

Real Estate Excise Tax Monthly Distribution for July 2025

Note: Click the Source field for more information.

County	DOR Code	Jurisdiction	Source
Benton	0300	8030 - Benton County	LIN, THOMAS
	0302	1060 - Kennewick	NORTHSTAR HEALTHCARE INCOME INC SMITH, SCOTT CINDAT BEST YEARS WELLTOWER JV LLC
Chelan	0405	2490 - Wenatchee	NORTHSTAR HEALTHCARE INCOME INC FOOT & ANKLE BUILDING, LLC
Clark	0600	8060 - Clark County	STEWART TITLE COMPANY
	0604	1930 - Ridgefield	SACAMANO, DAVID & SACAMANO, KATHLEEN
Grays Harbor	1400	8140 - Grays Harbor County	HELEN F MASON TESTAMENTARY TRUST & ESTATE OF R JAMES M
Island	1500	8150 - Island County	KRIEG CONSTRUCTION, INC.
Jefferson	1601	1790 - Port Townsend	NORTHSTAR HEALTHCARE INCOME INC
King	1704	0120 - Bellevue	BLOCK 13 MEMBER LLC ANNE E GITTINGER ET AL
	1718	1370 - Medina	KRISTINE WILSON, TRUSTEE OF CASCADE TRUST
	1721	1570 - Normandy Park	NORTHSTAR HEALTHCARE INCOME INC
	1725	1900 - Renton	NORTHSTAR HEALTHCARE INCOME INC
	1726	2030 - Seattle	CINDAT BEST YEARS WELLTOWER JV LLC ANNE E GITTINGER ET AL SHEPPARD, JAMES B KONG, STEPHEN LE, MICHELLE T AND TRAN, SINH V
	1732	0765 - Federal Way	BORDEN, ED
Lewis	2100	8210 - Lewis County	FAHLMAN LITTLE WHEELER, PLLC
	2102	0330 - Chehalis	PACIFIC RENTAL PROPERTIES LLC
Lincoln	2200	8220 - Lincoln County	NELSON, THOMAS J JR
Okanogan	2406	1650 - Okanogan City	BOOTH, TONY
Pierce	2700	8270 - Pierce County	TAPPERO, JULIE
	2717	2270 - Tacoma	NORTHSTAR HEALTHCARE INCOME INC ANNE E GITTINGER ET AL
	2721	1165 - Lakewood	LEE, KIL JA
Skagit	2900	8290 - Skagit County	LILLESKARE, MARILYN
Snohomish	3100	8310 - Snohomish County	LAL, KIRNA W
	3105	0730 - Everett	CHURCHILL PORTFOLIO HOLDINGS, INC
	3110	1250 - Lynnwood	ANNE E GITTINGER ET AL
	3112	1430 - Monroe	CINDAT BEST YEARS WELLTOWER JV LLC
	3115	2090 - Snohomish City	DAWKOFF, MATTHEW
	3116	2190 - Stanwood	CINDAT BEST YEARS WELLTOWER JV LLC
Spokane	3200	8320 - Spokane County	CAH AGGREGATOR LP NELSON, THOMAS J JR
	3210	2160 - Spokane City	CHURCHILL PORTFOLIO HOLDINGS, INC
	3213	0006 - Spokane Valley	TAPA CDA, LLC AFFORDABLE SELF STORAGE SULLIVAN, LLC SIEGEL, JASON
Stevens	3302	0430 - Colville	SCHRADER, JAMES
Thurston	3400	8340 - Thurston County	LEERKAMP, STANLEY & LEERKAMP, CAROL WEISHAAR, ERIC
	3403	1660 - Olympia	CINDAT BEST YEARS WELLTOWER JV LLC
Walla Walla	3604	2420 - Walla Walla City	CHURCHILL PORTFOLIO HOLDINGS, INC
Whatcom	3700	8370 - Whatcom County	EDMONSON, CHRISTIAN

Whatcom	3700	8370 - Whatcom County	LUCID CAPITAL MANAGEMENT SINGH MALHI, LAKHWINDER SJ WA HOLDING COMPANY LLC
	3701	0130 - Bellingham	NORTHSTAR HEALTHCARE INCOME INC
	3704	0770 - Ferndale	BARRETT VENTURES LLC
Whitman	3800	8380 - Whitman County	FLETCHER, JAMES S
	3815	2280 - Tekoa	FLETCHER, JAMES S
Yakima	3900	8390 - Yakima County	VAN DE GRAAF, DREW



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

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

Return to Page 1

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

1 TRANSFEROR (Attach a list for multiple transferors including percentage sold) Name <u>Thomas Lin</u> Street <u>2615 58th Ave SW</u> City <u>Seattle</u> State <u>WA</u> Zip <u>98116</u> Tax Registration Number <u>UBI-605203538</u> Federal Identifier Number <u>[REDACTED]</u> Percent of Entity Ownership Sold <u>100%</u> % AFFIDAVIT I certify under penalty of perjury under the laws of the state of Washington that the information on this return is true and correct. Signature of Transferor/Agent <u>Thomas Lin</u> Name (print) <u>Thomas Lin</u> Date & Place of Signing <u>2/25/2025</u> Telephone Number <u>425-864-1906</u>	2 TRANSFEREE (Attach a list for multiple transferees including percentage bought) Name <u>Christian J Godinez Valencia</u> Street <u>7704 W Clearwater Ave</u> City <u>Kennewick</u> State <u>WA</u> Zip <u>99336</u> Tax Registration Number <u>[REDACTED]</u> Federal Identifier Number <u>[REDACTED]</u> Percent of Entity Ownership Purchased <u>100%</u> % AFFIDAVIT I certify under penalty of perjury under the laws of the state of Washington that the information on this return is true and correct. Signature of Transferee/Agent <u>[Signature]</u> Name (print) <u>Christian J Godinez Valencia</u> Date & Place of Signing <u>2/3/25 Kennewick WA</u> Telephone Number <u>509-491-2823</u>
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3 Name and address of entity whose ownership was transferred Name <u>LANDSCAPINGKW LLC</u> Street <u>2615 58TH AVE SW</u> City <u>Seattle</u> State <u>WA</u> Zip <u>98116</u> Tax Registration Number <u>UBI 605203538</u> Federal Identifier Number <u>[REDACTED]</u>	Type of entity (check one) ☐ Corporation ☐ Partnership ☐ Trust ☒ Limited Liability Company
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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
W Clearwater Ave		1-0689-100-0011-000	\$120,000	
Kennewick WA 99336		PlatName10689100		
Totals				

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

State REET Tax Calculation \$120 000

Total True & Fair Value \$ _____

Excise Tax State _____

Less than \$525 000 01 at 1.1% \$ \$1 320

From \$525,000 01 to \$1,525 000 at 1.28% \$ _____

From \$1 525 000 01 to \$3 025 000 at 2.75% \$ _____

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

Agricultural and timberland at 1.28 % \$ _____

Total Excise Tax, State \$ \$1 320

7 TAX COMPUTATION

Date of Transfer 2/3/2025 *If tax exemption is claimed, provide reference to WAC Title and Number below*

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

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

Department of Revenue Use Only	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>State REET Tax (from Section 6)</td><td></td></tr> <tr><td>Local REET Tax (from Section 5)</td><td></td></tr> <tr><td>Total REET Tax</td><td></td></tr> <tr><td>Delinquent Interest</td><td></td></tr> <tr><td>Delinquent Penalty</td><td></td></tr> <tr><td>TOTAL DUE</td><td></td></tr> </table>	State REET Tax (from Section 6)		Local REET Tax (from Section 5)		Total REET Tax		Delinquent Interest		Delinquent Penalty		TOTAL DUE	
State REET Tax (from Section 6)													
Local REET Tax (from Section 5)													
Total REET Tax													
Delinquent Interest													
Delinquent Penalty													
TOTAL DUE													

Please See Information on Reverse

1,320.00

03/07/2025

05361

Mail Completed Form To:



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

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

Return to Page 1

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

1 TRANSFEROR (Attach a list for multiple transferors including percentage sold) Name <u>NorthStar Healthcare Income Operating Partnership, LP</u> <u>a Delaware limited partnership</u> Street <u>575 Lexington Avenue, Floor 14</u> City <u>New York</u> State <u>NY</u> Zip <u>10022</u> Tax Registration Number <u>--</u> Federal Identifier Number <u>[REDACTED]</u> Percent of Entity Ownership Sold <u>100.0000</u> % AFFIDAVIT I certify under penalty of perjury under the laws of the state of Washington that the information on this return is true and correct. Signature of Transferor/Agent <u>Ann Harrington</u> Name (print) <u>Ann Harrington, Authorized Signatory</u> Date & Place of Signing <u>6/9/2025</u> Telephone Number <u>917-705-7218</u>	2 TRANSFEREE (Attach a list for multiple transferees including percentage bought) Name <u>See Attached</u> Street _____ City <u>Toledo</u> State <u>OH</u> Zip _____ Tax Registration Number <u>--</u> Federal Identifier Number <u>--</u> Percent of Entity Ownership Purchased _____ % AFFIDAVIT I certify under penalty of perjury under the laws of the state of Washington that the information on this return is true and correct. Signature of Transferee/Agent <u>Sharon Makowsky</u> Name (print) <u>Sharon Makowsky</u> Date & Place of Signing <u>New York, NY 06/09/2025</u> Telephone Number <u>419-247-2800</u>
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3 Name and address of entity whose ownership was transferred. (Attach a list for multiple entities) Name <u>See Attached</u> Street _____ City _____ State _____ Zip _____ Tax Registration Number <u>--</u> Federal Identifier Number <u>--</u>	Type of entity (check one): ☐ Corporation ☐ Partnership ☐ Trust ☒ Limited Liability Company
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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
Select Location		See Attached		\$0.00
Select Location				\$0.00
Select Location			\$0.00	\$0.00
Select Location			\$0.00	\$0.00
Select Location			\$0.00	\$0.00
Select Location			\$0.00	\$0.00
Select Location			\$0.00	\$0.00
Totals			\$0.00	\$0.00

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

State REET Tax Calculation

Total True & Fair Value \$ 112,043,148.00

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% \$ 3,270,544.44

Agricultural and timberland at 1.28 % \$ 0.00

Total Excise Tax: State \$ 3,330,369.44

7 TAX COMPUTATION:

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

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

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

Department of Revenue Use Only	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 70%;">State REET Tax (from Section 6).....</td> <td style="width: 30%; text-align: right;">\$3,330,369.44</td> </tr> <tr> <td>Local REET Tax (from Section 5)....</td> <td style="text-align: right;">\$ 560,215.74</td> </tr> <tr> <td>Total REET Tax.....</td> <td style="text-align: right;">\$ 3,890,585.18</td> </tr> <tr> <td>Delinquent Interest.....</td> <td style="text-align: right;">\$0.00</td> </tr> <tr> <td>Delinquent Penalty.....</td> <td style="text-align: right;">\$0.00</td> </tr> <tr> <td>TOTAL DUE</td> <td style="text-align: right;">\$ 3,890,585.18</td> </tr> </table>	State REET Tax (from Section 6).....	\$3,330,369.44	Local REET Tax (from Section 5)....	\$ 560,215.74	Total REET Tax.....	\$ 3,890,585.18	Delinquent Interest.....	\$0.00	Delinquent Penalty.....	\$0.00	TOTAL DUE	\$ 3,890,585.18
State REET Tax (from Section 6).....	\$3,330,369.44												
Local REET Tax (from Section 5)....	\$ 560,215.74												
Total REET Tax.....	\$ 3,890,585.18												
Delinquent Interest.....	\$0.00												
Delinquent Penalty.....	\$0.00												
TOTAL DUE	\$ 3,890,585.18												

Please See Information on Reverse

Attachment

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

Transaction Description: Compound Holdco LLC ("Parent"), a wholly owned subsidiary of Welltower OP, and NorthStar Healthcare Income Inc.(the"Target") have entered into a definitive merger agreement, whereby the Target will be merged with and into Compound Merger Sub LLC, a wholly owned subsidiary of Parent. While Compound Merger Sub LLC will be the ultimate owner of the real estate in this transaction, lower level individual subsidiaries hold the real estate and therefore are listed below.

2. TRANSFEREE: Compound Merger Sub LLC
 a Delaware Limited liability Company
 4500 Dorr Street, Toledo, OH 43615
 FEIN: [REDACTED]
 Percent of Ownership Purchased: 100%
 (*For parcels in Bellingham, Kennewick, Normandy Park, Renton, & Tacoma)

Compound Holdco III LLC
a Delaware Limited liability Company
4500 Dorr Street, Toledo, OH 43615
FEIN: [REDACTED]
Percent of Ownership Purchased: 100%
(*For parcels in Port Townsend & Wenatchee)

3. ENTITY WHOSE OWNERSHIP TRASFERRED:

Northstar Healthcare Income Operating Partnership, LP
575 Lexington Ave, Fl 14
New York, NY 10023
FEIN: [REDACTED]

NorthWest HC Owner NT-HCI, LLC
575 Lexington Ave, Fl 14
New York, NY 10023

4. Entities affected by this transfer:

Name	Address	Relationship
Winterfell Parkway Chateau (WA) Owner, LLC (a Delaware limited liability company)	2818 Old Fairhaven Parkway Bellingham, WA	Wholly owned subsidiary
Winterfell Charbonneau (WA) Owner, LLC (a Delaware limited liability company)	8264 West Grandridge Boulevard Kennewick, WA	Wholly owned subsidiary
Winterfell Fernwood (WA) Owner, LLC (a Delaware limited liability company)	17623 1st Avenue South Normandy Park, WA	Wholly owned subsidiary
Winterfell Evergreen (WA) Owner, LLC (a Delaware limited liability company)	1414 Monroe Avenue NE Renton, WA	Wholly owned subsidiary
Winterfell Point Defiance Village (WA) Owner, LLC (a Delaware limited liability company)	6414 North Park Way Tacoma, WA	Wholly owned subsidiary
Northwest HC Seaport Landing (WA) Owner NT- HCI, LLC (a Delaware limited liability company)	1201 Hancock Street Port Townsend, WA	Wholly owned subsidiary
NORTHWEST HC COLUMBIA HEIGHTS (WA) OWNER NT-HCI, LLC, (a Delaware limited liability company)	1550 Cherry Street Wenatchee, WA	Wholly owned subsidiary

