YES NO

If grantor (seller) was on title as co-signor only, please see WAC 458-61A-215 for exemption requirements.

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

Grantor's Signature \_\_\_\_\_

Grantee's Signature \_\_\_\_\_

3. 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 visit http://dor.wa.gov or call (360) 570-3265. To inquire about the availability of this document in an alternate format for the visually impaired, please call (360) 705-6715. Teletype (TTY) users may call 1-800-451-7985.

06/24/2010

### Parcel Data

<b>Parcel Name</b>	782120-0440 FOSSATTI MADALENA J	<b>Present Use</b>	Duplex
<b>Site Address</b>	1108 N 44TH ST 98103	<b>Zoning</b>	L-2
<b>Area Code</b>	009-009	<b>Jurisdiction</b>	SEATTLE
<b>Block</b>	5	<b>Property Type Code</b>	R
		<b>Lot</b>	6-7-8

**Legal Description** SMITH & BURNS ADD E 40 FT OF 7-8 & S 10 FT OF E 40 FT OF 6 & POR VAC ST ADJ

### Land Data

0 10

<b>Land SqFt</b>	3,150	<b>Use Exemption</b>	
<b>Acres</b>	0.07	<b>Environmental</b>	No
<b>Water</b>	WATER DISTRICT	<b>Topography</b>	No
<b>Sewer/Septic</b>	PUBLIC	<b>Traffic</b>	No

### Views

<b>Rainier</b>	No	<b>Sound</b>	No
<b>Olympics</b>	No	<b>Lk Wash</b>	No
<b>Cascades</b>	No	<b>Lk Samm</b>	No
<b>Territorial</b>	No	<b>Lk/Riv/Crk</b>	No
<b>Seattle</b>	No	<b>Other</b>	No

### Waterfront

<b>Location</b>	No	<b>Footage</b>	0
<b>Bank</b>	No	<b>Access Rights</b>	No
<b>Tide/Shore</b>	No	<b>Prox. Influence</b>	No
<b>Restricted</b>	No	<b>Poor Quality</b>	No

### Building/Improvement

<b>Building Nbr</b>	1 of 1	<b>Living Units</b>	2
<b>Yr Built/Renov</b>	1909	<b>Bedrooms</b>	4
<b>Grade</b>	7 Average	<b>Total Baths</b>	2.5
<b>Condition</b>	Good	<b>Basement</b>	770
<b>AGLA</b>	1,280	<b>Finished Bsmt</b>	770
<b>Accessory Imps</b>	N	<b>Covered Parking</b>	0



06/24/2010

0 24



REAL ESTATE EXCISE TAX AFFIDAVIT

CHAPTER 82.46 RCW - CHAPTER 45B-61A WAC

This form is your receipt when stamped by cashier

PLEASE TYPE OR PRINT

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

Check box if original sale of property

Check box if multiple owners, list percentage of ownership next to name

Form with fields for Seller/Grantor and Buyer/Grantee names, addresses, and phone numbers.

Form with fields for property address, location, and legal description.

Form with sections for Land Use Code, exemptions, and notices of compliance.

Form with fields for personal property, document type, date, and tax calculations.

Signature section for Grantor and Grantor's Agent.

Perjury Penalty 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)...



Entity	<i>COLLINS, DAVID</i>
Transfer Type	Real Estate (Deeded)
Date of Sale/Transfer	Dec-07-2020
<b>See Original Affidavit Below</b>	

Parcel Number	Location Code	Taxable Amount	State Tax	Local Tax
7234600735	1726-Seattle	342,500.00	3,767.50	1,712.50



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

[Reset This Form](#)

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 to a single local jurisdiction 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 <b>DAVID COLLINS</b> <b>AN UNMARRIED PERSON</b>	BUYER GRANTEE	2 Name <b>MEREDITH THERESE DAY SLANE</b> <b>AN UNMARRIED WOMAN</b>
	Mailing Address <b>1600 E MARION ST</b>		Mailing Address <b>1600 E MARION ST</b>
	City/State/Zip <b>SEATTLE, WA 98122</b>		City/State/Zip <b>SEATTLE, WA 98122</b>
	Phone No. (including area code)		Phone No. (including area code)
3 Send all property tax correspondence to: <input checked="" type="checkbox"/> State as Buyer/Grantee	List all real and personal property tax parcel account numbers - check box if personal property		List assessed value(s)
Name	<b>723H000735</b> <input type="checkbox"/>	<b>685,000.00</b>	
Mailing Address	<input type="checkbox"/>	<b>0.00</b>	
City/State/Zip	<input type="checkbox"/>	<b>0.00</b>	
Phone No. (including area code)	<input type="checkbox"/>	<b>0.00</b>	

4 Street address of property: **1600 E MARION ST, SEATTLE, WA 98122**

This property is located in **Seattle** 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 LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A AND BY THIS REFERENCE MADE A PART HEREOF.**

5 Select Land Use Code(s):  
 Land with new building  
 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 predominantly used for timber (as classified under RCW 84.34 and 84.33) or agriculture (as classified under RCW 84.34.020)? See IFA 3215  YES  NO

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 without consideration, no assumption of debt**

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

Type of Document **QUIT CLAIM DEED**  
 Date of Document **December 7, 2020**

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 up (3) below. The county assessor must then determine if the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the corresponding or additional taxes will be due and payable by the seller or transferee at the time of sale. (RCW 84.33.140 or RCW 84.34.103). Prior to signing (3) below, you may contact your local county assessor for more information.

This land  does  does not qualify for continuance.

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 1.2%	0.00
From \$500,000.01 to \$1,500,000 at 2.2%	0.00
From \$1,500,000.01 to \$3,000,000 at 3.2%	0.00
Above \$3,000,000 at 3.2%	0.00
Agricultural and timberland at 1.25%	0.00
Total Excise Tax: State \$	0.00
<b>0.0050</b> Local \$	0.00
*Delinquent Interest: State \$	0.00
Local \$	0.00
*Delinquent Penalty \$	0.00
Statutory \$	0.00
*State Technology Fee \$	5.00
*Affidavit Processing Fee \$	5.00
Total Due \$	10.00

A MINIMUM OF \$10.00 IS DUE IN FEES AND/OR TAX  
 \*SEE INSTRUCTIONS

(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

DEPUTY ASSESSOR DATE

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

Signature of Grantor or Grantee's Agent **David Collins** Signature of Grantee or Grantee's Agent **Meredith Therese Day Slane**

Name (print) **DAVID COLLINS** Name (print) **MEREDITH THERESE DAY SLANE**

Date & city of signing **12/7/20 SEATTLE** Date & city of signing **12/7/20 Seattle (MS)**

Perjury: Perjury is a class C felony which is punishable by imprisonment in the state correctional institution for a maximum term of not more than five years, or by a fine in an amount fixed by the court of not more than five thousand dollars (\$5,000.00), or by both imprisonment and fine. (RCW 9A.30.020(1C)).

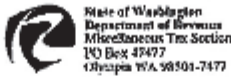
**LEGAL DESCRIPTION**

UNIT LOT A OF CITY OF SEATTLE UNIT LOT SUBDIVISION NO.  
3032576-LU, RECORDED DECEMBER 4, 2019, UNDER RECORDING  
NUMBER 20191204900008, RECORDS OF KING COUNTY, WASHINGTON.

SUBJECT TO: THIS CONVENANCE IS SUBJECT TO COVENANTS,  
CONDITIONS, RESTRICTIONS AND EASEMENTS, IF ANY, AFFECTING  
TITLE, WHICH MAY APPEAR IN THE PUBLIC RECORD, INCLUDING  
THOSE SHOWN ON ANY RECORDED PLAT OF SURVEY.

Assessors Tax Parcel Number: 7234600735

Official Copy



REAL ESTATE EXCISE TAX SUPPLEMENTAL STATEMENT (WAC 458-61A-3004)

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 0001A for deeded transfers and Form REV 84 0013 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-300(2))

I, (print name) certify that the (type of instrument), dated (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-301) 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 \$ 40,500 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) \$ (includes 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 \$ 612,000.00 and has not paid grantor (seller) any consideration towards equity. No tax is due.
4. Grantor (seller) and grantee (buyer) have made and will continue to make payments from joint account on total debt before and after the transfer. Grantee (buyer) has not paid grantor (seller) any consideration towards equity. No tax is due.

Has there been or will there be a refinance of the debt? YES NO (If yes, please call 360-704-5905 to see if this transfer is taxable). If grantor (seller) was on title as co-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.

Grantor's Signature Date DAVID COLLINS Grantor's Name (print)

Grantee's Signature Date MEREDITH THERESE DAY SLANE Grantee's Name (print)

3. IRS "TAX DEFERRED" EXCHANGE (WAC 458-61A-215)

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-215. NOTE: Exchange Facilitator must sign below.

Exchange Facilitator's Signature Date Exchange Facilitator's Name (print)

For tax assistance, contact your local County Treasurer/Recorder or visit dor.wa.gov/reel. 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.





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

01/27/2025

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 OLI REIT Investor (DE) LLC Street 450 Park Ave, FL 9 City New York State NY Zip 10022 2741 Tax Registration Number -- Federal Identifier Number [redacted] 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 Elaine Buzzell Name (print) Elaine Buzzell, Senior Vice President Date & Place of Signing 01/27/2025, Toronto, ON Telephone Number (646) 376-3100

2 TRANSFEEE (Attach a list for multiple transferees including percentage bought) Name OPG Global Holdings (DE) LP Street 450 Park Ave, FL 9 City New York State NY Zip 10022 2741 Tax Registration Number -- Federal Identifier Number [redacted] Percent of Entity Ownership Purchased 100 0000 % AFFIDAVIT I certify under penalty of perjury under the laws of the state of Washington that the information on this return is true and correct Signature of Transferee/Agent Elaine Buzzell Name (print) Elaine Buzzell, Senior Vice President Date & Place of Signing 01/27/2025, Toronto, ON Telephone Number (646) 376-3100

3 Name and address of entity whose ownership was transferred (Attach a list for multiple entities) Name OLI Holdings (DE) LLC Street 450 Park Ave, FL 9 City New York State NY Zip 10022-2741 Tax Registration Number -- Federal Identifier Number [redacted] Type of entity (check one) [ ] Corporation [ ] Partnership [ ] Trust [x] Limited Liability Company

4 Attach a list of names, addresses, and relationships of all entities affected by this transfer See Attachment 1

5 Local REET Tax Calculation Table with columns: A Location, B Local City/County Tax Rate, C County Tax Parcel No, D True & Fair Value, E Local City/County Tax. Totals: \$28,741,200.00

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 \$ 28,741,200.00; 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% \$ 771,486.00; Agricultural and timberland at 1.28% \$ 0.00; Total Excise Tax State \$ 831,311.00

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

Department of Revenue Use Only

Summary Table: State REET Tax (from Section 6) \$831,311.00; Local REET Tax (from Section 5) \$ 143,706.00; Total REET Tax \$975,017.00; Delinquent Interest \$0.00; Delinquent Penalty \$0.00; TOTAL DUE \$975,017.00

Please See Information on Reverse



**Attachment 1 - Attach a list of names, addresses, and relationships of all entities affected by this transfer**

<b>Name</b>	<b>Street</b>	<b>City</b>	<b>State</b>	<b>ZIP code</b>	<b>Relationships</b>
OLI Holdings (DE) LLC	450 Park Ave FL 9	New York	New York	10022 2741	OLI Holdings (DE) LLC owns 90% of EVOX Holdings LLC (representing 90% of capital and profits)
EVOX Holdings LLC	450 Park Ave FL 9	New York	New York	10022 2741	EVOX Holdings LLC owns 100% of EVOX WA Lynnwood LLC and 100% of EVOX Tukwila 355 LLC
EVOX WA Lynnwood LLC	450 Park Ave FL 9	New York	New York	10022 2741	Titleholding entity of County Tax Parcel Nos 00515400001301 00515400001302 00515400001304 00515400001307 00515400001313 00515400001314
EVOX WA Tukwila 355 LLC	450 Park Ave FL 9	New York	New York	10022 2741	Titleholding entity of County Tax Parcel No 022340-0042

02/03/2025

6/6/9

28/2025

00000

DocuSign Envelope ID: ECBD1FF4-8CA8-484A-B404-03CD68D944AB

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>London Aviation Underwriters Inc</u></p> <p>Street <u>33405 6th Ave South</u></p> <p>City <u>Federal Way</u> State <u>WA</u> Zip <u>98003</u></p> <p>Tax Registration Number <u>600-386-257</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 _____ Name (print) <u>See attached Exhibit A</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>Starstone US Holdings Inc</u></p> <p>Street <u>201 E 5th St Suite 1200</u></p> <p>City <u>Cincinnati</u> State <u>OH</u> Zip <u>45202</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>Robert F Kuzloski</u> Name (print) <u>Robert Kuzloski</u></p> <p>Date &amp; Place of Signing <u>January 16 2025 Bluffton SC</u></p> <p>Telephone Number <u>9177046008</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>London Aviation Underwriters, Inc.</u></p> <p>Street <u>33405 6th Ave South</u></p> <p>City <u>Federal Way</u> State <u>WA</u> Zip <u>98003</u></p> <p>Tax Registration Number <u>600-386-257</u></p> <p>Federal Identifier Number <u>[REDACTED]</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	B. Local City/County Tax Rate	C. County Tax Parcel No.	D. True & Fair Value	E. Local City/County Tax
1732 Federal Way	0 0050	826500-0330	\$2,346,800 00	\$11,734 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>\$2,346,800 00</b>	<b>\$11,734 00</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 to 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 \$	2,346,800 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%	22,599 50
Above \$3,025,000 at 3.0%	0 00
Agricultural and timberland at 1.28%	0 00
<b>Total Excise Tax, State \$</b>	<b>41,174 50</b>

**TAX COMPUTATION**

Date of Transfer January 16 2025 *If tax exemption is claimed, provide reference to Exemption Code Title and Number below*

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

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

<i>Department of Revenue Use Only</i>	
	State REET Tax (from Section 6) <span style="float: right;">\$41,174 50</span>
	Local REET Tax (from Section 5) <span style="float: right;">\$ 11,734 00</span>
	Total REET Tax <span style="float: right;">\$52,908 50</span>
	Delinquent Interest <span style="float: right;">\$0 00</span>
	Delinquent Penalty <span style="float: right;">\$0 00</span>
	<b>TOTAL DUE</b> <span style="float: right;"><b>\$52,908 50</b></span>

Please See Information on Reverse

Exhibit A  
1 Transferor

Name: Jeffrey T Sutton

Address: 4558 43rd St NE, Tacoma, Washington 98422

Percent of Entity Ownership Sold. 39.26%

Signature: <sup>Signed by</sup> Jeffrey T Sutton

Date & Place of Signing: January 16 2025 at Federal Way Washington

Telephone Number: (253) 205-6224

Name: Dale K. Bennett

Address: 31710 4th Ave So Federal Way W 98003

Percent of Entity Ownership Sold. 36.91%

Signature: <sup>Signed by</sup> Dale Bennett

Date & Place of Signing: January 16 2025 at Federal Way WA

Telephone Number: 253-468-0901

Name: Natalie Galindo

Address: 2305 S M St Tacoma WA 98405

Percent of Entity Ownership Sold 8.72%

Signature: <sup>Signed by</sup> Natalie Galindo

Date & Place of Signing: January 16, 2025 at Federal Way

Telephone Number: 2532056227

Name: Robert Brian McGinty

Address: 11414 Karshner Rd E, Edgewood, WA 98372

Percent of Entity Ownership Sold. 3.69%

Signature: <sup>Signed by</sup> Brian McGinty

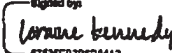
Date & Place of Signing: January 16, 2025 at Federal Way office

Telephone Number: 253-232 5946

Name: Loraine L. Kennedy

Address: 11030 SE 269th St, Kent WA 98030

Percent of Entity Ownership Sold: 3 36%

Signed by:  Signature: \_\_\_\_\_

Date & Place of Signing: January 16 2025 at Kent

Telephone Number: 206-660-7939

Name: Marianne Paulhamous

Address: 22216 5th Dr SE Bothell, WA 98021

Percent of Entity Ownership Sold: 1 68%

Signed by:  Signature: \_\_\_\_\_


Date & Place of Signing: January 16 2025 at bothell

Telephone Number: 206-579-8072

Name: Christopher J.M. Kirschner

Address: 22216 5th DR SE Bothell Wa 98021

Percent of Entity Ownership Sold: 1 68%

Signed by:  Signature: \_\_\_\_\_

Date & Place of Signing: January 16, 2025 at home

Telephone Number: 206-579-8071

Name: Connie L. Davison

Address: 11030 SE 269th ST, Kent WA 98030

Percent of Entity Ownership Sold: 0 67%

Signed by:  Signature: \_\_\_\_\_

Date & Place of Signing: January 16 2025 at Kent

Telephone Number: (206)779-5127

01/18/2025 0003

Name: Melissa Pelham  
Address: 2105 5th Avenue NW, Puyallup WA 98371

Percent of Entity Ownership Sold. 3.36%

Signature: Signed by: Melissa Pelham

Date & Place of Signing: January 16, 2025 at 33405 6th Ave S Federal Way WA 98003

Telephone Number: 425-246-0262

Name: Sonja Y Ng  
Address: 8448 135th Ave SE, Newcastle, WA 98059

Percent of Entity Ownership Sold. 0.67%

Signature: Digitally signed by: Sonja Ng

Date & Place of Signing: January 16 2025 at 33405 6th Ave S, Federal Way WA 98003

Telephone Number: 206-898-6641



Entity	<i>FRED MEYER STORES, INC.</i>
Transfer Type	Real Estate (Deeded)
Date of Sale/Transfer	Apr-27-2021
<b>See Original Affidavit Below</b>	

Parcel Number	Location Code	Taxable Amount	State Tax	Local Tax
728590-0020	1737-Shoreline	1,798,200.00	48,674.46	6,721.33



# 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 Fred Meyer Stores, Inc.

Mailing address 1014 Vine St. / Property Tax 7th Fl

City/state/zip Cincinnati, OH 45202

Phone (including area code) \_\_\_\_\_

### 2 Buyer/Grantee

Name FM SHORELINE F, LLC, a Delaware limited liability company

Mailing address 7978 Cooper Creek Blvd

City/state/zip University Park, FL 34201

Phone (including area code) \_\_\_\_\_

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

Name Fred Meyer Stores, Inc.

Mailing address 1014 Vine St / Property Tax 7th Fl

City/state/zip Cincinnati, OH 45202

List all real and personal property parcel account numbers	Personal property?	Assessed value(s)
<u>728590-0020 (Land only)</u>	<input type="checkbox"/>	<u>\$ 192,547.00</u>
_____	<input type="checkbox"/>	_____
_____	<input type="checkbox"/>	_____

4 Street address of property 18325 Aurora Avenue North, Shoreline, WA 98133

This property is located in Shoreline (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).

LAND ONLY as to the real property legally described on Exhibit A, attached hereto

**FIRST AMERICAN**  
1039951.19A

5 53 - Retail trade - general merchandise

Enter any additional codes 46  
 (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.

N/A

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

WAC number (section/subsection) \_\_\_\_\_  
 Reason for exemption \_\_\_\_\_

Type of document Bargain and Sale Deed

Date of document APRIL 27 2021

Gross selling price	453,934.00
*Personal property (deduct)	0.00
Exemption claimed (deduct)	0.00
Taxable selling price	453,934.00
Excise tax: state	
Less than \$500,000.01 at 1.1%	4,993.27
From \$500,000.01 to \$1,500,000 at 1.28%	0.00
From \$1,500,000.01 to \$3,000,000 at 2.75%	0.00
Above \$3,000,000 at 3%	0.00
Agricultural and timberland at 1.28%	0.00
Total excise tax: state	4,993.27
0.0050 Local	2,269.67
*Delinquent interest: state	0.00
Local	0.00
*Delinquent penalty	0.00
Subtotal	7,262.94
*State technology fee	5.00
Affidavit processing fee	0.00
Total due	7,267.94

**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 Rodgers

Name (print) RACHAEL RODGERS, First American

Date & city of signing APRIL 27, 2021 PORTLAND

Signature of grantee or agent Rodgers

Name (print) RACHAEL RODGERS First American

Date & city of signing APRIL 27, 2021 PORTLAND

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

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

**EXHIBIT A**

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

PARCEL A:

INTENTIONALLY DELETED

PARCEL B:

LOTS 4 AND 5, BLOCK 1, RICHMOND TRACTS, AS PER PLAT RECORDED IN VOLUME 25 OF PLATS, PAGE 10, RECORDS OF KING COUNTY, WASHINGTON;

TOGETHER WITH THE NORTH HALF OF VACATED NORTH 184TH STREET ADJOINING AND ABUTTING SAID LOTS ON THE SOUTH, WHICH UPON VACATION ATTACHED TO SAID PREMISES BY OPERATION LAW.

EXCEPT THAT PORTION CONVEYED TO CITY OF SHORELINE, A WASHINGTON MUNICIPAL CORPORATION BY DEED RECORDED MAY 18, 2009 AS RECORDING NO. 20090518000505.

