

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.

☐ Check box if partial sale, in	dicate % sold.	List percentage of ownership acquired next to each na	me. Reset to	
1 Seller/Grantor		2 Buyer/Grantee		
Name SimonCRE JC V, LLC		Name HJG Properties, LLC		
•========= 6900 F 2nd S	treet		.	
natting address <u>obod 2, 250 S</u>	5251	Mailing address 4465 Samish Point Road		
hone (including area code) (4	80) 588-4150	City/state/zip Bow, WA 98232		
none (melaamig area coac) —		Phone (including area code)		
3 Send all property tax correspondence to: 2 Same as 8uyer/Grantee		List all real and personal property tax Person parcel account numbers propert	y? value(s)	
		6-716-00-003-0000-0000	\$ 379,000.00	
failing address		H	\$ 0.00	
ity/state/zip		Ц	\$ 0.00	
his property is located in C	arkston 110	runincorporated locations please select your county,)	
Check box if any of the listed	parcels are being segregated from anoth-	er parcel, are part of a boundary line adjustment or pa		
	f you need more space, attach a separate		E TUE COUNTY	
		PLAT THEREOF, AS RECORDED IN THE OFFICE O	F THE COUNTY	
ECORDER OF ASOTIN COL	INTY, WASHINGTON, UNDER RECORD	ER'S INSTRUMENT NO. 307829.		
40 1 1 11		7 List all personal property (tangible and intangible	le) included in colling	
10 - Land with r	Jew pullaina	price.	e) tucidaea ai semile	
nter any additional codes		N/A		
ee back of last page for instru	· · · · · · · · · · · · · · · · · · ·			
nder RCW 84.36, 84.37, or 84		If claiming an exemption, list WAC number and rea		
	reowner with limited income)? Yes 🖬 N	WAC number (section/subsection)		
this property predominately us nder RCW 84.34 and 84.33) or a	ed for timber (as classified orienture fas classified under			
CW 84.34,020) and will continue	in it's current use? If yes and			
e transfer involves multiple parc implete the predominate use cal	els with different classifications, Cyles 2N:	5		
	Dv. Div.			
O is this property designated as lotest land per new 64.351		Type of document Special Warranty Deed		
nd agricultural, or timber) lan	d per RCW 84.34?	Date of document March 31, 2023		
this property receiving specia	al valuation as historical	Gross selling price	2,798,000.00	
operty per RCW 84.26?	☐ Yes ☑ N	o Personal property (deduct)	0.00	
any answers are yes, complet		Exemption claimed (deduct)		
	(FOREST LAND OR CURRENT USE) ne current designation as forest land	Taxable selling price	2,798,000.00	
classification as current use	(open space, farm and agriculture, or	Excise tax: state		
mber) land, you must sign on	(3) below. The county assessor must then	Less than \$525,000.01 at 1.1%	5,775.00	
	ed continues to qualify and will indicate longer qualifies or you do not wish to	From \$525,000.01 to \$1,525,000 at 1.28%	12,800,00	
ontinue the designation or cla	ssification, it will be removed and the	From \$1,525,000.01 to \$3,025,000 at 2.75%		
	es will be due and payable by the seller (RCW 84.33.140 or 84.34.108). Prior to	Above \$3,025,000 at 3%		
	tact your local county assessor for more			
formation.		Agricultural and timberland at 1.28% ——	£2.502.50	
nis land: 🗆 does	does not qualify for	Total excise tax: state	6.995.00	
intinuance.		0.0025 Local —	0.00	
eputy assessor signature	Date	*Delinquent Interest; state	0.00	
) NOTICE OF COMPLIANCE (F	(ISTORIC PROPERTY)	Local		
NEW OWNER(S): To continue special valuation as historic property, sign		*Delinquent penalty —	0.00 1-0 \$71.50	
ij below. If the new owner(s) siculated pursuant to RCW 84	doesn't wish to continue, all additional tax .26, shall be due and payable by the seller	Subtotal	<u>60,577.5</u> 0	
r transferor at the time of sale		*State technology fee	5.00	
(3) NEW (OWNER(S) SIGNATURE	Affidavit processing fee	0.00 100 C87 GC	
ignature Signature		Total due	UC:2061UW	
gnature		A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS		
		- 255 IIA21VOCTIONS		
rint name	Print name	E AND CORDECT		
int name I CERTIFY UNDER PENALTY (OF PERJURY THAT THE FOREGOING IS TRU			
rint name I CERTIFY UNDER PENALTY O	OF PERIURY THAT THE FOREGOING IS TRU	Signature of grantee or agent		
rint name I CERTIFY UNDER PENALTY (OF PERJUR Y TH AT THE FOREGOING IS TRU			

Pe To ask about the availability of this publication in an alternate format for the visually impaired, p (TTY) users may use the WA Relay Service by calling 711.

REV 84 0001a (02/28/23)

THIS SPACE TREASURER'S USE ONLY

COUNTY TREASURER





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.

