

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

Only for sales in a single location code on or after January 1, 2020.

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 CDA Loon, LLC, a Washington limited liability company

Mailing address 14005 N. Copper Canyon Lane
City/state/zip SPOKANE, WA. 99208
Phone (including area code) (509)981-6446

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

Name _____

Mailing address _____

City/state/zip _____

4 Street address of property 4320 E Trent Avenue, Spokane, WA 99212

This property is located in Spokane (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).

See Legal Description attached hereto as Exhibit A and by this reference made a part hereof

5 Select land use code(s) 11

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 _____

2 Buyer/Grantee

Name Lawrence B. Stone Properties #4320, LLC, a Washington limited liability company

Mailing address Po Box 3949

City/state/zip Spokane, WA 99220

Phone (including area code) (509)343-9042

List all real and personal property tax parcel account numbers	Personal property?	Assessed value(s)
35142.0005	☐	\$1,958,250.00
0010	☐	\$

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

If claiming an exemption, list WAC number and reason for exemption.
WAC number (section/subsection) _____

Reason for exemption _____

Type of document Statutory Warranty Deed

Date of document March 24, 2022

Gross selling price	3,500,000.00
*Personal property (deduct)	
Exemption claimed (deduct)	
Taxable selling price	3,500,000.00
Excise tax: state	
Less than \$500,000.01 at 1.1%	5,500.00
From \$500,000.01 to \$1,500,000 at 1.28%	12,800.00
From \$1,500,000.01 to \$3,000,000 at 2.75%	41,250.00
Above \$3,000,000 at 3%	15,000.00
Agricultural and timberland at 1.28%	
Total excise tax: state	74,550.00
.0050 Local	17,500.00
*Delinquent Interest: state	
Local	
*Delinquent penalty	
Subtotal	92,050.00
*State technology fee	5.00
Affidavit processing fee	
Total due	92,055.00

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

***SEE INSTRUCTIONS**

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

Signature of grantor or agent [Signature]

Name (print) Donald R Myers

Date & city of signing 3-30-2022 Spokane

Signature of grantee or agent [Signature]

Name (print) MLux

Date & city of signing 3-30-2022 Spokane

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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