

AFTER RECORDING MAIL TO:

BERSCHAUER GROUP BOTTLING LLC
c/o Patrick Berschauer
3922 Country Club Dr NW
Olympia, WA 98502

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20223622
Sep 01 2022
Amount Paid \$277555.00
Skagit County Treasurer
By Kaylee Oudman Deputy

Filed for Record at Request of:

Space above this line for Recorders use only

First American Title Insurance Company National Commercial
Services

STATUTORY WARRANTY DEEDFile No: **NCS-1141830-WA1 (KK) (3)**Date: **August 25, 2022**Grantor(s): **Skagit Island L.L.C., a Washington limited liability company**Grantee(s): **BERSCHAUER GROUP BOTTLING LLC, a Washington limited liability company**Abbreviated Legal: **PTN NE 1/4, 29-34N-4E, W.M. AKA TRACT 2 & PTN TRACT 4, SHORT PLAT MV-2-00**Additional Legal on page: **Attached hereto in Exhibit A**Assessor's Tax Parcel No(s): **P118703****1st AM**

THE GRANTOR(S) Skagit Island L.L.C., 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 **BERSCHAUER GROUP BOTTLING LLC, a Washington limited liability company**, the following described real estate, situated in the County of **Skagit**, State of **Washington**.

LEGAL DESCRIPTION: Real property in the County of Skagit, State of Washington, described as follows:

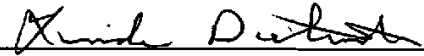
Attached hereto in Exhibit A

Subject To: This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

APN: P118703

Statutory Warranty Deed
- continued

File No.: NCS-1141830-WA1 (KK)

Skagit Island L.L.C., a Washington limited liability
companyBy: Name: Daniel M. Hanesworth
Title: MemberSTATE OF Washington)
COUNTY OF Skagit)-ssThis record was acknowledged before me on 8/31/2022 by **Daniel M. Hanesworth as Member of Skagit Island L.L.C..**

Notary Public

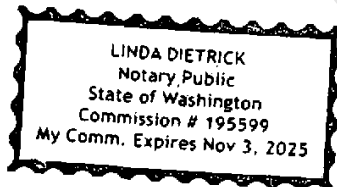
My commission expires: 11/03/2022

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Skagit, State of Washington, described as follows:

LOT 2 AND THAT PORTION OF LOT 4 OF CITY OF MOUNT VERNON SHORT PLAT NO. MV-2-00, APPROVED DECEMBER 20, 2001 AND RECORDED DECEMBER 20, 2001 AS AUDITOR'S FILE NO. 200112200109, RECORDS OF SKAGIT COUNTY, WASHINGTON, LYING EASTERLY OF THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 2 OF SAID SHORT PLAT, BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

SITUATE IN SKAGIT COUNTY, WASHINGTON.

Tax Parcel ID No. P118703