

**RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:**

Diane L. Wies, Esq
Mullavey, Prout, Grenley & Foe, LLP
P. O. Box 70567
Seattle, Washington 98127-0567

BARGAIN AND SALE DEED

GRANTOR: Kennelly Properties LLC, a Washington limited liability company

GRANTEE: Buxton Properties LLC, a Washington limited liability company

LEGAL DESCRIPTION (Abbreviated): LTS 1, 2, 3, & 4, BLK 48 MAP OF CTY OF
ANACORTES (Full legal Below)

ASSESSOR'S TAX PARCEL ID #: P55173/3772-048-002-0007, P55174/3772-048-004-0005

REFERENCE NOS OF DOCUMENTS RELEASED OR ASSIGNED: N/A

THE GRANTOR, Kennelly Properties LLC, a Washington limited liability company, for and in consideration of formation of a limited liability company in hand paid, grant, bargain, sell, convey and confirm to the GRANTEE, Buxton Properties LLC, a Washington limited liability company, all of the Grantors' interest in that real property located in the County of Skagit, State of Washington, including after acquired title, legally described as follows:

Lots 1, 2, 3 and 4, Block 48, MAP OF THE CITY OF ANACORTES, according to the Plat thereof recorded in Volume 2 of Plats, Page 4, records of Skagit County, Washington;

Situated in Skagit County, Washington
BARGAIN AND SALE DEED - 1
FOR TREASURER'S USE ONLY:

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20223719
Date 09/08/2022

SUBJECT TO: EXHIBIT A ATTACHED HERETO AND MADE A PART
HEREOF.

Commonly known as 1904 Commercial Avenue and 1007 19th Street, Anacortes
Washington 98221

The Grantor for itself and for its successors in interest do by these presents expressly
limit the covenants of the deed to those herein expressed, exclude all covenants arising or to arise
by statutory or other implication, and do hereby covenant that against all persons whomsoever
lawfully claiming or to claim by, through or under said Grantor and not otherwise, they will
forever warrant and defend the said described real estate.

Signature Page Follows

BARGAIN AND SALE DEED - 2
FOR TREASURER'S USE ONLY:

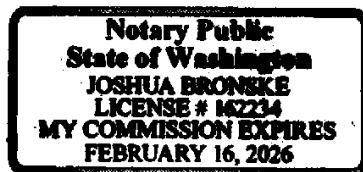
DATED this 31st day of August, 2022.

William Kennelly
William Kennelly, Manager

STATE OF WASHINGTON)
COUNTY OF Snohomish) ss

On this 31st day of August, 2022, before me, the undersigned, Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared William Kennelly to me known to be the Manager of Kennelly Properties LLC, the company that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said company, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument.

WITNESS my hand and official seal hereto affixed the day and year first above written.



Joshua Bronske
Printed Name: Joshua Bronske
NOTARY PUBLIC in and for the State of
Washington, residing at Lynnwood
My Appointment expires: Feb 16, 2026

BARGAIN AND SALE DEED - 3
FOR TREASURER'S USE ONLY:

EXHIBIT A

1. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey.

Recording Date: June 16, 1998

Recording No.: 9806160090

Matters shown: Encroachment of building onto street right of way by approximately 2.5 feet, encroachment of a shed onto the property to the West by approximately 0.5 feet and onto the alleyway to the South by approximately 4.00 feet and possible encroachment of railroad ties along the Westerly line of said premises.

2. Assessments, if any, levied by City of Anacortes.
3. City, county or local improvement district assessments, if any.

BARGAIN AND SALE DEED - 4
FOR TREASURER'S USE ONLY: