

**AFTER RECORDING MAIL TO:**

VWA – Mount Vernon, LLC  
30050 Chagrin Boulevard, #360  
Pepper Pike, OH 44124

**Document Title(s):** (or transactions contained herein)

Bargain and Sale Deed

**Reference Number(s) of Documents assigned or released:****Grantor(s):** (Last name first, then first name and initials)

VWA – Mount Vernon, LLC

**Grantee(s):** (Last name first, then first name and initials)

VWA – Mount Vernon, LLC, an Ohio limited liability company, and  
RE Goose, LLC, an Ohio limited liability company

**Abbreviated Legal Description as follows:** (i.e. lot/block/plat or section/township/range/quarter/quarter)

Lot C of Station Square SRH BLA in the SW SW of Sec. 20,  
Twp. 34 N., R. 4 E., W.M.

**Assessor's Property Tax Parcel/Account Number(s):**

APN: P134969 and 8100-000-001-0000



Real Estate Excise Tax  
Exempt  
Skagit County Treasurer  
By Lena Thompson  
Affidavit No. 20222039  
Date 05/17/2022

Return Address:  
VWA – Mount Vernon, LLC  
30050 Chagrin Boulevard, #360  
Pepper Pike, OH 44124

### BARGAIN AND SALE DEED

Reference Number(s) of related document(s): n/a

Grantor: VWA – Mount Vernon, LLC

Grantee: VWA – Mount Vernon, LLC and RE Goose, LLC

Legal Description (abbreviated): Lot C of Station Square SRH BLA in the SW SW of Sec. 20, Twp. 34 N., R. 4 E., W.M.

Assessor's Tax Parcel ID Number: P134969 and 8100-000-001-0000

### BARGAIN AND SALE DEED

**VWA – MOUNT VERNON, LLC**, an Ohio limited liability company (“Grantor”), for and in consideration of Ten Dollars and no/100 (\$10.00) and other valuable consideration, in hand paid, bargains, sells, and conveys an undivided sixty-two percent (62%) interest to **VWA – MOUNT VERNON, LLC**, and an undivided thirty-eight percent (38%) interest to **RE GOOSE, LLC**, an Ohio limited liability company, as Tenants in Common (together “Grantee”), the following described real estate, situated in Skagit County, Washington:

See attached Exhibit A incorporated herein by reference

**Subject** to ((i) zoning ordinances, if any; (ii) liens of taxes and assessments, both general and special, not yet due and payable; (iii) any reservations, restrictions, limitations, easements and conditions of record, and (iv) all legal highways, streets, and public rights-of-way.

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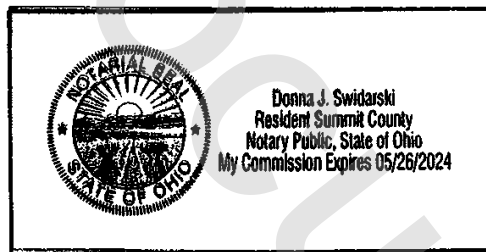
DATED: May 9, 2022

GRANTOR:

VWA – MOUNT VERNON, LLC,  
an Ohio limited liability companyBy: Donna A. Visconsi, Jr.  
Dominic A. Visconsi, Jr., ManagerSTATE OF OHIO )  
COUNTY OF CUYAHOGA )

The foregoing instrument was acknowledged before me this 9th day of MAY, 2022, by Dominic A. Visconsi, Jr., the Manager of VWA – Mount Vernon, LLC, an Ohio limited liability company, on behalf of the company. This is an acknowledgment clause. No oath or affirmation was administered to the signer.

Donna J. Swidarski  
Notary Public  
My Commission Expires:



[Signature Page to Bargain and Sale Deed]

## EXHIBIT A

## LEGAL DESCRIPTION

LOT C OF "STATION SQUARE SRH BOUNDARY LINE ADJUSTMENT" SURVEY LABELLED "MOUNT VERNON BOUNDARY LINE ADJUSTMENT NO. ENGR 21-0250" AND RECORDED 09/17/2021 AS AUDITOR'S FILE NO. 202109170120 BEING A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20 TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

APN: P134969 and 8100-000-001-0000