

**AFTER RECORDING MAIL TO:**

Mike E. Brandeberry  
McCullough Hill Leary, PS  
701 Fifth Avenue, Suite 6600  
Seattle, WA 98104

**SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX**

Affidavit No. 20222731

Jul 01 2022

Amount Paid \$68705.00  
Skagit County Treasurer  
By Lena Thompson Deputy

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

1. Statutory Warranty Deed

**Reference Number(s) of Documents assigned or released:**

N/A

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

1. VWA – Mount Vernon, LLC and
2. RE Goose, LLC

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

1. 12 Bellevue International Investment LLC

**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



## STATUTORY WARRANTY DEED

VWA – MOUNT VERNON, LLC, an Ohio limited liability company, and RE GOOSE, LLC, an Ohio limited liability company (together, "Grantor") for and in consideration of Ten Dollars and no/100 (\$10.00) and other valuable consideration, in hand paid, conveys and warrants to 12 BELLEVUE INTERNATIONAL INVESTMENT LLC, a Washington limited liability company ("Grantee"), the following described real estate, situated in Skagit County, Washington (the "Property"):

See attached Exhibit A incorporated herein by reference

Subject to the Permitted Encumbrances set forth on Exhibit B, attached hereto and incorporated herein by reference.

Grantee shall be deemed to be the "Approving Owning Party" with respect to the Property under the Declaration (as defined in Exhibit C).

This Deed shall constitute the requisite notice under the Project Agreements as set forth on Exhibit C (including without limitation, pursuant to Section 1.8 of the Declaration) of the conveyance of the Property by Grantor to Grantee (and pursuant to Section 1.8 of the Declaration, Grantee shall also be a "Owning Party" of the Property for all purposes under the Declaration). Grantee acknowledges that "Medical Office Building Use" as set forth under "MOB" in Exhibit C to the Declaration means "both (i) medical office purposes and uses incidental thereto, and/or (ii) an urgent care facility and uses incidental thereto."

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DATED: June 30, 2022

GRANTOR:

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

The foregoing instrument was acknowledged before me this 27th day of June, 2022, by Dominic A. Visconsi, Jr., the Manager of both VWA – Mount Vernon, LLC, an Ohio limited liability company, and RE Goose, LLC, an Ohio limited liability company, on behalf of each company. This is an acknowledgment clause. No oath or affirmation was administered to the signer.

Mary Ann Sekerak  
Notary Public  
My Commission Expires: 5/17/2026



MARY ANN SEKERAK  
Notary Public  
State of Ohio  
My Comm. Expires  
May 17, 2026

[Signature Page to Statutory Warranty Deed]

**EXHIBIT A**  
**LEGAL DESCRIPTION**

Situated in the County of Skagit, State of Washington, and is described as follows:

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.

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

**EXHIBIT B**  
**PERMITTED EXCEPTIONS**

1. Liens of taxes and assessments, both general and special, not yet due and payable.
2. The Ground Lease effective as of January 15, 2021 with Burger Management Systems Washington, Inc., d/b/a WTCWEND, a Washington Corporation, as amended by that certain Rent Commencement Letter dated January 6, 2022 (together, the "Lease")
3. Any and all reservations, restrictions, easements, conditions, encumbrances, and other matters of title and/or of survey.

**EXHIBIT C****PROJECT AGREEMENTS**

1. Public Benefits Agreement by and between Landlord and the City of Mount Vernon recorded October 4, 2019 under Auditor's File No. 201910040085, as amended by document recorded December 22, 2020 under Auditor's File No. 202012220068.
2. Declaration of Easements, Restrictive Covenants and Conditions dated as of July 19, 2021 and recorded on August 16, 2021 under Auditor's File No. 202108160044, as amended by the First Amendment to Declaration of Easements, Restrictive Covenants, and Conditions recorded by VWA – Mount Vernon, LLC on or before the date hereof (together the "Declaration")