



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

**Form 84.0001a**

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 Frank C. Spataro and Corinne L. Wheat, Personal Representatives of the estate of Frank Spataro, also known as Francesco Spataro, also known as Francesco Spataro, and David A. Triggs, Personal Representative of the estate of Julie A. Spataro also known as Julie A. Triggs-Spataro, as to Parcel B.

**2 Buyer/Grantee**

Name SREED Properties LLC, a Washington limited liability company

Mailing address PO Box 993  
 City/state/zip Eatonville, WA 98328  
 Phone (including area code) (253)318-3385

Mailing address 2207 Inter Ave, Suite A  
 City/state/zip Puyallup, WA 98372  
 Phone (including area code) (253)405-3905

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

List all real and personal property tax parcel account numbers	Personal property?	Assessed value(s)
0319112060	<input type="checkbox"/>	537,300.00
0319112061	<input type="checkbox"/>	89,900.00
515	<input type="checkbox"/>	

Name \_\_\_\_\_  
 Mailing address \_\_\_\_\_  
 City/state/zip \_\_\_\_\_

**4** Street address of property 11616 24th Avenue East, Tacoma, WA 98445

This property is located in Tacoma (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** Land use code 91

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

Enter any additional codes 11  
 (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

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

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

Reason for exemption \_\_\_\_\_

**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) Frank C. Spataro

Date & city of signing SEP 7 2023 PUYALLUP

Signature of grantee or agent \_\_\_\_\_

Name (print) Shawn Jay Reed

Date & city of signing Puyallup 9/8/2023

Gross selling price	1,600,000.00
*Personal property (deduct)	0.00
Exemption claimed (deduct)	0.00
<b>Taxable selling price</b>	<b>1,600,000.00</b>
Excise tax: state	
Less than \$25,000.01 at 1.1%	5,775.00
From \$25,000.01 to \$1,525,000 at 1.28%	12,800.00
From \$1,525,000.01 to \$3,025,000 at 2.75%	2,062.50
Above \$3,025,000 at 3%	0.00
Agricultural and timberland at 1.28%	0.00
<b>Total excise tax: state</b>	<b>20,637.50</b>
0.0950 Local	8,000.00
*Delinquent interest: state	0.00
Local	0.00
*Delinquent penalty	0.00
<b>Subtotal</b>	<b>28,637.50</b>
*State technology fee	5.00
Affidavit processing fee	0.00
<b>Total due</b>	<b>28,642.50</b>

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

For reference only, not for re-sale.

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REV 84 0001a (2/28/23)

THIS SPACE TREASURER'S USE ONLY

COUNTY TREASURER

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Unofficial Draft Document

**EXHIBIT A**

**LEGAL DESCRIPTION:** Real property in the County of Pierce, State of Washington, described as follows:

**PARCEL A:**

**THE SOUTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 19 NORTH, RANGE 3 EAST OF THE W.M., IN PIERCE COUNTY WASHINGTON.**

**EXCEPT THE EAST 30 FEET THEREOF FOR 24TH AVENUE;**

**AND EXCEPT THE WEST 200 FEET OF THE ABOVE DESCRIBED PROPERTY.**

**PARCEL B:**

**THE WEST 200 FEET OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 19 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, IN PIERCE COUNTY, WASHINGTON.**

**EXCEPT THE EAST 30 FEET THEREOF FOR THE STREET.**

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