PARCEL C:

INTENTIONALLY DELETED

Tax Parcel ID No.

728590-0020

DEC 16 2024

Mail Completed Form To:



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

TAXPAYER SERVICES

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>Patrick J. Crowley (20%), Joseph R. Crowley (20%), Robert P. Crowley (20%), Daniel C. Crowley (20%)</u></p> <p>Street <u>See attached Exhibit A</u></p> <p>City <u>See attached Exhibit A</u> State _____ Zip _____</p> <p>Tax Registration Number -- <u>See Exhibit A</u></p> <p>Federal Identifier Number - <u>See Exhibit A</u></p> <p>Percent of Entity Ownership Sold <u>80.0000</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>Colleen Crowley Vlahovich</u></p> <p>Name (print) <u>Colleen Crowley Vlahovich</u></p> <p>Date &amp; Place of Signing _____</p> <p>Telephone Number <u>(206) 795-9274</u></p>	<p><b>2 TRANSFEREE</b> (Attach a list for multiple transferees including percentage bought)</p> <p>Name <u>Colleen Crowley Vlahovich, 80%</u></p> <p>Street <u>PO Box 368</u></p> <p>City <u>Indianola</u> State <u>WA</u> Zip <u>98342</u></p> <p>Tax Registration Number -- <u>See Exhibit A</u></p> <p>Federal Identifier Number - <u>See Exhibit A</u></p> <p>Percent of Entity Ownership Purchased <u>80.0000</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>Colleen Crowley Vlahovich</u></p> <p>Name (print) <u>Colleen Crowley Vlahovich</u></p> <p>Date &amp; Place of Signing _____</p> <p>Telephone Number <u>(206) 795-9274</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>Indianola Associates, LLC</u></p> <p>Street <u>PO Box 368</u></p> <p>City <u>Indianola</u> State <u>WA</u> Zip <u>98342</u></p> <p>Tax Registration Number <u>602-094-437</u></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
800 - Kitsap County	0.0050	43600470090008	\$327,890.00	\$1,639.45
1800 - Kitsap County	0.0050	43600470060001	\$846,000.00	\$4,230.00
1800 - Kitsap County	0.0050	43600470130002	\$64,350.00	\$321.75
Select Location			\$0.00	\$0.00
Select Location			\$0.00	\$0.00
Select Location			\$0.00	\$0.00
Select Location			\$0.00	\$0.00
<b>Totals</b>			<b>\$1,238,240.00</b>	<b>\$6,191.20</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 \$	1,238,240.00
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% \$	9,129.47
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 \$	14,904.47

**7 TAX COMPUTATION:**

Date of Transfer 12/15/2023 \*If tax exemption is claimed, provide reference to WAC Title and Number below\*

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

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

Department of Revenue Use Only

# RECEIVED

DEC 16 2024

# REET

State REET Tax (from Section 6).....	\$14,904.47
Local REET Tax (from Section 5)....	\$ 6,191.20
Total REET Tax.....	\$21,095.67
Delinquent Interest.....	\$636.34
Delinquent Penalty.....	\$4,219.13
<b>TOTAL DUE</b>	<b>\$25,951.14</b>

Please See Information on Reverse

## Exhibit A – Transferors and Transferees

### Transferors:

Patrick J. Crowley (20%) 17037 N. Silver Path Surprise, AZ 85374 Tel: 206-251-9375 SS#: [REDACTED]	Joseph R. Crowley (20%) 603 E. Martingale Ct Spokane, WA 99224 Tel: 509-927-7744 SS#: [REDACTED]
Robert P. Crowley (20%) 4510 36 <sup>th</sup> Ave. W Seattle, WA 98199 Tel: 206-841-1457 SS#: [REDACTED]	Daniel C. Crowley (20%) 5514 NE 195 <sup>th</sup> St Kenmore, WA 98028 Tel: 206-755-2702 SS#: [REDACTED]

### Transferees:

Colleen Crowley Vlahovich (80%) PO Box 368 Indianola, WA 98342 Tel: 206-795-9274 SS#: [REDACTED]	
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<b>Calculation of delinquent penalty</b>	
due date (date of deal)	12/15/23
if not paid within one month of date of transfer penalty applies	
one month after due date	5%
two months after due date	10%
three months after due date	20%
tax	\$ 21,095.67
penalty @ 20%	\$ 4,219.13
<b>Calculation of delinquent interest</b>	
tax	\$ 21,095.67
2023 rate	3%
2024 rate	3%
2023 interest (17 @3%)	\$ 29.48
2024 interest (350 days @3% if date received is 12/16/2024)	\$ 606.86
<b>TOTAL PENALTY AND INTEREST</b>	<b>\$ 4,248.61</b>
	\$ 25,951.14

1/31/2025 03017

Mail Completed Form Tax



Washington State  
Department of Revenue  
Special Programs Division  
PO Box 47464  
Olympia, WA 98504-7464

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

This form must be used for reporting transfers of controlling interest and for buyer disclosure to the Department of Revenue. (Use Form No. 84-0001A for reporting transfers by deed or real estate contract to the county treasurer/recordor 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>The Simpson Family Trust dated December 22, 2021</u></p> <p>Street <u>9460 Keegan Trail</u></p> <p>City <u>Missoula</u> State <u>MT</u> Zip <u>59808</u></p> <p>Tax Registration Number <u>-</u></p> <p>Federal Identifier Number <u>[REDACTED]</u></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>[Signature]</u></p> <p>Name (print) <u>Ered Simpson, Trustee</u></p> <p>Date &amp; Place of Signing <u>1-3-2025 Missoula, MT</u></p> <p>Telephone Number <u>(406) 274-4458</u></p>	<p><b>2 TRANSFEREE</b> (Attach a list for multiple transferees including percentage bought)</p> <p>Name <u>**See attached list of Transferees**</u></p> <p>Street _____</p> <p>City _____ State _____ Zip _____</p> <p>Tax Registration Number <u>-</u></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>[Signature]</u></p> <p>Name (print) <u>Eric EDEN HOLM</u></p> <p>Date &amp; Place of Signing <u>01/03/2025 BAINBRIDGE ISLAND, WA</u></p> <p>Telephone Number <u>206-245-6401</u></p>
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<p><b>3 Name and address of entity whose ownership was transferred</b></p> <p>Name <u>Dock Street Building, LLC</u></p> <p>Street <u>PO Box 11496</u></p> <p>City <u>Bainbridge Island</u> State <u>WA</u> Zip <u>98110</u></p> <p>Tax Registration Number <u>602 210 803</u></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>
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**4 Attach a list of names, addresses, and relationships of all entities affected by this transfer**

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

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

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
1804 Bainbridge Islan	0 0050	262502-3-093-2007	\$460,000 00	5.888 00	2.300 00	\$8,188 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 12-31-24 \*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. \_\_\_\_\_

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

<i>Department of Revenue Use Only</i>	
1 Tax .. ..	\$8,188 00
2 Delinquent Interest .. ..	
3 Delinquent Penalty .. ..	
<b>TOTAL DUE</b>	<b>\$8,188 00</b>

Mail Completed Form To.



Washington State Department of Revenue Special Programs Division PO Box 47464 Olympia, WA 98504 7464

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

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

1 TRANSFEROR (Attach a list for multiple transferors including percentage sold) Name: The Simpson Family Trust dated December 22, 2021 Street: 9480 Keegan Trail City: Missoula State: MT Zip: 59808 Tax Registration Number: Federal Identifier Number: Percent of Entity Ownership Sold: 50% AFFIDAVIT I certify under penalty of perjury under the laws of the state of Washington that the information on this return is true and correct. Signature of Transferor/Agent: [Signature] Name (print): Erad Simpson, Trustee Date & Place of Signing: 1-3-25, Missoula, MT Telephone Number: (406) 274-4458

2 TRANSFEREE (Attach a list for multiple transferees including percentage bought) Name: \*\*See attached list of Transferees\*\* Street: City: State: Zip: Tax Registration Number: Federal Identifier Number: Percent of Entity Ownership Purchased: 50% AFFIDAVIT I certify under penalty of perjury under the laws of the state of Washington that the information on this return is true and correct. Signature of Transferee/Agent: [Signature] Name (print): R. DANAPRATI Date & Place of Signing: 1-3-2025 Bellevue WA Telephone Number: 425-269-4341

3 Name and address of entity whose ownership was transferred Name: Dock Street Building LLC Street: PO Box 11496 City: Bainbridge Island State: WA Zip: 98110 Tax Registration Number: 602 210 903 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 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/lookuprate B. Enter County Tax Parcel number C. Enter the True & Fair Value of real property (RCW 82.45.030(2)) D. True & Fair Value x State Rate E. True & Fair Value x Local Rate F. Add D & E to get Subtotal

Table with 7 columns: A. Location, Local City/County Tax Rate, B. County Tax Parcel No., C. True & Fair Value, D. State Excise Tax Rate (0.12%), E. Local City/County Tax, F. Subtotal. Row 1: 1804 Bainbridge Island, 0 0050, 262502-3-093-2007, \$480,000.00, 5,888.00, 2,300.00, \$8,188.00

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: 12-31-24 If tax exemption is claimed provide reference to WAC Title and Number below 8188 Print Form Button 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, \$8 188 00. Row 2: 2 Delinquent Interest. Row 3: 3 Delinquent Penalty. Row 4: TOTAL DUE, \$8 188 00

01/13/2025 03:18



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>See Attached</u></p> <p>Street _____</p> <p>City _____ State _____ Zip _____</p> <p>Tax Registration Number <u>--</u></p> <p>Federal Identifier Number _____</p> <p>Percent of Entity Ownership Sold <u>50 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) _____</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>Robert DeMatteo</u></p> <p>Street <u>6128 46th Street NE</u></p> <p>City <u>Marysville</u> State <u>WA</u> Zip <u>98270</u></p> <p>Tax Registration Number <u>--</u></p> <p>Federal Identifier Number _____</p> <p>Percent of Entity Ownership Purchased <u>50 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>Robert DeMatteo</u></p> <p>Name (print) <u>Robert DeMatteo</u></p> <p>Date &amp; Place of Signing <u>Marysville WA</u></p> <p>Telephone Number <u>(425) 335-0286</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>FAFETCHED HILLTOP RANCH LLC</u></p> <p>Street <u>6128 46th Street NE</u></p> <p>City <u>Marysville</u> State <u>WA</u> Zip <u>98270</u></p> <p>Tax Registration Number <u>--</u></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
1900 Kithias County	0.0050	288734	\$129,480.00	\$647.40
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>\$129,480.00</b>	<b>\$647.40</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 \$	129,480.00
Excise Tax, State	
Less than \$525,000.01 at 1.1%	1,424.28
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
<b>Total Excise Tax, State \$</b>	<b>1,424.28</b>

**7 TAX COMPUTATION**

Date of Transfer 04/30/2024 \*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;">\$1,424.28</td> </tr> <tr> <td>Local REET Tax (from Section 5)</td> <td style="text-align: right;">\$647.40</td> </tr> <tr> <td><b>Total REET Tax</b></td> <td style="text-align: right;"><b>\$2,071.68</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>\$2,071.68</b></td> </tr> </table>	State REET Tax (from Section 6)	\$1,424.28	Local REET Tax (from Section 5)	\$647.40	<b>Total REET Tax</b>	<b>\$2,071.68</b>	Delinquent Interest	\$0.00	Delinquent Penalty	\$0.00	<b>TOTAL DUE</b>	<b>\$2,071.68</b>
State REET Tax (from Section 6)	\$1,424.28												
Local REET Tax (from Section 5)	\$647.40												
<b>Total REET Tax</b>	<b>\$2,071.68</b>												
Delinquent Interest	\$0.00												
Delinquent Penalty	\$0.00												
<b>TOTAL DUE</b>	<b>\$2,071.68</b>												

Please See Information on Reverse

03/28/25 03975

<b>Entity</b>	<i>TSG-CH HOMES LLC</i>
<b>Transfer Type</b>	Real Estate (Deeded)
<b>Date of Sale/Transfer</b>	Nov-13-2024
<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>
963215	1901 - CLE ELUM	754,355.00	376.38	147.03
..				



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

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

Check box if partial sale, indicate % \_\_\_\_\_ sold.

List percentage of ownership acquired next to each name.

**1 Seller/Grantor**

Name TSG-CH Homes LLC, a Washington limited liability company

Mailing address 405 NW Gilman Blvd, Suite 102

City/state/zip Issaquah, WA 98027

Phone (including area code) 206-459-3490

**2 Buyer/Grantee**

Name Nita Lynn Petry, an unmarried person

Mailing address 506 Mountaineer Court

City/state/zip Cle Elum, WA 98922

Phone (including area code) (425)891-1271

**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)
963216	<input type="checkbox"/>	\$ 139,000.00
_____	<input type="checkbox"/>	_____
_____	<input type="checkbox"/>	_____

**4** Street address of property 506 Mountaineer Court, Cle Elum, WA 98922

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

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

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

**5** Land use code 11 - Household, single family units

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

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

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

**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\*

WAC number (section/subsection) 458-61A-215(1)

Reason for exemption

Amended Affidavit 2024-1901

**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 \_\_\_\_\_

Type of document Statutory Warranty Deed

Date of document 11/13/2024

Gross selling price	754,355.00
*Personal property (deduct)	0.00
Exemption claimed (deduct)	0.00
Taxable selling price	754,355.00
Excise tax: state	
Less than \$25,000.01 at 1.1%	0.00
From \$25,000.01 to \$1,525,000 at 1.28%	0.00
From \$1,525,000.01 to \$3,025,000 at 2.75%	
Above \$3,025,000 at 3%	
Agricultural and timberland at 1.28%	
Total excise tax: state	0.00
Local	0.00
*Delinquent interest: state	
Local	
*Delinquent penalty	
Subtotal	0.00
*State technology fee	0.00
Affidavit processing fee	0.00
Total due	10.00

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

\*SEE INSTRUCTIONS

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

Signature of grantor or agent \_\_\_\_\_

Name (print) Cheryl Kirkwood

Date & city of signing 1/25 Seattle

Signature of grantee or agent \_\_\_\_\_

Name (print) Karen Kirkwood, Chicago Title Company of

Washington

Date & city of signing January 3, 2025 Seattle

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

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

## **EXHIBIT "A"**

**506 Mountaineer Court, Cle Elum, WA 98922**

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

Lot 17, CITY HEIGHTS - PHASE I, in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 14 of Plats, pages 39 through 48, records of said County.



# REET Amended Affidavit Certification

## Form 84 0023

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

### Instructions

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

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

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

Original affidavit number: 2024-1901

Original affidavit date: 11/13/2024

Original selling price: 724,950.00

Correct selling price: 754,355.00

Explanation:

The excise was processed with the incorrect sale price of \$724,950.00. Correct sale price is \$754,355.

Was this a multiple location sale? no

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

**Contact information for issuance of balance due notice:**

Company name: Chicago Title

Attention/Name: Karen Kirkwood

Mailing address: 2150 N 107th Street #310

City: Seattle

State: WA Zip: 98133

Phone: 206-694-0519

Email: karen.kirkwood@ctt.com

Signature:

Date:

1/31/25

Print: Karen Kirkwood

**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](http://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](http://dor.wa.gov/AccessibilityRequest) or call 360-705-6705. Teletype (TTY) users please dial 711.



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

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

**1 Seller/Grantor**

Name TSG-CH Homes LLC, a Washington limited liability company

Mailing address 405 NW Gilman Blvd, Suite 102

City/state/zip Issaquah, WA 98027

Phone (including area code) \_\_\_\_\_

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

Name \_\_\_\_\_

Mailing address \_\_\_\_\_

City/state/zip \_\_\_\_\_

**2 Buyer/Grantee**

Name Nita Lynn Petry, an unmarried person

Mailing address 506 Mountaineer Court

City/state/zip Cle Elum, WA 98922

Phone (including area code) \_\_\_\_\_

List all real and personal property tax parcel account numbers	Personal property?	Assessed value(s)
963216	<input type="checkbox"/>	\$ 139,000.00
	<input type="checkbox"/>	
	<input type="checkbox"/>	

**4** Street address of property 506 Mountaineer Court, Cle Elum, WA 98922

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

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

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

**5** Land use code 11 - Household, single family units

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

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

Is this property predominantly used for timber (as classified under RCW 84.34 and 84.33) or agriculture (as classified under RCW 84.34.020) and will continue in 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 84.337  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 84.267  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.

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REV 84 0001a (10/15/24)

Escrow No.: 0267192-OC-KK

THIS SPACE TREASURER'S USE ONLY COUNTY TREASURER

Payor: VCR Date: 11/13/2024 Deputy: JENN Payment Type: EFT 2024-1901

**EXHIBIT "A"**

**506 Mountaineer Court, Cle Elum, WA 98922**

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

Lot 17, CITY HEIGHTS - PHASE I, in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 14 of Plats, pages 39 through 48, records of said County.



<b>Entity</b>	<i>ARTEMISIA, LLC</i>
<b>Transfer Type</b>	Controlling Interest
<b>Date of Sale/Transfer</b>	Jul-01-2024
<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>
9100090700	2400-Okanogan County	760,000.00	8,783.00	1,900.00



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>Eric Thomas and Alexandra Salmon</u></p> <p>Street <u>609 Piper Drive</u> City <u>Madison</u> State <u>WA</u> Zip <u>53711</u> Tax Registration Number _____ Federal Identifier Number _____ Percent of Entity Ownership Sold <u>50.0000</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. Signature of Transferor/Agent <u>[Signature]</u> Name (print) <u>Eric Thomas Alexandra Salmon</u> Date &amp; Place of Signing <u>July 3, 2024, Madison WA July 3, 2024, Madison, WI</u> Telephone Number <u>206-459-3842 509-680-8700</u></p>	<p><b>2 TRANSFEREE</b> (Attach a list for multiple transferees including percentage bought) Name <u>Michael Reddy</u></p> <p>Street <u>1812 19th Ave # 307</u> City <u>Seattle</u> State <u>WA</u> Zip <u>98122</u> Tax Registration Number _____ Federal Identifier Number _____ Percent of Entity Ownership Purchased <u>50.0000</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. Signature of Transferee/Agent <u>[Signature]</u> Name (print) <u>Michael Reddy</u> Date &amp; Place of Signing <u>2024-07-03, Redmond WA</u> Telephone Number <u>617-803-0075</u></p>
--	--

<p><b>3 Name and address of entity whose ownership was transferred.</b> (Attach a list for multiple entities) Name <u>Artemisia, LLC</u></p> <p>Street <u>13323 - 25th Ave NE</u> City <u>Seattle</u> State <u>WA</u> Zip <u>98125</u> Tax Registration Number <u>603-499-811</u> Federal Identifier Number _____</p>	<p><b>Type of entity (check one).</b></p> <p><input type="checkbox"/> Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust <input checked="" type="checkbox"/> Limited Liability Company</p>
---	---

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

5 Local REET Tax Calculation				
A. Location	B. Local City/County Tax Rate	C. County Tax Parcel No.	D. True & Fair Value	E. Local City/County Tax
2413 Winthrop	0.0025	9100090700	\$357,200.00	\$893.00
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>\$357,200.00</b>	<b>\$893.00</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 predominant use calculator (see instructions).  Yes  No**

<b>State REET Tax Calculation</b>	
Total True & Fair Value \$	357,200.00
Excise Tax State	
Less than \$525,000.01 at 1.1%	3,929.20
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
<b>Total Excise Tax: State \$</b>	<b>3,929.20</b>

**7 TAX COMPUTATION**

Date of Transfer 07/01/2024 *If tax exemption is claimed, provide reference to Exemption Code Title and Number below*

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

<i>Department of Revenue Use Only</i>													
	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>State REET Tax (from Section 6)</td> <td style="text-align: right;">\$3,929.20</td> </tr> <tr> <td>Local REET Tax (from Section 5)</td> <td style="text-align: right;">\$893.00</td> </tr> <tr> <td><b>Total REET Tax</b></td> <td style="text-align: right;"><b>\$4,822.20</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>\$4,822.20</b></td> </tr> </table>	State REET Tax (from Section 6)	\$3,929.20	Local REET Tax (from Section 5)	\$893.00	<b>Total REET Tax</b>	<b>\$4,822.20</b>	Delinquent Interest	\$0.00	Delinquent Penalty	\$0.00	<b>TOTAL DUE</b>	<b>\$4,822.20</b>
State REET Tax (from Section 6)	\$3,929.20												
Local REET Tax (from Section 5)	\$893.00												
<b>Total REET Tax</b>	<b>\$4,822.20</b>												
Delinquent Interest	\$0.00												
Delinquent Penalty	\$0.00												
<b>TOTAL DUE</b>	<b>\$4,822.20</b>												