Attachment - Graduate Tax Calculation

06/18/2025 03:05:3

AGGREGATE REETA CALCULATION				
Location	Parcel No.	Fair Value	Local Rate	Local Tax
3701 - Bellingham	3703071874620000	22,124,000	0.005	110,620.00
0302 - Kennewick	1319920000155005	11,886,970	0.005	59,434.85
1721 - Normandy Park	312304-9001	12,616,700	0.005	63,083.50
1725 - Renton	042305-9042	10,912,600	0.005	54,563.00
2717 - Tacoma	672221-0011	22,557,600	0.005	112,788.00
1725 - Renton	773610-0020	173,600	0.005	868.00
1725 - Renton	773610-0025	194,600	0.005	973.00
1601 - Port Townsend	993900100	14,254,696	0.005	71,273.48
0405 - Wenatchee	222009240350	17,322,382	0.005	86,611.91
		\$ 112,043,148.00		\$ 560,215.74
		-	525,000	5,775.00
		525,000	1,525,000	\$12,800.00
		1,525,000	3,025,000	\$41,250.00
			>3,025,000	\$ 3,270,544.44
		Total State		3,330,369.44
		Total Local		560,215.74
		TOTAL TAX		3,890,585.18

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

1	2
1 TRANSFEROR (Attach a list for multiple transferors including percentage sold)	2 TRANSFEEE (Attach a list for multiple transferees including percentage bought)
Name <u>Scott Smith</u>	Name <u>HGHG Quillan LLC</u>
Street <u>2555 S. Quillan Place</u>	Street <u>3621 Windsor Court</u>
City <u>Kennewick</u> State <u>WA</u> ☒ Zip <u>99338</u>	City <u>Richland</u> State <u>WA</u> ☒ Zip <u>99352</u>
Tax Registration Number <u>605-398-618</u>	Tax Registration Number <u>605-534-079</u>
Federal Identifier Number <u>[REDACTED]</u>	Federal Identifier Number <u>[REDACTED]</u>
Percent of Entity Ownership Sold <u>50.0000</u> %	Percent of Entity Ownership Purchased <u>50.0000</u> %
AFFIDAVIT I certify under penalty of perjury under the laws of the state of Washington that the information on this return is true and correct.	AFFIDAVIT I certify under penalty of perjury under the laws of the state of Washington that the information on this return is true and correct.
Signature of Transferor/Agent <u>[Signature]</u>	Signature of Transferee/Agent <u>[Signature]</u>
Name (print) <u>Scott Smith</u>	Name (print) <u>Richard Gierth</u>
Date & Place of Signing <u>6/20/2025 Kennewick</u>	Date & Place of Signing <u>6/20/2025 Kennewick</u>
Telephone Number (509) <u>783-0172</u>	Telephone Number (509) <u>366-9092</u>

3	Name and address of entity whose ownership was transferred. (Attach a list for multiple entities)		Type of entity (check one):	
	Name <u>2555 S QUILLAN LLC</u>		☐	Corporation
	Street <u>2555 S. QUILLAN PLACE</u>		☐	Partnership
	City <u>KENNEWICK</u>	State <u>WA</u>	☐	Trust
	Zip <u>99338</u>		☒	Limited Liability Company
	Tax Registration Number <u>605-398-618</u>			
	Federal Identifier Number <u>[REDACTED]</u>			

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

5 Local REET Tax Calculation					
A.		Local City/County Tax Rate	B.	C.	D.
Location			County Tax Parcel No.	True & Fair Value	Local City/County Tax
0302 - Kennewick	v	0.0050	110893BP4894001	\$1,153,320.00	\$5,766.60
Select Location	v			\$0.00	\$0.00
Select Location				\$0.00	\$0.00
Select Location				\$0.00	\$0.00
Select Location				\$0.00	\$0.00
Select Location				\$0.00	\$0.00
Select Location				\$0.00	\$0.00
			Totals	\$1,153,320.00	\$5,766.60

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

State REET Tax Calculation

Total True & Fair Value \$	1,153,320.00
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% \$	8,042.50
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 \$	13,817.50

7	TAX COMPUTATION:	Date of Transfer <u>06/01/2025</u> *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. _____➡_____
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<i>Department of Revenue Use Only</i>	State REET Tax (from Section 6).....	\$13,817.50
	Local REET Tax (from Section 5)....	\$ 5,766.60
	Total REET Tax.....	\$19,584.10
	Delinquent Interest.....	\$0.00
	Delinquent Penalty.....	\$0.00
	TOTAL DUE	\$19,584.10

REV 84 0001Be (3/17/25)

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

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1 TRANSFEROR (Attach a list for multiple transferors including percentage sold) Name <u>Cindat Best Years Welltower JV LLC</u> Street <u>4500 Dorr Street</u> City <u>Toledo</u> State <u>OH</u> Zip <u>43615</u> Tax Registration Number <u>-</u> Federal Identifier Number <u>[REDACTED]</u> Percent of Entity Ownership Sold <u>100 0000</u> % AFFIDAVIT I certify under penalty of perjury under the laws of the state of Washington that the information on this return is true and correct Signature of Transferor/Agent _____ Name (print) _____ Date & Place of Signing _____ Telephone Number <u>(419) 247-2800</u>	2 TRANSFEREE (Attach a list for multiple transferees including percentage bought) Name <u>Ermentus Corporation</u> Street <u>105 Westwood Place, Suite 400</u> City <u>Brentwood</u> State <u>TN</u> Zip <u>37027</u> Tax Registration Number <u>-</u> Federal Identifier Number <u>[REDACTED]</u> Percent of Entity Ownership Purchased <u>100 0000</u> % AFFIDAVIT I certify under penalty of perjury under the laws of the state of Washington that the information on this return is true and correct Signature of Transferee/Agent _____ Name (print) _____ Date & Place of Signing _____ Telephone Number <u>(414) 918-5245</u>
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3 Name and address of entity whose ownership was transferred (Attach a list for multiple entities) Name <u>Cindat Best Years Welltower Brookdale Holdco LLC</u> Street <u>4500 Dorr Street</u> City <u>Toledo</u> State <u>OH</u> Zip <u>43615</u> Tax Registration Number <u>604-053-540</u> Federal Identifier Number <u>[REDACTED]</u>	Type of entity (check one) ☐ Corporation ☐ Partnership ☐ Trust ☒ Limited Liability Company
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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.	Local	B	C	D.
Location	City/County Tax Rate	County Tax Parcel No	True & Fair Value	Local City/County Tax
0302 - Kennewick	0 0050	115891100005000	\$462,300 00	\$2,311 50
0302 - Kennewick	0 0050	115891100006000	\$3 316 070 00	\$16,580 35
0302 - Kennewick	0 0050	115891100007000	\$9 834,730 00	\$49,173 65
0302 - Kennewick	0 0050	115891100008000	\$4 222 220 00	\$21,111 10
0302 - Kennewick	0 0050	115891100009000	\$69 300 00	\$346 50
0302 - Kennewick	0 0050	115891100011001	\$633 840 00	\$3,169 20
0302 - Kennewick	0 0050	115891100012001	\$308 650 00	\$1 543 25
Totals			\$18 847 110 00	\$94 235 55

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 \$	18 847,110 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% \$	474,663 30
Agricultural and timberland at 1 28 % \$	0 00
Total Excise Tax State \$	534,488 30

7 TAX COMPUTATION
Date of Transfer <u>12/17/2024</u> *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)	\$534,488 30
Local REET Tax (from Section 5)	\$ 94,235 55
Total REET Tax	\$628 723 85
Delinquent Interest	\$0 00
Delinquent Penalty	\$0 00
TOTAL DUE	\$628,723 85

Please See Information on Reverse

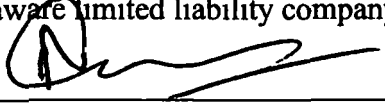
01/03/2025 03419

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**

CINDAT BEST YEARS WELLTOWER JV, LLC,
a Delaware limited liability company

By 
Name Nikhil Chaudhri
Title Authorized Signatory

Date 12/17/2024
Place of Signing Dallas, Texas

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**

EMERITUS CORPORATION,
a Washington corporation

By _____
Name Chad C White
Title Executive Vice President and Secretary

Date _____
Place of Signing Brentwood, TN

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**

CINDAT BEST YEARS WELLTOWER JV, LLC,
a Delaware limited liability company

By _____
Name Nikhil Chaudhri
Title Authorized Signatory

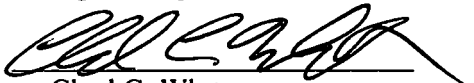
Date _____
Place of Signing _____

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**

EMERITUS CORPORATION,
a Washington corporation

By 
Name Chad C White
Title Executive Vice President and Secretary

Date 12/17/2024
Place of Signing Brentwood, TN

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

061 - 202 Transited
0341 wife

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

Name David Sacamano and Kathleen Sacamano, husband and wife

Street 17411 NW 69th Avenue

City Ridgefield State WA Zip 98642

Tax Registration Number -- N/A

Federal Identifier Number - N/A

Percent of Entity Ownership Sold 50.0000 %

AFFIDAVIT

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

Signature of Transferor/Agent *Kathleen Sacamano*

Name (print) David Sacamano / Kathleen Sacamano

Date & Place of Signing Vancouver, WA

Telephone Number (360) 903-4654

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

Name Kurt Rylander and Susan Rylander, husband and wife

Street P. O. Box 250

City Vancouver State WA Zip 98666

Tax Registration Number -- N/A

Federal Identifier Number - N/A

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 

Name (print) Kurt Rylander Susan Rylander

Date & Place of Signing Vancouver, WA

Telephone Number (503) 975-5618

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

Name David Sacamano & Kathleen Sacamano's interest in
Lake River Enterprise, LLC

Street 17411 NW 69th Avenue

City Ridgefield State WA Zip 98642

Tax Registration Number UBI # 604 830 949

Federal Identifier Number [REDACTED]

☐ Corporation
☐ Partnership
☐ Trust
☒ Limited Liability Company

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

5 Local REET Tax Calculation

A.	Local City/County Tax Rate	B.	C.	D.
Location		County Tax Parcel No.	True & Fair Value	Local City/County Tax
0604 - Ridgfield	0.0050	070855000	\$111,465.78	\$557.33
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
Select Location			\$0.00	\$0.00
Totals			\$111,465.78	\$557.33

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 \$	111,465.78
----------------------------	------------

Excise Tax: State

Less than \$525,000.01 at 1.1% \$	1,226.13
-----------------------------------	----------

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 % S	0.00
---	------

Total Excise Tax: State \$	1,226.13
----------------------------	----------

7 TAX COMPUTATION:

Date of Transfer 6/20/2025 **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

State REET Tax (from Section 6).....	\$1,226.13
Local REET Tax (from Section 5)....	\$ 557.33
Total REET Tax.....	\$1,783.46
Delinquent Interest.....	\$0.00
Delinquent Penalty.....	\$0.00
TOTAL DUE	\$1,783.46

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

1 TRANSFEROR (Attach a list for multiple transferors including percentage sold) Name <u>SEE ATTACHED LIST</u> <u>c/o Ingram, Zelasko & Goodwin, LLP</u> Street <u>120 East First Street</u> City <u>Aberdeen</u> State <u>WA</u> Zip <u>98520</u> Tax Registration Number <u>-</u> Federal Identifier Number <u>-</u> Percent of Entity Ownership Sold <u>75 0000</u> % AFFIDAVIT I certify under penalty of perjury under the laws of the state of Washington that the information on this return is true and correct. Signature of Transferor/Agent <u>[Signature]</u> Name (print) <u>James C Mason</u> Date & Place of Signing <u>5/6/25 - Aberdeen</u> Telephone Number <u>(360) 580-5414</u>	2 TRANSFEREE (Attach a list for multiple transferees including percentage bought) Name <u>James C Mason</u> Street <u>PO Box 174</u> City <u>Union</u> State <u>WA</u> Zip <u>98592</u> Tax Registration Number <u>-</u> Federal Identifier Number <u>-</u> Percent of Entity Ownership Purchased <u>75 0000</u> % AFFIDAVIT I certify under penalty of perjury under the laws of the state of Washington that the information on this return is true and correct. Signature of Transferee/Agent <u>[Signature]</u> Name (print) <u>James C Mason</u> Date & Place of Signing <u>5/6/25 - Aberdeen</u> Telephone Number <u>(360) 580-5414</u>
--	--

3 Name and address of entity whose ownership was transferred. (Attach a list for multiple entities) Name <u>Mason Country Estates, LLC</u> Street <u>57 Clemons Road</u> City <u>Montesano</u> State <u>WA</u> Zip <u>98563</u> Tax Registration Number <u>603-381-855</u> Federal Identifier Number <u>[Redacted]</u>	Type of entity (check one) ☐ Corporation ☐ Partnership ☐ Trust ☒ Limited Liability Company
---	--

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

5 Local REET Tax Calculation				
A.	Local	B.	C.	D.
Location	City/County Tax Rate	County Tax Parcel No.	True & Fair Value	Local City/County Tax
1400 Grays Harbor Count	0 0025	170811240040	\$500.00	\$1 25
1400 - Grays Harbor Count	0.0025	170811310020	\$100 000 00	\$250.00
1400 - Grays Harbor Count	0 0025	170811320010	\$2,593,000 00	\$6,482 50
1400 - Grays Harbor Count	0 0025	170811320020	\$2 445 000 00	\$6,112 50
1400 - Grays Harbor Count	0 0025	170811330010	\$108,500 00	\$271.25
Select Location			\$0 00	\$0 00
Select Location			\$0 00	\$0 00
Totals			\$5 247 000 00	\$13 117 50

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

State REET Tax Calculation	
Total True & Fair Value \$	5,247,000 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% \$	66,660 00
Agricultural and timberland at 1.28 % \$	0 00
Total Excise Tax, State \$	126,485 00

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

Department of Revenue Use Only	
State REET Tax (from Section 6)	\$126,485 00
Local REET Tax (from Section 5)	\$ 13,117.50
Total REET Tax	\$139 602 50
Delinquent Interest	\$0 00
Delinquent Penalty	\$0.00
TOTAL DUE	\$139,602 50

Please See Information on Reverse

LIST OF TRANSFERORS

Mason Country Estates, LLC has 200 issued membership units held as follows

Helen F Mason Testamentary Trust	100 Units
Estate of R James Mason	50 Units
James C Mason	50 Units

James C Mason is purchasing all of the units owned by the Helen F Mason Testamentary Trust and the Estate of R James Mason resulting in James C Mason owning all 200 membership units and being the sole owner of Mason Country Estates, LLC

