

1 Seller/Grantor

Name Cooperville LLC, a Washington limited liability company
Mailing address 2466 Westlake Ave N, #10
City/state/zip Seattle, WA 98109
Phone (including area code) (425)455-4995

2 Buyer/Grantee

Name Roger MacPherson, trustee - **See Exhibit A for Full Names
Mailing address 2466 Westlake Ave N, #10
City/state/zip Seattle, WA 98109
Phone (including area code) (425)455-4995

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 Assessed value(s) \$ 11,790,700.00
866140-0040-07
Levy Code: 1031

4 Street address of property 5320 Butterworth Rd, Mercer Island, WA 98040

This property is located in Mercer Island (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

5 Land use code 99 - Other undeveloped land

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 it's current use? **If yes and the transfer involves multiple parcels with different classifications, complete the predominate use calculator (see instructions)** Yes No

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*
Exemption No. (sec/sub) WAC 458-61A-211 (5)
Reason for exemption Mere change in identity or form—Family corporations and partnerships

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)
(3) NEW OWNER(S) SIGNATURE
(3) NEW OWNER(S) SIGNATURE
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.

Type of document Statutory Warranty Deed
Date of document 2/21/2025

Gross selling price _____
*Personal property (deduct) _____
Exemption claimed (deduct) _____
Taxable selling price _____
Excise tax: state _____
Less than \$525,000.01 at 1.1% _____
From \$525,000.01 to \$1,525,000 at 1.28% _____
From \$1,525,000.01 to \$3,025,000 at 2.75% _____
Above \$3,025,000 at 3% _____
Agricultural and timberland at 1.28% _____

Total excise tax: state _____
Local _____
*Delinquent interest: state _____
Local _____
*Delinquent-penalty _____
Subtotal _____
*State technology fee _____
Affidavit processing fee _____
Total due _____
10.00

Signature _____
Print name _____

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 _____
Name (print) Roger K. MacPherson
Date & city of signing 2/21/2025 Bellevue

Signature of grantee or agent _____
Name (print) Roger K. MacPherson
Date & city of signing 2/21/2025 Bellevue

EXHIBIT "A"

Buyer/Grantee Full Name: Roger MacPherson, trustee of the Roger MacPherson Sammamish Residential Trust and Nancy MacPherson, trustee of the Nancy MacPherson Sammamish Residential Trust

5320 Butterworth Rd, Mercer Island, WA 98040

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE OF MERCER ISLAND, COUNTY OF KING, STATE OF WASHINGTON AND IS DESCRIBED AS FOLLOWS:

LOTS 3 AND 4, TONJA ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 77 OF PLATS, AT PAGE 64, IN KING COUNTY, WASHINGTON;

EXCEPT THAT PORTION OF SAID LOT 3, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 3;

THENCE SOUTH 01° 35' 04" WEST ALONG THE EASTERLY LINE OF LOT 3, A DISTANCE OF 75.31 FEET;

THENCE NORTH 10° 03' 02" WEST A DISTANCE OF 74.73 FEET;

THENCE NORTH 76° 21' 57" WEST A DISTANCE OF 10.15 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID LOT 3;

THENCE SOUTH 88° 24' 56" EAST ALONG SAID NORTH LINE 25.00 FEET TO THE POINT OF BEGINNING, AND THE END OF THIS EXCEPTION;

ALSO EXCEPT THAT PORTION OF SAID LOT 4 LYING EASTERLY AND SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 3 OF SAID PLAT;

THENCE NORTH 88° 50' 55" WEST ALONG THE SOUTH LINE THEREOF A DISTANCE OF 32.05 FEET;

THENCE CONTINUING ALONG SAID SOUTH LINE SOUTH 65° 24' 45" EAST A DISTANCE OF 56.00 FEET TO THE

CORNER COMMON TO LOTS 3 AND 4;

THENCE SOUTH 22° 26' 49" EAST ALONG THE SOUTH LINE OF SAID LOT 4, A DISTANCE OF 23.56 FEET;

THENCE CONTINUING ALONG SAID SOUTH LINE SOUTH 73° 10' 02" EAST A DISTANCE OF 119.89 FEET TO THE BEGINNING OF SAID LINE;

THENCE NORTH 08° 26' 14" EAST A DISTANCE OF 85.70 FEET;

THENCE SOUTH 81° 33' 46" EAST A DISTANCE OF 182.15 FEET;

THENCE SOUTH 72° 03' 47" EAST A DISTANCE OF 81.24 FEET, MORE OR LESS, TO THE SHORELINE OF LAKE WASHINGTON;

THENCE SOUTH 88° 24' 56" EAST TO THE EASTERLY LIMIT OF SECOND CLASS SHORELANDS ADJOINING AND THE TERMINUS OF SAID LINE.

TOGETHER WITH AN UNDIVIDED 1/7TH INTEREST IN LOT 1 OF SAID PLAT; AND

TOGETHER WITH AN UNDIVIDED 1/2 INTEREST IN TRACT A OF SAID PLAT;

(ALSO KNOWN AS NEW PARCEL B, CITY OF MERCER ISLAND LOT LINE REVISION NO. SUB24-003, RECORDED UNDER RECORDING NUMBER 20250207900001, IN KING COUNTY, WASHINGTON.)

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.