Please See Information on Reverse

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>John &amp; Ann Lafferty</u></p> <hr/> <p>Street <u>PO Box 505</u></p> <p>City <u>Okanogan</u> State <u>WA</u> Zip <u>98840</u></p> <p>Tax Registration Number <u>-</u></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 <u>[Signature]</u></p> <p>Name (print) <u>John Lafferty &amp; Ann Lafferty</u></p> <p>Date &amp; Place of Signing <u>Okanogan</u></p> <p>Telephone Number <u>(509) 429-2010</u></p>	<p><b>2 TRANSFEREE</b>                  (Attach a list for multiple transferees including percentage bought)</p> <p>Name <u>Ryan Lafferty &amp; Elisa Wilson</u></p> <hr/> <p>Street <u>1846 Old Hwy 97</u></p> <p>City <u>Okanogan</u> State <u>WA</u> Zip <u>98840</u></p> <p>Tax Registration Number _____</p> <p>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></p> <p>Name (print) <u>Ryan Lafferty &amp; Elisa Wilson</u></p> <p>Date &amp; Place of Signing <u>Okanogan</u></p> <p>Telephone Number <u>(509) 429 3886</u></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>Lafferty Self Storage Solutions, LLC</u></p> <hr/> <p>Street <u>PO Box 505</u></p> <p>City <u>Okanogan</u> State <u>WA</u> Zip <u>98840</u></p> <p>Tax Registration Number <u>602 399 851</u></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
2400 Okanogan County	0 0025	8844100101	\$960,000 00	\$2,400 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>\$960 000 00</b>	<b>\$2 400 00</b>

**6** Is this property predominately used for timber (as classified under RCW 84 14 and 84 33) or agriculture (as classified under RCW 84 34 070) 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 \$	960,000 00
Excise Tax State	
Less than \$525 000 01 at 1 1% \$	5 775 00
From \$525 000 01 to \$1 525 000 at 1 28% \$	5,568 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
<b>Total Excise Tax State \$</b>	<b>11 343 00</b>

**7 TAX COMPUTATION**

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

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

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

<i>Department of Revenue Use Only</i>	
State REET Tax (from Section 6)	\$11 343 00
Local REET Tax (from Section 5)	\$ 2 400 00
<b>Total RFET Tax</b>	<b>\$13 743 00</b>
Delinquent Interest	\$0 00
Delinquent Penalty	\$0 00
<b>TOTAL DUE</b>	<b>\$13 743 00</b>

Please See Information on Reverse

01/16/2025 09234

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>Amber Gunn and Cody Gunn</u>                  Street <u>2520 Golf Dr</u>                  City <u>Malaga</u> State <u>WA</u> Zip <u>98828</u>                  Tax Registration Number --                  Federal Identifier Number -                  Percent of Entity Ownership Sold <u>50 0000</u> %  <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                  Signature of Transferor/Agent <u>Brittney Davis</u>                  Name (print) <u>Brittney Davis</u>                  Date &amp; Place of Signing <u>1-9-25 Okanogan</u>                  Telephone Number <u>509-422-3490</u></p>	<p><b>2 TRANSFEREE</b>                  (Attach a list for multiple transferees including percentage bought)                  Name <u>Alexander H Thomason and Katy A Thomason</u>                  Street <u>110 W Lakeshore Dr</u>                  City <u>Pateros</u> State <u>WA</u> Zip <u>98846</u>                  Tax Registration Number --                  Federal Identifier Number -                  Percent of Entity Ownership Purchased _____ %  <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                  Signature of Transferee/Agent <u>[Signature]</u>                  Name (print) <u>Alexander H Thomason (Res P.O. Utility)</u>                  Date &amp; Place of Signing <u>Wenatchee WA 1-3-25</u>                  Telephone Number <u>509-689-3471</u></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>Red Dog Whiskey</u>                  Street <u>110 W Lakeshore Dr</u>                  City <u>Pateros</u> State <u>WA</u> Zip <u>98846</u>                  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 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
2400 - Okanogan County	0 0025	2180073401	\$1,210,000 00	\$3,025 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>\$1 210 000 00</b>	<b>\$3 025 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

<b>State REET Tax Calculation</b>	
Total True & Fair Value \$	1 210,000 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%	8,768 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 \$	14,543 00

**7 TAX COMPUTATION**

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

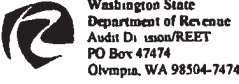
Click [here](#) for a complete list of acceptable exemptions (please click on additional links provided for further details on each Exemption)

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

<b>Department of Revenue Use Only</b>	
State REET Tax (from Section 6)	\$14 543 00
Local REET Tax (from Section 5)	\$ 3,025 00
Total REET Tax	\$17,568 00
Delinquent Interest	\$0 00
Delinquent Penalty	\$0 00
<b>TOTAL DUE</b>	<b>\$17,568 00</b>

Please See Information on Reverse

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**

12812025  
011118

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>Abby Pattison</u></p> <p>Street <u>13 Evans Road</u> City <u>Winthrop</u> State <u>WA</u> Zip <u>98862</u></p> <p>Tax Registration Number <u>-</u> Federal Identifier Number _____ Percent of Entity Ownership Sold <u>51 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>Abby Pattison</u> Date &amp; Place of Signing <u>1/17/2025 1/17/25</u> Telephone Number <u>2063722210</u></p>	<p><b>2 TRANSFEREE</b> (Attach a list for multiple transferees including percentage bought) Name <u>Leia Hansen</u></p> <p>Street <u>39 West Chewuch Road PO BOX 1084</u> City <u>Winthrop</u> State <u>WA</u> Zip <u>98862</u></p> <p>Tax Registration Number _____ Federal Identifier Number _____ Percent of Entity Ownership Purchased <u>25 5000</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>Leia Hansen</u> Date &amp; Place of Signing <u>12/24/24 Winthrop WA</u> Telephone Number <u>(509) 341 4247</u></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>Jupiter Observatory LLC</u></p> <p>Street <u>248 Riverside Ave</u> City <u>Winthrop</u> State <u>WA</u> Zip <u>98862</u></p> <p>Tax Registration Number <u>863 338-628</u> Federal Identifier Number _____</p>	<p><b>Type of entity (check one)</b></p> <p><input type="checkbox"/> Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust <input checked="" type="checkbox"/> Limited Liability Company</p>
---	--

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

5 Local REET Tax Calculation				
A. Location	Local City/County Tax Rate	B. County Tax Parcel No	C. True & Fair Value	D. Local City/County Tax
2413 Winthrop	0 0025	2780031602	\$705,000 00	\$1,762 50
2413 Winthrop	0 0025	2780031603	\$87 922 00	\$219 81
2413 Winthrop	0 0025	2780031703	\$13 078 00	\$32 70
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>\$806 000 00</b>	<b>\$2 015 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

<b>State REET Tax Calculation</b>	
Total True & Fair Value \$	808 000 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%	3,596 80
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
<b>Total Excise Tax, State \$</b>	<b>9 371 80</b>

**7 TAX COMPUTATION**

Date of Transfer 12/21/2024 \*If tax exemption is claimed, provide reference to Exemption Code Title and Number below\*

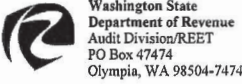
Click [here](#) for a complete list of acceptable exemptions (please click on additional links provided for further details on each Exemption)  
If you conclude that one of these exemptions applies to you please reference the Title and Code number here \_\_\_\_\_

<i>Department of Revenue Use Only</i>	
State REET Tax (from Section 6)	\$9 371 80
Local REET Tax (from Section 5)	\$ 2 015 00
<b>Total REET Tax</b>	<b>\$11 386 80</b>
Delinquent Interest	\$0 00
Delinquent Penalty	\$0 00
<b>TOTAL DUE</b>	<b>\$11 386 80</b>

Please See Information on Reverse



Mail Completed Form To:



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

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

**Return to Page 1**

TAXPAYER SERVICES

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>Karen Marie Wuerch</u></p> <hr/> <p>Street <u>9119 Lake Steilacoom Point Road SW</u></p> <p>City <u>Lakewood</u> State <u>WA</u> Zip <u>98498</u></p> <p>Tax Registration Number <u>--</u></p> <p>Federal Identifier Number <u>-</u></p> <p>Percent of Entity Ownership Sold <u>50.0000</u> %</p> <p><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>Karen Marie Wuerch</u></p> <p>Date &amp; Place of Signing <u>February 5, 2025</u> <u>Olympia, WA</u></p> <p>Telephone Number <u>(206) 605-4240</u></p>	<p><b>2 TRANSFEREE</b> (Attach a list for multiple transferees including percentage bought)</p> <p>Name <u>Mark Elliot (25%) and Nancy Elliott (25%)</u></p> <hr/> <p>Street <u>3620 Pennant Ct NW</u></p> <p>City <u>Olympia</u> State <u>WA</u> Zip <u>98502</u></p> <p>Tax Registration Number <u>--</u></p> <p>Federal Identifier Number <u>-</u></p> <p>Percent of Entity Ownership Purchased <u>50.0000</u> %</p> <p><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>[Signatures]</u></p> <p>Name (print) <u>Mark Elliot</u> <u>Nancy Elliott</u></p> <p>Date &amp; Place of Signing <u>February 5, 2025</u> <u>Olympia, WA</u></p> <p>Telephone Number <u>(360) 866-8715</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>Fox Paw Properties, L.L.C.</u></p> <hr/> <p>Street <u>3620 Pennant Ct. NW</u></p> <p>City <u>Olympia</u> State <u>WA</u> Zip <u>98502</u></p> <p>Tax Registration Number <u>602-427-383</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
2700 - Pierce County	0.0050	3970000210	\$1,258,800.00	\$6,294.00
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>\$1,258,800.00</b>	<b>\$6,294.00</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 \$	1,258,800.00
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% \$	9,392.64
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 \$	15,167.64

RECEIVED  
TREASURY MANAGEMENT  
**FEB 06 2025**  
STATE OF WASHINGTON  
DEPT. OF REVENUE

**7 TAX COMPUTATION:**

Date of Transfer 02/03/2025 *\*If tax exemption is claimed, provide reference to Exemption Code Title and Number below\**

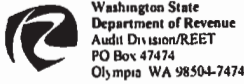
Click [here](#) for a complete list of acceptable exemptions. (please click on additional links provided for further details on each Exemption)

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

<i>Department of Revenue Use Only</i>	
State REET Tax (from Section 6).....	\$15,167.64
Local REET Tax (from Section 5)....	\$ 6,294.00
Total REET Tax.....	\$21,461.64
Delinquent Interest.....	\$0.00
Delinquent Penalty.....	\$0.00
<b>TOTAL DUE</b>	<b>\$21,461.64</b>

Please See Information on Reverse

Mail Completed Form To



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

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

1 TRANSFEROR (Attach a list for multiple transferors including percentage sold)
Name Affinity Puyallup Manager LLC a Washington limited liability company
Street 120 W Cataldo Avenue
City Spokane State WA Zip 99201
Tax Registration Number 604-106 726
Federal Identifier Number
Percent of Entity Ownership Sold 99 9900 %
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) Michael Costello
Date & Place of Signing 1/27/25 Seattle
Telephone Number 206-628-5619

2 TRANSFEREE (Attach a list for multiple transferees including percentage bought)
Name 5th Street WA Holdco LLC a Delaware limited liability company
Street c/o Welltower OP LLC 4500 Dorr Street
City Toledo State OH Zip 43615
Tax Registration Number
Federal Identifier Number
Percent of Entity Ownership Purchased 99 9900 %
AFFIDAVIT
I certify under penalty of perjury under the laws of the state of Washington that the information on this return is true and correct
Signature of Transferee/Agent
Name (print) Michael Costello
Date & Place of Signing 1/27/25 Seattle
Telephone Number 206-628-5619

3 Name and address of entity whose ownership was transferred (Attach a list for multiple entities)
Name Affinity at Puyallup, LLC, a Washington limited liability company
Street 120 W. Cataldo Avenue
City Spokane State WA Zip 99201
Tax Registration Number 604 164 237
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 4 columns: A. Location, B. Local City/County Tax Rate, C. County Tax Parcel No, D. True & Fair Value, E. Local City/County Tax
Row 1: 2711 Puyallup, 0 0050, 041910 2127, \$37,500,100 00, \$187,500 50
Row 2: Select Location, \$0 00, \$0 00
Row 3: Select Location, \$0 00, \$0 00
Row 4: Select Location, \$0 00, \$0 00
Row 5: Select Location, \$0 00, \$0 00
Row 6: Select Location, \$0 00, \$0 00
Row 7: Select Location, \$0 00, \$0 00
Totals: \$37 500 100 00, \$187 500 50

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

State REET Tax Calculation
Total True & Fair Value \$ 37,500,100 00
Excise Tax State
Less than \$525 000 01 at 1 1 % \$ 5 775 00
From \$525 000 01 to \$1 525 000 00 at 1 28 % \$ 12,800 00
From \$1 525 000 01 to \$3 025 000 00 at 2 75% \$ 41,250 00
Above \$3 025 000 00 to 3 0% \$ 1 034 253 00
Agricultural and timberland at 1 28 % \$ 0 00
Total Excise Tax State \$ 1 094 078 00

7 TAX COMPUTATION
Date of Transfer 1/29/25 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: Tax Category, Amount
State REET Tax (from Section 6) \$1 094 078 00
Local REET Tax (from Section 5) \$ 187 500 50
Total REET Tax \$1 281 578 50
Delinquent Interest \$0 00
Delinquent Penalty \$0 00
TOTAL DUE \$1 281 578 50

Please See Information on Reverse





# 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.*

**Form 84 0001a**

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 METROPOLITAN LIFE INSURANCE COMPANY, a New York corporation  
Mailing address 425 Market Street, Suite 1050  
City/state/zip San Francisco, CA 94105  
Phone (including area code) \_\_\_\_\_

### 2 Buyer/Grantee

Name FM PUYALLUP F, LLC, a Delaware limited liability company  
Mailing address 7978 Cooper Creek Blvd  
City/state/zip University Park, FL 34201  
Phone (including area code) \_\_\_\_\_

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

Name Fred Meyer Stores, Inc.

Mailing address 1014 Vine St / Property Tax 7th Fl  
City/state/zip Cincinnati, OH 45202

List all real and personal property tax parcel account numbers	Personal property?	Assessed value(s)
<u>042021-800-6 (Land only)</u>	<input type="checkbox"/>	<u>\$ 13,729,700.00</u>
_____	<input type="checkbox"/>	_____
_____	<input type="checkbox"/>	_____

4 Street address of property 1100 North Meridian, Puyallup, WA 98371

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

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

LAND ONLY as to the real property legally described on Exhibit A, attached hereto.

**FIRST AMERICAN**  
1039951 - 25

5 53 - Retail trade - general merchandise

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.

N/A

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

WAC number (section/subsection) \_\_\_\_\_  
Reason for exemption \_\_\_\_\_

Type of document <u>Bargain and Sale Deed</u>	
Date of document <u>APRIL 27 2021</u>	
Gross selling price	1,358,979.00
*Personal property (deduct)	0.00
Exemption claimed (deduct)	0.00
Taxable selling price	1,358,979.00
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%	10,994.93
From \$1,500,000.01 to \$3,000,000 at 2.75%	0.00
Above \$3,000,000 at 3%	0.00
Agricultural and timberland at 1.28%	0.00
Total excise tax: state	16,494.93
0.0050 Local	6,794.90
*Delinquent interest: state	0.00
Local	0.00
*Delinquent penalty	0.00
Subtotal	23,289.83
*State technology fee	5.00
Affidavit processing fee	0.00
Total due	23,294.83

**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) Please see full signature block on Exhibit A, attached  
Date & city of signing \_\_\_\_\_

Signature of grantee or agent Rachael Rodgers  
Name (print) RACHAEL RODGERS, First American  
Date & city of signing APRIL 2021, PORTLAND

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 use the WA Relay Service by calling 711.

4562440  
Electronically Recorded  
Pierce County, WA  
4/28/2021 11:41 AM  
Pages: 3  
Proc. Fee: \$0.00  
EXTX  
ACLARK1  
Excise Collected: \$23,289.83  
Tech Fee: \$5.00

SPACE TREASURER'S USE ONLY

COUNTY TREASURER

For reference only, not for re-sale.

**EXHIBIT A**

**TO REAL ESTATE EXCISE TAX AFFIDAVIT**  
**1100 North Meridian, Puyallup, WA (LAND ONLY)**

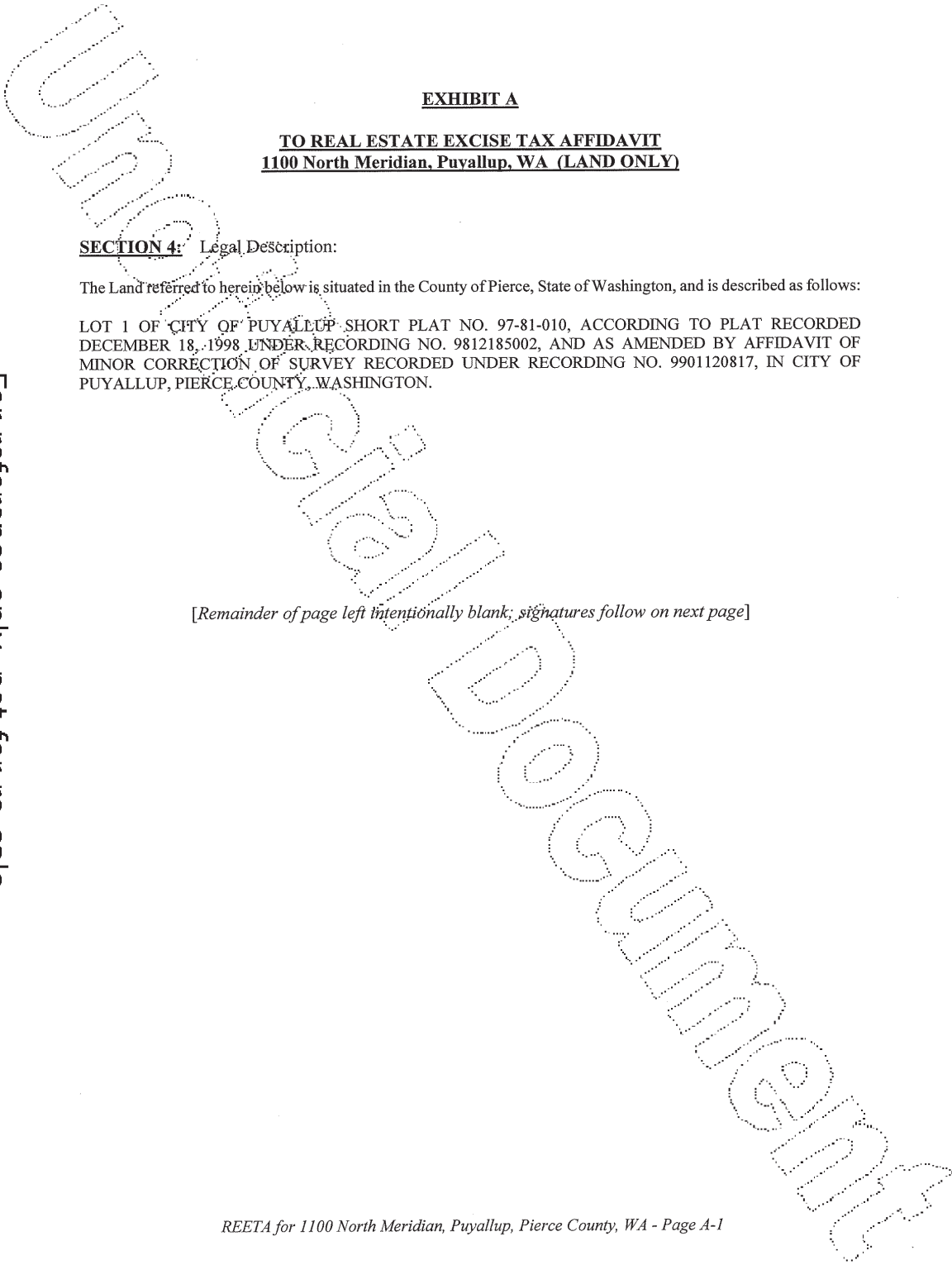
**SECTION 4:** Legal Description:

The Land referred to herein below is situated in the County of Pierce, State of Washington, and is described as follows:

LOT 1 OF CITY OF PUYALLUP SHORT PLAT NO. 97-81-010, ACCORDING TO PLAT RECORDED DECEMBER 18, 1998 UNDER RECORDING NO. 9812185002, AND AS AMENDED BY AFFIDAVIT OF MINOR CORRECTION OF SURVEY RECORDED UNDER RECORDING NO. 9901120817, IN CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON.

*[Remainder of page left intentionally blank; signatures follow on next page]*

For reference only, not for re-sale.