The Controlling Interest Transfer Return was submitted in duplicate because Cynthia Kay is the trustee for the Helen F Mason Testamentary Trust and James C Mason is the personal representative for the Estate of R James Mason. Cynthia Kay signed one document and James C Mason signed the other document, but both documents are referring to the same sale

If you have any questions, please contact Zachary D Edwards at Ingram, Zelasko & Goodwin, LLP at (360) 533-2865 or zedwards@izglaw.com

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 45B-61A WAC

Return to Page 1

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

1 TRANSFEROR (Attach a list for multiple transferors including percentage sold) Name <u>Krieg Construction, Inc.</u> Street <u>70 W Sleeper Road,</u> City <u>Oak Harbor</u> State <u>WA</u> Zip <u>98277</u> Tax Registration Number <u>600-313-172</u> Federal Identifier Number <u>[REDACTED]</u> Percent of Entity Ownership Sold <u>50.0000</u> % AFFIDAVIT I certify under penalty of perjury under the laws of the state of Washington that the information on this return is true and correct. Signature of Transferor/Agent <u>[Signature]</u> Name (print) <u>Jim Krieg</u> Date & Place of Signing <u>06/05/2025 Oak Harbor, Washington</u> Telephone Number <u>(360) 679-4151</u>	2 TRANSFEREE (Attach a list for multiple transferees including percentage bought) Name <u>Miles Sand & Gravel Company</u> Street <u>400 Valley Ave NE</u> City <u>Puyallup</u> State <u>WA</u> Zip <u>98372</u> Tax Registration Number <u>171-004-760</u> Federal Identifier Number <u>[REDACTED]</u> Percent of Entity Ownership Purchased <u>50.0000</u> % AFFIDAVIT I certify under penalty of perjury under the laws of the state of Washington that the information on this return is true and correct. Signature of Transferee/Agent <u>[Signature]</u> Name (print) <u>Walter Miles</u> Date & Place of Signing <u>06/05/2025 Puyallup, Washington</u> Telephone Number <u>(253) 833-3705</u>
--	--

3 Name and address of entity whose ownership was transferred. (Attach a list for multiple entities) Name <u>M&K Real Estate Holdings LLC</u> Street <u>400 Valley Ave NE</u> City <u>Puyallup</u> State <u>WA</u> Zip <u>98372</u> Tax Registration Number <u>604-473-129</u> Federal Identifier Number <u>[REDACTED]</u>	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
1500 - Island County	0.0050	R13324-461-2960	\$223,867.71	\$1,119.34
1500 - Island County	0.0050	R13324-461-3620	\$224,444.98	\$1,122.22
Select Location			\$0.00	\$0.00
Select Location			\$0.00	\$0.00
Select Location			\$0.00	\$0.00
Select Location			\$0.00	\$0.00
Select Location			\$0.00	\$0.00
Totals			\$448,312.69	\$2,241.56

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 \$	448,312.69
Excise Tax: State	
Less than \$525,000.01 at 1.1% \$	4,931.44
From \$525,000.01 to \$1,525,000 at 1.28% \$	0.00
From \$1,525,000.01 to \$3,025,000 at 2.75% \$	0.00
Above \$3,025,000 to 3.0% \$	0.00
Agricultural and timberland at 1.28% \$	0.00
Total Excise Tax: State \$	4,931.44

7 TAX COMPUTATION:

Date of Transfer 06/02/2025 *If tax exemption is claimed, provide reference to Exemption Code Title and Number below*

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

Department of Revenue Use Only	<table style="width: 100%;"> <tr> <td>State REET Tax (from Section 6).....</td> <td style="text-align: right;">\$4,931.44</td> </tr> <tr> <td>Local REET Tax (from Section 5).....</td> <td style="text-align: right;">\$ 2,241.56</td> </tr> <tr> <td>Total REET Tax.....</td> <td style="text-align: right;">\$7,173.00</td> </tr> <tr> <td>Delinquent Interest.....</td> <td style="text-align: right;">\$0.00</td> </tr> <tr> <td>Delinquent Penalty.....</td> <td style="text-align: right;">\$0.00</td> </tr> <tr> <td>TOTAL DUE</td> <td style="text-align: right;">\$7,173.00</td> </tr> </table>	State REET Tax (from Section 6).....	\$4,931.44	Local REET Tax (from Section 5).....	\$ 2,241.56	Total REET Tax.....	\$7,173.00	Delinquent Interest.....	\$0.00	Delinquent Penalty.....	\$0.00	TOTAL DUE	\$7,173.00
State REET Tax (from Section 6).....	\$4,931.44												
Local REET Tax (from Section 5).....	\$ 2,241.56												
Total REET Tax.....	\$7,173.00												
Delinquent Interest.....	\$0.00												
Delinquent Penalty.....	\$0.00												
TOTAL DUE	\$7,173.00												

Please See Information on Reverse

07/08/2025 04:06:06

Mail Completed Form To:



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

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

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

1 TRANSFEROR

(Attach a list for multiple transferors including percentage sold)

Name **Block 13 Member LLC,**
a Delaware limited liability company
Street **235 Montgomery Street, 16th Floor**
City **San Francisco** State **CA** Zip **94204**
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

Name (print) **SEE ATTACHED**

Date & Place of Signing **SEE ATTACHED**

Telephone Number **(713) 276-7670**

2 TRANSFEREE

(Attach a list for multiple transferees including percentage bought)

Name **BRBG II B1, LLC**
a Delaware limited liability company
Street **3 Embarcadero Center, Suite 2310**
City **San Francisco** State **CA** Zip **94111**
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

Name (print) **SEE ATTACHED**

Date & Place of Signing **SEE ATTACHED**

Telephone Number **(415) 733-6056**

3 Name and address of entity whose ownership was transferred.

(Attach a list for multiple entities)

Name **Block 13 Holding LLC, a Delaware limited liability ccompany**
Street **SEE ATTACHED**
City _____ State _____ Zip _____
Tax Registration Number --
Federal Identifier Number [REDACTED]

Type of entity (check one):

- ☐ Corporation
☐ Partnership
☐ Trust
☒ Limited Liability Company

4 Attach a list of names, addresses, and relationships of all entities affected by this transfer.**5 Local REET Tax Calculation**

A. Location	Local City/County Tax Rate	B. County Tax Parcel No.	C. True & Fair Value	D. Local City/County Tax
1704 - Bellevue	0.0050	79333-0030-05	\$168,284,772.48	\$841,423.86
Select Location			\$0.00	\$0.00
Select Location			\$0.00	\$0.00
Select Location			\$0.00	\$0.00
Select Location			\$0.00	\$0.00
Select Location			\$0.00	\$0.00
Select Location			\$0.00	\$0.00
Totals			\$168,284,772.48	\$841,423.86

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 \$ **168,284,772.48**
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% \$ **4,957,793.16**
Agricultural and timberland at 1.28 % \$ **0.00**
Total Excise Tax: State \$ **5,017,618.16**

7 TAX COMPUTATION:

Date of Transfer **6/17/25** *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

State REET Tax (from Section 6).....	\$5,017,618.16
Local REET Tax (from Section 5)....	\$ 841,423.86
Total REET Tax.....	\$5,859,042.02
Delinquent Interest.....	\$0.00
Delinquent Penalty.....	\$0.00
TOTAL DUE	\$5,859,042.02

ATTACHMENT TO REAL ESTATE EXCISE TAX AFFIDAVIT

4. Names, addresses, and relationship of all entities affected by this transfer

The Transferor, Block 13 Member LLC, a Delaware limited liability company ("**Transferor**") is the owner of 100% of the common units of Block 13 Holding LLC, a Delaware limited liability company ("**Holding**"). Transferor is selling 100% of said common units in Holding to DRBG II B1, LLC, a Delaware limited liability company ("**Transferee**"). Holding is the sole member of Block 13 Owner LLC, a Delaware limited liability company (UBI 604 801 684) ("**Property Owner**"), which is the owner of the fee simple interest in the following real property (the "**Property**"):

PARCEL A:

UNIT 13 OF THE SPRING DISTRICT MASTER CONDOMINIUM, A CONDOMINIUM, PER CONDOMINIUM DECLARATION THEREOF RECORDED OCTOBER 25, 2013 UNDER KING COUNTY RECORDING NO. 20131025000704, AND AMENDMENTS THERETO RECORDED UNDER RECORDING NOS. 20140625000486, 20160217000686, 20160509000526, 20170926000629, 20190626000465, 20201228002714 AND 20210513001517 (A RERECORDING OF 20210429001063); SAID UNITS ARE LOCATED ON SURVEY MAP AND PLANS RECORDED IN VOLUME 278 OF CONDOMINIUMS AT PAGES 94 AND 95, AS AMENDED IN VOLUME 280 AT PAGES 76 AND 77, AS AMENDED IN VOLUME 286 AT PAGES 38 AND 39, AS AMENDED IN VOLUME 287 AT PAGES 65 AND 66, AS AMENDED IN VOLUME 292 AT PAGES 55 AND 56, AS AMENDED IN VOLUME 304 AT PAGES 31 THROUGH 33, AS AMENDED IN VOLUME 316 AT PAGES 64 THROUGH 68, AND AS AMENDED IN VOLUME 320 AT PAGES 76 THROUGH 79, IN KING COUNTY, WASHINGTON.

(ALSO DESCRIBED AS LOT 13 OF CITY OF BELLEVUE BINDING SITE PLAN NO. 12-110450-LF, ACCORDING TO THAT BINDING SITE PLAN RECORDED NOVEMBER 01, 2012 UNDER RECORDING NO. 20121101000274 AND FILED IN VOLUME 276 OF CONDOMINIUMS AT PAGES 18 THROUGH 22, AS AMENDED APRIL 23, 2014 UNDER RECORDING NO. 20140423000863 AND FILED IN VOLUME 280 OF CONDOMINIUMS AT PAGES 30 THROUGH 32, AS AMENDED FEBRUARY 17, 2016 UNDER RECORDING NO. 20160217000684 AND FILED IN VOLUME 286 OF CONDOMINIUMS AT PAGES 35 THROUGH 37, AS AMENDED MAY 06, 2016 UNDER RECORDING NO. 20160506000760 AND FILED IN VOLUME 287 OF CONDOMINIUMS AT PAGES 51 THROUGH 57, AS AMENDED SEPTEMBER 26, 2017 UNDER RECORDING NO. 20170926000625 AND FILED IN VOLUME 292 OF CONDOMINIUMS AT PAGES 47 THROUGH 52, AND AS AMENDED JUNE 11, 2019 UNDER RECORDING NO. 20190611001146 AND FILED IN VOLUME 288 OF CONDOMINIUMS AT PAGES 87 THROUGH 92, IN KING COUNTY, WASHINGTON)

PARCEL B: INTENTIONALLY DELETED.

PARCEL C: INTENTIONALLY DELETED.

PARCEL D: INTENTIONALLY DELETED.

PARCEL E:

A NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN PLAZA USE,
GARAGE ACCESS AND USE OF
CIRCULATION DRIVE AS CREATED BY THAT RECIPROCAL EASEMENT
AGREEMENT RECORDED UNDER
RECORDING NO. 20210610001451, IN KING COUNTY, WASHINGTON.

The assessed value of the Property is \$54,956,000.

Property Owner is the only subsidiary of Holding. The address of Holding and Property Owner prior to the date hereof is the same as the address of Transferor listed on the first page of this Real Estate Excise Tax Affidavit and included below:

BLOCK 13 HOLDING LLC
235 Montgomery Street, 16th Floor
San Francisco, CA 94104

BLOCK 13 OWNER LLC
235 Montgomery Street, 16th Floor
San Francisco, CA 94104

Transferee's address is also listed on the first page of this Real Estate Excise Tax Affidavit. From and after the date of this transfer, the Transferee's address (included below) should be used as the address for both Holding and Property Owner.

BLOCK 13 HOLDING LLC
3 Embarcadero Center, Suite 2310
San Francisco, CA 94111

BLOCK 13 OWNER LLC
3 Embarcadero Center, Suite 2310
San Francisco, CA 94111

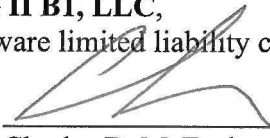
ATTACHMENT TO REAL ESTATE EXCISE TAX AFFIDAVIT

2. Transferee Signature

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

TRANSFeree:

DRBG II B1, LLC,
a Delaware limited liability company

By: 

Name: Charles B. McEachron

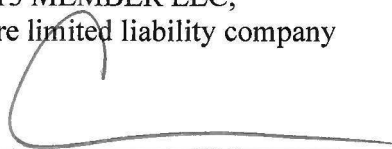
Title: Chief Executive Officer

Date and City of Signing: 6.17.2025 ; SAN FRANCISCO, CA

TRANSFEROR:

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.

