

**When recorded return to:**

Penguin Coffee Holding LLC  
2119 Commercial Avenue  
Anacortes, WA 98221



201112160149  
Skagit County Auditor

12/16/2011 Page 1 of 2 3:53PM

Filed for Record at Request of  
Land Title and Escrow  
Escrow Number: 139461-OAE

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Grantor: W.A. Miller Family Trust  
Grantee: Penguin Coffee Holding Company LLC  
Tax Parcel Number(s): P60419/3833-003-015-0004 (604)  
Abbreviated Legal: Pth Lots 11-14, Blk 3, Stewart's 1<sup>st</sup> Add.  
LAND TITLE OF SKAGIT COUNTY

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139461-OAE

**Statutory Warranty Deed**

THE GRANTOR(S) WALTER L. MILLER AND ALMA E. MILLER, CO-TRUSTEE OF THE W.A. MILLER FAMILY TRUST for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to PENGUIN COFFEE HOLDING COMPANY LLC, A WASHINGTON LIMITED LIABILITY COMPANY GRANTEE(S) the following described real estate, situated in the County of Skagit, State of Washington

Lots 11, 12, 13, and the West 10 feet of Lot 14, Block 3, "STEWART'S FIRST ADDITION TO THE CITY OF ANACORTES, WASH.," as per plat recorded in Volume 2 of Plats, page 14, records of Skagit County, Washington.

(Also known as Parcel A of Boundary Line Adjustment Survey recorded October 25, 2011, under Auditor's File No. 201110250019).

Situate in the City of Anacortes, County of Skagit, State of Washington.

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 139461-OAE.

Dated December 15, 2011

W.A. Miller Family Trust


  
By: Walter L. Miller, Co-Trustees

  
By: Alma E. Miller, Co-Trustees

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20113832

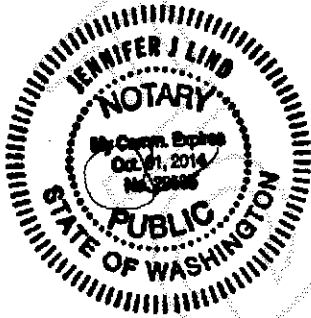
DEC 16 2011

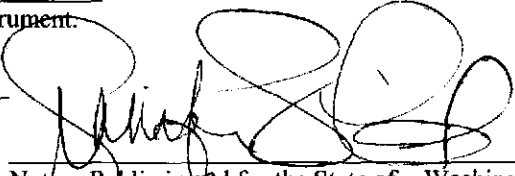
Amount Paid \$ 8015.<sup>00</sup>  
By  Deputy

STATE OF Washington }  
County of Skagit , SS:

I certify that I know or have satisfactory evidence that Walter L. Miller and Alma E. Miller  
signed this instrument, on oath stated that They are  
authorized to execute the instrument and acknowledged it as the Co-Trustees  
of W.A. Miller Family Trust to be the free and voluntary act of such  
party for the uses and purposes mentioned in this instrument.

Dated: 12.16.11



  
Notary Public in and for the State of Washington  
Residing at BCW  
My appointment expires: 10/01/2014



201112160149  
Skagit County Auditor

LPB 10-05(i-1)  
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