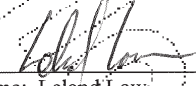
**SECTION 8:** Signature of Grantor:

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

**GRANTOR:**

METROPOLITAN LIFE INSURANCE COMPANY, a  
New York corporation

By: MetLife Investment Management, LLC,  
a Delaware limited liability company,  
Its Investment Manager

By:   
Name: Leland Low

Title: Authorized Signatory and Director

Date: April 27, 2021

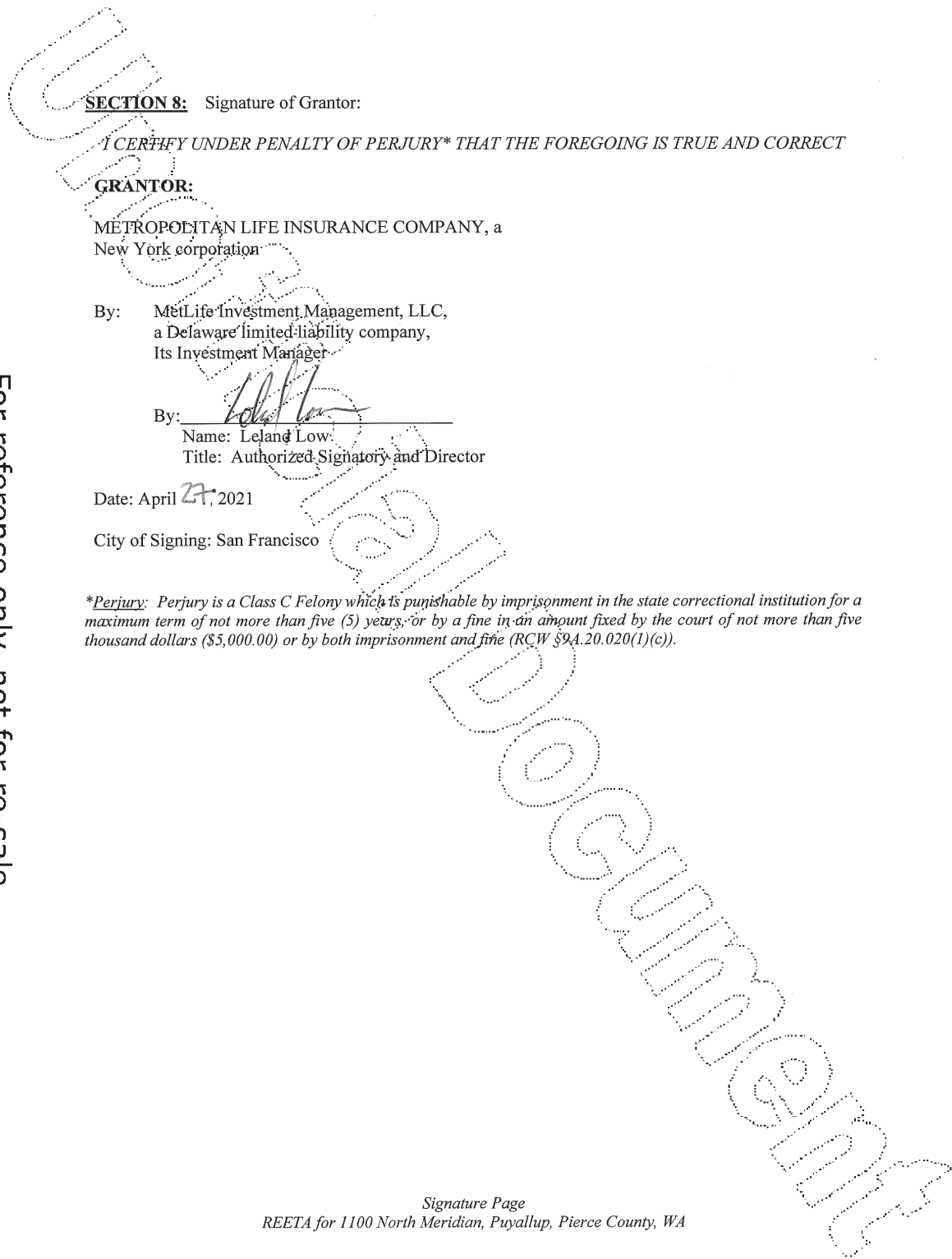
City of Signing: San Francisco

*\*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 (5) 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)(c)).*

For reference only, not for re-sale.

Signature Page

REETA for 1100 North Meridian, Puyallup, Pierce County, WA





<b>Entity</b>	<b>METROPOLITAN LIFE INSURANCE COMPANY (605-673-907)</b>
<b>Transfer Type</b>	<b>Real Estate (Deeded)</b>
<b>Date of Sale/Transfer</b>	<b>Apr-27-2021</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>
022001-700-1	2717-Tacoma	9,043,100.00	254,729.92	38,940.62



Form 84 0001a

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 METROPOLITAN LIFE INSURANCE COMPANY, a New York corporation. Mailing address 425 Market Street, Suite 1050 San Francisco, CA 94105

2 Buyer/Grantee Name FM TACOMA STEVENS F, LLC, a Delaware limited liability company. Mailing address 7978 Cooper Creek Blvd University Park, FL 34201

3 Send all property tax correspondence to: Same as Buyer/Grantee Name Fred Meyer Stores, Inc. Mailing address 1014 Vine St Property Tax 7th Fl Cincinnati, OH 45202

Table with 3 columns: List all real and personal property parcel account numbers, Personal property?, Assessed value(s). Includes entry for 022001-700-1 (Land only) with value \$9,043,100.00.

4 Street address of property 4505 South 19th Street, Tacoma WA 98405. This property is located in Tacoma. Check box if any of the listed parcels are being segregated from another parcel...

LAND ONLY as to the real property legally described on Exhibit A, attached hereto. FIRST AMERICAN 1039951-27

5 53 - Retail trade - general merchandise. Enter any additional codes. Was the seller receiving a property tax exemption or deferral under RCW 84.36, 84.37, or 84.38... Is this property predominantly used for timber or agriculture...?

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.

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?

Type of document Bargain and Sale Deed. Date of document APRIL 27 2021. Gross selling price 1,254,975.00. Personal property (deduct) 0.00. Exemption claimed (deduct) 0.00. Taxable selling price 1,254,975.00.

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... you must sign on (3) below.

Excise tax calculation table. Includes rows for Less than \$500,000.01 at 1.1%, From \$500,000.01 to \$1,500,000 at 1.28%, From \$1,500,000.01 to \$3,000,000 at 2.75%, Above \$3,000,000 at 3%, Agricultural and timberland at 1.28%. Total excise tax: state 15,163.68. Local 6,274.88. Total due 21,438.56.

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

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) Please see full signature block on Exhibit A, attached Date & city of signing

Signature of grantee or agent Name (print) RACHAEL RODGERS, First American Date & city of signing APRIL 27 2021, PORTLAND

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: the WA Relay Service by calling 711.

4562443 EXTX Electronically Recorded Pierce County, WA PPRICE 4/28/2021 11:47 AM Excise Collected: \$21,438.56 Pages: 3 Proc. Fee: \$0.00 Tech Fee: \$5.00

PACE TREASURER'S USE ONLY

COUNTY TREASURER

For reference only, not for re-sale.

**EXHIBIT A**

**TO REAL ESTATE EXCISE TAX AFFIDAVIT**  
**4505 South 19th Street, Tacoma, WA (LAND ONLY)**

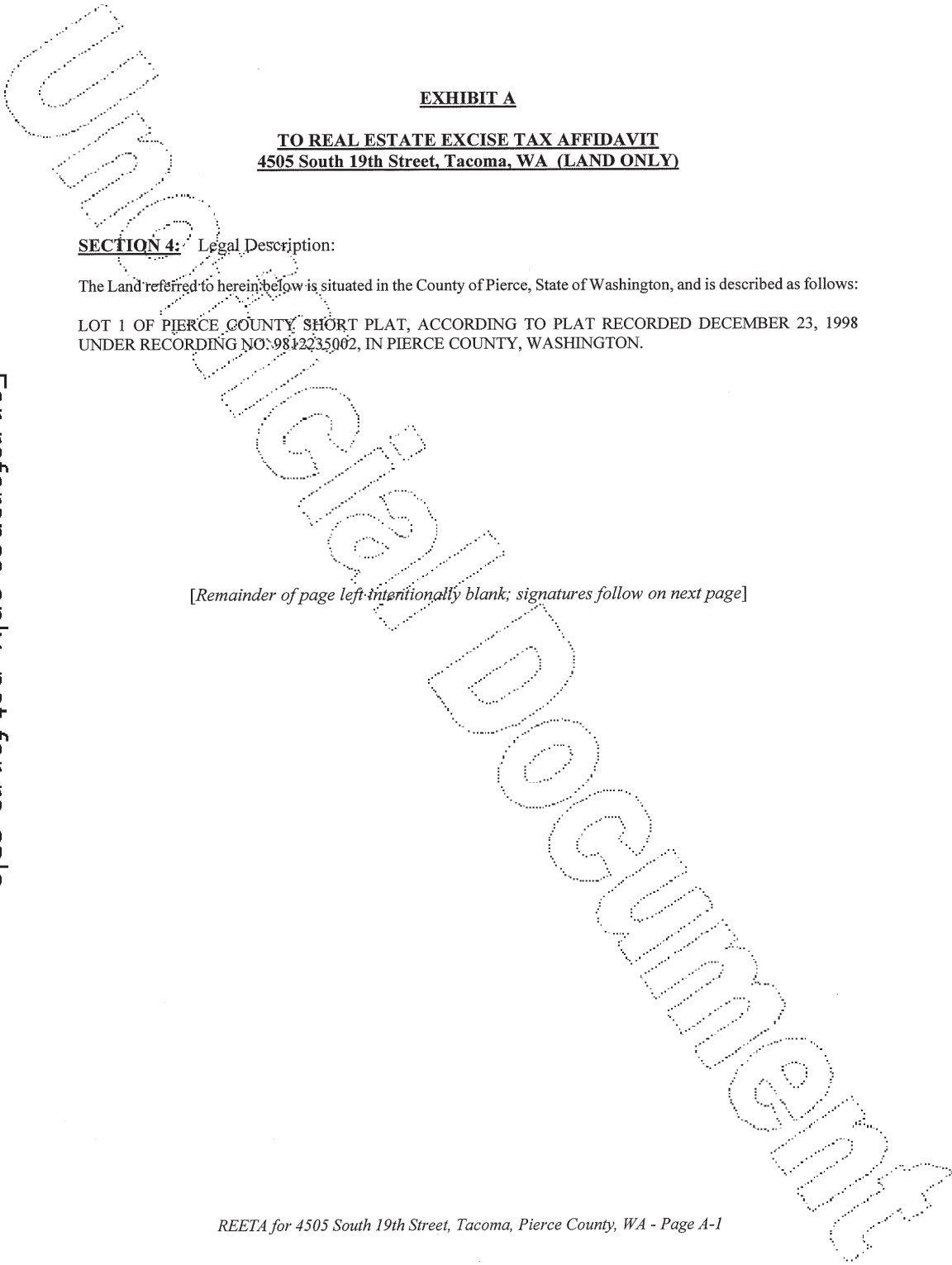
**SECTION 4:** Legal Description:

The Land referred to herein below is situated in the County of Pierce, State of Washington, and is described as follows:

LOT 1 OF PIERCE COUNTY SHORT PLAT, ACCORDING TO PLAT RECORDED DECEMBER 23, 1998  
UNDER RECORDING NO: 9812235002, IN PIERCE COUNTY, WASHINGTON.

*[Remainder of page left intentionally blank; signatures follow on next page]*

For reference only, not for re-sale.




**SECTION 8:** Signature of Grantor:

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

**GRANTOR:**

METROPOLITAN LIFE INSURANCE COMPANY, a  
New York corporation

By: MetLife Investment Management, LLC,  
a Delaware limited liability company,  
Its Investment Manager

By:   
Name: Leland Low  
Title: Authorized Signatory and Director

Date: April 27 2021

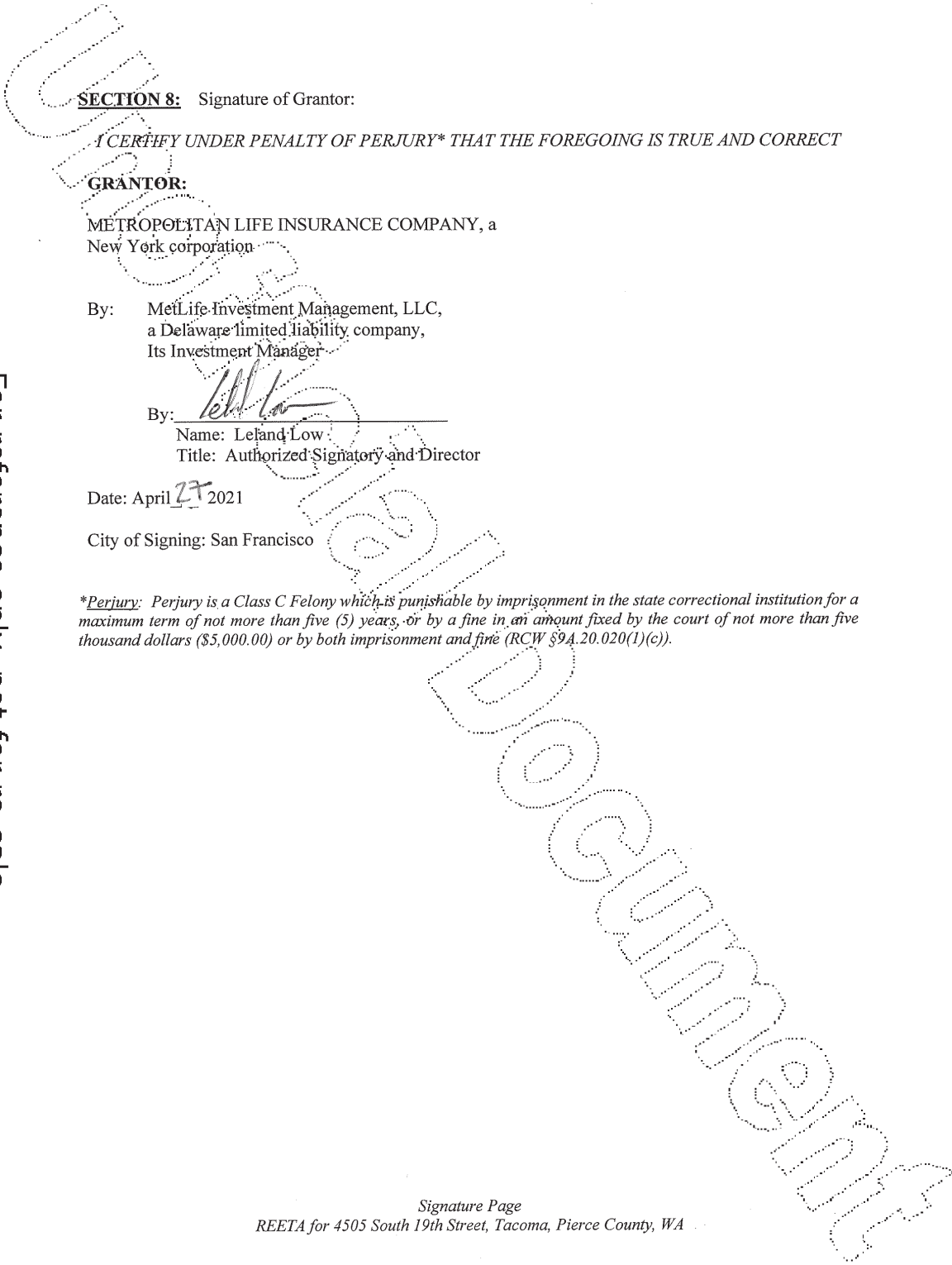
City of Signing: San Francisco

*\*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 (5) 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)(c)).*

For reference only, not for re-sale.

*Signature Page*

*REETA for 4505 South 19th Street, Tacoma, Pierce County, WA*





Washington State  
Department of Revenue  
Audit Division/RI ET  
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 459.61A WAC

1/14/2025 07839

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>Kenneth J Lowe &amp; Lynda K Lowe</u></p> <p>Street <u>6326 118th Street Court SW</u></p> <p>City <u>Lakewood</u> State <u>WA</u> Zip <u>98499</u></p> <p>Tax Registration Number <u>602-450 954</u></p> <p>Federal Identifier Number <u>[REDACTED]</u></p> <p>Percent of Entity Ownership Sold <u>66 6600</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><i>Lynda K. Lowe</i></u></p> <p>Name (print) <u>Lynda K Lowe</u></p> <p>Date &amp; Place of Signing <u>1 9-25 6425 6th Ave Tacoma WA</u></p> <p>Telephone Number <u>(253) 230 1282</u></p>	<p><b>2 TRANSFEREE</b> (Attach a list for multiple transferees including percentage bought)</p> <p>Name <u>Griffin D Lowe</u></p> <p>Street <u>6602 60th Street West</u></p> <p>City <u>University Place</u> State <u>WA</u> Zip <u>98467</u></p> <p>Tax Registration Number <u>602-450 954</u></p> <p>Federal Identifier Number <u>[REDACTED]</u></p> <p>Percent of Entity Ownership Purchased <u>66 6600</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><i>Griffin D Lowe</i></u></p> <p>Name (print) <u>Griffin D Lowe</u></p> <p>Date &amp; Place of Signing <u>1 9-25 6425 6th Ave Tacoma WA</u></p> <p>Telephone Number <u>(253) 565-2441</u></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>Kenneth J Lowe &amp; Lynda K Lowe (Husband and Wife)</u></p> <p>Street <u>6326 118th Street Court SW</u></p> <p>City <u>Lakewood</u> State <u>WA</u> Zip <u>98499</u></p> <p>Tax Registration Number <u>602-450 954</u></p> <p>Federal Identifier Number <u>[REDACTED]</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>
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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
2700 Pierce County	0.0050	0220022109	\$61,617.00	\$308.08
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>\$61,617.00</b>	<b>\$308.08</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 \$	61 617 00
Excise Tax State	
Less than \$525 000.01 at 1.1% \$	677 79
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
<b>Total Excise Tax State \$</b>	<b>677 79</b>

**7 TAX COMPUTATION**

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

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

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

<b>Department of Revenue Use Only</b>	
State REET Tax (from Section 6)	\$677.79
Local REET Tax (from Section 5)	\$ 308.08
<b>Total REET Tax</b>	<b>\$985.88</b>
Delinquent Interest	\$0.00
Delinquent Penalty	\$0.00
<b>TOTAL DUE</b>	<b>\$985.88</b>



Mail Completed Form To:  
 Washington State  
 Department of Revenue  
 Audit Division/RETT  
 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>Roger Grummel</u></p> <hr/> <p>Street <u>1102 Donovan Avenue</u></p> <p>City <u>Bellingham</u> State <u>WA</u> Zip <u>98225</u></p> <p>Tax Registration Number <u>-</u></p> <p>Federal Identifier Number <u>-</u></p> <p>Percent of Entity Ownership Sold <u>33.4%</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>Roger Grummel</u></p> <p>Date &amp; Place of Signing <u>1/16/2025</u></p> <p>Telephone Number <u>360-961-2724</u></p>	<p><b>2 TRANSFEREE</b>                  (Attach a list for multiple transferees including percentage bought)</p> <p>Name <u>Carrie and Jeff Jacobsen</u></p> <hr/> <p>Street <u>12205 7th Ave NW</u></p> <p>City <u>Seattle</u> State <u>WA</u> Zip <u>98127</u></p> <p>Tax Registration Number <u>-</u></p> <p>Federal Identifier Number <u>-</u></p> <p>Percent of Entity Ownership Purchased <u>66.6</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>Jeff Jacobsen</u></p> <p>Date &amp; Place of Signing <u>Jan 16, 2025</u></p> <p>Telephone Number <u>206-910-2279</u></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>Mud Bay Shellfish, LLC</u></p> <hr/> <p>Street <u>1102 Donovan Avenue</u></p> <p>City <u>Bellingham</u> State <u>wa</u> Zip <u>98225</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 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	Local City/County Tax
2800 - San Juan County	0.0200	141812008000	\$1,105,060.00	\$22,101.20
2800 - San Juan County	0.0200	141871006000	\$106,760.00	\$2,135.20
2800 - San Juan County	0.0200	141871005000	\$116,060.00	\$2,321.20
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>\$1,327,880.00</b>	<b>\$26,557.60</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

<b>State REET Tax Calculation</b>	
Total True & Fair Value \$	1,327,880.00
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% \$	10,276.88
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
<b>Total Excise Tax: State \$</b>	<b>16,051.86</b>

**7 TAX COMPUTATION:**

Date of Transfer 1/16/2025 \*If tax exemption is claimed, provide reference to Exemption Code Title and Number below\*

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

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

<i>Department of Revenue Use Only</i>	
State REET Tax (from Section 6).....	\$16,051.86
Local REET Tax (from Section 5)....	\$ 26,557.60
<b>Total REET Tax</b> .....	<b>\$42,609.46</b>
Delinquent Interest.....	\$0.00
Delinquent Penalty.....	\$0.00
<b>TOTAL DUE</b>	<b>\$42,609.46</b>

Please See Information on Reverse

100412025 005303

<b>Entity</b>	<b><i>EQUILON ENTERPRISES LLC</i></b>
<b>Transfer Type</b>	Real Estate (Deeded)
<b>Date of Sale/Transfer</b>	Oct-28-2021
<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>
19797	2900 - SKAGIT COUNTY			
19874	2900 - SKAGIT COUNTY			
33022	2900 - SKAGIT COUNTY			
33446	2900 - SKAGIT COUNTY			
33496	2900 - SKAGIT COUNTY			
33502	2900 - SKAGIT COUNTY			
68502	2900 - SKAGIT COUNTY			
68509	2900 - SKAGIT COUNTY			
68510	2900 - SKAGIT COUNTY			
68518	2900 - SKAGIT COUNTY			
68523	2900 - SKAGIT COUNTY			
95737	2900 - SKAGIT COUNTY			
119578	2900 - SKAGIT COUNTY			
120442	2900 - SKAGIT COUNTY			
120956	2900 - SKAGIT COUNTY			
135655	2900 - SKAGIT COUNTY			
135656	2900 - SKAGIT COUNTY			
		314,903,002.00	2,760,363.70	1,357,707.55

**Instrument Number: E2907291 Document: EXTX**  
**Selling Price: \$16,029,200.00 Tax Amount: \$285,324.76**  
**Record Date: 12/20/2017 4:15 PM King County, WA**



**REAL ESTATE EXCISE TAX AFFIDAVIT**  
 CHAPTER 82.45 RCW - CHAPTER 45B-61A WAC

This form is your receipt when stamped by cashier.