BLOCK 13 MEMBER LLC,
a Delaware limited liability company

By: 

Name: Colby Y. Wick

Its: Vice President

Date and Place of Signing: 6.17.2025 San Francisco, CA

Telephone: 425-890-6443

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

☐ $\frac{1}{2}$
☐ $\frac{1}{3}$
☐ $\frac{1}{4}$
☐ $\frac{1}{5}$
☐ $\frac{1}{6}$

1 TRANSFEROR (Attach a list for multiple transferors including percentage sold) Name <u>Nordstrom, Inc.</u> Street <u>1600 7th Avenue, Suite 2500</u> City <u>Seattle</u> State <u>WA</u> Zip <u>98101</u> Tax Registration Number <u>--</u> Federal Identifier Number <u>[REDACTED]</u> Percent of Entity Ownership Sold <u>100.0000</u> % AFFIDAVIT I certify under penalty of perjury under the laws of the state of Washington that the information on this return is true and correct. Signature of Transferor/Agent <u>Misti Hechel</u> Name (print) <u>Misti Hechel</u> Date & Place of Signing <u>6/19/2025 Seattle, WA</u> Telephone Number (206) <u>303-2256</u>	2 TRANSFEE (Attach a list for multiple transferees including percentage bought) Name <u>Nordstrom Holdings, Inc.</u> Street <u>1600 7th Avenue, Suite 2500</u> City <u>Seattle</u> State <u>WA</u> Zip <u>98101</u> Tax Registration Number <u>--</u> Federal Identifier Number <u>[REDACTED]</u> Percent of Entity Ownership Purchased <u>100.0000</u> % AFFIDAVIT I certify under penalty of perjury under the laws of the state of Washington that the information on this return is true and correct. Signature of Transferee/Agent <u>Peter E. Nordstrom</u> Name (print) <u>Peter E. Nordstrom</u> Date & Place of Signing <u>6/17/25 Seattle Washington</u> Telephone Number (206) <u>303-2256</u>
--	---

3	Name and address of entity whose ownership was transferred. (Attach a list for multiple entities)			Type of entity (check one):	
	Name <u>Nordstrom, Inc.</u>			☒ Corporation	
	Street <u>1600 7th Avenue, Suite 2500</u>			☐ Partnership	
	City <u>Seattle</u> State <u>WA</u> Zip <u>98101</u>			☐ Trust	
	Tax Registration Number <u>--</u>			☐ Limited Liability Company	
	Federal Identifier Number <u>[REDACTED]</u>				

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

5 Local REET Tax Calculation				
A.		B.	C.	D.
Location	Local City/County Tax Rate	County Tax Parcel No.	True & Fair Value	Local City/County Tax
1726 - Seattle	0.0050	065900-0070-09	\$76,705,200.00	\$383,526.00
1704 - Bellevue	0.0050	154410-0020 / 154410-0040	\$20,480,000.00	\$102,400.00
2717 - Tacoma	0.0050	773500-007-7	\$3,423,800.00	\$17,119.00
3110 - Lynnwood	0.0050	006952-000-004-00	\$19,798,100.00	\$98,990.50
Select Location			\$0.00	\$0.00
Select Location			\$0.00	\$0.00
Select Location			\$0.00	\$0.00
Totals			\$120,407,100.00	\$602,035.50

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

State REET Tax Calculation

Total True & Fair Value \$	120,407,100.00
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% \$	3,521,463.00
Agricultural and timberland at 1.28 % \$	0.00
Total Excise Tax: State \$	3,581,288.00

7 TAX COMPUTATION:
Date of Transfer 05/20/2025 **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).....	\$3,581,288.00
	Local REET Tax (from Section 5)....	\$ 602,035.50
	Total REET Tax.....	\$4,183,323.50
	Delinquent Interest.....	\$0.00
	Delinquent Penalty.....	\$0.00
	TOTAL DUE	\$4,183,323.50

Please See Information on Reverse

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

Parcel Number	Name	Street	City	State	ZIP Code	Relationship
065900-0070-09	Nordstrom, Inc.	1600 7th Avenue, Suite 2500	Seattle	Washington	98101	Owner
154410-0020 / 154410-0040	Nordstrom, Inc.	1600 7th Avenue, Suite 2500	Seattle	Washington	98101	Lessee of Ground Lease with Owned Leasehold Improvements
773500-007-7	Nordstrom, Inc.	1600 7th Avenue, Suite 2500	Seattle	Washington	98101	Lessee of Ground Lease with Owned Leasehold Improvements
006952-000-004-00	Nordstrom, Inc.	1600 7th Avenue, Suite 2500	Seattle	Washington	98101	Owner

Mail Completed Form To:

Washington State
Department of Revenue
Transfer 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 <u>KRISTINE WILSON, TRUSTEE</u> Street <u>1301 2ND AVE, STE. 4200 M/S PCS-RELI-A</u> City <u>SEATTLE</u> State <u>WA</u> Zip <u>98101</u> Tax Registration Number _____ Federal Identifier Number _____ Percent of Entity Ownership Sold <u>100</u> % AFFIDAVIT I certify under penalty of perjury under the laws of the state of Washington that the information on this return is true and correct. Signature of Transferor/Agent <u>Kristine Wilson</u> Name (print) <u>Kristine Wilson</u> Date & Place of Signing <u>5/29/25, Seattle, WA</u> Telephone Number <u>425-635 1426</u>	2 TRANSFEREE (Attach a list for multiple transferees including percentage bought) Name <u>STEVEN SCHINDLER, TRUSTEE</u> Street <u>920 5TH AVENUE, SUITE 1510</u> City <u>SEATTLE</u> State <u>WA</u> Zip <u>98104</u> Tax Registration Number _____ Federal Identifier Number _____ Percent of Entity Ownership Purchased <u>100</u> % AFFIDAVIT I certify under penalty of perjury under the laws of the state of Washington that the information on this return is true and correct. Signature of Transferee/Agent <u>Steven Schindler</u> Name (print) <u>Steven Schindler</u> Date & Place of Signing <u>5/29/2025, Seattle, WA</u> Telephone Number <u>425-669-7481</u>
---	---

3 Name and address of entity whose ownership was transferred Name <u>CASCADE TRUST</u> Street <u>1201 THIRD AVENUE, 40TH FLOOR</u> City <u>SEATTLE</u> State <u>WA</u> Zip <u>98101</u> Tax Registration Number _____ Federal Identifier Number _____	Type of entity (check one) ☐ Corporation ☐ Partnership ☒ Trust ☐ Limited Liability Company
---	--

4 Attach a list of names, addresses, and relationships of all entities affected by this transfer				
5 Local REET Tax Calculation				
A. Location	B. Local City/County Tax Rate	C. County Tax Parcel No.	D. True & Fair Value	E. Local City/County Tax
1718 - Medina	0.0063	King County Parcel #25280450-7	\$84,035,000.00	\$470,180.00
1718 - Medina	0.0060	King County Parcel #25280460-10	\$84,018,000.00	\$500,088.00
1718 - Medina	0.0060	King County Parcel #25280450-22	\$ 3,318,000.00	\$ 19,908.00
Totals			\$181,370,000.00	\$669,850.00

6 Is this property predominantly used for timber or agriculture? (See FTA 3215) ☐ Yes ☒ No	
State REET Tax Calculation Total True & Fair Value \$ <u>181,370,000.00</u> Excise Tax, State Less than \$525,000.01 at 1.1% \$ <u>5,775.00</u> From \$525,000.01 to \$1,525,000 at 1.28% \$ <u>12,800.00</u> From \$1,525,000.01 to \$3,025,000 at 2.75% \$ <u>41,250.00</u> Above \$3,025,000 to 3.0% \$ <u>4,750,350.00</u> Agricultural and timberland at 1.28% \$ <u>0.00</u> Total Excise Tax, State \$ <u>4,810,175.00</u>	
7 TAX COMPUTATION Date of Transfer <u>June 3, 2025</u> <i>If tax exemption is claimed, provide reference to WAC Title and Number below</i> 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. <u>NA</u>	

Department of Revenue Use Only	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>State REET Tax (from Section 6)</td> <td style="text-align: right;">\$4,810,175.00</td> </tr> <tr> <td>Local REET Tax (from Section 5)</td> <td style="text-align: right;">\$669,850.00</td> </tr> <tr> <td>Total REET Tax</td> <td style="text-align: right;">\$5,480,025.00</td> </tr> <tr> <td>Delinquent Interest</td> <td style="text-align: right;">\$0.00</td> </tr> <tr> <td>Delinquent Penalty</td> <td style="text-align: right;">\$0.00</td> </tr> <tr> <td>TOTAL DUE</td> <td style="text-align: right;">\$5,480,025.00</td> </tr> </table>	State REET Tax (from Section 6)	\$4,810,175.00	Local REET Tax (from Section 5)	\$669,850.00	Total REET Tax	\$5,480,025.00	Delinquent Interest	\$0.00	Delinquent Penalty	\$0.00	TOTAL DUE	\$5,480,025.00
State REET Tax (from Section 6)	\$4,810,175.00												
Local REET Tax (from Section 5)	\$669,850.00												
Total REET Tax	\$5,480,025.00												
Delinquent Interest	\$0.00												
Delinquent Penalty	\$0.00												
TOTAL DUE	\$5,480,025.00												

Please See Information on Reverse

Mail Completed Form To:



Washington State
Department of Revenue
Audit Division/RCET
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

Reset This Form

Return to Page 1

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

1 TRANSFEROR (Attach a list for multiple transferors including percentage sold) Name <u>James B Sheppard</u> Street <u>2715 6th Ave S</u> City <u>Seattle</u> State <u>WA</u> Zip <u>98134</u> Tax Registration Number <u>603299066</u> 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 <u>[Signature]</u> Name (print) <u>JAMES SHEPPARD</u> Date & Place of Signing <u>6/12/25 Tacoma</u> Telephone Number <u>206 579 2105</u>	2 TRANSFEREE (Attach a list for multiple transferees including percentage bought) Name <u>AOLCIU LLC</u> Street <u>2715 6th Ave S</u> City <u>Seattle</u> State <u>WA</u> Zip <u>98134</u> Tax Registration Number <u>603299066</u> 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 <u>[Signature]</u> Name (print) <u>ROBERT KONGELBAK</u> Date & Place of Signing <u>6/12/25 Tacoma</u> Telephone Number <u>206 579 1397</u>
--	---

3 Name and address of entity whose ownership was transferred. (Attach a list for multiple entities) Name <u>AOLCIU LLC</u> Street <u>2715 6th Ave S</u> City <u>Seattle</u> State <u>WA</u> Zip <u>98134</u> Tax Registration Number <u>603299066</u> 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				
Location	Local City/County Tax Rate	County Tax Parcel No.	True & Fair Value	Local City/County Tax
1726 Seattle	0.005	786620-4340	1600000.00	8000
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
Select Location			0.00	0
Totals			1600000	8000

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 \$	1600000
Excise Tax State	
Less than \$525,000.01 at 1.1% \$	5775
From \$525,000.01 to \$1,525,000 at 1.28% \$	12800
From \$1,525,000.01 to \$3,025,000 at 2.75% \$	20625
Above \$3,025,000 to 3.0% \$	0
Agricultural and timberland at 1.28% \$	0
Total Excise Tax, State \$	20637.5

7 TAX COMPUTATION	
Date of Transfer <u>05/15/2025</u>	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 detail 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 border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>State REET Tax (from Section 6)</td> <td style="text-align: right;">20637.5</td> </tr> <tr> <td>Local REET Tax (from Section 5)</td> <td style="text-align: right;">8000</td> </tr> <tr> <td>Total REET Tax</td> <td style="text-align: right;">28637.5</td> </tr> <tr> <td>Delinquent Interest</td> <td style="text-align: right;">0.00</td> </tr> <tr> <td>Delinquent Penalty</td> <td style="text-align: right;">0.00</td> </tr> <tr> <td>TOTAL DUE</td> <td style="text-align: right;">28637.5</td> </tr> </table>	State REET Tax (from Section 6)	20637.5	Local REET Tax (from Section 5)	8000	Total REET Tax	28637.5	Delinquent Interest	0.00	Delinquent Penalty	0.00	TOTAL DUE	28637.5
State REET Tax (from Section 6)	20637.5												
Local REET Tax (from Section 5)	8000												
Total REET Tax	28637.5												
Delinquent Interest	0.00												
Delinquent Penalty	0.00												
TOTAL DUE	28637.5												

Please See Information on Reverse

Attachment to Real Estate Excise Tax Affidavit - Controlling Interest Transfer Return

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

AOLCIOU LLC, a Washington limited liability company which the address set forth in Item 2, owns the real property commonly known as 2715 6th Ave S, Seattle, WA 98134

Prior to the reported transfer James B Sheppard (who has the address set forth in Item 1) owned a 50% membership interest in AOLCIOU LLC

On May 15, 2025, AOLCIOU LLC purchased and redeemed all of James B Sheppard's membership interest in the LLC



Washington State
Department of Revenue
Audit Division RE-1
PO Box 47474
Olympia, WA 98504-7144

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

Return to Page 1

This form must be used for reporting transfers of controlling interest and for buyer declaration to the Department of Revenue of the transfer of controlling interest in real property. This return must be filed and accurately completed 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 Ed Borden

Street 18532 Driftwood Dr E

City Lake Tapps State WA Zip 98391

Tax Registration Number 605-644-995

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) Ed Borden

Date & Place of Signing 6/20/25 King Co

Telephone Number (206) 423-1871

2 TRANSFEE

(Attach a list for multiple transfers including percentage purchased)

Name Jim McConville

Street 36727 9th Ave SW

City Federal Way State WA Zip 98023

Tax Registration Number 605-644-995

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) Jim McConville

Date & Place of Signing 6/20/25 King Co

Telephone Number (253) 229-4510

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

Name 1604 SW 351st Street, LLC

Street 18532 Driftwood Dr E

City Lake Tapps State WA Zip 98391

Tax Registration Number 605-644-995

Federal Identifier Number [REDACTED]

Type of entity (check one):

- ☐ Corporation
☐ Partnership
☐ Trust
☒ Limited Liability Company

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

5 Local REET Tax Calculation

A. Location	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	920200-0120	\$270,000.00	\$1,350.00
Select Location			\$0.00	\$0.00
Select Location			\$0.00	\$0.00
Select Location			\$0.00	\$0.00
Select Location			\$0.00	\$0.00
Select Location			\$0.00	\$0.00
Select Location			\$0.00	\$0.00
Totals			\$270,000.00	\$1,350.00

6 Is this property predominantly used for timber (as classified under RCW 84.34 and 84.33) or agriculture (as classified under RCW 84.33.020) 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 \$ 270,000.00

Excise Tax: State

Less than \$525,000.01 at 1.1% \$ 2,970.00

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

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

Above \$3,025,000 at 3.07% \$ 0.00

Agricultural and timberland at 1.28% \$ 0.00

Total Excise Tax: State \$ 2,970.00

7 TAX COMPUTATION:

Date of Transfer 06/19/2025 *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

State REET Tax (from Section 6)	\$2,970.00
Local REET Tax (from Section 5)	\$1,350.00
Total REET Tax	\$4,320.00
Delinquent Interest	\$0.00
Delinquent Penalty	\$0.00
TOTAL DUE	\$4,320.00

Please See Information on Reverse

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

1 TRANSFEROR (Attach a list for multiple transfers including percentage sold) Name <u>THOMAS J NELSON JR</u> Street <u>401 19TH ST NE UNIT 10</u> City <u>EAST WENATCHEE</u> State <u>WA</u> Zip <u>98802</u> Tax Registration Number <u>-</u> Federal Identifier Number <u>[REDACTED]</u> Percent of Entity Ownership Sold <u>50.0000</u> % AFFIDAVIT I certify under penalty of perjury under the laws of the state of Washington that the information on this return is true and correct. Signature of Transferor/Agent <u>[Signature]</u> Name (print) <u>THOMAS J NELSON JR</u> Date & Place of Signing <u>4/125 SEATTLE WA</u> Telephone Number <u>(509) 689-0385</u>	2 TRANSFEREE (Attach a list for multiple transferees including percentage bought) Name <u>R E NELSON CO</u> Street <u>604 W 23RD</u> City <u>SPOKANE</u> State <u>WA</u> Zip <u>99203</u> Tax Registration Number <u>-</u> Federal Identifier Number <u>[REDACTED]</u> Percent of Entity Ownership Purchased <u>50.0000</u> % AFFIDAVIT I certify under penalty of perjury under the laws of the state of Washington that the information on this return is true and correct. Signature of Transferee/Agent <u>[Signature]</u> Name (print) <u>NANCY HERRIS</u> Date & Place of Signing <u>4/125 SPOKANE WA</u> Telephone Number <u>(509) 499-4474</u>
--	---