Check box if partial sale, indicate %		ist percentage of ownership acquired next to	o each nam	e.
1 Seller/Grantor	2 Buyer/Grantee			
Name SimonCRE JC V, LLC	• •	Name HJG Properties, LLC		
60ff E 2nd Street		:		
Mailing address 6900 E, 2nd Street City/state/zip Scottsdale, AZ 85251	Mailing address 4465 Samish Point Road			
Phone (Including area code) (480) 588-4150		City/state/sip Bow, WA 98232		
Phone (Including area code) 1400/3004 130		Phone (including area code)		
3 Send all property tax correspondence to: Sam		List all real and personal property tax parcel account numbers	property?	value(s)
Malle		6-716-00-003-0000-0000		\$ 379,000.00
Mailing address			. ∐	\$ 0.00
City/state/zip			. 🗆	\$ 0.00
4 Street address of property 312 5th Street, Clark This property is located in Clark Ston Check box if any of the listed parcels are being s	S1001, VVA 994U3	uninconstructed insuling along colors		
☐ Check box if any of the listed parcels are being s Legal description of property (if you need more spi LOT 3 OF WAL-MART SHORT PLAT ACCORDIN' RECORDER OF ASOTIN COUNTY, WASHINGTO	sce, attach a separate si G TO THE OFFICIAL Pi	heet to each page of the affidavit). LAT THEREOF, AS RECORDED IN THE O		
5 10 - Land with new building	▽	7 List all personal property (tangible and price.	intangible)	included in selling
Enter any additional codes		N/A		
(see back of last page for instructions)		N/A		
Was the seller receiving a property tax exemption of under RCW 84.36, 84.37, or 84.38 (nonprofit org., :	or deferral	If claiming an exemption, list WAC number	r and reaso	n for exemption.
citizen or disabled person, homeowner with limiter	J income)? U Yes III o	WAC number (section/subsection)		
Is this property predominately used for timber (as class under RCW 84.34 and 84.33) or agriculture (as classifie RCW 84.34.020) and will continue in it's current use? If the transfer involves multiple parcels with different clas- complete the predominate use calculator (see instruction	d under yes and sifications, ns) Yes ØNo	·		
6 Is this property designated as forest land per RC	W 84.33? □Yes ☑No	Type of document Special Warranty Deec	1	
Is this property classified as current use (open spac and agricultural, or timber) land per RCW 84.34?	e, farm	Date of document March 31, 2023		
Is this property receiving special valuation as histor		Green selling p	eieo.	2,798,000.00
property per RCW 84.26?	☐Yes ☑ No	Personal property (dedu		
If any answers are yes, complete as instructed belo	w.	Exemption claimed (dedu		0.00
(1) NOTICE OF CONTINUANCE (FOREST LAND OR C	URRENT USE)	Exemption claimed (deol	uct)	2,798,000.00
NEW OWNER(S): To continue the current designation or classification as current use (open space, farm as				41.00100.00
timber) land, you must sign on (3) below. The cour		Excise tax: state		E 77E 00
determine if the land transferred continues to qual		Less than \$525,000.01 at 1		
by signing below. If the land no longer qualifies or y continue the designation or classification, it will be		From \$525,000.01 to \$1,525,000 at 1.2	28%	12,800,00
compensating or additional taxes will be due and p	ayable by the seller	From \$1,525,000.01 to \$3,025,000 at 2.7		
or transferor at the time of sale (RCW 84.33.140 or signing (3) below, you may contact your local count		Above \$3,025,000 at	3%	
information.	y assessor for more	Agricultural and timberland at 1.2	28%	0.00
This land: 🔲 does 🖺 does not	t qualify for	Total excise tax: st	tate	53,582.50
continuance.		0.00% لغ	ocal	<u>(6,9950</u>)
Parata and a state of the state		*Delinquent Interest: st	ate	0.00
Deputy assessor signature Date	•	,	ocal	0.00
(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S): To continue special valuation as hi	*Delinquent pena		0.00	
(3) below. If the new owner(s) doesn't wish to cont	· · ·	otal	60,5T1.50	
calculated pursuant to RCW 84.26, shall be due and or transferor at the time of sale.	I payable by the seller	*State technology		£ 00
(3) NEW OWNER(S) SIGNATUS	RE	Affidavit processing		0,00
		Total o		60,582.50
Signature Signature Print name Print nam		A MINIMUM OF \$10.00 IS DUE I	N FEE(S) A	·
8 I CERTIFY UNDER PENALTY OF PERJURY THAT TH			Best 1	2001
Signature of grantor or agent Name (print) <u>Joshua Simon</u>		Signature of grantee or agent Herbert J. Goldston		- CON YOU
Name (print) Josipus Simon Date & city of signing March 27, 2023 Scottsd	ale Δ7	Date & city of signing March 3/1, 2023	Row WA	
		Date & city of signing warding fr. 2023		

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, of a fine in an amount fixed by the court of not more than \$10,000, or by both such confinement and fine (RCW 9A.72.030 and RCW 9A.20.021(1)(c)).

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REV 84 0001a [02/28/23] THIS SPACE TREASURER'S USE ONLY COUNTY TREASURER