PLEASE TYPE OR PRINT

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

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

SELLER GRANTOR	Name: <u>EQUILON ENTERPRISES LLC</u>	BUYER GRANTEE	Name: <u>TRITON WEST LLC</u>
	Mailing Address: <u>150 N. Dairy Ashford</u>		Mailing Address: <u>150 N. Dairy Ashford, F0676C</u>
	City/State/Zip: <u>Houston, TX 77079</u>		City/State/Zip: <u>Houston, TX 77079</u>
	Phone No. (including area code): <u>(832) 337-4959</u>		Phone No. (including area code): <u>(832) 337-0016</u>

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

Name	List all real and personal property tax parcel account numbers - check box if personal property	List assessed value(s)
	<u>766670-2650-04</u> <input type="checkbox"/>	<u>\$13,662,800</u>
	<u>767180-0251-02</u> <input type="checkbox"/>	<u>\$ 1,909,800</u>
	<u>767180-0550-00</u> <input type="checkbox"/>	<u>\$ 156,300</u>

Street address of property: 2655 13th Avenue S.W.  
 This property is located in King 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)  
Lots 1-47 Inclusive, Block 403

Select Land Use Code(s):  
29 - Petroleum refining and related industries  
 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, homestead 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, 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 \_\_\_\_\_

**E2907291**  
 EXCISE TAX AFFIDAVIT  
 12/20/2017 4:15 PM KING COUNTY, WA  
 Selling Price: \$16,029,200.00  
 Tax Amount: \$285,324.76

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: Special Warranty Deed  
 Date of Document: 12/17/17

Gross Selling Price \$	16,029,200.00
*Personal Property (deduct) \$	0.00
Exemption Claimed (deduct) \$	0.00
Taxable Selling Price \$	<u>16,029,200.00</u>
Excise Tax : State \$	<u>285,178.76</u>
<input type="checkbox"/> 0.0000 Local \$	<u>80,146.00</u>
*Delinquent Interest: State \$	0.00
Local \$	0.00
*Delinquent Penalty \$	0.00
Subtotal \$	0.00
*State Technology Fee \$	5.00
*Affidavit Processing Fee \$	
Total Due \$	<u>285,324.76</u>

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>Hector A. Pinada</u>	Signature of Grantee or Grantee's Agent: <u>Brian Houston</u>
Name (print): <u>Hector A. Pinada</u>	Name (print): <u>Brian Houston</u>
Date & city of signing: <u>11:30.17 Houston, Texas</u>	Date & city of signing: <u>11:30.17 Houston, Texas</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)).

10/20/2021 01:23



**EXHIBIT A**

**LAND**

**PARCEL A:**

LOTS 1 THROUGH 47 OF BLOCK 403 OF SEATTLE TIDELANDS, EXTENSION NO. 1, ACCORDING TO THE OFFICIAL MAPS ON FILE IN THE OFFICE OF THE COMMISSIONER OF PUBLIC LANDS IN OLYMPIA, WASHINGTON. EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF SEATTLE BY DEED FOR STREET PURPOSES RECORDED MAY 8, 2002 AS RECORDING NO. 20020508001962.

**PARCEL B:**

THAT PORTION OF BLOCKS C, D AND VACATED LEWIS AVENUE, ALL IN FRINK'S WATERFRONT ADDITION, ACCORDING TO PLAT RECORDED IN VOLUME 12 OF PLATS, PAGE 89, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID BLOCK C; THENCE SOUTH 76°42'12" WEST ALONG THE WESTERLY EXTENSION OF THE SOUTHERLY LINE OF SAID BLOCK C BEING ALSO THE NORTHERLY LINE OF RAILROAD AVENUE, NOW W. FLORIDA STREET, 117.85 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID BLOCK C, 327.23 FEET; THENCE NORTH 76°42'12" EAST 142.00 FEET; THENCE SOUTH 6.85 FEET; THENCE EAST 216.63 FEET TO THE EAST LINE OF SAID BLOCK C; THENCE SOUTH ALONG SAID EAST LINE 221.79 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 60 FEET; THENCE ALONG SAID CURVE AND SOUTHEASTERLY LINE OF SAID BLOCK C, 40.16 FEET TO THE SOUTHERLY LINE OF SAID BLOCK C; THENCE SOUTH 76°42'12" WEST ALONG SAID SOUTHERLY LINE 199.14 FEET TO BEGINNING. EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF SEATTLE BY DEED FOR STREET PURPOSES RECORDED MAY 8, 2002 AS RECORDING NO. 20020508001963.

**PARCEL C:**

LOT 1, BLOCK "F" AND LOT 2, BLOCK "G", FRINK'S WATERFRONT ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 12 OF PLATS, PAGE 89, IN KING COUNTY, WASHINGTON. EXCEPT THAT PORTION OF SAID LOT 1 LYING WEST OF THE NORTHERLY PROLONGATION OF THE WEST LINE OF 13TH AVENUE SOUTHWEST. AND EXCEPT THAT PORTION OF SAID LOT 2 LYING EASTERLY OF A LINE PARALLEL WITH THE EASTERLY BOUNDARY OF SAID LOT AND DISTANT 66.743 FEET WESTERLY THEREOF, AS MEASURED ALONG THE INNER HARBOR LINE.

10/28/2021 01:295

**EXHIBIT A**

**LAND**

**PARCEL A:**

LOTS 1 THROUGH 47 OF BLOCK 403 OF SEATTLE TIDELANDS, EXTENSION NO. 1, ACCORDING TO THE OFFICIAL MAPS ON FILE IN THE OFFICE OF THE COMMISSIONER OF PUBLIC LANDS IN OLYMPIA, WASHINGTON. EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF SEATTLE BY DEED FOR STREET PURPOSES RECORDED MAY 8, 2002 AS RECORDING NO. 20020508001962.

**PARCEL B:**

THAT PORTION OF BLOCKS C, D AND VACATED LEWIS AVENUE, ALL IN FRINK'S WATERFRONT ADDITION, ACCORDING TO PLAT RECORDED IN VOLUME 12 OF PLATS, PAGE 89, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID BLOCK C; THENCE SOUTH 76°42'12" WEST ALONG THE WESTERLY EXTENSION OF THE SOUTHERLY LINE OF SAID BLOCK C BEING ALSO THE NORTHERLY LINE OF RAILROAD AVENUE, NOW W. FLORIDA STREET, 117.85 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID BLOCK C, 327.23 FEET; THENCE NORTH 76°42'12" EAST 142.00 FEET; THENCE SOUTH 6.85 FEET; THENCE EAST 216.63 FEET TO THE EAST LINE OF SAID BLOCK C; THENCE SOUTH ALONG SAID EAST LINE 221.79 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 60 FEET; THENCE ALONG SAID CURVE AND SOUTHEASTERLY LINE OF SAID BLOCK C, 40.16 FEET TO THE SOUTHERLY LINE OF SAID BLOCK C; THENCE SOUTH 76°42'12" WEST ALONG SAID SOUTHERLY LINE 199.14 FEET TO BEGINNING. EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF SEATTLE BY DEED FOR STREET PURPOSES RECORDED MAY 8, 2002 AS RECORDING NO. 20020508001963.

**PARCEL C:**

LOT 1, BLOCK "F" AND LOT 2, BLOCK "G", FRINK'S WATERFRONT ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 12 OF PLATS, PAGE 89, IN KING COUNTY, WASHINGTON. EXCEPT THAT PORTION OF SAID LOT 1 LYING WEST OF THE NORTHERLY PROLONGATION OF THE WEST LINE OF 13TH AVENUE SOUTHWEST. AND EXCEPT THAT PORTION OF SAID LOT 2 LYING EASTERLY OF A LINE PARALLEL WITH THE EASTERLY BOUNDARY OF SAID LOT AND DISTANT 66.743 FEET WESTERLY THEREOF, AS MEASURED ALONG THE INNER HARBOR LINE.



**EXHIBIT B**

**Permitted Encumbrances**

County	ST	Type of Interest	Grantor	Grantee	Description	Document Date	Recording Data
King	WA	Side Sewer Easement and Indemnification	The Texas Co.	City of Seattle	Lots 1-47/Block 403, Seattle Tide Lands	07/12/67	Rec. 6202588
King	WA	Side Sewer Easement and Indemnification	The Texas Co.	City of Seattle	Lots 1-47/Block 403, Seattle Tide Lands	08/21/67	Rec. 6222044
King	WA	Pipeline Easement Relocate P/L	Mobil Oil Corp.	Texaco, Inc.	A portion of Lot 1, Block F, Frink's Addn.	12/23/68 Amended 09/10/12	Rec. 6450860 Rec. 2012 0910000492
King	WA	30' Perpetual, Non-Exclusive Easement for Ingress/Egress	Mobil Oil Corp.	Texaco, Inc.	A portion of Lot 1, Block F, Frink's Addn.	12/23/68	Rec. 6450861
King	WA	Notice of Consent Decree and Right of Access-Remediation	United States of America (EPA)	Shell Oil Company	Harbor Island (Port of Seattle) Super Fund Site	08/21/96	Rec. 96 08211528
King	WA	Mineral Reservation	Texaco Refining & Marketing, Inc.	Equilon Enterprises LLC	Lots 1-47/Block 403, Seattle Tidelands, and a portion of Lot 1, Block F, Frink's Addn.	04/19/99	Rec. 99 04192410
King	WA	Electric Distribution Easement	Equilon Enterprises LLC	City of Seattle	A portion of Lots 3-23/Block 403, Seattle Tide Lands	07/12/67	Rec. 99 12290143
King	WA	Private Roadway	Equilon Enterprises LLC	Port of Seattle	Lots 15-17/Block C, Frink's Waterfront Addn.	02/04/00	Rec. 2000 0204000692
King	WA	Temporary Construction Easement	Equilon Enterprises LLC	Port of Seattle	Lots 1-47/Block 403, Seattle Tidelands, and a portion of Blocks C and D, Frink's Waterfront Addn.	02/04/00	Rec. 2000 0204000694
King	WA	Restrictive Covenant (Remediation)	Equilon Enterprises LLC	Port of Seattle	Lots 1-47/Block 403, Seattle Tidelands, and a portion of Blocks C and D, Frink's Waterfront Addn., and Lot 1, Block F, Frink's Addn.	10/05/00	Rec. 2000 1005000563
King	WA	Mineral Deed	Texas Exploration and Production, Inc.	Tim Beck	Part of Lots 1 and 2, Block G, Frink's Waterfront Addn.	07/11/06	Rec. 2006 0711001633
King	WA	Covenant Running with the Land	Equilon Enterprises LLC	City of Seattle	Lots 1-47/Block 403, Seattle Tide Lands	09/10/08	Rec. 2008 0910000210

1832672021  
01286

10/23/2021 01:297

County	ST	Type of Interest	Grantor	Grantee	Description	Document	Recording Data
King	WA	Covenant Running with the Land	Equilon Enterprises LLC	City of Seattle	Part of Lots 1 and 2, Block G, Frink's Waterfront Addn.	11/28/12	Rec. 2012
King	WA	Covenant Agreement	Equilon Enterprises LLC	City of Seattle	Lots 1-47/Block 403, Seattle Tidelands, and a portion of Blocks C and D, Frink's Waterfront Addn., and Part of Lots 1 and 2, Block G, Frink's Waterfront Addn.	03/01/13	Rec. 2013 0301000468
King	WA	Indemnity Agreement	Equilon Enterprises LLC	City of Seattle	Lots 1-47/Block 403, Seattle Tidelands, and a portion of Blocks C and D, Frink's Waterfront Addn., and Part of Lots 1 and 2, Block G, Frink's Waterfront Addn.	03/01/13	Rec. 2013 0301000469
King	WA	Covenant Running with the Land	Equilon Enterprises LLC	City of Seattle	Lots 1-47/Block 403, Seattle Tide Lands	02/06/14	Rec. 2014 0206000726

Entity	<i>VERNER, PAMELA KAY</i>
Transfer Type	Real Estate (Deeded)
Date of Sale/Transfer	Sep-29-2021
<b>See Original Affidavit Below</b>	

Parcel Number	Location Code	Taxable Amount	State Tax	Local Tax
P100386	2900-Skagit County	1,026,100.00	4,308.48	1,683.00



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

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

Form 84 0001a

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 Pamela Kay Verner, an unmarried person

Mailing address 12821 10th St NE

City/state/zip Lake Stevens, WA 98258

Phone (including area code) \_\_\_\_\_

### 2 Buyer/Grantee

Name Ruth Kidanemariam and Tekie T Gebremedhin, wife and husband

Mailing address 22906 Greenough Lane

City/state/zip Sedro Woolley, WA 98284

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)
P100386/ 350411-4-002-0705	<input type="checkbox"/>	\$ 1,026,100.00
Levy Code: 1335	<input type="checkbox"/>	
	<input type="checkbox"/>	

4 Street address of property 22906 Greenough Lane, Sedro Woolley, WA 98284

This property is located in Skagit 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).

LOT 4, SHORT PLAT NO. 91-13, APPROVED JULY 19, 1991, RECORDED AUGUST 5, 1991, IN BOOK 9 OF SHORT PLATS, PAGE 393, UNDER AUDITOR'S FILE NO. 9108050001 AND BEING A PORTION OF THE NORTH HALF OF THE SOUTH HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M. TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, AND UTILITIES OVER GREENOUGH LANE, AS SHOWN ON THE FACE OF THE SHORT PLAT, SITUATE OF THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

5 11 - Household, single family units

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

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

Is this property 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 _____

Type of document Statutory Warranty Deed

Date of document 9/29/2021

Gross selling price	689,500.00
*Personal property (deduct)	0.00
Exemption claimed (deduct)	0.00
Taxable selling price	689,500.00
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%	2,425.60
From \$1,500,000.01 to \$3,000,000 at 2.75%	
Above \$3,000,000 at 3%	
Agricultural and timberland at 1.28%	
Total excise tax: state	7,925.60
Local	3,447.50
*Delinquent interest: state	0.00
Local	0.00
*Delinquent penalty	0.00
Subtotal	11,373.10
*State technology fee	5.00
Affidavit processing fee	0.00
Total due	11,378.10

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 Pamela Kay Verner  
Name (print) Pamela Kay Verner  
Date & city of signing 9-29-2021, Lake Stevens

Signature of agent [Signature]  
Name (print) Ruth Kidanemariam by A. Lidberg Agent  
Date & city of signing 9/29/2021 Tacoma

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

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

REV 84 0001a (3/12/21)

THIS SPACE TREASURER'S USE ONLY

Escrow No.: 21001065-NCSM

Payor: FIDELITY NATIONAL

Date: 09/30/2021

Deputy: lenat

Payment Type: 2021-4525  
EFT





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

4/2025

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

1 TRANSFEROR (Attach a list for multiple transfers including percentage sold) Name Coralie Meslin Street 9397 Samish Island Road City Bow State WA Zip 98232 Tax Registration Number 531-884-536 Federal Identifier Number - Percent of Entity Ownership Sold 64 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 Coralie Meslin Name (print) Coralie Meslin Date & Place of Signing Bow, WA 12/30/2025 Telephone Number (443) 710-3956

2 TRANSFEREE (Attach a list for multiple transferees including percentage bought) Name Carter J Barnes Street 8523 64th Ave E City Puyallup State WA Zip 98371 Tax Registration Number 533-529-771 Federal Identifier Number - Percent of Entity Ownership Purchased 64 % 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 Carter J Barnes Name (print) Carter J Barnes Date & Place of Signing 1/6/25 home Telephone Number 253-279-9197

3 Name and address of entity whose ownership was transferred (Attach a list for multiple entities) Name Bndgehead, LLC Type of entity (check one) [ ] Corporation [ ] Partnership [ ] Trust [x] Limited Liability Company Street 617 West Division Street City Mount Vernon State WA Zip 98273 Tax Registration Number 604-736-055 Federal Identifier Number [REDACTED]

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

5 Local REET Tax Calculation Table with columns: A Location, B County Tax Parcel No, C True & Fair Value, D Local City/County Tax. Totals: \$626,200.00 True & Fair Value, \$3,131.00 Local City/County Tax.

6 Is this property predominately used for timber (as classified under RCW 84 34 and 84 33) or agnculture (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 \$ 626,200 00, Excise Tax State 5 775 00, From \$525,000 01 to \$1 525 000 at 1 28% \$ 1,295 36, Total Excise Tax State \$ 7,070 36

7 TAX COMPUTATION Date of Transfer 12/18/2024 \*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 lnks 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: State REET Tax (from Section 6) \$7,070 36, Local REET Tax (from Section 5) \$ 3,131 00, Total REET Tax \$10,201 36, Delinquent Interest \$0 00, Delinquent Penalty \$0 00, TOTAL DUE \$10,201 36

Please See Information on Reverse



<b>Entity</b>	<i>TASHJIAN, KIRK G</i>
<b>Transfer Type</b>	Real Estate (Deeded)
<b>Date of Sale/Transfer</b>	Sep-26-2020
<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>
004807-000-026-05	3100-Snohomish	483,700.00	5,320.70	2,418.50



201802160619 21 PGS  
02/16/2018 3 12pm \$95.00  
SNOHOMISH COUNTY, WASHINGTON

Unofficial Document

After Recording Return To:

FIRST AMERICAN MORTGAGE SOLUTIONS ON BEHALF OF CALIBER HOME LOANS  
1795 INTERNATIONAL WAY  
IDAHO FALLS, ID 83402

**DEED OF TRUST**

Grantor(s) KIRK G TASHJIAN, AN UNMARRIED PERSON,

Grantee(s) CALIBER HOME LOANS, INC.

Legal Description *CW Title - Trustee*  
LEGAL DESCRIPTION ATTACHED HERETO AND MADE PART HEREOF *on pg 21*

Abbreviated *Lot 1, Snohomish County, SP # ZA 9106214 SP,*  
*AF # 9500095004, Lot 26 of Interlaken*

Assessor's Property Tax Parcel or Account Number 00480700002605 *Sno Co*

Reference Numbers of Documents Assigned or Released

The Auditor or Recording Officer will rely on the information provided on this form. The staff will not read the document to verify the accuracy of or the completeness of the indexing information provided herein.

**CW TITLE**  
RC40204237  
*2/19500*

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6270189 - GTS31010003



LOAN NO 976669858

Loan Name **KIRK G TASHJIAN, AN UNMARRIED PERSON,**  
Property Address **14114 46TH AVE NW, STANWOOD, WASHINGTON 98292-7750**

**Unofficial Document**

**EXHIBIT "A"**

**LEGAL DESCRIPTION OF PROPERTY**

**SEE EXHIBIT 'A' ATTACHED HERETO AND BY THIS REFERENCE INCORPORATED  
HEREIN**

© 2018 GuardianDocs  
6270189 - GTS67170005



Order No RC-40204237

**EXHIBIT "A"**

**LOT 1 OF SNOHOMISH COUNTY SHORT SUBDIVISION NO. ZA 9106214 SP, AS RECORDED UNDER RECORDING NO. 9506095004, AND BEING A PORTION OF LOT 26 OF INTERLAKEN, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 49, RECORDS OF SNOHOMISH COUNTY AUDITOR;**

**SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.**

APN **22480700002605**

THE ADDRESS FOR THE EXHIBIT "A" ABOVE IS AS FOLLOWS:

**14114 46th Avenue NW Stanwood, WA 98292**

**THE PROPERTY ADDRESS SHOWN ABOVE IS NOT PART OF THE LEGAL DESCRIPTION FOR THE TITLE TO THE LAND TO BE INSURED.**

Entity	<i>LEIGHTON, LORI</i>
Transfer Type	Real Estate (Deeded)
Date of Sale/Transfer	Jul-13-2021
<b>See Original Affidavit Below</b>	

Parcel Number	Location Code	Taxable Amount	State Tax	Local Tax
006316-000-016-00	3100-Snohomish County RTA	174,155.87	1,915.71	870.78



**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 Lori Leighton, an unmarried person

Mailing address 6222 152nd Avenue Northeast

City/state/zip Lake Stevens, WA 98258

Phone (including area code) (714) 715-4882

**2 Buyer/Grantee**

Name Madison Paul Leighton, an unmarried person

Mailing address 6222 152nd Avenue Northeast

City/state/zip Lake Stevens, WA 98258

Phone (including area code) (714) 715-4882

**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>008316-000-016-00 Levy Code 01060</u>	<input type="checkbox"/>	<u>\$ 311,700.00</u>
_____	<input type="checkbox"/>	<u>\$ 0.00</u>
_____	<input type="checkbox"/>	<u>\$ 0.00</u>

**4** Street address of property 6222 152nd Avenue Northeast, Lake Stevens, WA 98258

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

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

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

**LOT 16, OF LOCHAVEN ESTATES, AS PER PLAT RECORDED IN VOLUME 29 OF PLATS, PAGES 98 AND 99, INCLUSIVE. RECORDS OF SNOHOMISH COUNTY AUDITOR; IN SNOHOMISH COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.**  
**see attached**

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

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

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

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

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

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

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

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

If any answers are yes, complete as instructed below.

