

Return Address:

Proliance Surgeons, Inc., P.S.
805 Madison St, Suite 901
Seattle, WA 98104

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20251146
Apr 17 2025
Amount Paid \$5125.95
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

CTI250241-NCS

Reference Number(s) of related document(s): N/A

Grantor: MOUNT VERNON NORTHWEST 2000, LLC, a Wisconsin limited liability company.

Grantee: PROLIANCE SURGEONS, INC., P.S., a Washington professional service corporation.

Legal Description (abbreviated): Lots 8, 9 and 10, Blk. 1, Stewart's First Add to Anacortes.

Full legal on page 2 below.

Assessor's Tax Parcel ID Number: P60403 / 3833-001-010-0003.

Mount Vernon Northwest 2000, LLC, a Wisconsin limited liability company ("Grantor"), for and in consideration of ten dollars and other valuable consideration in hand paid, hereby conveys and warrants to Proliance Surgeons Inc., P.S., a Washington professional services corporation ("Grantee") all of Grantor's interest in the below-described real estate, situated in Skagit County, Washington, together with all after-acquired title of the Grantor therein:

LOTS 8 THROUGH 10, INCLUSIVE, BLOCK 1, STEWART'S FIRST ADDITION TO THE CITY OF ANACORTES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 14, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATED IN SKAGIT COUNTY, WASHINGTON

Subject to the matters set forth in Exhibit A attached hereto.

DATED 3-21-25, 2025

GRANTOR

MOUNT VERNON NORTHWEST 2000, LLC

By: [Signature]

Name: Fred T. Kampo

Title: Member

By: BASM LLC, a Wisconsin limited liability company

Its: Member

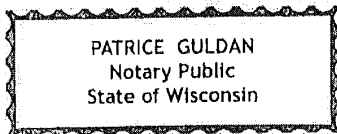
By: [Signature]

Name: Thomas D. Baker

Title: Member

STATE OF WISCONSIN)
COUNTY OF FOND DU LAC) ss.

This instrument was acknowledged before me on March 21, 2025, by Thomas D. Baker as Member BASM LLC in its capacity as Member of Mount Vernon Northwest 2000, LLC.

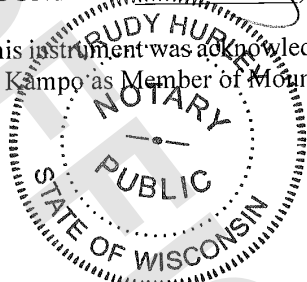


Notarial Stamp/Seal

[Signature]
Name: PATRICE GULDAN
NOTARY PUBLIC, State of Wisconsin
My commission expires May 13, 2025

STATE OF WISCONSIN)
) ss.
COUNTY OF Lincoln

This instrument was acknowledged before me on April 14, 2025, by Fred
T. Kampo as Member of Mount Vernon Northwest 2000, LLC.



Notarial Stamp/Seal

Trudy Hurley
Name: Trudy Hurley
NOTARY PUBLIC, State of Wisconsin
My commission expires 12/10/27

Exhibit A
Exceptions

1. Matters set forth on Surveys:

Recording No: 200402110050

Recording No: 200403050072

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