

**AFTER RECORDING MAIL TO:**

**JBS Commercial LLC  
Balwinder S. Sunner , Member  
22727 9th Ave. SE  
Bothell, WA 98021**

**Filed for Record at Request of:  
Land Title & Escrow of Skagit & Island County  
Escrow No.: 02-184381-OE**

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2021-1878  
Apr 30 2021  
Amount Paid \$29055.00  
Skagit County Treasurer  
By Heather Beauvais Deputy

**Statutory Warranty Deed**

**THE GRANTOR RBB PROPERTIES, LLC, a Washington limited liability company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to JBS COMMERCIAL LLC, a Washington limited liability company the following described real estate, situated in the County of Skagit, State of Washington**

**For Full Legal See Attached Exhibit "A"**

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. 02-184381-OE.

**Abbreviated Legal:**

**Ptn NE 1/4 SE 1/4, 18-34-4 E WM.**

**Tax Parcel Number(s): 340418-0-113-0000, P26204, 340418-0-114-0009, P26205**

Dated April 30, 2021

RBB Properties LLC

Patricia M. Romano  
By: Patricia M. Romano, MemberYvette Y. Barnett  
By: Yvette Y. Barnett, Member

By: Robert K. Barnett, Member

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Patricia M. Romano and Yvette Y. Barnett, as Member(s) of RBB Properties LLC are the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument in their authorized capacity and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: April 29, 2021Shelley L. Nevitt

Notary Public in and for the State of Washington

Residing at BowMy appointment expires: 6-19-2023

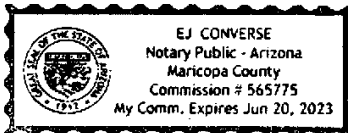
SHELLEY L. NEVITT  
Notary Public  
State of Washington  
Commission # 69061  
My Comm. Expires Jun 19, 2023

Dated April 30, 2021

RBB Properties LLC

By: Patricia M. Romano, MemberBy: Robert K. Barnett, MemberBy: Yvette Y. Barnett, MemberSTATE OF Washington ARIZONA }  
COUNTY OF Skagit MARICOPA } SS:

I certify that I know or have satisfactory evidence that Robert K Barnett  
of RBB Properties LLC are the person(s) who appeared before me, and said person(s) acknowledged that  
they signed this instrument in their authorized capacity and acknowledge it to be their free and voluntary act  
for the uses and purposes mentioned in this instrument. his

Dated: 27 APRIL 2021Notary Public in and for the State of Washington ARIZONA  
Residing at GILBERT  
My appointment expires: June 20, 2023

**EXHIBIT A****PARCEL "A":**

A tract of land in the South  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 18, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the East line of said subdivision which point bears South  $0^{\circ}4'30''$  West a distance of 319.62 feet from the Northeast corner of said subdivision and from which point the Southeast corner of said subdivision bears South  $0^{\circ}40'30''$  West a distance of 350.43 feet;  
thence North  $89^{\circ}07'00''$  West a distance of 299.44 feet;  
thence North  $0^{\circ}40'30''$  West a distance of 59.36 feet;  
thence South  $89^{\circ}53'10''$  East a distance of 299.44 feet to a point on the East line of said Subdivision;  
thence South  $0^{\circ}4'30''$  West a distance of 63.39 feet to the point of beginning.  
EXCEPT the East 30 feet as highway.

Situate in the County of Skagit, State of Washington.

**PARCEL "B":**

A tract of land in the South  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 18, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the East line of said subdivision, which point bears South  $0^{\circ}40'30''$  West, a distance of 319.62 feet, from the Northeast corner of said subdivision, and from which point the Southeast corner of said subdivision bear South  $0^{\circ}40'30''$  West, a distance of 350.43 feet;  
thence North  $89^{\circ}07'00''$  West, a distance of 299.44 feet;  
thence North  $0^{\circ}40'30''$  East a distance of 59.36 feet;  
thence North  $89^{\circ}53'10''$  West a distance of 120.44 feet;  
thence South  $0^{\circ}40'30''$  West, a distance of 228.02 feet;  
thence South  $89^{\circ}16'00''$  East a distance of 419.87 feet to a point on the East line of said subdivision;  
thence North  $0^{\circ}40'30''$  East along the East line of said subdivision, a distance of 169.16 feet to the point of beginning;  
EXCEPT the East 30 feet as highway.

Situate in the County of Skagit, State of Washington.