

REAL ESTATE EXCISE TAX AFFIDAVIT

This form is your receipt when stamped by cashier.

PLEASE TYPE OR PRINT

CHAPTER 82.45 RCW - CHAPTER 458-61A WAC

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

(See back of last page for instructions)

Check box if partial sale, indicate % sold.

List percentage of ownership acquired next to each name.

SELLER GRANTOR	Name <u>L2K LLC, a Washington limited liability company</u>	BUYER GRANTEE	Name <u>Tapio Investment Company I, LLC, a Washington limited liability company</u>
	Mailing Address <u>2322 NW 41st Avenue</u>		Mailing Address <u>2615 N. Cincinnati Street</u>
	City/State/Zip <u>Camas, WA 99403</u>		City/State/Zip <u>Spokane, WA 99207</u>
	Phone No. (including area code) _____		Phone No. (including area code) _____
Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers - check box if personal property	
Name _____		1-001-20-039-0000-0000 <input type="checkbox"/>	
Mailing Address _____		_____ <input type="checkbox"/>	
City/State/Zip _____		_____ <input type="checkbox"/>	
Phone No. (including area code) _____		_____ <input type="checkbox"/>	
		List assessed value(s) <u>751,400</u>	

Street address of property: 248 6th Street

This property is located in Clarkston

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

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

Legal description attached herelo and incorporated herein as Exhibit A.

Select Land Use Code(s):

59 - Tenant occupied, commercial properties

enter any additional codes: _____

(See back of last page for instructions)

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

YES NO

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

YES NO

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

YES NO

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

YES NO

If any answers are yes, complete as instructed below.

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

This land does does not qualify for continuance.

DEPUTY ASSESSOR

DATE

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

(3) OWNER(S) SIGNATURE

PRINT NAME

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

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

WAC No. (Section/Subsection) _____

Reason for exemption _____

Type of Document Statutory Warranty Deed

Date of Document October 1, 2018

Gross Selling Price \$ 810,000.00

*Personal Property (deduct) \$ _____

Exemption Claimed (deduct) \$ _____

Taxable Selling Price \$ 810,000.00

Excise Tax : State \$ 10,368.00

0.0025 Local \$ 2,025.00

*Delinquent Interest: State \$ _____

Local \$ _____

*Delinquent Penalty \$ _____

Subtotal \$ 12,393.00

*State Technology Fee \$ 5.00

*Affidavit Processing Fee \$ 0.00

Total Due \$ 12,398.00

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

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

Signature of Grantor or Grantor's Agent <u>Larry W Langston</u>	Signature of Grantee or Grantee's Agent <u>FNEM Grantor Agent</u>
Name (print) <u>Larry W Langston</u>	Name (print) <u>Michael Grant</u>
Date & city of signing: <u>9/24/18 Camas, WA</u>	Date & city of signing: <u>9/28/18 Seattle</u>

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

FNTS Holdings CR#
0621306439
AM

OCT - 2 2018

ASOTIN COUNTY
TREASURER

51640

EXHIBIT "A"

LOTS 1, 2, 3, 4, 5, 6, 7, 8, 32, 33, 34, 35, 36, 37, 38 AND 39 IN BLOCK 20 OF CLARKSTON, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED IN BOOK B OF PLATS AT PAGE(S) 25 OFFICIAL RECORDS OF ASOTIN COUNTY, WASHINGTON.

TOGETHER WITH THAT PORTION OF THE VACATED ALLEY LYING ADJACENT TO LOTS 1 TO 6 INCLUSIVE, AND LOTS 34 TO 39 INCLUSIVE IN BLOCK 20 OF CLARKSTON, ASOTIN COUNTY, WASHINGTON, AS VACATED BY ORDINANCE NO. 658, RECORDED JULY 1, 2004 AS INSTRUMENT NO. 277340, WHICH ATTACHES BY OPERATION OF LAW.

AND TOGETHER WITH THAT PORTION OF THE VACATED ALLEY LYING ADJACENT TO LOTS 7, 8, 33 AND A PORTION OF LOT 32, ALL IN BLOCK 20 OF CLARKSTON, ASOTIN COUNTY, WASHINGTON, AS VACATED BY ORDINANCE NO. 743, RECORDED JULY 1, 2004 AS INSTRUMENT NO. 277339, WHICH ATTACHES BY OPERATION OF LAW.

EXCEPTING THEREFROM THAT PART OF LOT 32 IN BLOCK 20 OF CLARKSTON MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 32 OF BLOCK 20, CLARKSTON, ASOTIN COUNTY, WASHINGTON, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE NORTH ALONG THE EAST LINE OF LOT 32 A DISTANCE OF 5 FEET TO THE TRUE PLACE OF BEGINNING; THENCE NORTH ALONG THE EAST LINE OF LOT 32 A DISTANCE OF 20 FEET TO THE NORTHEASTERLY CORNER THEREOF; THENCE WEST ALONG THE NORTH LINE OF LOT 32 A DISTANCE OF 6.77 FEET; THENCE SOUTHWESTERLY AND AROUND A CURVE TO THE RIGHT WITH A RADIUS OF 20 FEET A DISTANCE OF 14.46 FEET; THENCE WEST PARALLEL TO THE NORTH LINE OF LOT 32 AND

DISTANT 5 FEET THEREFROM A DISTANCE OF 107.5 FEET MORE OR LESS TO THE WEST LINE OF SAID LOT 32; THENCE SOUTH ALONG THE WEST LINE OF LOT 32 A DISTANCE OF 15 FEET; THENCE EAST AND PARALLEL TO THE SOUTH LINE OF SAID LOT 32 AND DISTANT 5 FEET THEREFROM A DISTANCE OF 127.5 FEET TO THE TRUE PLACE OF BEGINNING.

FURTHER EXCEPTING THEREFROM THE NORTH 5 FEET OF LOT 32, BLOCK 20 OF CLARKSTON, ASOTIN COUNTY, WASHINGTON, ACCORDING TO THE RECORDED PLAT THEREOF.

51040