Department of Revenue
Washington State
Form 84 0001a

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

Only for sales in a single location code on or after 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 % _____ sold. List percentage of ownership acquired next to each name.

1 Seller/Grantor
Name: Golden Bridge 1742, LLC
Mailing address: 111 NE 1st Street - 8th Floor #345
City/state/zip: Miami, Florida 33132
Phone (including area code): (585) 704-5926

2 Buyer/Grantee
Name: Nova Trust
Mailing address: 2319 Reservior Road
City/state/zip: Clarkston, Washington 99403
Phone (including area code): (585) 704-5926

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)
1-501-02-011-0000-0000	☐	$518,333.00
	☐	$ 0.00
	☐	$ 0.00

4 Street address of property: 2790 Scenic Hills Drive, Clarkston, Washington 99403
This property is located in: Asotin *(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 11 in Block Two of Scenic Hills Addition, according to the recorded plat thereof, recorded September 20, 1995 as Instrument No. 216993 Official Records of Asotin County, Washington

5 11 - Household, single family units
Enter any additional codes:
(see back of last page for instructions)

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

Is this property 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 _____

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): WAC 458-61A-211 (2)(g)
Reason for exemption:
The transfer by an entity of its interest in real property to its member in the same pro rata shares as they owned the entity.
Transfer into any revocable trust.

Type of document: Grant Bargain & Sale Deed
Date of document: December 15, 2023

Gross selling price	0.00
*Personal property (deduct)	0.00
Exemption claimed (deduct)	0.00
Taxable selling price	0.00
Excise tax: state	
Less than $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 at 3%	0.00
Agricultural and timberland at 1.28%	0.00
Total excise tax: state	0.00
0.0000 Local	0.00
*Delinquent interest: state	0.00
Local	0.00
*Delinquent penalty	0.00
Subtotal	0.00
*State technology fee	5.00
Affidavit processing fee	5.00
Total due	10.00

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

0200

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

Signature of grantor or agent: [signature]
Name (print): Edward Z. Holyoke
Date & city of signing: 12/15/2023 Las Vegas, Nevada

Signature of grantee or agent: [signature]
Name (print): Edward Z. Holyoke
Date & city of signing: 12/15/2023 Las Vegas, Nevada

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)).

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REV 84 0001a (02/28/23)

THIS SPACE TREASURER'S USE ONLY

PAID
DEC 26 2023
ASOTIN COUNTY TREASURER

COUNTY TREASURER

K. Murphy Ck#372
AH

#56510

Print on legal size paper.