

AFTER RECORDING MAIL TO:

Public Hospital District No. 1
300 Hospital Parkway
Mount Vernon, WA 98273
Attn: Tamara Cesena

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20240151

Apr 05 2024

Amount Paid \$892205.00
Skagit County Treasurer
By Lena Thompson Deputy

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

Bargain and Sale Deed

Reference Number(s) of Documents assigned or released:**Grantor(s): (Last name first, then first name and initials)**

VWA – Mount Vernon, LLC,
an Ohio limited liability company

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

Public Hospital District No. 1, Skagit County, Washington dba Skagit Regional Health, a
Washington municipal corporation

Abbreviated Legal Description as follows: (i.e. lot/block/plat or section/township/range/quarter/quarter)

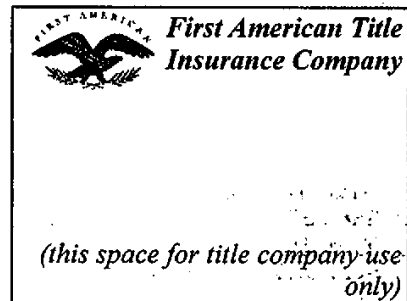
LOT A OF CITY OF MOUNT VERNON BOUNDARY LINE ADJUSTMENT NO. ENGR21-0250, ENTITLED "STATION SQUARE SRH BOUNDARY LINE ADJUSTMENT", APPROVED SEPTEMBER 13, 2021 AND RECORDED SEPTEMBER 17, 2021 AS SKAGIT COUNTY AUDITOR'S FILE NO. 202109170120; BEING PORTIONS OF CITY OF MOUNT VERNON BOUNDARY LINE ADJUSTMENT NO. ENGR 19-0308 RECORDED AS SKAGIT COUNTY AUDITOR'S FILE NO. 201910040056; BEING PORTIONS OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

Assessor's Property Tax Parcel/Account Number(s):

APN: P134974/8100-000-006-0000

FG: 102523713.1

132213162v2



BARGAIN AND SALE DEED

VWA – MOUNT VERNON, LLC, an Ohio limited liability company ("**Grantor**"), for and in consideration of Ten Dollars and no/100 (\$10.00) and other valuable consideration, in hand paid, bargains, sells, and conveys to **PUBLIC HOSPITAL DISTRICT NO. 1, SKAGIT COUNTY, WASHINGTON DBA SKAGIT REGIONAL HEALTH**, a Washington municipal corporation ("**Grantee**"), the following described real estate, situated in the County of Skagit, State of Washington (the "**Property**"):

See attached Exhibit A incorporated herein by reference

In no event shall Grantor (or Grantor's successors or assigns), as the "Developer", under the "Shopping Center Agreements" described in Exhibit "B" attached hereto and made a part hereof either (a) change the Property or (b) amend or modify any Shopping Center Agreements in a manner which would either (i) provide for the change of any other property subject to the Shopping Center Agreements in a manner which would materially and adversely affect the Property and/or (ii) adversely affect the rights or obligations of Grantee as the owner of the Property. All of such matters shall be subject to the prior written consent of Grantee, in Grantee's sole discretion, which consent (or disapproval) shall be delivered to Grantor (or to any other requesting party under the Shopping Center Agreements) within ten (10) business days after the receipt by Grantee of any written request for Grantee's consent herein (which request shall be delivered to the address set forth on the top of the cover page to this Deed), and if Grantor (or such requesting party) has not received any response from Grantee within such ten (10) business day period, Grantee shall be conclusively deemed to have consented to such matter.

As required under the Declaration (as defined in Exhibit B), this Deed shall confirm that Grantee is both the "Owning Party" and the "Approving Owning Party" of the Property for all purposes under the Declaration.

Subject to the (i) liens of taxes and assessments, both general and special, not yet due and payable; and (ii) all reservations, restrictions, easements, conditions, encumbrances and other matters of record and/or of survey.

[Remainder of Page Intentionally Left Blank]

DATED: APRIL 2, 2024

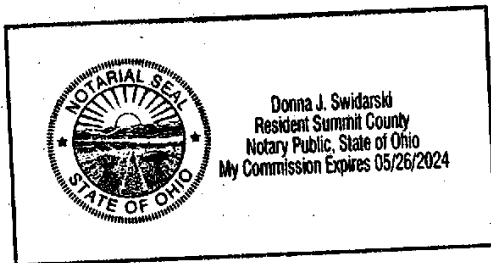
GRANTOR:

VWA – MOUNT VERNON, LLC,
an Ohio limited liability companyBy: Anthony ViscontiName: ANTHONY VISCONTIIts: MANAGER

STATE OF OHIO)

COUNTY OF CUYAHOGA)

The foregoing instrument was acknowledged before me this 28th day of MARCH 2024, by ANTHONY VISCONTI, the MANAGER of VWA – Mount Vernon, LLC, an Ohio limited liability company, on behalf of the company. This is an acknowledgment clause. No oath or affirmation was administered to the signer.

Donna J. Swidarski
Notary PublicMy Commission Expires: 5-26-2024

[Signature Page to Bargain and Sale Deed]

EXHIBIT A**LEGAL DESCRIPTION**

The Land referred to herein below is situated in the County of Skagit, State of Washington, and is described as follows:

LOT A OF CITY OF MOUNT VERNON BOUNDARY LINE ADJUSTMENT NO. ENGR21-0250, ENTITLED "STATION SQUARE SRH BOUNDARY LINE ADJUSTMENT", APPROVED SEPTEMBER 13, 2021 AND RECORDED SEPTEMBER 17, 2021 AS SKAGIT COUNTY AUDITOR'S FILE NO. 202109170120; BEING PORTIONS OF CITY OF MOUNT VERNON BOUNDARY LINE ADJUSTMENT NO. ENGR 19-0308 RECORDED AS SKAGIT COUNTY AUDITOR'S FILE NO. 201910040056; BEING PORTIONS OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

Exhibit A

FG: 102523713.1

EXHIBIT B**SHOPPING CENTER AGREEMENTS**

1. Public Benefits Agreement by and between VWA – Mount Vernon LLC, an Ohio limited liability company, and the City of Mount Vernon recorded October 4, 2019 under Auditor's File No. 201910040085 of the Skagit County Records, as amended by document recorded December 22, 2020 as Auditor's File No. 202012220068 of the Skagit County Records ("Public Benefits Agreement").
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 of the Skagit County Records, as amended by the First Amendment to Declaration of Easements, Restrictive Covenants, and Conditions dated as of June 30, 2022 and recorded on July 1, 2022 as Auditor's File No. 202207010043 Skagit County Records (together the "Declaration").
3. Public Trail Access and Maintenance Easement Agreement recorded October 4, 2019 as Auditor's File No. 201910040088 ("Public Trail Easement")
4. Covenant and Easement for Maintenance recorded October 4, 2019 under Auditor's File No. 201910040087.

Exhibit B