3 Name and address of entity whose ownership was transferred (Attach a list for multiple entities) Name <u>R E NELSON CO</u> Street <u>604 W 23RD</u> City <u>SPOKANE</u> State <u>WA</u> Zip <u>99203</u> Tax Registration Number <u>-</u> Federal Identifier Number <u>[REDACTED]</u>	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

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
3200 Spokane County	0.0050	21033 9008	\$521,000.00	\$2,605.00
3200 Spokane County	0.0050	21044 9004	\$417,000.00	\$2,085.00
3200 - Spokane County	0.0050	21091 9001	\$580,000.00	\$2,800.00
3200 - Spokane County	0.0050	21102 9005	\$21,000.00	\$105.00
3209 Spangle	0.0025	33334 9006	\$344,000.00	\$860.00
3209 Spangle	0.0025	33334 9013	\$75,000.00	\$187.50
3200 Lincoln County	0.0025	2639-005-3002270	\$52,000.00	\$130.00
Totals			\$1,990,000.00	\$8,772.50

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 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 \$	1,990,000.00
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%	25,472.00
Total Excise Tax, State \$	25,472.00

7 TAX COMPUTATION	
Date of Transfer <u>4/18/26</u>	If tax exemption is claimed provide reference to Exemption Code Title and Number below*
Check 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)	\$25,472.00
Local REET Tax (from Section 5)	\$ 8,772.50
Total REET Tax	\$34,244.50
Delinquent Interest	\$0.00
Delinquent Penalty	\$0.00
TOTAL DUE	\$34,244.50

Please See Information on Reverse

\$ 34,397.50

0351121025

068065



**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	2 TRANSFeree
(Attach a list for multiple transferors including percentage sold)	
Name <u>Tony Booth</u>	Name <u>Ryan Peppler</u>
Street <u>3441 W Memorial Surt 1</u>	Street <u>PO Box 387</u>
City <u>OKC</u> State <u>OK</u> Zip <u>73134</u>	City <u>Twisp</u> State <u>WA</u> Zip <u>98856</u>
Tax Registration Number <u>-</u>	Tax Registration Number <u>-</u>
Federal Identifier Number <u>-</u>	Federal Identifier Number <u>-</u>
Percent of Entity Ownership Sold <u>50.0000</u> %	Percent of Entity Ownership Purchased <u>50.0000</u> %
AFFIDAVIT	
I certify under penalty of perjury under the laws of the state of Washington that the information on this return is true and correct.	
Signature of Transferor/Agent <u>[Signature]</u>	Signature of Transferee/Agent <u>Ryan Peppler</u>
Name (print) <u>Tony Booth</u>	Name (print) <u>Ryan Peppler</u>
Date & Place of Signing <u>6/16/25 OKC office</u>	Date & Place of Signing <u>6/24/25 OKANOGA</u>
Telephone Number <u>504-675-3905</u>	Telephone Number <u></u>

3 Name and address of entity whose ownership was transferred. (Attach a list for multiple entities)		Type of entity (check one):
Name <u>JB & TB, LLC</u>		☐ Corporation
Street <u>726 Okoma Dr.</u>		☐ Partnership
City <u>Omak</u>	State <u>WA</u>	☐ Trust
Zip <u>98841</u>		☒ Limited Liability Company
Tax Registration Number <u>603-187-033</u>		
Federal Identifier Number <u>-</u>		

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

5 Local REET Tax Calculation				
A	B	C	D	
Location	Local City/County Tax Rate	County Tax Parcel No.	True & Fair Value	Local City/County Tax
3495 - Okanogan	0.0025	3326090116	\$357,800.00	\$894.50
3496 - Okanogan	0.0025	5410520000	\$6,900.00	\$17.25
Select Location			\$0.00	\$0.00
Select Location			\$0.00	\$0.00
Select Location			\$0.00	\$0.00
Select Location			\$0.00	\$0.00
Select Location			\$0.00	\$0.00
Totals			\$364,700.00	\$911.75

6. Is this property predominately used for timber (as classified under RCW 84.34 and 84.33) or agriculture (as classified under RCW 84.34.020) and will continue in 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 \$	364,700.00
Excise Tax: State	
Less than \$525,000.01 at 1.1% \$	4,011.70
From \$525,000.01 to \$1,525,000 at 1.28% \$	0.00
From \$1,525,000.01 to \$3,025,000 at 2.75% \$	0.00
Above \$3,025,000 to 3.0% \$	0.00
Agricultural and timberland at 1.28 % \$	0.00
Total Excise Tax: State \$	4,011.70

7 TAX COMPUTATION:
Date of Transfer 06/20/2025 **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	
State REET Tax (from Section 6).....	\$4,011.70
Local REET Tax (from Section 5)....	\$ 911.75
Total REET Tax.....	\$4,923.45
Delinquent Interest.....	\$0.00
Delinquent Penalty.....	\$0.00
TOTAL DUE	\$4,923.45



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

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

Return to Page 1

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

1 TRANSFEROR (Attach a list for multiple transferors including percentage sold) Name <u>Julie Tappero</u> Street <u>15221 - 14th Ave. NW</u> City <u>Gig Harbor</u> State <u>WA</u> Zip <u>98332</u> Tax Registration Number _____ Federal Identifier Number _____ Percent of Entity Ownership Sold <u>50.0000</u> % AFFIDAVIT I certify under penalty of perjury under the laws of the state of Washington that the information on this return is true and correct. Signature of Transferor/Agent <u>Julie Tappero</u> Name (print) <u>Julie Tappero</u> Date & Place of Signing <u>Gig Harbor 6/12/25</u> Telephone Number <u>(253) 973-8441</u>	2 TRANSFEEEE (Attach a list for multiple transferees including percentage bought) Name <u>Julie Lieuw</u> Street <u>15215 - 14th Ave. NW</u> City <u>Gig Harbor</u> State <u>WA</u> Zip <u>98332</u> Tax Registration Number _____ Federal Identifier Number _____ Percent of Entity Ownership Purchased <u>50.0000</u> % AFFIDAVIT I certify under penalty of perjury under the laws of the state of Washington that the information on this return is true and correct. Signature of Transferee/Agent <u>Julie Lieuw</u> Name (print) <u>Julie Lieuw</u> Date & Place of Signing <u>Gig Harbor 6/12/25</u> Telephone Number _____
---	--

3 Name and address of entity whose ownership was transferred. (Attach a list for multiple entities) Name <u>Julie2, LLC</u> Street <u>15221 - 14th Ave. NW</u> City <u>Gig Harbor</u> State <u>WA</u> Zip <u>98332</u> Tax Registration Number _____ Federal Identifier Number _____	Type of entity (check one): ☐ Corporation ☐ Partnership ☐ Trust ☒ Limited Liability Company
---	---

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

5 Local REET Tax Calculation				
A. 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	0222184031	\$67,500.00	\$337.50
2700 - Pierce County ☒	0.0050	0222184032	\$67,500.00	\$337.50
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
Totals			\$135,000.00	\$675.00

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

State REET Tax Calculation	
Total True & Fair Value \$	135,000.00
Excise Tax: State	
Less than \$525,000.01 at 1.1% \$	1,485.00
From \$525,000.01 to \$1,525,000 at 1.28% \$	0.00
From \$1,525,000.01 to \$3,025,000 at 2.75% \$	0.00
Above \$3,025,000 to 3.0% \$	0.00
Agricultural and timberland at 1.28 % \$	0.00
Total Excise Tax: State \$	1,485.00

7 TAX COMPUTATION:

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

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

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

Department of Revenue Use Only	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>State REET Tax (from Section 6) ..</td> <td style="text-align: right;">\$1,485.00</td> </tr> <tr> <td>Local REET Tax (from Section 5) ..</td> <td style="text-align: right;">\$ 675.00</td> </tr> <tr> <td>Total REET Tax.....</td> <td style="text-align: right;">\$2,160.00</td> </tr> <tr> <td>Delinquent Interest.....</td> <td style="text-align: right;">\$0.00</td> </tr> <tr> <td>Delinquent Penalty.....</td> <td style="text-align: right;">\$0.00</td> </tr> <tr> <td>TOTAL DUE</td> <td style="text-align: right;">\$2,160.00</td> </tr> </table>	State REET Tax (from Section 6) ..	\$1,485.00	Local REET Tax (from Section 5) ..	\$ 675.00	Total REET Tax.....	\$2,160.00	Delinquent Interest.....	\$0.00	Delinquent Penalty.....	\$0.00	TOTAL DUE	\$2,160.00
State REET Tax (from Section 6) ..	\$1,485.00												
Local REET Tax (from Section 5) ..	\$ 675.00												
Total REET Tax.....	\$2,160.00												
Delinquent Interest.....	\$0.00												
Delinquent Penalty.....	\$0.00												
TOTAL DUE	\$2,160.00												

Please See Information on Reverse

Mail Completed Form To:

Washington State
Department of Revenue
Audit Division REET
PO Box 47474
Olympia, WA 98504-7474Washington State Department of Revenue
Real Estate Excise Tax Affidavit
Controlling Interest Transfer Return
Chapter 82.45 RCW - CHAPTER 458-61A WAC

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

1 TRANSFEROR (Attach a list for multiple transferors including percentage sold) Name <u>Kil Ja Lee</u> Street <u>1746 49th Street NE</u> City <u>Tacoma</u> State <u>WA</u> Zip <u>98422</u> Tax Registration Number <u>-</u> Federal Identifier Number <u>-</u> Percent of Entity Ownership Sold <u>100</u> % AFFIDAVIT I certify under penalty of perjury under the laws of the state of Washington that the information on this return is true and correct. Signature of Transferor/Agent <u>[Signature]</u> Name (print) <u>Kil Ja Lee</u> Date & Place of Signing <u>3/25/2025 Tacoma WA</u> Telephone Number <u>253-952-7000</u>	2 TRANSFEREE (Attach a list for multiple transferees including percentage bought) Name <u>Kyu Bong Lee, as his separate estate, Kyu Dae Lee, as his separate estate, and Hyunsuek Hong, as her separate estate, as tenants-in-common</u> Street <u>29328 1st Avenue S.</u> City <u>Federal Way</u> State <u>WA</u> Zip <u>98003</u> Tax Registration Number <u>-</u> Federal Identifier Number <u>-</u> Percent of Entity Ownership Purchased <u>100</u> % AFFIDAVIT I certify under penalty of perjury under the laws of the state of Washington that the information on this return is true and correct. Signature of Transferee/Agent <u>[Signature]</u> Name (print) <u>Kyu Bong Lee, Kyu Dae Lee, Hyunsuek Hong</u> Date & Place of Signing <u>3/25/2025 Tacoma WA</u> Telephone Number <u>253-952-7000</u>
---	---

3 Name and address of entity whose ownership was transferred. (Attach a list for multiple entities) Name <u>Hospitality Development Group III, LLC</u> Street <u>8601 S. Hosmer Street</u> City <u>Tacoma</u> State <u>WA</u> Zip <u>98444</u> Tax Registration Number <u>602-819-244</u> Federal Identifier Number <u>-</u>	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	B. Local City/County Tax Rate	C. County Tax Parcel No.	D. True & Fair Value	E. Local City/County Tax
<u>2711 - Tacoma</u>	<u>0.0050</u>	<u>0319066020</u>	<u>\$970,800.00</u>	<u>\$4,854.00</u>
Select Location			\$0.00	\$0.00
Select Location			\$0.00	\$0.00
Select Location			\$0.00	\$0.00
Select Location			\$0.00	\$0.00
Select Location			\$0.00	\$0.00
Select Location			\$0.00	\$0.00
Totals			<u>\$970,800.00</u>	<u>\$4,854.00</u>

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

Total True & Fair Value \$	<u>\$970,800.00</u>
Excise Tax: State	
Less than \$525,000.01 at 1.1% \$	<u>\$5,775.00</u>
From \$525,000.01 to \$1,525,000 at 1.28% \$	<u>\$5,706.24</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>\$11,481.24</u>

7 TAX COMPUTATION:Date of Transfer 3/25/2025 *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.458-61A-201(3)

Department of Revenue Use Only	<table style="width: 100%;"><tr><td style="width: 80%;">State REET Tax (from Section 6).....</td><td style="width: 20%; text-align: right;">\$11,481.24</td></tr><tr><td>Local REET Tax (from Section 5)....</td><td style="text-align: right;">\$4,854.00</td></tr><tr><td>Total REET Tax.....</td><td style="text-align: right;">\$16,335.24</td></tr><tr><td>Delinquent Interest.....</td><td style="text-align: right;">\$0.00</td></tr><tr><td>Delinquent Penalty.....</td><td style="text-align: right;">\$0.00</td></tr><tr><td>TOTAL DUE</td><td style="text-align: right;">\$16,335.24</td></tr></table>	State REET Tax (from Section 6).....	\$11,481.24	Local REET Tax (from Section 5)....	\$4,854.00	Total REET Tax.....	\$16,335.24	Delinquent Interest.....	\$0.00	Delinquent Penalty.....	\$0.00	TOTAL DUE	\$16,335.24
State REET Tax (from Section 6).....	\$11,481.24												
Local REET Tax (from Section 5)....	\$4,854.00												
Total REET Tax.....	\$16,335.24												
Delinquent Interest.....	\$0.00												
Delinquent Penalty.....	\$0.00												
TOTAL DUE	\$16,335.24												

Please See Information on Reverse

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

06/16/2025

03780

This form must be submitted with the Real Estate Excise Tax Affidavit (FORM REV 84 0001A for deeded transfers and Form REV 84 0001B for controlling interest transfers) for claims of tax exemption as provided below. Completion of this form is required for the types of real property transfers listed in numbers 1-3 below. Only the first page of this form needs original signatures.

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

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

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

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

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

Signature

Firm Name

2. **GIFTS:** (WAC 458-61A-201) The gift of equity is non-taxable; however, any consideration received is not a gift and is taxable. The value exchanged or paid for equity plus the amount of debt equals the taxable amount. One of the boxes below must be checked. Grantor (seller) gifts equity valued at \$ 3,929,200 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 \$ 970,800 and has received from the grantee (buyer) \$ 970,800 (include in this figure the value of any items received in exchange for property). Any consideration received by grantor is taxable.
2. ☐ Grantee (buyer) will make payments on _____ % of total debt of \$ _____ for which grantor (seller) is liable and pay grantor (seller) \$ _____ (include in this figure the value of any items received in exchange for property). Any consideration received by grantor is taxable.

