

When recorded return to:

Guardian Northwest Title & Escrow Company
Attn Recording Desk
PO Box 1667
Mount Vernon, Washington 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20237628
Aug 11 2023
Amount Paid \$12196.40
Skagit County Treasurer
By Lena Thompson Deputy

GNW 23-18704

BARGAIN AND SALE DEED

Grantors: Skagit Professional Center, LLC, a Washington Limited Liability Company, who acquired title as *Winser Legal Center, LLC*, a Washington Limited Liability Company.

Grantees: Skagit Professional Building LLC, a Washington Limited Liability Company

Legal Description: Lots 3, 4 and 5, Block 3, "Plat of the Southern Addition to Mount Vernon", according to plat recorded in Volume 2 of Plats; Page 110, Records of Skagit County, Washington. Situate in County of Skagit, State of Washington.

Assessor's Property Tax Parcel or Account No.: P54308/3758-003-005-0007

Reference Nos of Documents Assigned or Released: N/A

Conveyance:

The Grantors, for and in consideration of Seven Hundred Thirty-Eight Thousand Dollars (\$738,000.00) and other good and valuable consideration in hand paid, bargains, sells, and conveys to the Grantees, the following described real estate situated in Skagit County, Washington:

Lots 3, 4 and 5, Block 3, "Plat of the Southern Addition to Mount Vernon", according to plat recorded in Volume 2 of Plats; Page 110, Records of Skagit County, Washington. Situate in County of Skagit, State of Washington.

Subject to:

1. (A) Unpatented mining claims.
(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.
(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.

(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.

2. Covenants, Conditions, Restrictions and Easements of Record;

3. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY: Name: Southern Addition to Mount Vernon, Recorded: January 12, 1891 Auditor's No.: Volume 2 of Plats, Page 110.

4. Rights of Tenants currently in possession of the premises, which rights are scheduled to terminate on or before September 30, 2023, as disclosed by Grantor in the Purchase and Sale Agreement.

Dated: August 11, 2023.

Skagit Professional Center, LLC


By: Michael A. Winslow, Member



By: Susan P. Winslow, Member

State of Washington)
)ss
County of Skagit)

I certify that I know or have satisfactory evidence that Michael A. Winslow and Susan P. Winslow are the persons who appeared before me; that they acknowledged that each of them signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged as the Members of Skagit Professional Center, LLC, to be the free and voluntary act of each of them for the uses and purposes contained in the instrument.

DATED: August 11th, 2023.




Tammy Walker, Notary Public
My commission expires 1/10/27
Signed At: Mount Vernon