

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

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

Reset form

Check box if partial sale, indicate % _____ sold.

List percentage of ownership acquired next to each name.

1 Seller/Grantor

Name SimonCRE JC V, LLC

Mailing address 6900 E. 2nd Street

City/state/zip Scottsdale, AZ 85251

Phone (including area code) (480) 588-4150

2 Buyer/Grantee

Name HJG Properties, LLC

Mailing address 4465 Samish Point Road

City/state/zip Bow, WA 98232

Phone (including area code) _____

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

Name _____

Mailing address _____

City/state/zip _____

List all real and personal property tax parcel account numbers

Personal property?

Assessed value(s)

6-716-00-003-0000-0000

\$ 379,000.00

\$ 0.00

\$ 0.00

4 Street address of property 312 5th Street, Clarkston, WA 99403

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

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

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

LOT 3 OF WAL-MART SHORT PLAT ACCORDING TO THE OFFICIAL PLAT THEREOF, AS RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF ASOTIN COUNTY, WASHINGTON, UNDER RECORDER'S INSTRUMENT NO. 307829.

5 10 - Land with new building

Enter any additional codes _____

(see back of last page for instructions)

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

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

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

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

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

If any answers are yes, complete as instructed below.

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

This land: does does not qualify for continuance.

Deputy assessor signature _____

Date _____

(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)

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

(3) NEW OWNER(S) SIGNATURE

Signature _____

Signature _____

Print name _____

Print name _____

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

Signature of grantor or agent _____

Name (print) Joshua Simon

Date & city of signing March 27, 2023 Scottsdale, AZ

Signature of grantee or agent _____

Name (print) Herbert J. Goldston

Date & city of signing March 2023 Bow, WA

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

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

Type of document	<u>Special Warranty Deed</u>
Date of document	<u>March 31, 2023</u>
Gross selling price	<u>2,798,000.00</u>
*Personal property (deduct)	<u>0.00</u>
Exemption claimed (deduct)	<u>0.00</u>
Taxable selling price	<u>2,798,000.00</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>35,007.50</u>
Above \$3,025,000 at 3%	<u>.00</u>
Agricultural and timberland at 1.28%	<u>0.00</u>
Total excise tax: state	<u>53,582.50</u>
0.0025 Local	<u>6,995.00</u>
*Delinquent interest: state	<u>0.00</u>
Local	<u>0.00</u>
*Delinquent penalty	<u>0.00</u>
Subtotal	<u>60,577.50</u>
*State technology fee	<u>5.00</u>
Affidavit processing fee	<u>0.00</u>
Total due	<u>60,582.50</u>

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

EPT

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(3) NEW OWNER(S) SIGNATURE

Signature _____

Signature _____

Print name _____

Print name _____

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

N/A

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

WAC number (section/subsection) _____

Reason for exemption _____

Type of document Special Warranty Deed

Date of document March 31, 2023

Gross selling price 2,798,000.00

*Personal property (deduct) 0.00

Exemption claimed (deduct) 0.00

Taxable selling price 2,798,000.00

Excise tax: state

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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% 35,007.50

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

Agricultural and timberland at 1.28% 0.00

Total excise tax: state 53,582.50

0.0025 Local 6,945.00

*Delinquent Interest: state 0.00

Local 0.00

*Delinquent penalty 0.00

Subtotal 60,527.50

*State technology fee 5.00

Affidavit processing fee 0.00

Total due 60,582.50

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

*SEE INSTRUCTIONS

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