



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

Only for sales in a single location code on or after April 1, 2024.
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.

Form 84 0001a

Check box if partial sale, indicate % _____ sold. List percentage of ownership acquired next to each name.

1 Seller/Grantor

Name NWP LLC, a Washington limited liability company

Mailing address 1730 49th St NE

City/state/zip Tacoma, WA 98422

Phone (including area code) (206)786-4474

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

Name _____

Mailing address _____

City/state/zip _____

4 Street address of property 10207 32nd St E, Edgewood, WA 98372

This property is located in Edgewood (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 EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Land use code 11,64

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 predominantly 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 its current use? If yes, and the transfer involves multiple parcels with different classifications, complete the predominate use calculator (see instructions). Yes No

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.

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 _____ Signature of grantee or agent _____

Name (print) Josue O. Bardales Name (print) Brady Austin

Date & city of signing 5-10-24 Federal Way Date & city of signing 5/9/24 Federal Way

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.

2 Buyer/Grantee

Austin Automotive Operations LLC, a Washington Limited Liability Company

Name Company

Mailing address 2724 Meridian Ave E

City/state/zip Edgewood, WA 98371

Phone (including area code) (253)318-5184

List all real and personal property tax parcel account numbers

Personal property?

Assessed value(s) \$ 456,400.00

042010-3-011

042010-3-072

Levy Code: 770

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

If claiming an exemption, enter exemption code and reason for exemption. *See dor.wa.gov/REET for exemption codes*

WAC number (section/subsection) _____

Reason for exemption _____

Type of document Statutory Warranty Deed

Date of document 5/10/24

Gross selling price 2,000,000.00

*Personal property (deduct) 0.00

Exemption claimed (deduct) 0.00

Taxable selling price 2,000,000.00

Excise tax: state

Less than \$525,000.01 at 1.1% 5,775.00

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% 13,062.50

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

Agricultural and timberland at 1.28% _____

Total excise tax: state 31,637.50

Local 10,000.00

*Delinquent interest: state 0.00

Local 0.00

*Delinquent penalty 0.00

Subtotal 41,637.50

*State technology fee 5.00

Affidavit processing fee 0.00

Total due 41,642.50

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

*SEE INSTRUCTIONS

For reference only, not for resale

4645836 EXTX
 Electronically Recorded
 Pierce County, WA LMACUMB
 5/10/2024 1:22 PM
 Pages: 2 Excise Collected: \$41,637.50
 Proc. Fee: \$0.00 Tech Fee: \$5.00

PACE TREASURER'S USE ONLY COUNTY TREASURER

EXHIBIT "A"

10207 32Nd St E, Edgewood, WA 98372

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE OF EDGEWOOD, COUNTY OF PIERCE, STATE OF WASHINGTON AND IS DESCRIBED AS FOLLOWS:

PARCEL A:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 20 NORTH, RANGE 4 EAST OF THE W.M., IN PIERCE COUNTY, WASHINGTON;
THENCE EAST, ON THE SOUTH LINE, 288.76 FEET;
THENCE NORTH 0°44'40" EAST, 150.74 FEET TO THE SOUTHEAST CORNER OF PROPERTY CONVEYED TO CHARLES LAMARR HEIMBIGNER BY DEED RECORDED APRIL 13, 1966, RECORDED UNDER RECORDING NUMBER 2142332;
THENCE SOUTH 89°47'24" WEST, ALONG THE SOUTH LINE OF SAID TRACT, 288.76 FEET TO THE WEST LINE OF SUBDIVISION;
THENCE SOUTH 0°12'36" EAST, 150.74 FEET TO THE POINT OF BEGINNING;

EXCEPT 41ST AVENUE NORTHEAST ON THE SOUTH;

AND EXCEPT THE WEST 30 FEET FOR MERIDIAN STREET NORTH.

SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

PARCEL B:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 20 NORTH, RANGE 4 EAST OF THE W.M.;
THENCE EAST, ALONG THE SOUTH LINE, OF SAID SUBDIVISION, 288.76 FEET;
THENCE NORTH 0°44'40" EAST, 150.74 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING NORTH 0°44'40" EAST, 148.95 FEET;
THENCE SOUTH 89°47'24" WEST, 23.86 FEET;
THENCE NORTH 0°12'36" WEST, 46.05 FEET;
THENCE SOUTH 89°47'24" WEST, 269.38 FEET TO THE WEST LINE OF SAID SUBDIVISION;
THENCE SOUTH 0°12'36" EAST, 195 FEET;
THENCE EAST 288 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING;

EXCEPT MERIDIAN STREET ON THE WEST.

SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

For reference only, not for re-sale.

DEED NUMBER 4645836