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

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

This land:  does  does not qualify for continuance.

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

**(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)**

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

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

Signature \_\_\_\_\_ Signature \_\_\_\_\_

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

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

Signature of grantor or agent Lori Leighton  
Name (print) Lori Leighton  
Date & city of signing 7/27/2021 SNOHOMISH

Signature of grantee or agent Madison Paul Leighton  
Name (print) Madison Paul Leighton  
Date & city of signing 7/26/2021 SNOHOMISH

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

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



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 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.

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.

Reasons held in escrow

Signature

Firm Name

2. GIFTS: (WAC 458-61A-201) The gift of equity is non-taxable; however, any consideration received is not a gift and is taxable. The value exchanged or paid for equity plus the amount of debt equals the taxable amount. One of the boxes below must be checked.

Both Grantor (seller) and Grantee (buyer) must sign below.

Grantor (seller) gifts equity valued at \$ 0.00 to grantee (buyer).

NOTE: Examples of different transfer types are provided on the back. This is to assist you with correctly completing this form and paying your tax.

"Consideration" means money or anything of value, either tangible (boats, motor homes, etc) or intangible, paid or delivered, or contracted to be paid or delivered, including performance of services, in return for the transfer of real property. This 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 \$ 347,778.00 and has not received any consideration towards equity. No tax is due.
3. Grantee (buyer) has made and will continue to make 100% of the payments on total debt of \$ and has not paid grantor (seller) any consideration towards equity. No tax is due.
4. Grantor (seller) and grantee (buyer) have made and will continue to make payments from joint account on total debt before and after the transfer. Grantee (buyer) has not paid grantor (seller) any consideration towards equity. No tax is due.

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

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

Grantor's Signature (handwritten signature)

Date 7/27/21

Grantee's Signature (handwritten signature)

Date 7-26-21

Grantor's Name (print) LORI LEIGHTON

Grantee's Name (print) MADISON PAUL LEIGHTON

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)

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



**EXHIBIT A**  
Legal Description

LOT 16, OF LOHAVEN ESTATES, AS PER PLAT RECORDED IN VOLUME 29 OF PLATS, PAGES 98  
AND 99, INCLUSIVE. RECORDS OF SNOHOMISH COUNTY AUDITOR; IN SNOHOMISH COUNTY,  
WASHINGTON.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

APN: 006316-000-016-00

Entity	<i>LAL, KIRNA W</i>
Transfer Type	Real Estate (Deeded)
Date of Sale/Transfer	Jun-06-2019
<b>See Original Affidavit Below</b>	

Parcel Number	Location Code	Taxable Amount	State Tax	Local Tax
00373300400710	3100 - SNOHOMISH COUNTY RTA	266,991.96	3,417.50	1,334.96
''				



PLEASE TYPE OR PRINT

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

This form is your receipt when stamped by cashier.

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

Form sections 1, 2, 3, 4: Seller/Grantor and Buyer/Grantee information, correspondence, and property address.

Section 4: Street address of property, location, and legal description.

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

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

Section 6 (continued): Continuation notice instructions and land qualification.

Section 6 (continued): Compliance notice and owner signature area.

Section 7: List all personal property included in selling price.

Section 7 (continued): Exemption information and WAC number.

Section 7 (continued): Document details and tax calculation table.

Section 8: Certification of truth and correctness, signatures, and dates.

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

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



Exhibit "A"

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

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

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

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

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

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

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

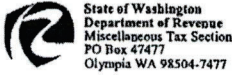
THENCE NORTHERLY ALONG SAID RIGHT OF WAY MARGIN THROUGH A CENTRAL ANGLE OF 4°01'47", 23.24 FEET TO THE SOUTH LINE OF THE NORTH 94.90 FEET OF LOT 7;

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

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

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

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.



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

This form must be submitted with the Real Estate Excise Tax Affidavit (FORM REV 84 0001A for deeded transfers and Form REV 84 0001B for controlling interest transfers) for claims of tax exemption as provided below.

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. The payment of the tax is considered current if it is not more than 90 days beyond the date shown on the instrument.

Reasons held in escrow \_\_\_\_\_

Signature \_\_\_\_\_ Firm Name \_\_\_\_\_

2. GIFTS: (WAC 458-61A-201) The gift of equity is non-taxable; however, any consideration received is not a gift and is taxable. The value exchanged or paid for equity plus the amount of debt equals the taxable amount. One of the boxes below must be checked. Both Grantor (seller) and Grantee (buyer) must sign below.

Grantor (seller) gifts equity valued at \$ 307,550.00 to grantee (buyer).

NOTE: Examples of different transfer types are provided on the back. This is to assist you with correctly completing this form and paying your tax.

"Consideration" means money or anything of value, either tangible (boats, motor homes, etc) or intangible, paid or delivered, or contracted to be paid or delivered, including performance of services, in return for the transfer of real property. The term includes the amount of any lien, mortgage, contract indebtedness, or other encumbrance, given to secure the purchase price, or any part thereof, or remaining unpaid on the property at the time of sale. "Consideration" includes the assumption of an underlying debt on the property by the buyer at the time of transfer.

A. Gifts with consideration

- 1. [ ] Grantor (seller) has made and will continue to make all payments after this transfer on the total debt of \$ \_\_\_\_\_ and has received from the grantee (buyer) \$ \_\_\_\_\_ (include in this figure the value of any items received in exchange for property). Any consideration received by grantor is taxable.
2. [ ] Grantee (buyer) will make payments on \_\_\_\_\_% of total debt of \$ \_\_\_\_\_ for which grantor (seller) is liable and pay grantor (seller) \$ \_\_\_\_\_ (include in this figure the value of any items received in exchange for property). Any consideration received by grantor is taxable.

B. Gifts without consideration

- 1. [ ] There is no debt on the property; Grantor (seller) has not received any consideration towards equity. No tax is due.
2. [x] Grantor (seller) has made and will continue to make 100% of the payments on the total debt of \$ 533,983.91 and has not received any consideration towards equity. No tax is due.
3. [ ] Grantee (buyer) has made and will continue to make 100% of the payments on total debt of \$ \_\_\_\_\_ and has not paid grantor (seller) any consideration towards equity. No tax is due.
4. [ ] Grantor (seller) and grantee (buyer) have made and will continue to make payments from joint account on total debt before and after the transfer. Grantee (buyer) has not paid grantor (seller) any consideration towards equity. No tax is due.

Has there been or will there be a refinance of the debt? [ ] YES [x] 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: [Signature] Date: 6/6/19
Grantee's Signature: [Signature] Date: 6/6/19
Grantor's Name (print): Kirna Lal
Grantee's Name (print): Brian Lal

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) \_\_\_\_\_

Entity	<i>OPPENHEIM, MARY</i>
Transfer Type	Real Estate (Deeded)
Date of Sale/Transfer	Aug-26-2021
<b>See Original Affidavit Below</b>	

Parcel Number	Location Code	Taxable Amount	State Tax	Local Tax
00434208400800	3104-EDMONDS	706,150.00	8,138.72	3,530.72



# 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.

**Form 84 0001a**

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 Mary Oppenheim  
SEE ATTACHED EXHIBIT A  
Mailing address 730 Daley St  
City/state/zip Edmonds, WA 98020  
Phone (including area code) (831) 588-7988

**2 Buyer/Grantee**

Name Murray L. Nass  
SEE ATTACHED EXHIBIT A  
Mailing address 730 Daley St  
City/state/zip Edmonds, WA 98020  
Phone (including area code) (831) 588-7988

**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

00434208400800

Personal property?

\$1,324,800.00  
 \$ 0.00  
 \$ 0.00

Assessed value(s)

\$1,485,900.00

**4 Street address of property** 730 Daley St Edmonds, WA 98020

This property is located in Edmonds (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).

LOTS 8 AND 9 IN BLOCK 84 OF CITY OF EDMONDS, VOL.2, PG(S).39, SNOHOMISH COUNTY, WASHINGTON (SEE ATTACHED 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).

**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-203(1)

Reason for exemption

Separating community property

**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 \_\_\_\_\_

Type of document QUIT CLAIM DEED

Date of document 8/26/2021

Gross selling price \_\_\_\_\_ 0.00

\*Personal property (deduct) \_\_\_\_\_ 0.00

Exemption claimed (deduct) \_\_\_\_\_ 0.00

Taxable selling price \_\_\_\_\_ 0.00

Excise tax: state

Less than \$500,000.01 at 1.1% \_\_\_\_\_ 0.00

From \$500,000.01 to \$1,500,000 at 1.28% \_\_\_\_\_ 0.00

From \$1,500,000.01 to \$3,000,000 at 2.75% \_\_\_\_\_ 0.00

Above \$3,000,000 at 3% \_\_\_\_\_ 0.00

Agricultural and timberland at 1.28% \_\_\_\_\_ 0.00

Total excise tax: state \_\_\_\_\_ 0.00

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 Signed in counterpart

Name (print) Mary Oppenheim

Date & city of signing \_\_\_\_\_

Signature of grantee or agent Murray L. Nass

Name (print) Murray L. Nass

Date & city of signing 8-26-2021 Edmonds

**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.

1265212



# 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 Mary Oppenheim  
SEE ATTACHED EXHIBIT A  
Mailing address 730 Daley St  
City/state/zip Edmonds, WA 98020  
Phone (including area code) (831) 588-7988

**2 Buyer/Grantee**  
Name Murray L. Nass  
SEE ATTACHED EXHIBIT A  
Mailing address 730 Daley St  
City/state/zip Edmonds, WA 98020  
Phone (including area code) (831) 588-7988

**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)
00434208400800	<input type="checkbox"/>	\$1,324,800.00
	<input type="checkbox"/>	\$ 0.00
	<input type="checkbox"/>	\$ 0.00
		<b>\$1,485,900.00</b>

**4** Street address of property 730 Daley St Edmonds, WA 98020  
This property is located in Edmonds (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).

LOTS 8 AND 9 IN BLOCK 84 OF CITY OF EDMONDS, VOL.2, PG(S).39, SNOHOMISH COUNTY, WASHINGTON (SEE ATTACHED 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).

**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-203(1)  
Reason for exemption  
Separating community property

**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

Type of document QUIT CLAIM DEED  
Date of document 8/26/2021

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

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

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

**8** I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT  
Signature of grantor or agent Mary Oppenheim Signature of grantee or agent Signed in counterpart  
Name (print) Mary Oppenheim Name (print) Murray L. Nass  
Date & city of signing 8/26/2021 Portneil, WA Date & city of signing \_\_\_\_\_

**Perjury:** Perjury is a class C felony which is punishable by imprisonment in the state correctional institution for a maximum term of not more than five years, or by a fine in an amount fixed by the court of not more than \$5000, or by both imprisonment and fine (RCW 9A.20.020(1c)).  
To ask about the availability of this publication in an alternate format for the visually impaired, please call 360-705-6705. Teletype (TTY) users may use the WA Relay Service by calling 711.



**REAL ESTATE EXCISE TAX AFFIDAVIT**

**EXHIBIT A**

**GRANTOR(S): Mary Oppenheim and Murray L Nass, both unmarried persons as Tenants in Common**

**GRANTEE(S): Murray L. Nass, an unmarried man**

**FULL LEGAL:**

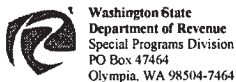
**Land situated in the City of Edmonds in the County of Snohomish in the State of WA**

**Lots 8 and 9 in Block 84 of City of Edmonds, as Per Plat recorded in Volume 2 of Plats, Page 39, records of Snohomish County Auditor;**

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

01/2019  
01610

Mail Completed Form To:



Washington State  
Department of Revenue  
Special Programs Division  
PO Box 47464  
Olympia, WA 98504-7464

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

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

<p><b>1 TRANSFEROR</b> (Attach a list for multiple transferors including percentage sold)</p> <p>Name <u>Byron R. Meyer Living Trust</u></p> <hr/> <p>Street <u>c/o McCullough Hill Leary, PS 701 Fifth Avenue, Suite 6600</u></p> <p>City <u>Seattle</u> State <u>WA</u> Zip <u>98104</u></p> <p>Tax Registration Number _____</p> <p>Federal Identifier Number _____</p> <p>Percent of Entity Ownership Sold <u>98.15</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>SHELDON R. MEYER</u></p> <p>Date &amp; Place of Signing <u>San Francisco CA 3/2/19</u></p> <p>Telephone Number <u>415-362-1546</u></p>	<p><b>2 TRANSFEREE</b> (Attach a list for multiple transferees including percentage bought)</p> <p>Name <u>See Attached.</u></p> <hr/> <p>Street _____</p> <p>City _____ State _____ Zip _____</p> <p>Tax Registration Number _____</p> <p>Federal Identifier Number _____</p> <p>Percent of Entity Ownership Purchased _____ %</p> <p><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) _____</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></p> <p>Name <u>Byron R. Meyer Family Limited Partnership</u></p> <hr/> <p>Street <u>c/o McCullough Hill Leary, PS 701 Fifth Avenue, Suite 6600</u></p> <p>City <u>Seattle</u> State <u>WA</u> Zip <u>98104</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 checked="" type="checkbox"/> Partnership</p> <p><input type="checkbox"/> Trust</p> <p><input type="checkbox"/> Limited Liability Company</p>
--	--

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

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

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

B. Enter County Tax Parcel number.

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

D. True & Fair Value x State Rate

E. True & Fair Value x Local Rate

F. Add D & E to get Subtotal

A. 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
1726	0.005	859140-0025-01	\$18,965,000	\$242,752	\$94,825	\$337,577
3105	0.005	00439069100000	\$21,015,000	\$268,992	\$105,075	\$374,067

**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 2/25/2013 *\*If tax exemption is claimed, provide reference to WAC Title and Number below\**

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

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

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

<i>Department of Revenue Use Only</i>	<table style="width:100%; border-collapse: collapse;"> <tr> <td style="width:80%;">1. Tax.....</td> <td style="width:20%; text-align: right;">\$711,644</td> </tr> <tr> <td>2. Delinquent Interest.....</td> <td style="text-align: right;">\$99,630</td> </tr> <tr> <td>3. Delinquent Penalty.....</td> <td style="text-align: right;">\$142,328</td> </tr> <tr> <td style="text-align: right;"><b>TOTAL</b></td> <td style="text-align: right;"><b>DUE \$953,602.00</b></td> </tr> </table>	1. Tax.....	\$711,644	2. Delinquent Interest.....	\$99,630	3. Delinquent Penalty.....	\$142,328	<b>TOTAL</b>	<b>DUE \$953,602.00</b>
1. Tax.....	\$711,644								
2. Delinquent Interest.....	\$99,630								
3. Delinquent Penalty.....	\$142,328								
<b>TOTAL</b>	<b>DUE \$953,602.00</b>								

Mall 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

1/6/2025  
 01481

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

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

Name Donald V Mattson  
Joann C Mattson

Street 7604 N "E" Street

City Spokane State WA Zip 99208

Tax Registration Number [REDACTED]

Federal Identifier Number -

Percent of Entity Ownership Sold 100 %

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

Signature of Transferor/Agent [Signature]

Name (print) Donald V Mattson

Date & Place of Signing 12/31/24 Spokane

Telephone Number 509-370-16019

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

Name Randall Burch Mattson

Street 25112 N Lords Lane

City Chattaroy State WA Zip 99003

Tax Registration Number [REDACTED]

Federal Identifier Number [REDACTED]

Percent of Entity Ownership Purchased 100 %

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

Signature of Transferee/Agent [Signature]

Name (print) Randall Burch Mattson

Date & Place of Signing 12/31/24 Spokane

Telephone Number 509-944-1996

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

Name Rosewood Ave. LLC

Street 7604 N "E" Street

City Spokane State WA Zip 99208

Tax Registration Number 604-596-212

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. Location	Local City/County Tax Rate	B. County Tax Parcel No	C. True & Fair Value	D. Local City/County Tax
3210 - Spokane	0 0050	36283 1510	\$500,000 00	\$2,500 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>\$500 000 00</b>	<b>\$2 500 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 \$	<u>500,000 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>0 00</u>
From \$1 500 000 01 to \$3 000,000 at 2 75% \$	<u>0 00</u>
Above \$3,000,000 to 3 0% \$	<u>0 00</u>
Agricultural and timberland at 1 28 % \$	<u>0 00</u>
Total Excise Tax State \$	<u>5,500 00</u>

**7 TAX COMPUTATION**

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

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

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

Department of Revenue Use Only	
State REET Tax (from Section 6)	\$5 500 00
Local REET Tax (from Section 5)	\$ 2,500 00
Total REET Tax	\$8 000 00
Delinquent Interest	\$0 00
Delinquent Penalty	\$0 00
<b>TOTAL DUE</b>	<b>\$8,000 00</b>

Please See Information on Reverse

Entity	<i>G&amp;E, LLC</i>
Transfer Type	Real Estate (Deeded)
Date of Sale/Transfer	Jun-06-2019
<b>Original Affidavit Not Available</b>	

Parcel Number	Location Code	Taxable Amount	State Tax	Local Tax
35273.0309	3210 - SPOKANE CITY	552,560.00	6,555.26	2,762.80
35273.0303	3210 - SPOKANE CITY	157,500.00	1,868.49	787.50
35273.0302	3210 - SPOKANE CITY	250,900.00	2,976.53	1,254.50
		<b>960,960.00</b>	<b>11,400.28</b>	<b>4,804.80</b>



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>Affinity Mirabeau Manager LLC a Washington limited liability company</u></p> <p>Street <u>120 W Cataldo Avenue</u></p> <p>City <u>Spokane</u> State <u>WA</u> Zip <u>99201</u></p> <p>Tax Registration Number <u>604 626 630</u></p> <p>Federal Identifier Number <u>[REDACTED]</u></p> <p>Percent of Entity Ownership Sold <u>99 9900</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>, as agent</p> <p>Name (print) <u>Michael Castello</u></p> <p>Date &amp; Place of Signing <u>1/16/25 Seattle</u></p> <p>Telephone Number <u>206-628-5619</u></p>	<p><b>2 TRANSFEREE</b> (Attach a list for multiple transferees including percentage bought)</p> <p>Name <u>East Carlisle Avenue WA Holdco LLC a Delaware limited liability company</u></p> <p>Street <u>c/o Welltower OP LLC 4500 Dorr Street</u></p> <p>City <u>Toledo</u> State <u>OH</u> Zip <u>43615</u></p> <p>Tax Registration Number <u>--</u></p> <p>Federal Identifier Number <u>[REDACTED]</u></p> <p>Percent of Entity Ownership Purchased <u>99 9900</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>, as agent</p> <p>Name (print) <u>Michael Castello</u></p> <p>Date &amp; Place of Signing <u>1/16/25 Seattle</u></p> <p>Telephone Number <u>206-628-5619</u></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>Affinity at Mirabeau, LLC, a Washington limited liability company</u></p> <p>Street <u>120 W. Cataldo Avenue</u></p> <p>City <u>Spokane</u> State <u>WA</u> Zip <u>99201</u></p> <p>Tax Registration Number <u>604 624 619</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	Local City/County Tax Rate	B County Tax Parcel No	C True & Fair Value	D Local City/County Tax
3213 Spokane Valley	0 0050	45104 9144	\$40 456,100 00	\$202,280 50
3213 Spokane Valley	0 0050	45113 9175	\$254 560 00	\$1,272 80
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>\$40 710 660 00</b>	<b>\$203 553 30</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 \$	40,710,660 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% \$	1 130 569 80
Agricultural and timberland at 1 28 % \$	0 00
Total Excise Tax State \$	1 190 394 80

**7 TAX COMPUTATION**

Date of Transfer 1/16/25 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 style="width:100%; border-collapse: collapse;"> <tr> <td>State REET Tax (from Section 6)</td> <td style="text-align: right;">\$1 190 394 80</td> </tr> <tr> <td>Local REET Tax (from Section 5)</td> <td style="text-align: right;">\$ 203 553 30</td> </tr> <tr> <td><b>Total REET Tax</b></td> <td style="text-align: right;"><b>\$1 393 948 10</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>\$1 393 948 10</b></td> </tr> </table>	State REET Tax (from Section 6)	\$1 190 394 80	Local REET Tax (from Section 5)	\$ 203 553 30	<b>Total REET Tax</b>	<b>\$1 393 948 10</b>	Delinquent Interest	\$0 00	Delinquent Penalty	\$0 00	<b>TOTAL DUE</b>	<b>\$1 393 948 10</b>
State REET Tax (from Section 6)	\$1 190 394 80												
Local REET Tax (from Section 5)	\$ 203 553 30												
<b>Total REET Tax</b>	<b>\$1 393 948 10</b>												
Delinquent Interest	\$0 00												
Delinquent Penalty	\$0 00												
<b>TOTAL DUE</b>	<b>\$1 393 948 10</b>												

Please See Information on Reverse

01/23/2025 07581

Mail Completed Form To



Washington State Department of Revenue Audit Division/RBET 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: GOLDEN STATE ENTERPRISES INC, Street: 18301 VON KARMAN AVENUE STE 1100, City: IRVINE, State: CA, Zip: 92612, Tax Registration Number: -, Federal Identifier Number: [redacted], Percent of Entity Ownership Sold: 100 0000 %

2 TRANSFEREE (Attach a list for multiple transferees including percentage bought) Name: ENDEAVOUR INTERMEDIATE LLC, Street: 18301 VON KARMAN AVENUE STE 1100, City: IRVINE, State: CA, Zip: 92612, Tax Registration Number: -, Federal Identifier Number: [redacted], Percent of Entity Ownership Purchased: 100 0000 %

3 Name and address of entity whose ownership was transferred. Name: GOLDEN STATE FOODS CORP, Street: 18301 VON KARMAN AVENUE, STE 1100, City: IRVINE, State: CA, Zip: 92612, Tax Registration Number: -, Federal Identifier Number: [redacted]. 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 Local City/County Tax Rate, C County Tax Parcel No., D True & Fair Value, E Local City/County Tax. Totals: \$238 160 00, \$1 190 80

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

State REET Tax Calculation table showing Total True & Fair Value \$ 238 160 00, Excise Tax State, and Total Excise Tax, State \$ 2 619 76

7 TAX COMPUTATION Date of Transfer 12/04/2024. \*If tax exemption is claimed, provide reference to Exemption Code Title and Number below. Click here for a complete list of acceptable exemptions.

Summary table with columns: Department of Revenue Use Only, State REET Tax (from Section 6) \$2 619 76, Local REET Tax (from Section 5) \$ 1 190 80, Total REET Tax \$3 810 56, Delinquent Interest \$0 00, Delinquent Penalty \$0 00, TOTAL DUE \$3 810 56

Please See Information on Reverse

03/2025 01157



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)</p> <p>Name <u>Dr. James Jones</u></p> <p>Street <u>2103 Harrison Ave NW, PMB 2922</u></p> <p>City <u>Olympia</u> State <u>WA</u> Zip <u>98502</u></p> <p>Tax Registration Number <u>570-414-727</u></p> <p>Federal Identifier Number <u>-</u></p> <p>Percent of Entity Ownership Sold <u>25.0000</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>Dr. James Jones</u></p> <p>Date &amp; Place of Signing <u>01/24/2025</u> <u>Olympia, WA</u></p> <p>Telephone Number <u>(360) 549-6272</u></p>	<p><b>2 TRANSFEREE</b> (Attach a list for multiple transferees including percentage bought)</p> <p>Name <u>Dr. Garrett Barker</u></p> <p>Street <u>2109 Grove Rd.</u></p> <p>City <u>Olympia</u> State <u>WA</u> Zip <u>98502</u></p> <p>Tax Registration Number <u>611-019-802</u></p> <p>Federal Identifier Number <u>-</u></p> <p>Percent of Entity Ownership Purchased <u>25.0000</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>Dr. Garrett Barker</u></p> <p>Date &amp; Place of Signing <u>01/30/2025</u> <u>Olympia, WA</u></p> <p>Telephone Number <u>(360) 280-7854</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>Quatro Compadres, LLC</u></p> <p>Attn: <u>Dr. Cameron Lasley</u></p> <p>Street <u>PMB 256, 1910 4th Ave E</u></p> <p>City <u>Olympia</u> State <u>WA</u> Zip <u>98506</u></p> <p>Tax Registration Number <u>602-738-611</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 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
3403 - Olympia	0.0050	47760001000	\$829,300.00	\$4,146.50
Select Location			\$0.00	\$0.00
Select Location			\$0.00	\$0.00
Select Location			\$0.00	\$0.00
Select Location			\$0.00	\$0.00
Select Location			\$0.00	\$0.00
Select Location			\$0.00	\$0.00
<b>Totals</b>			<b>\$829,300.00</b>	<b>\$4,146.50</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 \$	829,300.00
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% \$	4,215.04
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 \$	9,715.04

**7 TAX COMPUTATION:**

Date of Transfer 01/31/2025 \*If tax exemption is claimed, provide reference to WAC Title and Number below\*

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

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

<p><i>Department of Revenue Use Only</i></p>	<table style="width:100%;"> <tr> <td>State REET Tax (from Section 6).....</td> <td>\$9,715.04</td> </tr> <tr> <td>Local REET Tax (from Section 5)....</td> <td>\$ 4,146.50</td> </tr> <tr> <td>Total REET Tax.....</td> <td>\$13,861.54</td> </tr> <tr> <td>Delinquent Interest.....</td> <td>\$0.00</td> </tr> <tr> <td>Delinquent Penalty.....</td> <td>\$0.00</td> </tr> <tr> <td><b>TOTAL DUE</b></td> <td><b>\$13,861.54</b></td> </tr> </table>	State REET Tax (from Section 6).....	\$9,715.04	Local REET Tax (from Section 5)....	\$ 4,146.50	Total REET Tax.....	\$13,861.54	Delinquent Interest.....	\$0.00	Delinquent Penalty.....	\$0.00	<b>TOTAL DUE</b>	<b>\$13,861.54</b>
State REET Tax (from Section 6).....	\$9,715.04												
Local REET Tax (from Section 5)....	\$ 4,146.50												
Total REET Tax.....	\$13,861.54												
Delinquent Interest.....	\$0.00												
Delinquent Penalty.....	\$0.00												
<b>TOTAL DUE</b>	<b>\$13,861.54</b>												

Please See Information on Reverse

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

1/16/2025 01485

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>Dr Matthew A Fisher</u></p> <p>Street <u>3511 Kensington Ct SE</u></p> <p>City <u>Olympia</u> State <u>WA</u> Zip <u>98501</u></p> <p>Tax Registration Number <u>534-641 278</u></p> <p>Federal Identifier Number <u>-</u></p> <p>Percent of Entity Ownership Sold <u>25 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><i>M.A.F.</i></u></p> <p>Name (print) <u>Dr Matthew A Fisher</u></p> <p>Date &amp; Place of Signing <u>01/10/2025</u> <u>3511 Kensington Pl SE Olympia</u></p> <p>Telephone Number <u>(360) 791-7975</u></p>	<p><b>2 TRANSFEREE</b> (Attach a list for multiple transferees including percentage bought)</p> <p>Name <u>Dr Cameron Lasley</u></p> <p>Street <u>1606 Camelot Park SW</u></p> <p>City <u>Olympia</u> State <u>WA</u> Zip <u>98512</u></p> <p>Tax Registration Number <u>534-176-286</u></p> <p>Federal Identifier Number <u>-</u></p> <p>Percent of Entity Ownership Purchased <u>25 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><i>C.L.</i></u></p> <p>Name (print) <u>Dr Cameron Lasley</u></p> <p>Date &amp; Place of Signing <u>01/10/2025</u> <u>Olympia WA</u></p> <p>Telephone Number <u>(360) 878-3209</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>Quatro Compadres, LLC</u></p> <p><u>Attn. Dr. Cameron Lasley</u></p> <p>Street <u>PMB 256, 1910 4th Ave E</u></p> <p>City <u>Olympia</u> State <u>WA</u> Zip <u>98506</u></p> <p>Tax Registration Number <u>602-738-611</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
3403 - Olympia	0 0050	47760001000	\$802 000 00	\$4,010 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>\$802 000 00</b>	<b>\$4 010 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 its 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 \$	802,000 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% \$	3,545 60
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 \$	9,320 60

**7 TAX COMPUTATION**

Date of Transfer 08/01/2023 \*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>	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>State REET Tax (from Section 6)</td> <td style="text-align: right;">\$9,320 60</td> </tr> <tr> <td>Local REET Tax (from Section 5)</td> <td style="text-align: right;">\$ 4,010 00</td> </tr> <tr> <td>Total REET Tax</td> <td style="text-align: right;">\$13,330 60</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>\$13,330 60</b></td> </tr> </table>	State REET Tax (from Section 6)	\$9,320 60	Local REET Tax (from Section 5)	\$ 4,010 00	Total REET Tax	\$13,330 60	Delinquent Interest	\$0 00	Delinquent Penalty	\$0 00	<b>TOTAL DUE</b>	<b>\$13,330 60</b>
State REET Tax (from Section 6)	\$9,320 60												
Local REET Tax (from Section 5)	\$ 4,010 00												
Total REET Tax	\$13,330 60												
Delinquent Interest	\$0 00												
Delinquent Penalty	\$0 00												
<b>TOTAL DUE</b>	<b>\$13,330 60</b>												

Please See Information on Reverse

Entity	<i>PSDC INVESTMENT, LLC</i>
Transfer Type	Controlling Interest
Date of Sale/Transfer	Jan-11-2022
<b>See Original Affidavit Below</b>	

Parcel Number	Location Code	Taxable Amount	State Tax	Local Tax
09250056000	3406 - TUMWATER	401,000.00	4,682.80	2,005.00
09250057000	3406 - TUMWATER	401,000.00	4,682.80	2,005.00
		<b>802,000.00</b>	<b>9,365.60</b>	<b>4,010.00</b>





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)</p> <p>Name <u>David and Colleen Berschauer</u></p> <p>Street <u>1730 36th Court SE</u></p> <p>City <u>Olympia</u> State <u>WA</u> Zip <u>98501</u></p> <p>Tax Registration Number - [REDACTED]</p> <p>Federal Identifier Number - [REDACTED]</p> <p>Percent of Entity Ownership Sold <u>50.0000</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>David H. Berschauer</u></p> <p>Date &amp; Place of Signing <u>1-11-22 Olympia</u></p> <p>Telephone Number <u>360-943-3099</u></p>	<p><b>2 TRANSFEREE</b> (Attach a list for multiple transferees including percentage bought)</p> <p>Name <u>Patrick and Shawn Berschauer</u></p> <p>Street <u>3922 Country Club Drive NW</u></p> <p>City <u>Olympia</u> State <u>WA</u> Zip <u>98502</u></p> <p>Tax Registration Number - [REDACTED]</p> <p>Federal Identifier Number - [REDACTED]</p> <p>Percent of Entity Ownership Purchased <u>50.0000</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>Patrick A. Berschauer</u></p> <p>Date &amp; Place of Signing <u>1-11-22 Olympia</u></p> <p>Telephone Number <u>(360) 481-3252</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>PSDC Investment, LLC</u></p> <p>Street <u>3922 Country Club Drive NW</u></p> <p>City <u>Olympia</u> State <u>WA</u> Zip <u>98502</u></p> <p>Tax Registration Number <u>602-720-547</u></p> <p>Federal Identifier Number - [REDACTED]</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**

Location	Local City/County Tax Rate	County Tax Parcel No.	True & Fair Value	Local City/County Tax
3403 - Olympia	0.0050	09250056000	\$325,000.00	\$1,625.00
3403 - Olympia	0.0050	09250057000	\$325,000.00	\$1,625.00
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
<b>Totals</b>			<b>\$650,000.00</b>	<b>\$3,250.00</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 \$	650,000.00
Excise Tax: State	
Less than \$500,000.01 at 1.1% \$	5,500.00
From \$500,000.01 to \$1,500,000 at 1.28% \$	1,920.00
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 \$	7,420.00

**7 TAX COMPUTATION:**

Date of Transfer 01/11/2022 \*If tax exemption is claimed, provide reference to WAC Title and Number below\*

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

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

<b>Department of Revenue Use Only</b>	
	State REET Tax (from Section 6)..... \$7,420.00
	Local REET Tax (from Section 5)..... \$ 3,250.00
	Total REET Tax..... \$10,670.00
	Delinquent Interest..... \$0.00
	Delinquent Penalty..... \$0.00
	<b>TOTAL DUE \$10,670.00</b>

Please See Information on Reverse

*2025*

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 in 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>David and Colleen Berschauer</u></p> <p>Street <u>1730 36th Court SE</u> City <u>Olympia</u> WA <input type="checkbox"/> Zip <u>98501</u></p> <p>Tax Registration Number <u>[REDACTED]</u> Federal Identifier Number <u>[REDACTED]</u> Percent of Entity Ownership Sold <u>50.0000</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. Signature of Transferor/Agent <u>[Signature]</u> Name (print) <u>David H. Berschauer</u> Date &amp; Place of Signing <u>1-11-22 Olympia</u> Telephone Number <u>360-943-3199</u></p>	<p><b>2 TRANSFEREE</b> (Attach a list for multiple transferees including percentage bought) Name <u>Patrick and Shawn Berschauer</u></p> <p>Street <u>3922 Country Club Drive NW</u> City <u>Olympia</u> State <u>WA</u> <input type="checkbox"/> Zip <u>98502</u></p> <p>Tax Registration Number <u>[REDACTED]</u> Federal Identifier Number <u>[REDACTED]</u> Percent of Entity Ownership Purchased <u>50.0000</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. Signature of Transferee/Agent <u>[Signature]</u> Name (print) <u>Patrick A. Berschauer</u> Date &amp; Place of Signing <u>1-11-22 OLYMPIA</u> Telephone Number <u>(360) 481-3252</u></p>
---	---

<p><b>3 Name and address of entity whose ownership was transferred.</b> (Attach a list for multiple entities) Name <u>PSDC Investment, LLC</u></p> <p>Street <u>3922 Country Club Drive NW</u> City <u>Olympia</u> State <u>WA</u> <input type="checkbox"/> Zip <u>98502</u></p> <p>Tax Registration Number <u>602-720-547</u> Federal Identifier Number <u>[REDACTED]</u></p>	<p><b>Type of entity (check one):</b></p> <p><input type="checkbox"/> Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust <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**

Location	Local City/County Tax Rate	County Tax Parcel No.	True & Fair Value	Local City/County Tax
3403 - Olympia	0.0050	09250056000	\$325,000.00	\$1,625.00
3403 - Olympia	0.0050	09250057000	\$325,000.00	\$1,625.00
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
<b>Totals</b>			<b>\$650,000.00</b>	<b>\$3,250.00</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 \$	650,000.00
Excise Tax: State	
Less than \$500,000.01 at 1.1% \$	5,500.00
From \$500,000.01 to \$1,500,000 at 1.28% \$	1,920.00
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
<b>Total Excise Tax: State \$</b>	<b>7,420.00</b>

**7 TAX COMPUTATION:**

Date of Transfer 01/11/2022 \*If tax exemption is claimed, provide reference to WAC Title and Number below\*

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

<b>Department of Revenue Use Only</b>	
State REET Tax (from Section 6).....	\$7,420.00
Local REET Tax (from Section 5)....	\$ 3,250.00
<b>Total REET Tax.....</b>	<b>\$10,670.00</b>
Delinquent Interest.....	\$0.00
Delinquent Penalty.....	\$0.00
<b>TOTAL DUE</b>	<b>\$10,670.00</b>

Please See Information on Reverse



Washington State  
Department of Revenue  
Taxpayer Account Administration  
PO Box 47464  
Olympia, WA 98504-7164

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

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<p><b>1 TRANSFEROR</b> (Attach a list for multiple transferors including percentage sold)</p> <p>Name <u>David and Colleen Berschauer</u></p> <hr/> <p>Street <u>1730 36th Court SE</u></p> <p>City <u>Olympia</u> State <u>WA</u> <input checked="" type="checkbox"/> Zip <u>98501</u></p> <p>Tax Registration Number <u>[REDACTED]</u></p> <p>Federal Identifier Number <u>[REDACTED]</u></p> <p>Percent of Entity Ownership Sold <u>50.0000</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>David H. Berschauer</u></p> <p>Date &amp; Place of Signing <u>1-11-22 Olympia</u></p> <p>Telephone Number <u>360-943-3099</u></p>	<p><b>2 TRANSFEREE</b> (Attach a list for multiple transferees including percentage bought)</p> <p>Name <u>Patrick and Shawn Berschauer</u></p> <hr/> <p>Street <u>3922 Country Club Drive NW</u></p> <p>City <u>Olympia</u> State <u>WA</u> <input checked="" type="checkbox"/> Zip <u>98502</u></p> <p>Tax Registration Number <u>[REDACTED]</u></p> <p>Federal Identifier Number <u>[REDACTED]</u></p> <p>Percent of Entity Ownership Purchased <u>50.0000</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>Patrick A. Berschauer</u></p> <p>Date &amp; Place of Signing <u>1.11.22 Olympia</u></p> <p>Telephone Number <u>(360) 481-3252</u></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>PSDC Investment, LLC</u></p> <hr/> <p>Street <u>3922 Country Club Drive NW</u></p> <p>City <u>Olympia</u> State <u>WA</u> <input checked="" type="checkbox"/> Zip <u>98502</u></p> <p>Tax Registration Number <u>602-720-547</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.**

A. Location	B. Local City/County Tax Rate	C. County Tax Parcel No.	D. True & Fair Value	E. Local City/County Tax
<input checked="" type="checkbox"/> 3403 - Olympia	0.0050	09250058000	\$325,000.00	\$1,625.00
<input checked="" type="checkbox"/> 3403 - Olympia	0.0050	09250057000	\$325,000.00	\$1,625.00
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
<b>Totals</b>			<b>\$650,000.00</b>	<b>\$3,250.00</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 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 \$	650,000.00
Excise Tax: State	
Less than \$500,000.01 at 1.1% \$	5,500.00
From \$500,000.01 to \$1,500,000 at 1.28% \$	1,920.00
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
<b>Total Excise Tax: State \$</b>	<b>7,420.00</b>

**7 TAX COMPUTATION:**

Date of Transfer 01/11/2022 \*If tax exemption is claimed, provide reference to WAC Title and Number below\*

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

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

<b>Department of Revenue Use Only</b>													
	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>State REET Tax (from Section 6).....</td> <td style="text-align: right;">\$7,420.00</td> </tr> <tr> <td>Local REET Tax (from Section 5)....</td> <td style="text-align: right;">\$3,250.00</td> </tr> <tr> <td><b>Total REET Tax.....</b></td> <td style="text-align: right;"><b>\$10,670.00</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>\$10,670.00</b></td> </tr> </table>	State REET Tax (from Section 6).....	\$7,420.00	Local REET Tax (from Section 5)....	\$3,250.00	<b>Total REET Tax.....</b>	<b>\$10,670.00</b>	Delinquent Interest.....	\$0.00	Delinquent Penalty.....	\$0.00	<b>TOTAL DUE</b>	<b>\$10,670.00</b>
State REET Tax (from Section 6).....	\$7,420.00												
Local REET Tax (from Section 5)....	\$3,250.00												
<b>Total REET Tax.....</b>	<b>\$10,670.00</b>												
Delinquent Interest.....	\$0.00												
Delinquent Penalty.....	\$0.00												
<b>TOTAL DUE</b>	<b>\$10,670.00</b>												

Please See Information on Reverse

Entity	<i>SUPERIOR DUO LLC</i>
Transfer Type	Controlling Interest
Date of Sale/Transfer	Apr-05-2024
<b>See Original Affidavit Below</b>	

Parcel Number	Location Code	Taxable Amount	State Tax	Local Tax
360729420137	3604 - WALLA WALLA CITY	269,900.00	2,968.90	674.75
360729420138	3604 - WALLA WALLA CITY	21,400.00	235.40	53.50
360729420067	3604 - WALLA WALLA CITY	62,400.00	686.40	156.00
360729420068	3604 - WALLA WALLA CITY	80,600.00	886.60	201.50
		<b>434,300.00</b>	<b>4,777.30</b>	<b>1,085.75</b>



Mail Completed Form To:



Washington State Department of Revenue Special Programs Division PO Box 47464 Olympia, WA 98504-7464

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

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

1 TRANSFEROR (Attach a list for multiple transfers including percentage sold) Name: TIFFANY WRIGHT, Street: 8507 Telephone Rd, City: Milton-Freewater, State: OR, Zip: 97862, Percent of Entity Ownership Sold: 50%
2 TRANSFEREE (Attach a list for multiple transferees including percentage bought) Name: SHALEE COLLINS, Street: 2213 Rd 54, City: Pasco, State: WA, Zip: 99301, Percent of Entity Ownership Purchased: 50%

3 Name and address of entity whose ownership was transferred: Name: Superio Duo, LLC, Street: 826 2nd Ave, City: Walla Walla, State: WA, Zip: 99362, Type of entity (check one): [X] Limited Liability Company

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

5 REAL PROPERTY VALUES: for on-line tax computation, fields A, B, and C are required. A. Select location. For assistance finding a location, use the link below. http://dor.wa.gov/content/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. Rows include property values for Walla Walla and 'Select Location' rows.

