

# 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.

Check box if partial sale, indicate % \_\_\_\_\_ sold.

List percentage of ownership acquired next to each name.

## 1 Seller/Grantor

Name Ellwood Holdings, L.C., a Utah Limited Liability Company

Mailing address 223 W. Cougar Blvd

City/state/zip Provo, UT 84601

Phone (including area code) (801)513-8133

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

Name \_\_\_\_\_

Mailing address \_\_\_\_\_

City/state/zip \_\_\_\_\_

4 Street address of property 419 S. 2nd Street, Mount Vernon, WA 98273

This property is located in Mount Vernon

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

## 5 Land use code 610

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

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?

Is this property receiving special valuation as historical property per RCW 84.26?

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) and, 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) Teresa Varnes, Chicago Title Company of Washington

Teresa Varnes, Chicago Title Company of

Date & city of signing June 12, 2024 Mount Vernon

Name (print) Washington

Date & city of signing June 12, 2024 Mount Vernon

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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## EXHIBIT "A"

### 419 S 2nd Street, Mount Vernon, WA 98273

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON AND IS DESCRIBED AS FOLLOWS:

#### PARCEL A:

The Southerly 15 feet of Lot 5 and all of Lot 6, Block 7, Map of Mount Vernon, Gates 1st and 2nd Additions to Mount Vernon, According to the Plat thereof recorded in Volume 2 of Plats, Page 98, records of Skagit county, Washington.

Except the West 8 feet, as measured parallel to the West line thereof, as conveyed to the City of Mount Vernon for alley purposes.

Situate in the County of Skagit, State of Washington

#### PARCEL B:

Lot 7, Block 7, Map of Mount Vernon, Gates 1st and 2nd Additions to Mount Vernon, According to the Plat thereof recorded in Volume 2 of Plats, Page 98, records of Skagit county, Washington.

Except the West 8 feet, as measured parallel to the West line thereof, as conveyed to the City of Mount Vernon for alley purposes.

Situate in the County of Skagit, State of Washington

#### PARCEL C:

Lot 8, Block 7, Map of Mount Vernon, Gates 1st and 2nd Additions to Mount Vernon, according to the Plat thereof recorded in Volume 2 of Plats, Page 98, records of Skagit county, Washington.

Except the West 8 feet, as measured parallel to the West line thereof, as conveyed to the City of Mount Vernon for alley purposes.

Together with that portion of said alley subsequently vacated by the City of Mount Vernon by Ordinance No. 1496 and recorded under recording number 675321, records of Skagit County, which upon vacation attached to said premises by operation of law.

Situate in the County of Skagit, State of Washington

Form 34  
Addendum/Amendment to P&S  
Rev. 7/10  
Page 1 of 1

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**ADDENDUM / AMENDMENT TO PURCHASE AND SALE AGREEMENT**

The following is part of the Purchase and Sale Agreement dated April 11, 2024 1

between Melissa M. Harris and or assigns 2  
Buyer  
and Ellwood Holdings, LLC 3  
Seller  
concerning 419 S 2nd St. 4  
Address

Ryan L. Harris and or assigns  
Buyer

Seller

Mount Vernon  
City

WA  
State

Zip

(Buyer)

(Seller)

(the "Property")

IT IS AGREED BETWEEN THE SELLER AND BUYER AS FOLLOWS: 5

Purchase Price is adjusted to \$660,000. 6

On seller's approval of price buyer approves the results of the feasibility study of the Property and elects to proceed with the transaction. 7  
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ALL OTHER TERMS AND CONDITIONS of said Agreement remain unchanged. 31



04/26/2024

Buyer's Initials

Date



04/26/2024

Buyer's Initials

Date



04/26/2024

Seller's Initials

Date

Seller's Initials

Date