B. Gifts without consideration

1. ☐ There is no debt on the property; Grantor (seller) has not received any consideration towards equity. No tax is due.
2. ☐ Grantor (seller) has made and will continue to make 100% of the payments on the total debt of \$ _____ and has not received any consideration towards equity. No tax is due.
3. ☐ Grantee (buyer) has made and will continue to make 100% of the payments on total debt of \$ _____ and has not paid grantor (seller) any consideration towards equity. No tax is due.
4. ☐ 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.

All Grantors (sellers) and Grantees (buyers) must sign below. Copies of this statement may be countersigned to accommodate multiple signatures.

Kil Ja Lee
Grantors' Signatures

3/25/25
Date

Kyu Bong Lee, Kyu Dae Lee, Hyunsuek Hong
Grantees' Signatures

Date

Kil Ja Lee

Grantors' Names (print)

Kyu Bong Lee, Kyu Dae Lee, Hyunsuek Hong

Grantees' Names (print)

3. ☐ **IRS "TAX DEFERRED" EXCHANGE** (WAC 458-61A-213)

I, (print name) _____, certify that I am acting as an Exchange Facilitator in transferring real property to _____ pursuant to IRC Section 1031, and in accordance with WAC 458-61A-213. **NOTE:** Exchange Facilitator must sign below.

Exchange Facilitator's Signature

Date

Exchange Facilitator's Name (print)



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

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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.

1 TRANSFEROR (Attach a list for multiple transferors including percentage sold) Name <u>Marilyn J Lilleskare</u> Street <u>2408 178th AVE NE</u> City <u>Redmond</u> State <u>WA</u> Zip <u>98052</u> Tax Registration Number <u>-</u> Federal Identifier Number <u>-</u> Percent of Entity Ownership Sold <u>33.3000</u> %	2 TRANSFEREE (Attach a list for multiple transferees including percentage bought) Name <u>stephen moore</u> Street <u>5034 East Nisbet Road</u> City <u>Scottsdale</u> State <u>AZ</u> Zip <u>85254</u> Tax Registration Number <u>-</u> Federal Identifier Number <u>-</u> Percent of Entity Ownership Purchased <u>100.0000</u> %
AFFIDAVIT I certify under penalty of perjury under the laws of the state of Washington that the information on this return is true and correct. Signature of Transferor/Agent <u>stephen moore</u> Name (print) <u>Stephen Moore</u> Date & Place of Signing <u>06-26-2005</u> Telephone Number <u>(602) 223-1505</u>	
AFFIDAVIT I certify under penalty of perjury under the laws of the state of Washington that the information on this return is true and correct. Signature of Transferee/Agent <u>stephen moore</u> Name (print) <u>Stephen Moore</u> Date & Place of Signing <u>06-26-2005</u> Telephone Number <u>(602) 223-1505</u>	

3 Name and address of entity whose ownership was transferred. (Attach a list for multiple entities) Name <u>A & G Guemes LLC</u> Street <u>2408 178th AVE NE</u> City <u>Redmond</u> State <u>WA</u> Zip <u>98052</u> Tax Registration Number <u>802-929-684</u> Federal Identifier Number <u>-</u>	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
2900 - Skagit County	0.005	p85797	\$635,000.00	\$3,175.00
2900 - Skagit County	0.005	p85798	\$50,000.00	\$250.00
Select Location			\$0.00	\$0.00
Select Location			\$0.00	\$0.00
Select Location			\$0.00	\$0.00
Select Location			\$0.00	\$0.00
Select Location			\$0.00	\$0.00
Totals			\$685,000.00	\$3,425.00

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

State REET Tax Calculation	
Total True & Fair Value \$	<u>685,000.00</u>
Excise Tax: State	
Less than \$525,000.01 at 1.1% \$	<u>5,775.00</u>
From \$525,000.01 to \$1,525,000 at 1.28% \$	<u>2,048.00</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>7,823.00</u>

7 TAX COMPUTATION:	
Date of Transfer <u>12/20/2024</u>	*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 border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>State REET Tax (from Section 6).....</td> <td align="right">\$7,823.00</td> </tr> <tr> <td>Local REET Tax (from Section 5)....</td> <td align="right">\$ 3,425.00</td> </tr> <tr> <td>Total REET Tax.....</td> <td align="right">\$11,248.00</td> </tr> <tr> <td>Delinquent Interest.....</td> <td align="right">\$406.10</td> </tr> <tr> <td>Delinquent Penalty.....</td> <td align="right">\$2,249.60</td> </tr> <tr> <td>TOTAL DUE</td> <td align="right">\$13,903.70</td> </tr> </table>	State REET Tax (from Section 6).....	\$7,823.00	Local REET Tax (from Section 5)....	\$ 3,425.00	Total REET Tax.....	\$11,248.00	Delinquent Interest.....	\$406.10	Delinquent Penalty.....	\$2,249.60	TOTAL DUE	\$13,903.70
State REET Tax (from Section 6).....	\$7,823.00												
Local REET Tax (from Section 5)....	\$ 3,425.00												
Total REET Tax.....	\$11,248.00												
Delinquent Interest.....	\$406.10												
Delinquent Penalty.....	\$2,249.60												
TOTAL DUE	\$13,903.70												

Please See Information on Reverse

James A Dutton
406 Columbine Ct
Mt. Vernon, WA 98273

Percent Ownership Sold 33.3%

Jacqueline Moore
9518 198th Ave E #264
Bonney Lake, WA 98391

Percent Ownership Sold 33.3%



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

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1/12/2025

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.)

1 TRANSFEROR (Attach a list for multiple transferors including percentage sold) Name <u>CAH Aggregator L P</u> Street <u>601 Union Street, Suite 3200</u> City <u>Seattle</u> State <u>WA</u> Zip <u>98101</u> Tax Registration Number _____ Federal Identifier Number _____ Percent of Entity Ownership Sold <u>100%</u> % AFFIDAVIT I certify under penalty of perjury under the laws of the state of Washington that the information on this return is true and correct. Signature of Transferor/Agent <u>Erin Pascucci</u> Name (print) <u>Erin Pascucci</u> Date & Place of Signing <u>03/10/2025 Green Bay, WI</u> Telephone Number <u>(585)727-0094</u>	2 TRANSFEREE (Attach a list for multiple transferees including percentage bought) Name <u>Project Starboard Parent, LLC</u> Street <u>300 N LaSalle Street, Suite 5600</u> City <u>Chicago</u> State <u>IL</u> Zip <u>60654</u> Tax Registration Number _____ Federal Identifier Number _____ Percent of Entity Ownership Purchased <u>100%</u> % AFFIDAVIT I certify under penalty of perjury under the laws of the state of Washington that the information on this return is true and correct. Signature of Transferee/Agent <u>Erin Pascucci</u> Name (print) <u>Erin Pascucci</u> Date & Place of Signing <u>03/10/2025 Green Bay, WI</u> Telephone Number <u>(585)727-0094</u>
---	---

3 Name and address of entity whose ownership was transferred Name <u>Imagine Behavioral and Developmental Services, LLC</u> Street <u>1575 Allouez Avenue</u> City <u>Green Bay</u> State <u>WI</u> Zip <u>54311</u> Tax Registration Number <u>603-259-078</u> Federal Identifier Number _____	Type of entity (check one) ☐ Corporation ☐ Partnership ☐ Trust ☒ Limited Liability Company
---	--

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

5 Local REET Tax Calculation				
A.	Local	B.	C.	D.
Location	City/County Tax Rate	County Tax Parcel No	True & Fair Value	Local City/County Tax
Tacoma	0.50%	1200249975	39,613.40	198.07
Town & Country	0.50%	36083.9199	562,882.56	2,814.41
Kennewick	0.50%	130993000004015	38,791.69	193.96
Totals			641,287.65	3,206.44

6 Is this property predominantly used for timber or agriculture? (See ETA 3215) ☐ Yes ☒ No
State REET Tax Calculation Total True & Fair Value \$ <u>641,287.65</u> Excise Tax State Less than \$525,000.01 at 1.1% \$ <u>5,775.00</u> From \$525,000.01 to \$1,525,000 at 1.28% \$ <u>1,488.48</u> 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 \$ <u>7,263.48</u>

10,469.92

Mail Completed Form To:



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

605-913-881
6/11/25

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

Return to Page 1

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

1 TRANSFEROR (Attach a list for multiple transferors including percentage sold) Name <u>TAPA CDA, LLC</u> Street <u>4448 140th Ave SE</u> City <u>Bellevue</u> State <u>WA</u> Zip <u>98006</u> Tax Registration Number <u>604-289-575</u> Federal Identifier Number [REDACTED] Percent of Entity Ownership Sold <u>100.0000</u> % AFFIDAVIT I certify under penalty of perjury under the laws of the state of Washington that the information on this return is true and correct. Signature of Transferor/Agent <u>Thomas Andersen</u> Name (print) <u>Thomas Andersen</u> Date & Place of Signing <u>6/11/25 Bellevue, WA</u> Telephone Number <u>(509) 370-9552</u>	2 TRANSFEREE (Attach a list for multiple transferees including percentage bought) Name <u>FultonBSH SVWA I Midco, LLC</u> Street <u>One Presidential Boulevard, Suite 201</u> City <u>Bala Cynwyd</u> State <u>PA</u> Zip <u>19004</u> Tax Registration Number <u>--</u> Federal Identifier Number [REDACTED] Percent of Entity Ownership Purchased <u>100.0000</u> % AFFIDAVIT I certify under penalty of perjury under the laws of the state of Washington that the information on this return is true and correct. Signature of Transferee/Agent <u>Matt Morlino</u> Name (print) <u>Matt Morlino</u> Date & Place of Signing <u>6/10/2025 - Montgomery County, PA</u> Telephone Number <u>(610) 664-1496</u>
---	---

3 Name and address of entity whose ownership was transferred. (Attach a list for multiple entities) Name <u>TAPA CDA I, LLC</u> Street <u>7749 E HARFORD ST</u> City <u>CHANDLER</u> State <u>AZ</u> Zip <u>85244</u> Tax Registration Number <u>605-904-199</u> Federal Identifier Number [REDACTED]	Type of entity (check one): ☐ Corporation ☐ Partnership ☐ Trust ☒ Limited Liability Company
--	---

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

5 Local REET Tax Calculation				
A. Location	B. Local City/County Tax Rate	C. County Tax Parcel No.	D. True & Fair Value	E. Local City/County Tax
3213 - Spokane Valley	0.0050	45012.1602	\$1,485,986.00	\$7,429.93
3213 - Spokane Valley	0.0050	45012.1603	\$4,486,505.00	\$22,432.53
Select Location			\$0.00	\$0.00
Select Location			\$0.00	\$0.00
Select Location			\$0.00	\$0.00
Select Location			\$0.00	\$0.00
Select Location			\$0.00	\$0.00
Totals			\$5,972,491.00	\$29,862.46

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

State REET Tax Calculation

Total True & Fair Value \$	5,972,491.00
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% \$	88,424.73
Agricultural and timberland at 1.28 % \$	0.00
Total Excise Tax: State \$	148,249.73

7 TAX COMPUTATION:

Date of Transfer 06/11/2025 *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

State REET Tax (from Section 6).....	\$148,249.73
Local REET Tax (from Section 5)....	\$ 29,862.46
Total REET Tax.....	\$178,112.18
Delinquent Interest.....	\$0.00
Delinquent Penalty.....	\$0.00
TOTAL DUE	\$178,112.18

Please See Information on Reverse

605-919-034
6/11/25

[Return to Page 1](#)

fers

1 TRANSFEROR (Attach a list for multiple transferors including percentage sold) Name <u>Affordable Self Storage Sullivan, LLC</u> Street <u>4448 140th Ave SE</u> City <u>Bellevue</u> State <u>WA</u> Zip <u>98006</u> Tax Registration Number <u>603-389-283</u> Federal Identifier Number XXXXXXXXXX Percent of Entity Ownership Sold <u>100.0000</u> % AFFIDAVIT I certify under penalty of perjury under the laws of the state of Washington that the information on this return is true and correct. Signature of <u>Thomas Andersen</u> Transferor/Agent Name (print) <u>Thomas Andersen</u> Date & Place of Signing <u>6/11/25 BELLEVUE, WA</u> Telephone Number <u>(509) 370-9552</u>	2 transferee (Attach a list for multiple transferees including percentage bought) Name <u>FultonBSH SVWA I Midco, LLC</u> Street <u>One Presidential Boulevard, Suite 201</u> City <u>Bala Cynwyd</u> State <u>PA</u> Zip <u>19004</u> Tax Registration Number <u>--</u> Federal Identifier Number XXXXXXXXXX Percent of Entity Ownership Purchased <u>100.0000</u> % AFFIDAVIT I certify under penalty of perjury under the laws of the state of Washington that the information on this return is true and correct. Signature of <u>Matt Morlino</u> Transferee/Agent Name (print) <u>Matt Morlino</u> Date & Place of Signing <u>6/10/2025 - Montgomery County, PA</u> Telephone Number <u>(610) 664-1496</u>
---	---

3 Name and address of entity whose ownership was transferred. (Attach a list for multiple entities)	Name <u>Affordable Self Storage Sullivan I, LLC</u>	Type of entity (check one): ☐ Corporation ☐ Partnership ☐ Trust ☒ Limited Liability Company
	Street <u>7749 E HARFORD ST</u>	
	City <u>CHANDLER</u> State <u>AZ</u> Zip <u>85244</u>	
	Tax Registration Number <u>605-914-115</u>	
	Federal Identifier Number <u>[REDACTED]</u>	

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

5 Local REET Tax Calculation				
A.	Local City/County Tax Rate	B. County Tax Parcel No.	C. True & Fair Value	D. Local City/County Tax
3213 - Spokane Valley	0.0050	45021.6415	\$1,503,114.00	\$7,515.57
3213 - Spokane Valley	0.0050	45012.9129	\$1,974,394.00	\$9,871.97
Select Location			\$0.00	\$0.00
Select Location			\$0.00	\$0.00
Select Location			\$0.00	\$0.00
Select Location			\$0.00	\$0.00
Select Location			\$0.00	\$0.00
Totals			\$3,477,508.00	\$17,387.54