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: 4/5/24. \*If tax exemption is claimed, provide reference to WAC Title and Number below\*

Department of Revenue Use Only table with 2 columns: Description and Amount. Rows: 1. Tax (\$1,147.50), 2. Delinquent Interest, 3. Delinquent Penalty, TOTAL DUE (\$1,147.50)



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

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

<p><b>1 TRANSFEROR</b>                  (Attach a list for multiple transferors including percentage sold)                  Name <u>TIFFANY WRIGHT</u></p> <p>Street <u>8507 TELEPHONE RD</u>                  City <u>MILTON-FREEWATER</u> State <u>OR</u> Zip <u>97862</u>                  Tax Registration Number <u>--</u>                  Federal Identifier Number <u>-</u>                  Percent of Entity Ownership Sold _____ %</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><b>Signature of Transferor/Agent</b>                  Name (print) _____                  Date &amp; Place of Signing _____                  Telephone Number <u>(509) 386-3410</u></p>	<p><b>2 TRANSFEREE</b>                  (Attach a list for multiple transferees including percentage bought)                  Name <u>SHALEE COLLINS</u></p> <p>Street <u>2213 RD 54</u>                  City <u>PASCO</u> State <u>WA</u> Zip <u>99301</u>                  Tax Registration Number <u>--</u>                  Federal Identifier Number <u>-</u>                  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><b>Signature of Transferee/Agent</b>                  Name (print) _____                  Date &amp; Place of Signing _____                  Telephone Number <u>(509) 412-2353</u></p>
---	--

<p><b>3 Name and address of entity whose ownership was transferred.</b>                  (Attach a list for multiple entities)                  Name <u>SUPERIOR DUO LLC</u></p> <p>Street <u>826 2ND AVE</u>                  City <u>WALLA WALLA</u> State <u>WA</u> Zip <u>99362</u>                  Tax Registration Number <u>604-819-719</u>                  Federal Identifier Number <u>-</u></p>	<p><b>Type of entity (check one):</b></p> <p><input type="checkbox"/> Corporation  <input type="checkbox"/> Partnership  <input type="checkbox"/> Trust  <input type="checkbox"/> Limited Liability Company</p>
---	---

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

**5 Local REET Tax Calculation**

A. Location	Local City/County Tax Rate	B. County Tax Parcel No.	C. True & Fair Value	D. Local City/County Tax
3604 - Walla Walla	0.0025	360729420068	\$80,600.00	\$201.50
3604 - Walla Walla	0.0025	360729420137	\$269,900.00	\$674.75
3604 - Walla Walla	0.0025	360729420138	\$21,400.00	\$53.50
Select Location			\$0.00	\$0.00
Select Location			\$0.00	\$0.00
Select Location			\$0.00	\$0.00
Select Location			\$0.00	\$0.00
<b>Totals</b>			<b>\$371,900.00</b>	<b>\$929.75</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 \$	<u>371,900.00</u>
Excise Tax: State	
Less than \$525,000.01 at 1.1% \$	<u>4,090.90</u>
From \$525,000.01 to \$1,525,000 at 1.28% \$	<u>0.00</u>
From \$1,525,000.01 to \$3,025,000 at 2.75% \$	<u>0.00</u>
Above \$3,025,000 to 3.0% \$	<u>0.00</u>
Agricultural and timberland at 1.28 % \$	<u>0.00</u>
Total Excise Tax: State \$	<u>4,090.90</u>

**7 TAX COMPUTATION:**  
 Date of Transfer 04/05/2024 \*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).....	\$4,090.90
Local REET Tax (from Section 5)....	\$ 929.75
Total REET Tax.....	\$5,020.65
Delinquent Interest.....	\$0.00
Delinquent Penalty.....	\$0.00
<b>TOTAL DUE</b>	<b>\$5,020.65</b>

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

<p><b>1 TRANSFEROR</b>        (Attach a list for multiple transferors including percentage sold)        Name <u>Frederick C Thompson</u>        Street <u>2177 Zell Rd</u>        City <u>Ferndale</u> State <u>WA</u> <input checked="" type="checkbox"/> Zip <u>98248</u>        Tax Registration Number <u>602-892-106</u>        Federal Identifier Number <u>[REDACTED]</u>        Percent of Entity Ownership Sold <u>51 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        Signature of Transferor/Agent <u>[Signature]</u>        Name (print) <u>Frederick C Thompson</u>        Date &amp; Place of Signing <u>1/16/25 FERNDALE</u>        Telephone Number <u>(360) 927-1908</u></p>	<p><b>2 TRANSFEREE</b>        (Attach a list for multiple transferees including percentage bought)        Name <u>Michael N Bowman</u>        Street <u>2833 Birch Bay Lynden Rd</u>        City <u>Custer</u> State <u>WA</u> <input checked="" type="checkbox"/> Zip <u>98240</u>        Tax Registration Number <u>602-892-106</u>        Federal Identifier Number <u>[REDACTED]</u>        Percent of Entity Ownership Purchased <u>51 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        Signature of Transferee/Agent <u>[Signature]</u>        Name (print) <u>Michael N Bowman</u>        Date &amp; Place of Signing <u>1/16/25 FERNDALE</u>        Telephone Number <u>(360) 201-1052</u></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>Quiet Springs Associates L L C</u>        Street <u>1823 Harksell Rd.</u>        City <u>Ferndale</u> State <u>WA</u> <input checked="" type="checkbox"/> Zip <u>98248</u>        Tax Registration Number <u>602-892-106</u>        Federal Identifier Number <u>[REDACTED]</u></p>	<p><b>Type of entity (check one)</b></p> <p><input type="checkbox"/> Corporation  <input type="checkbox"/> Partnership  <input type="checkbox"/> Trust  <input checked="" type="checkbox"/> Limited Liability Company</p>
--	---

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

5 Local REET Tax Calculation				
A. Location	Local City/County Tax Rate	B. County Tax Parcel No	C. True & Fair Value	D. Local City/County Tax
3700 - Whatcom County <input checked="" type="checkbox"/>	0 0050	3902053905160000	\$176,467 00	\$882 34
3700 - Whatcom County <input checked="" type="checkbox"/>	0 0050	3902053905250000	\$154 727 00	\$773 63
Select Location			\$0 00	\$0 00
Select Location			\$0 00	\$0 00
Select Location			\$0 00	\$0 00
Select Location			\$0 00	\$0 00
Select Location			\$0 00	\$0 00
<b>Totals</b>			<b>\$331 194 00</b>	<b>\$1 655 97</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 \$	331,194 00
Excise Tax State	
Less than \$525,000.01 at 1.1%	3,643 13
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
<b>Total Excise Tax State \$</b>	<b>3,643 13</b>

3,643.13

<b>Entity</b>	<b>WAGNER, ROBERT J</b>
<b>Transfer Type</b>	Real Estate (Deeded)
<b>Date of Sale/Transfer</b>	Sep-29-2021
<b>See Original Affidavit Below</b>	

Parcel Number	Location Code	Taxable Amount	State Tax	Local Tax
200004119084900	3800 - WHITMAN COUNTY			
200004119162902	3800 - WHITMAN COUNTY			
200004119171900	3800 - WHITMAN COUNTY			
200004119172900	3800 - WHITMAN COUNTY			
200004119093900	3800 - WHITMAN COUNTY			
		187,626.67	1,889.62	369.07



# REAL ESTATE EXCISE TAX AFFIDAVIT

This form is your receipt when stamped by cashier.

PLEASE TYPE OR PRINT

CHAPTER 82.45 RCW - CHAPTER 458-61A WAC

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

(See back of last page for instructions)

Check box if partial sale of property

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

SELLER GRANTOR	1 Name <u>ROBERT J. WIGNER</u>	BUYER GRANTEE	2 Name <u>V.J.J. FARMS, INC</u>
	Mailing Address <u>8700 GALSWORTH COURT</u>		Mailing Address <u>3302 STEPHENS ROAD</u>
	City/State/Zip <u>FAIRFAX, VA 22031-2802</u>		City/State/Zip <u>ST. JOHN, WA 99171</u>
	Phone No. (including area code) <u>(703) 201-0180</u>		Phone No. (including area code) <u>(509) 648-3468</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 _____		2-0000-41-19-08-4900: 41-19-09-3900 <input type="checkbox"/>	
Mailing Address _____		2-0000-41-19-16-2902 <input type="checkbox"/>	
City/State/Zip _____		2-0000-41-19-17-1900 <input checked="" type="checkbox"/>	
Phone No. (including area code) _____		2-0000-41-19-17-2900 <input type="checkbox"/>	
List assessed value(s)			

4 Street address of property: RURAL ST. JOHN, WA 99171

This property is located in  unincorporated Whitman County OR within  city of ST. JOHN

Check box if any of the listed parcels are being segregated from a larger parcel.

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

SEE ATTACHED

5 Enter Abstract Use Categories: B - Open Space Current Use

(See back of last page for instructions)

If exempt from property tax per chapter 84.36 RCW (nonprofit organization), include:

Seller's Exempt Reg. No.: \_\_\_\_\_

6

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

If any answers are yes, complete as instructed below.

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

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

This land  does  does not qualify for continuance.

[Signature] DEPUTY ASSESSOR      10/13/2021 DATE

(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)

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

(3) OWNER(S) SIGNATURE

+ Jean L. Wagner

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 QUITCLAIM DEED

Date of Document 9/29/21

Gross Selling Price	\$	<u>40,000.00</u>
*Personal Property (deduct)	\$	_____
Exemption Claimed (deduct)	\$	_____
Taxable Selling Price	\$	<u>40,000.00</u>
Excise Tax: State	\$	<u>512.00</u>
Whitman County Local	\$	<u>100.00</u>
*Delinquent Interest: State	\$	_____
<u>0.0025</u> Local	\$	_____
*Delinquent Penalty	\$	_____
Subtotal	\$	<u>612.00</u>
*County Technology Fee	\$	_____
*State Technology Fee	\$	<u>5.00</u>
*Affidavit Processing Fee	\$	_____
Total Due	\$	<u>617.00</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>[Signature]</u>	Signature of Grantee or Grantee's Agent <u>+ Jean L. Wagner</u>
Name (print) <u>HOWARD M. NEILL, AGENT</u>	Name (print) <u>JEAN WAGNER</u>
Date & city of signing: <u>OCTOBER 13, 2021 PULLMAN WA</u>	Date & city of signing: <u>OCTOBER 13, 2021 ST. JOHN WA</u>

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

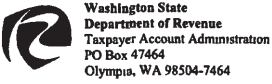
REV 84-0001ae (a) (03/01/06)      THIS SPACE - TREASURER'S USE ONLY      COUNTY TREASURER

82516

Stamp: OCT 13 2021  
WHITMAN CO. TREASURER



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

0210822025

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>Roger Sandberg</u></p> <p>Street <u>52 Warren Rd</u></p> <p>City <u>Pullman</u> State <u>WA</u> Zip <u>99163</u></p> <p>Tax Registration Number _____</p> <p>Federal Identifier Number _____</p> <p>Percent of Entity Ownership Sold <u>50</u> %</p>	<p><b>2 TRANSFEREE</b>                  (Attach a list for multiple transferees including percentage bought)</p> <p>Name <u>BO Farnwood</u></p> <p>Street <u>440 SW City View St</u></p> <p>City <u>Pullman</u> State <u>WA</u> Zip <u>99163</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 Transferor/Agent <u>Roger Sandberg</u></p> <p>Name (print) <u>Roger Sandberg</u></p> <p>Date &amp; Place of Signing <u>01-30-2025 Pullman, WA</u></p> <p>Telephone Number <u>(509) 432-6390</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>Bo Farnwood</u></p> <p>Name (print) <u>Bo Farnwood</u></p> <p>Date &amp; Place of Signing <u>Pullman, WA 1/30/2025</u></p> <p>Telephone Number <u>509-595-4205</u></p>	

<p><b>3 Name and address of entity whose ownership was transferred</b></p> <p>Name <u>Gehring Sandberg LLC</u></p> <p>Street <u>520 E Main St</u></p> <p>City <u>Pullman</u> State <u>WA</u> Zip <u>99163</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	Local	B	C	D
Location	City/County Tax Rate	County Tax Parcel No	True & Fair Value	Local City/County Tax
3812 - Pullman	0.0025	110650016070000	\$ 300,000.00	\$ 750.00
<b>Totals</b>			<b>\$ 300,000.00</b>	<b>\$ 750.00</b>

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

**State REET Tax Calculation**

Total True & Fair Value \$ 300,000.00

Excise Tax State \_\_\_\_\_

Less than \$525,000.01 at 1.1% \$ 3,300.00

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

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

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

Agricultural and timberland at 1.28% \$ \_\_\_\_\_

Total Excise Tax State \$ 3,300.00

**7 TAX COMPUTATION**

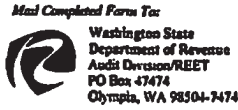
Date of Transfer 12-31-2024 \*If tax exemption is claimed provide reference to WAC Title and Number below\*

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 \_\_\_\_\_

*Department of Revenue Use Only*

State REET Tax (from Section 6)	\$ 3,300.00
Local REET Tax (from Section 5)	\$ 750.00
<b>Total REET Tax</b>	<b>\$ 4,050.00</b>
Delinquent Interest	_____
Delinquent Penalty	_____
<b>TOTAL DUE</b>	<b>\$ 4,050.00</b>

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.

<b>1 TRANSFEROR</b> (Attach a list for multiple transferors including percentage sold) Name <b>DAVID ATTEBERRY and CRYSTAL ATTEBERRY</b> Street <b>632 W Merz Rd</b> City <b>Sunnyside</b> State <b>WA</b> Zip <b>98944</b> Tax Registration Number _____ Federal Identifier Number _____ Percent of Entity Ownership Sold <b>66 6667 %</b> <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. Signature of Transferor/Agent Name (print) <b>DAVID ATTEBERRY</b> Date & Place of Signing <b>12/21/24 Sunnyside WA</b> Telephone Number <b>412-759-8895</b>	<b>2 TRANSFEREE</b> (Attach a list for multiple transferees including percentage bought) Name <b>RIC VALICOFF</b> Street <b>2840 Konnowac Rd</b> City <b>Wapato</b> State <b>WA</b> Zip <b>98957</b> Tax Registration Number _____ Federal Identifier Number _____ Percent of Entity Ownership Purchased <b>66 6667 %</b> <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. Signature of Transferee/Agent Name (print) <b>RIC VALICOFF</b> Date & Place of Signing <b>12/23/2024 Partnership</b> Telephone Number <b>509-949-4040</b>
---	---

<b>3 Name and address of entity whose ownership was transferred.</b> (Attach a list for multiple entities) Name <b>Mountain View Orchards LLC</b> Street <b>300 North Frontage Rd</b> City <b>Wapato</b> State <b>WA</b> Zip <b>98951</b> Tax Registration Number <b>604-194-999</b> Federal Identifier Number _____	<b>Type of entity (check one)</b> <input type="checkbox"/> Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust <input checked="" type="checkbox"/> Limited Liability Company
--	--

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

5 Local REET Tax Calculation				
A. Location	B. Local City/County Tax Rate	C. County Tax Parcel No.	D. True & Fair Value	E. Local City/County Tax
3912 Wapato	0.005	211118-44002	123890.00	619.45
3912 Wapato	0.005	211118-43002	144120.00	720.6
Select Location			0.00	0
Select Location			0.00	0
Select Location			0.00	0
Select Location			0.00	0
Select Location			0.00	0
<b>Totals</b>			<b>268010</b>	<b>1340.0500000000002</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 \$	268010
Excise Tax, State	
Less than \$525,000.01 at 1.1%	2948.11
From \$525,000.01 to \$1,525,000 at 1.28%	0
From \$1,525,000.01 to \$3,025,000 at 2.75%	0
Above \$3,025,000 to 3.0%	0
Agricultural and timberland at 1.28%	0
Total Excise Tax: State \$	2948.11

**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 \_\_\_\_\_

<i>Department of Revenue Use Only</i>	State REET Tax (from Section 6)	2948.11
	Local REET Tax (from Section 5)	1340.0500000000002
	<b>Total REET Tax</b>	<b>4288.16</b>
	Delinquent Interest	0.00
	Delinquent Penalty	0.00
	<b>TOTAL DUE</b>	<b>4288.16</b>

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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 transfer by deed or real estate contract to the county treasurer/recorder of the county in which the real property is located) This return must be fully and accurately completed

1 TRANSFEROR (Attach a list for multiple transferors including percentage sold) Name JACK ARMSTRONG and KELLY ARMSTRONG Street 102 E Pacific Street City Sandpoint State ID Zip 83864 Tax Registration Number Federal Identifier Number Percent of Entity Ownership Sold 75 % 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 Jack Armstrong Name (print) JACK ARMSTRONG Date & Place of Signing Sandpoint, ID 83864 Telephone Number 509 995 4752

2 TRANSFEREE (Attach a list for multiple transferees including percentage bought) Name JACOB ARMSTRONG Street 71 Duffy Rd City Ellensburg State WA Zip 98926 Tax Registration Number Federal Identifier Number Percent of Entity Ownership Purchased 75 % 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 JACOB ARMSTRONG Name (print) JACOB ARMSTRONG Date & Place of Signing Telephone Number

3 Name and address of entity whose ownership was transferred (Attach a list for multiple entities) Name SCAPEGOAT PROPERTIES LLC Street 902 W Mead Avenue City Yakima State WA Zip 98902 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. Includes rows for 3900 - Yakima County and various 'Select Location' entries.

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

State REET Tax Calculation Table showing Total True & Fair Value \$ 510,000.00, Excise Tax State, and various tax rate calculations (Less than \$525,000.01 at 1.1%, etc.) Total Excise Tax State \$ 5,610.00

7 TAX COMPUTATION Date of Transfer 12/13/2024 \*If tax exemption is claimed provide reference to Exemption Code Title and Number below\* Click here for a complete list of acceptable exemptions (please click on additional links provided for further details on each Exemption) If you conclude that one of these exemptions applies to you please reference the Title and Code number here

Department of Revenue Use Only

Tax Summary Table: State REET Tax (from Section 6) \$5,610.00, Local REET Tax (from Section 5) \$1,275.00, Total REET Tax \$6,885.00, Delinquent Interest \$0.00, Delinquent Penalty \$0.00, TOTAL DUE \$6,885.00

Please See Information on Reverse



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

12/30/2024

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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>JACK ARMSTRONG and KELLY ARMSTRONG</u></p> <p>Street <u>102 E Pacific Street</u> City <u>Sandpoint</u> State <u>ID</u> Zip <u>83864</u></p> <p>Tax Registration Number <u>-</u> Federal Identifier Number <u>-</u></p> <p>Percent of Entity Ownership Sold <u>75</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 _____ Name (print) <u>JACK ARMSTRONG</u></p> <p>Date &amp; Place of Signing _____ Telephone Number _____</p>	<p><b>2 TRANSFEREE</b> (Attach a list for multiple transferees including percentage bought) Name <u>JACOB ARMSTRONG</u></p> <p>Street <u>71 Duffy Rd</u> City <u>Ellensburg</u> State <u>WA</u> Zip <u>98926</u></p> <p>Tax Registration Number <u>-</u> Federal Identifier Number <u>-</u></p> <p>Percent of Entity Ownership Purchased <u>75</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>JACOB ARMSTRONG</u></p> <p>Date &amp; Place of Signing <u>12/18/24 Yakima, WA</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>SCAPEGOAT PROPERTIES LLC</u></p> <p>Street <u>902 W Mead Avenue</u> City <u>Yakima</u> State <u>WA</u> Zip <u>98902</u></p> <p>Tax Registration Number <u>-</u> 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 checked="" type="checkbox"/> Limited Liability Company</p>
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**4 Attach a list of names, addresses, and relationships of all entities affected by this transfer**

A Location	B Local City/County Tax Rate	C County Tax Parcel No	D True & Fair Value	E Local City/County Tax
3900 - Yakima County	0 0025	181336-12472	\$510,000 00	\$1,275 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>\$510 000 00</b>	<b>\$1 275 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 \$	510,000 00
Excise Tax State	
Less than \$525,000 01 at 1.1% \$	5,610 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
<b>Total Excise Tax State \$</b>	<b>5,610 00</b>

**7 TAX COMPUTATION**

Date of Transfer 12/13/2024 \*If tax exemption is claimed provide reference to Exemption Code Title and Number below\*

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

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

<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;">\$5,610 00</td> </tr> <tr> <td>Local REET Tax (from Section 5)</td> <td style="text-align: right;">\$ 1,275 00</td> </tr> <tr> <td><b>Total REET Tax</b></td> <td style="text-align: right;"><b>\$6,885 00</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>\$6,885 00</b></td> </tr> </table>	State REET Tax (from Section 6)	\$5,610 00	Local REET Tax (from Section 5)	\$ 1,275 00	<b>Total REET Tax</b>	<b>\$6,885 00</b>	Delinquent Interest	\$0 00	Delinquent Penalty	\$0 00	<b>TOTAL DUE</b>	<b>\$6,885 00</b>
State REET Tax (from Section 6)	\$5,610 00												
Local REET Tax (from Section 5)	\$ 1,275 00												
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Delinquent Interest	\$0 00												
Delinquent Penalty	\$0 00												
<b>TOTAL DUE</b>	<b>\$6,885 00</b>												

Please See Information on Reverse