

**RECORDING REQUESTED BY AND  
AFTER RECORDING RETURN TO:**  
Sharpe Law Group, PLLC  
6688 N. Central Expressway, Suite 450  
Dallas, Texas 75206

**MAIL TAX STATEMENTS TO:**  
Cameron N. Carmody, President of Rooney's Cin, LLC  
15149 Oceanview Court  
Anacortes, Washington 98221

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2023 6813  
JUN 08 2023

Amount Paid \$ 0  
Skagit Co. Treasurer  
By KO Deputy

## Warranty Deed

STATE OF SKAGIT                    §  
                                                 §        KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF WASHINGTON       §

Grantor:                                **Rooney's Cin, Ltd.**, a Texas limited partnership

Grantor's Address:        15149 Oceanview Court, Anacortes, Washington 98221

Grantee:                                **Rooney's Cin, LLC**, a Washington limited liability company  
c/o Cameron N. Carmody, President of Rooney's Cin, LLC

Grantee's Address:        15149 Oceanview Court, Anacortes, Washington 98221

Consideration:                This no consideration deed transfers Grantor's interest in real property to an entity wholly owned by Grantor.

Tax Parcel Numbers: P73300, P73327, P73242

Property:                                Abbreviated Legal: Ptn. of Blocks 173, 174, 190 & 213, Fidalgo City (aka Lots A, B and C, Udo Drews Survey); described more particularly in **Exhibit "A"** attached.

Grantor has GRANTED and CONVEYED, and by these presents does hereby GRANT and CONVEY unto Grantee, all of the Property.

This conveyance is subject to the following: (1) All instruments of record affecting the Property other than liens or conveyances of the Property; (2) All unrecorded easements and rights-of-way; (3) The rights of any party or parties who are or have been in physical possession of any part of the Property or who claim under any right of prescription; (4) Any vacancies, conflicts in boundaries or discrepancies in area; (5) Any rights of adjacent owners; (6) Any obligations or restrictions imposed on the Property by any governmental authority; (7) Any unpaid taxes and any assessments for the current year or any prior year imposed after the date of this conveyance; and

(8) Covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record.

TO HAVE AND TO HOLD THE PROPERTY, together with all and singular the rights and appurtenances belonging in any way to the Property, subject to the provisions stated above, to Grantee, its successors and assigns forever, and Grantor binds Grantor and Grantor's personal representatives, successors, and assigns to warrant and forever defend all and singular the Property to Grantee and Grantee's successors and assigns against every person lawfully claiming or to claim all or any part of the Property, subject to the provisions stated above.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the Grantor has executed this instrument this 23 day of May, 2023.

**GRANTOR:**

**Rooney's Cin, Ltd.,**  
a Texas limited partnership

By: Carmody Management, LLC, a Texas limited liability company, its General Partner

By: 

Cameron N. Carmody, Manager

*This instrument was prepared based on information furnished by the parties and no independent title search has been made.*

**ACKNOWLEDGMENT**

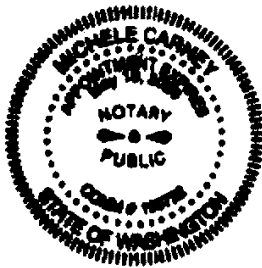
THE STATE OF WASHINGTON

COUNTY OF Skagit

BEFORE ME, the undersigned Notary Public, personally appeared **Cameron N. Carmody** in his capacity as **Manager of Carmody Management, LLC, General Partner of Rooney's Cin, Ltd.**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN under my hand and seal of office this 23 day of May, 2023.

  
Notary Public, State of Washington



**Exhibit "A"**

Being all and the same real property located in Skagit County, Washington conveyed to Grantor by Statutory Warranty Deed from Jenny Clare Drews and Udo Drews, both unmarried persons, each as their separate estate, filed and recorded in the Official Public Records of Skagit County, Washington on March 2, 2018, as Instrument Number 201803020045, and more particularly described as follows:

**Parcel "A":**

Lot "A" of that certain Boundary Line Adjustment Survey recorded August 21, 2003, under Auditor's File No. 200308210049, and being a portion of Blocks 174 and 190, "MAP OF FIDALGO CITY, SKAGIT CO., WASHINGTON", as per plat recorded in Volume 2 of Plats, pages 113 and 114, records of Skagit County, Washington, and portions of vacated streets and alleys adjacent thereto, EXCEPT Deception Road, ALSO EXCEPT Erie Street.

**Parcel "B":**

Lot "B" of that certain Boundary Line Adjustment Survey recorded August 21, 2003, under Auditor's File No. 200308210049, and being a portion of Blocks 173 and 190, "MAP OF FIDALGO CITY, SKAGIT CO., WASHINGTON", as per plat recorded in Volume 2 of Plats, pages 113 and 114, records of Skagit County, Washington, and portions of vacated streets and alleys adjacent thereto, TOGETHER WITH that portion of Lots 6, 7, 8, 9, 10, 11, 12 and 13, Block 173, "MAP OF FIDALGO CITY, SKAGIT CO., WASHINGTON", as per plat recorded in Volume 2 of Plats, pages 113 and 114, records of Skagit County, Washington, TOGETHER WITH those portions of vacated alley, vacated Second Street and vacated Commercial Avenue, lying Southerly of a line drawn parallel with and 200.00 feet South of the centerline of said vacated Third Street;

EXCEPT that portion of Lot "B" of that certain Boundary Line Adjustment Survey recorded August 21, 2003, under Auditor's File No. 200308210049, and being more particularly described as Lots 21, 22, 23, 24, 25 and 26, Block 173, "MAP OF FIDALGO CITY, SKAGIT CO., WASHINGTON", as per plat recorded in Volume 2 of Plats, pages 113 and 114, records of Skagit County, Washington, TOGETHER WITH those portions of vacated alley, vacated Third Street and vacated Fidalgo Avenue, lying Northerly of a line drawn parallel with and 185.56 feet South of the centerline of said vacated Third Street.

**Parcel "C":**

Lot "C" of that certain Boundary Line Adjustment Survey recorded August 21, 2003, under Auditor's File No. 200308210049, and being a portion of Blocks 190 and 213, "MAP OF FIDALGO CITY, SKAGIT CO., WASHINGTON", as per plat recorded in Volume 2 of Plats, pages 113 and 114, records of Skagit County, Washington, and portions of vacated streets and alleys adjacent thereto, EXCEPT Deception Road.

ALSO EXCEPT Front Street.

All situate in the County of Skagit, State of Washington.