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

State REET Tax Calculation	
Total True & Fair Value \$	3,477,508.00
Excise Tax: State	
Less than \$25,000.01 at 1.1% \$	5,775.00
From \$25,000.01 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% \$	13,575.24
Agricultural and timberland at 1.28 % \$	0.00
Total Excise Tax: State \$	73,400.24

7 TAX COMPUTATION:

Date of Transfer 06/11/2025 **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).....	\$73,400.24
	Local REET Tax (from Section 5)....	\$ 17,387.54
	Total REET Tax.....	\$90,787.78
	Delinquent Interest.....	\$0.00
	Delinquent Penalty.....	\$0.00
	TOTAL DUE	\$90,787.78

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

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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

Return to Page 1

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

1 TRANSFEROR (Attach a list for multiple transferors including percentage sold) Name <u>Stanley Leerkamp and Carol Leerkamp</u> <u>husband and wife</u> Street <u>8223 Woodard Bay Rd NE</u> City <u>Olympia</u> State <u>WA</u> Zip <u>98506</u> Tax Registration Number <u>-</u> Federal Identifier Number <u>-</u> Percent of Entity Ownership Sold <u>100.0000</u> % AFFIDAVIT I certify under penalty of perjury under the laws of the state of Washington that the information on this return is true and correct. Signature of Transferor/Agent <u>Stanley Leerkamp and Carol Leerkamp</u> Name (print) <u>Stanley Leerkamp and Carol Leerkamp</u> Date & Place of Signing <u>6/30/25 Tumwater</u> Telephone Number <u>(360) 459-4867</u>	2 TRANSFEREE (Attach a list for multiple transferees including percentage bought) Name <u>Frank May and Andrea May, husband and wife</u> Street <u>3422 SOUTH BAY RD NE</u> City <u>Olympia</u> State <u>WA</u> Zip <u>98506</u> Tax Registration Number <u>-</u> Federal Identifier Number <u>-</u> Percent of Entity Ownership Purchased <u>100.0000</u> % AFFIDAVIT I certify under penalty of perjury under the laws of the state of Washington that the information on this return is true and correct. Signature of Transferee/Agent <u>Frank May and Andrea May</u> Name (print) <u>Frank May and Andrea May</u> Date & Place of Signing <u>6/30/25 Tumwater</u> Telephone Number <u>(360) 790-9737</u>
--	---

3 Name and address of entity whose ownership was transferred. (Attach a list for multiple entities) Name <u>South Bay Utility City, a Washington limited liability company</u> Street <u>3422 SOUTH BAY RD NE</u> City <u>OLYMPIA</u> State <u>WA</u> Zip <u>98506</u> Tax Registration Number <u>604 399 356</u> Federal Identifier Number <u>[REDACTED]</u>	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	B. Local City/County Tax Rate	C. County Tax Parcel No.	D. True & Fair Value	E. Local City/County Tax
3400 - Thurston County	0.0050	11806112000	\$607,800.00	\$3,039.00
Select Location			\$0.00	\$0.00
Select Location			\$0.00	\$0.00
Select Location			\$0.00	\$0.00
Select Location			\$0.00	\$0.00
Select Location			\$0.00	\$0.00
Select Location			\$0.00	\$0.00
Totals			\$607,800.00	\$3,039.00

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

State REET Tax Calculation

Total True & Fair Value \$	607,800.00
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% \$	1,059.84
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 \$	6,834.84

7 TAX COMPUTATION:

Date of Transfer 6-30-2025 *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	<table style="width: 100%;"> <tr> <td>State REET Tax (from Section 6).....</td> <td>\$6,834.84</td> </tr> <tr> <td>Local REET Tax (from Section 5)....</td> <td>\$ 3,039.00</td> </tr> <tr> <td>Total REET Tax.....</td> <td>\$9,873.84</td> </tr> <tr> <td>Delinquent Interest.....</td> <td>\$0.00</td> </tr> <tr> <td>Delinquent Penalty.....</td> <td>\$0.00</td> </tr> <tr> <td>TOTAL DUE</td> <td>\$9,873.84</td> </tr> </table>	State REET Tax (from Section 6).....	\$6,834.84	Local REET Tax (from Section 5)....	\$ 3,039.00	Total REET Tax.....	\$9,873.84	Delinquent Interest.....	\$0.00	Delinquent Penalty.....	\$0.00	TOTAL DUE	\$9,873.84
State REET Tax (from Section 6).....	\$6,834.84												
Local REET Tax (from Section 5)....	\$ 3,039.00												
Total REET Tax.....	\$9,873.84												
Delinquent Interest.....	\$0.00												
Delinquent Penalty.....	\$0.00												
TOTAL DUE	\$9,873.84												

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 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 <u>Lucid Capital Management, a British Columbia corporation</u> Street <u>18233 Russel Avenue</u> City <u>White Rock</u> State <u>BC</u> Zip <u>V4B 5C1</u> Tax Registration Number _____ Federal Identifier Number _____ Percent of Entity Ownership Sold <u>55.0000</u> % AFFIDAVIT I certify under penalty of perjury under the laws of the state of Washington that the information on this return is true and correct. Signature of Transferor/Agent <u>J. Hugh Wiebe</u> Name (print) <u>J. Hugh Wiebe</u> authorized agent Date & Place of Signing <u>7/7/2025 2501 Pine Ave, White Rock, BC</u> Telephone Number <u>(604) 531-8067</u>	2. TRANSFEREE (Attach a list for multiple transferees including percentage bought) Name <u>J. Hugh Wiebe</u> Street <u>1830 Scout Place</u> City <u>Ferndale</u> State <u>WA</u> Zip <u>98248</u> Tax Registration Number _____ Federal Identifier Number _____ Percent of Entity Ownership Purchased <u>55.0000</u> % AFFIDAVIT I certify under penalty of perjury under the laws of the state of Washington that the information on this return is true and correct. Signature of Transferee/Agent <u>J. Hugh Wiebe</u> Name (print) <u>J. Hugh Wiebe</u> Date & Place of Signing <u>7/7/2025 2501 Pine Ave, White Rock, BC</u> Telephone Number <u>(360) 684-8897</u>
--	--

3. Name and address of entity whose ownership was transferred. (Attach a list for multiple entities) Name <u>Glacier Bay LLP</u> Street <u>1830 Scout Place</u> City <u>Ferndale</u> State <u>WA</u> Zip <u>98248</u> Tax Registration Number <u>603-203-932</u> 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

A. Location	B. Local City/County Tax Rate	C. County Tax Parcel No.	D. True & Fair Value	E. Local City/County Tax
3700 Whatcom County	0.0050	3907055050260000	\$531,174.00	\$2,655.87
Select Location			\$0.00	\$0.00
Select Location			\$0.00	\$0.00
Select Location			\$0.00	\$0.00
Select Location			\$0.00	\$0.00
Select Location			\$0.00	\$0.00
Select Location			\$0.00	\$0.00
Totals			\$531,174.00	\$2,655.87

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

State REET Tax Calculation	
Total True & Fair Value \$	531,174.00
Excise Tax, State	
Less than \$500,000.01 at 1.14 %	5,950.00
From \$500,000.01 to \$1,500,000 at 1.28 %	398.03
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 1.23 %	0.00
Total Excise Tax, State \$	6,348.03

6. TAX COMPUTATION

Date of Transfer 01/01/2021 If tax exemption is claimed provide reference to WAC Title and Number below

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

Department of Revenue Use Only	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>State REET Tax (from Section 6)</td> <td style="text-align: right;">\$5,950.03</td> </tr> <tr> <td>Local REET Tax (from Section 5)</td> <td style="text-align: right;">\$2,655.87</td> </tr> <tr> <td>Total REET Tax</td> <td style="text-align: right;">\$8,605.90</td> </tr> <tr> <td>Delinquent Interest</td> <td style="text-align: right;">\$4,517.99</td> </tr> <tr> <td>Delinquent Penalty</td> <td style="text-align: right;">\$4,701.98</td> </tr> <tr> <td>TOTAL DUE</td> <td style="text-align: right;">\$17,825.74</td> </tr> </table>	State REET Tax (from Section 6)	\$5,950.03	Local REET Tax (from Section 5)	\$2,655.87	Total REET Tax	\$8,605.90	Delinquent Interest	\$4,517.99	Delinquent Penalty	\$4,701.98	TOTAL DUE	\$17,825.74
State REET Tax (from Section 6)	\$5,950.03												
Local REET Tax (from Section 5)	\$2,655.87												
Total REET Tax	\$8,605.90												
Delinquent Interest	\$4,517.99												
Delinquent Penalty	\$4,701.98												
TOTAL DUE	\$17,825.74												

177514
1710.98
\$12041.02

Please See Information on Reverse

Multi-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.

TRANSFEROR (Attach a list for multiple transferors including percentage sold)		TRANSFeree (Attach a list for multiple transferees including percentage bought)		
Name	<u>balbinder Singh Malhi</u>	Name	<u>Sarbjit Singh Dhan</u>	
Street	<u>1620 40th St.</u>	Street	<u>16895 SE ROYAL RD</u>	
City	<u>Bellingham</u> State <u>WA</u> Zip <u>98229</u>	City	<u>DAMASCUS</u> State <u>OR</u> Zip <u>97089</u>	
Tax Registration Number	-	Tax Registration Number	-	
Federal Identifier Number	-	Federal Identifier Number	-	
Percent of Entity Ownership Sold	<u>50</u> %	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.		AFFIDAVIT I certify under penalty of perjury under the laws of the state of Washington that the information on this return is true and correct.		
Signature of Transferor/Agent	<u>[Signature]</u>	Signature of Transferee/Agent	<u>[Signature]</u>	
Name (print)	<u>balbinder Singh Malhi</u>	Name (print)	<u>SARBJIT SINGH DHAN</u>	
Date & Place of Signing	<u>06/23/2025 Bellingham, WA</u>	Date & Place of Signing	<u>6/24/25 Clackamas County, OR</u>	
Telephone Number	<u>(360) 441-6115</u>	Telephone Number	<u>503-519-8199</u>	
Name and address of entity whose ownership was transferred. (Attach a list for multiple entities)		Type of entity (check one):		
Name <u>365 Tree LLC</u>		☒ Corporation		
Street <u>365 Tree Dr.</u>		☐ Partnership		
City <u>Poult Roberts</u> State <u>WA</u> Zip <u>98281</u>		☐ Trust		
Tax Registration Number <u>- 604875476</u>		☒ Limited Liability Company		
Federal Identifier Number -				
Attach a list of names, addresses, and relationships of all entities affected by this transfer.				
Local REET Tax Calculation				
Location	Local City/County Tax Rate	County Tax Parcel No.	True & Fair Value	Local City/County Tax
Select Location	<u>1.1%</u>	<u>4053032503840000</u>	<u>\$0.00</u>	<u>\$0.00</u>
Select Location			<u>\$0.00</u>	<u>\$0.00</u>
Select Location			<u>\$0.00</u>	<u>\$0.00</u>
Select Location			<u>\$0.00</u>	<u>\$0.00</u>
Select Location			<u>\$0.00</u>	<u>\$0.00</u>
Select Location			<u>\$0.00</u>	<u>\$0.00</u>
Select Location			<u>\$0.00</u>	<u>\$0.00</u>
Totals			<u>\$0.00</u>	<u>\$0.00</u>
Is this property predominately used for timber (as classified under RCW 84.34 and 84.33) or agriculture (as classified under RCW 84.34.020) and will continue in its current use? If yes and the transfer involves multiple parcels with different classifications, complete the predominate use calculator (see instructions). ☐ Yes ☒ No				
State REET Tax Calculation				
Total True & Fair Value \$		<u>317,476</u>	<u>0.00</u>	
Excise Tax: State				
Less than \$525,000.01 at 1.1% \$		<u>3,492.26</u>	<u>0.00</u>	
From \$525,000.01 to \$1,525,000 at 1.28% \$			<u>0.00</u>	
From \$1,525,000.01 to \$3,025,000 at 2.75% \$			<u>0.00</u>	
Above \$3,025,000 to 3.0% \$			<u>0.00</u>	
Agricultural and timberland at 1.28 % \$			<u>0.00</u>	
Total Excise Tax: State \$		<u>3,492.26</u>	<u>0.00</u>	
<u>3,492.26</u>				
TAX COMPUTATION:				

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 Bryan and Mary Vanderyacht

Street 5624 Matsqui Place

City Blaine State WA Zip 98230

Tax Registration Number --

Federal Identifier Number -

Percent of Entity Ownership Sold 50 0000 %

AFFIDAVIT

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

Signature of Transferor/Agent

Name (print) Bryan Vander Yacht

Date & Place of Signing 12/11/2024 Lynden WA

Telephone Number (360) 815-2450

2

TRANSFEEEE

(Attach a list for multiple transferees including percentage bought)

Name Steven and Lanelle Vander Yacht

Street 250 East Wiser Lake Road

City Lynden State WA Zip 98264

Tax Registration Number --

Federal Identifier Number -

Percent of Entity Ownership Purchased 50 0000 %

AFFIDAVIT

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

Signature of Transferee/Agent

Name (print) Steven Vander Yacht

Date & Place of Signing 12/11/2024 Lynden WA

Telephone Number 360 815-2094

3

Name and address of entity whose ownership was transferred

(Attach a list for multiple entities)

Name SJ WA Holding Company LLC

Street 6811 Guide Menden Road

City Lynden State WA Zip 98264

Tax Registration Number 605-394-961

Federal Identifier Number

Type of entity (check one)

☐ Corporation

☐ Partnership

☐ Trust

☒ Limited Liability Company

4

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

5

Local REET Tax Calculation

A	Local	B.	C.	D
Location	City/County Tax Rate	County Tax Parcel No	True & Fair Value	Local City/County Tax
3703 - Everson	0 0050	3904213704410000	\$612 212 00	\$3,061 06
3703 - Everson	0 0050	3904214214060000	\$5 818 00	\$29 09
3703 - Everson	0 0050	3904214174060000	\$11 636 00	\$58 18
Select Location			\$0 00	\$0 00
Select Location			\$0 00	\$0 00
Select Location			\$0 00	\$0 00
Select Location			\$0 00	\$0 00
Totals			\$629 666 00	\$3 148 33

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 \$ 629 666 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% \$ 1,339 72

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 \$ 7 114 72

7

TAX COMPUTATION

Date of Transfer 11/13/2024

If tax exemption is claimed provide reference to Exemption Code Title and Number below

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

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

Department of Revenue Use Only	
State REET Tax (from Section 6)	\$7,114 72
Local REET Tax (from Section 5)	\$ 3,148 33
Total REET Tax	\$10 263 05
Delinquent Interest	\$0 00
Delinquent Penalty	\$0 00
TOTAL DUE	\$10,263 05

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. 84-0001 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.**

1 TRANSFEROR (Attach a list for multiple transferors including percentage sold) Name <u>See attached list</u> Street _____ City _____ State _____ Zip _____ Tax Registration Number _____ Federal Identifier Number _____ Percent of Entity Ownership Sold _____ % AFFIDAVIT I certify under penalty of perjury under the laws of the state of Washington that the information on this return is true and correct. Signature of Transferor/Agent <u>Kurt Swanson</u> Name (print) <u>Kurt Swanson</u> Date & Place of Signing <u>10/4/2024</u> Telephone Number <u>360-920-6555</u>	2 TRANSFeree (Attach a list for multiple transferees including percentage bought) Name <u>Bosporus Properties, Inc., a Washington corporation</u> Street <u>1830 Scout Place</u> City <u>Ferndale</u> State <u>WA</u> ☒ Zip <u>98248</u> Tax Registration Number _____ Federal Identifier Number <u>[REDACTED]</u> Percent of Entity Ownership Purchased <u>100.0000</u> % AFFIDAVIT I certify under penalty of perjury under the laws of the state of Washington that the information on this return is true and correct. Signature of Transferee/Agent <u>Alki Gebregabriel</u> Name (print) <u>Alki Gebregabriel</u> Date & Place of Signing <u>10/4/2024</u> Telephone Number <u>403-809-9166</u>
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3 Name and address of entity whose ownership was transferred. (Attach a list for multiple entities)		Type of entity (check one):
Name <u>Barrett Ventures LLC, a Washington limited liability company</u>		☐ Corporation ☐ Partnership ☐ Trust ☒ Limited Liability Company
Street <u>1830 Scout Place</u>		
City <u>Ferndale</u>	State <u>WA</u>	
Zip <u>98248</u>		
Tax Registration Number <u>[REDACTED]</u>		
Federal Identifier Number <u>[REDACTED]</u>		

4 Attach a list of all properties that are being transferred by this transfer.				
5 Local REET Tax Calculation				
A.		B.	C.	D.
Location	Local City/County Tax Rate	County Tax Parcel No.	True & Fair Value	Local City/County Tax
	0.0050	390228 215141 0000	\$70,000.00	\$350.00
			\$0.00	\$0.00
			\$0.00	\$0.00
			\$0.00	\$0.00
			\$0.00	\$0.00
			\$0.00	\$0.00
			\$0.00	\$0.00
Totals			\$70,000.00	\$350.00

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

State REET Tax Calculation	
Total True & Fair Value \$	<u>70,000.00</u>
Excise Tax: State	
Less than \$500,000.01 at 1.1% \$	<u>770.00</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>770.00</u>

7 TAX COMPUTATION:
Date of Transfer April 19/2024 *If tax exemption is claimed, provide reference to WAC Title and Number below*
 Click [here](#) for a complete list of acceptable exemptions. (please click on additional links provided for further details on each WAC)
 If you conclude that one of these exemptions applies to you please reference the Title and WAC number here. _____

<i>Department of Revenue Use Only</i>	State REET Tax (from Section 6)....	\$770.00
	Local REET Tax (from Section 5)....	\$ 350.00
	Total REET Tax.....	\$1,120.00
	Delinquent Interest.....	\$0.00
	Delinquent Penalty.....	\$0.00
	TOTAL DUE	\$1,120.00

Please See Information on Reverse

1. Transferor

Kurt and Lani Swanson, husband and wife

Address: PO Box 376 Grandview MO 64030

Tax Registration Number: _____

Federal Identifier Number: _____

Percent of Entity Ownership Sold: 50%

AFFIDAVIT

I certify that 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: Kurt Swanson

Name (Print): Kurt Swanson

Date & Place of signing: 4/18/24 Grandview MO.

Telephone Number: 360-920-6555

AFFIDAVIT

I certify that 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: Lani Swanson

Name (Print): Lani Swanson

Date & Place of signing: 4/18/24 Grandview MO

Telephone Number: 360-920-8930

2. Transferor

J. Hugh Wiebe

Address: 1830 Scout Place, Ferndale, WA 98248

Tax Registration Number: _____

Federal Identifier Number: _____

Percent of Entity Ownership Sold: 50%

AFFIDAVIT

I certify that 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: J. Hugh Wiebe

Name (Print): J. Hugh Wiebe

Date & Place of signing: White Rock, BC, Canada

Telephone Number: 360-961-8087

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.)

1 TRANSFEROR (Attach a list for multiple transferors including percentage sold) Name <u>James S. Fletcher</u> Street <u>5951 Autumnwood Dr., Apt. 6B</u> City <u>Walnut Creek</u> State <u>CA</u> Zip <u>94595</u> Tax Registration Number <u> </u> Federal Identifier Number <u> </u> Percent of Entity Ownership Sold <u>50.0000</u> % AFFIDAVIT I certify under penalty of perjury under the laws of the state of Washington that the information on this return is true and correct. Signature of Transferor/Agent <u>[Signature]</u> Name (print) <u>James S. Fletcher</u> Date & Place of Signing <u>10-28-2025 Walnut Creek, CA</u> Telephone Number <u>(925) 482-0634</u>	2 TRANSFeree (Attach a list for multiple transferees including percentage bought) Name <u>Adam Smith & Abby Smith</u> Street <u>PO Box 1003</u> City <u>Tekoa</u> State <u>WA</u> Zip <u>99033</u> Tax Registration Number <u> </u> Federal Identifier Number <u> </u> Percent of Entity Ownership Purchased <u>50.0000</u> % AFFIDAVIT I certify under penalty of perjury under the laws of the state of Washington that the information on this return is true and correct. Signature of Transferee/Agent <u>[Signature]</u> Name (print) <u>Adam Smith</u> Date & Place of Signing <u>June 5, 2025 Colfax</u> Telephone Number <u>(509) 990-0113</u>
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3 Name and address of entity whose ownership was transferred: Name <u>FLETCHER FARMS, INC.</u> Street <u>5951 Autumnwood Dr., Apt. 6B</u> City <u>Walnut Creek</u> State <u>CA</u> Zip <u>94595</u> Tax Registration Number <u> </u> Federal Identifier Number <u> </u>	Type of entity (check one): ☒ Corporation ☐ Partnership ☐ Trust ☐ Limited Liability Company
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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.	Local	B.	C.	D.
Location	City/County Tax Rate	County Tax Parcel No.	True & Fair Value	Local City/County Tax
3800 - Whitman County	0.0025	1-1770-00-03-12-0000	\$3,600.00	\$9.00
3800 - Whitman County	0.0025	1-1765-00-18-02-0000	\$32,760.00	\$81.90
3800 - Whitman County	0.0025	1-1765-00-19-00-0001	\$13,500.00	\$33.75
3800 - Whitman County	0.0025	1-1770-00-11-09-0000	\$1,980.00	\$4.95
3800 - Whitman County	0.0025	1-1770-00-12-07-0000	\$1,800.00	\$4.50
3800 - Whitman County	0.0025	8-2030-00-00-00-0002	\$10,400.00	\$26.00
3800 - Whitman County	0.0025	2-0000-46-20-19-3790	\$7,570.00	\$18.93
Totals			\$71,610.00	\$179.03

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

State REET Tax Calculation	
Total True & Fair Value \$	<u>71,610.00</u>
Excise Tax: State	
Less than \$500,000.01 at 1.1% \$	<u>0.00</u>
From \$500,000.01 to \$1,500,000 at 1.28% \$	<u>0.00</u>
From \$1,500,000.01 to \$3,000,000 at 2.75% \$	<u>0.00</u>
Above \$3,000,000 to 3.0% \$	<u>0.00</u>
Agricultural and timberland at 1.28 % \$	<u>916.61</u>
Total Excise Tax: State \$	<u>916.61</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).....	\$916.61
Local REET Tax (from Section 5).....	\$ 179.03
Total REET Tax.....	\$1,095.64
Delinquent Interest.....	\$0.00
Delinquent Penalty.....	\$0.00
TOTAL DUE	\$1,095.64

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

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 <u>James S. Fletcher</u> Street <u>5951 Autumnwood Dr., Apt. 6B</u> City <u>Walnut Creek</u> State <u>CA</u> Zip <u>94595</u> Tax Registration Number <u>-</u> Federal Identifier Number <u>-</u> Percent of Entity Ownership Sold <u>50.0000</u> % AFFIDAVIT I certify under penalty of perjury under the laws of the state of Washington that the information on this return is true and correct. Signature of Transferor/Agent <u>[Signature]</u> Name (print) <u>James S. Fletcher</u> Date & Place of Signing <u>6-28-2025 Walnut Creek, CA</u> Telephone Number (925) <u>482-0634</u>	2 TRANSFeree (Attach a list for multiple transferees including percentage bought) Name <u>Adam Smith & Abby Smith</u> Street <u>PO Box 1003</u> City <u>Tekoa</u> State <u>WA</u> Zip <u>99033</u> Tax Registration Number <u>-</u> Federal Identifier Number <u>-</u> Percent of Entity Ownership Purchased <u>50.0000</u> % AFFIDAVIT I certify under penalty of perjury under the laws of the state of Washington that the information on this return is true and correct. Signature of Transferee/Agent <u>[Signature]</u> Name (print) <u>Adam Smith</u> Date & Place of Signing <u>June 5, 2025 Colfax</u> Telephone Number <u>(509) 990-0113</u>
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3 Name and address of entity whose ownership was transferred: Name <u>FLETCHER FARMS, INC.</u> Street <u>5951 Autumnwood Dr., Apt. 6B</u> City <u>Walnut Creek</u> State <u>CA</u> Zip <u>94595</u> Tax Registration Number <u>-</u> Federal Identifier Number <u>-</u>	Type of entity (check one): ☒ Corporation ☐ Partnership ☐ Trust ☐ Limited Liability Company
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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.	Local	B.	C.	D.
Location	City/County Tax Rate	County Tax Parcel No.	True & Fair Value	Local City/County Tax
3800 - Whitman County	0.0025	2-0000-46-20-18-3909	\$42,900.00	\$107.25
3800 - Whitman County	0.0025	2-0000-46-20-18-4900	\$37,800.00	\$94.50
3800 - Whitman County	0.0025	2-0000-24-19-01-1002	\$110,800.00	\$277.00
3800 - Whitman County	0.0025	2-0000-46-20-18-3907	\$48,240.00	\$120.60
Select Location				\$0.00
Select Location				\$0.00
Select Location				\$0.00
Totals			\$239,740.00	\$599.35

6 Is this property predominantly used for timber or agriculture? (See ETA 3215) ☒ Yes ☐ No	
State REET Tax Calculation	
Total True & Fair Value \$	239,740.00
Excise Tax: State	
Less than \$500,000.01 at 1.1% \$	0.00
From \$500,000.01 to \$1,500,000 at 1.28% \$	0.00
From \$1,500,000.01 to \$3,000,000 at 2.75% \$	0.00
Above \$3,000,000 to 3.0% \$	0.00
Agricultural and timberland at 1.28 % \$	3,068.67
Total Excise Tax: State \$	3,068.67

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).....	\$3,068.67
Local REET Tax (from Section 5)....	\$ 599.35
Total REET Tax.....	\$3,668.02
Delinquent Interest.....	\$0.00
Delinquent Penalty.....	\$0.00
TOTAL DUE	\$3,668.02

Please See Information on Reverse

Most 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

Return to Page 1

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

1 TRANSFEROR (Attach a list for multiple transferors including percentage sold) Name <u>Drew Van de Graaf</u> Street <u>7155 Van Belle Rd</u> City <u>Sunnyside</u> State <u>WA</u> Zip <u>98944</u> Tax Registration Number <u> </u> Federal Identifier Number <u> </u> Percent of Entity Ownership Sold <u>50.0000</u> % AFFIDAVIT I certify under penalty of perjury under the laws of the state of Washington that the information on this return is true and correct. Signature of Transferor/Agent <u>[Signature]</u> Name (print) <u>Drew Van de Graaf</u> Date & Place of Signing <u>6/19/25 Sunnyside, WA</u> Telephone Number <u>509-643-1766</u>	2 TRANSFEREE (Attach a list for multiple transferees including percentage bought) Name <u>Nate Van de Graaf</u> Street <u>2151 Wilson Hwy</u> City <u>Grandview</u> State <u>WA</u> Zip <u>98930</u> Tax Registration Number <u> </u> Federal Identifier Number <u> </u> Percent of Entity Ownership Purchased <u>50.0000</u> % AFFIDAVIT I certify under penalty of perjury under the laws of the state of Washington that the information on this return is true and correct. Signature of Transferee/Agent <u>[Signature]</u> Name (print) <u>Nate Van de Graaf</u> Date & Place of Signing <u>6/19/25 Sunnyside, WA</u> Telephone Number <u>(509) 961-9639</u>
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3 Name and address of entity whose ownership was transferred: Name <u>V2 Land LLC</u> Street <u>2151 Wilson Hwy</u> City <u>Grandview</u> State <u>WA</u> Zip <u>98930</u> Tax Registration Number <u> </u> Federal Identifier Number <u> </u>	Type of entity (check one): ☐ Corporation ☐ Partnership ☐ Trust ☒ Limited Liability Company
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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
3900 Yakima County	0.0025	230911-12408	\$84,400.00	\$211.00
Select Location				\$0.00
Select Location				\$0.00
Select Location				\$0.00
Select Location				\$0.00
Select Location				\$0.00
Select Location				\$0.00
Totals			\$84,400.00	\$211.00

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

State REET Tax Calculation

Total True & Fair Value \$	84,400.00
Excise Tax: State	
Less than \$500,000.01 at 1.1% \$	0.00
From \$500,000.01 to \$1,500,000 at 1.28% \$	0.00
From \$1,500,000.01 to \$3,000,000 at 2.75% \$	0.00
Above \$3,000,000 to 3.0% \$	0.00
Agricultural and timberland at 1.28 % \$	1,080.32
Total Excise Tax: State \$	1,080.32

7 TAX COMPUTATION:

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

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

Department of Revenue Use Only		State REET Tax (from Section 6).....	\$1,080.32
		Local REET Tax (from Section 5)....	\$ 211.00
		Total REET Tax.....	\$1,291.32
		Delinquent Interest.....	\$0.00
		Delinquent Penalty.....	\$0.00
		TOTAL DUE	\$1,291.32

Please See Information on Reverse

6/19/25 03065