

Return Address
Skagit County Facilities Mgmt. Dept.
Attn: Ken Hansen, Dir.
1800 Continental Place
Mt. Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20252213

Jul 15 2025

Amount Paid \$20954.00

Skagit County Treasurer

By Lena Thompson Deputy

214788-LT

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

1. Bargain and Sale Deed

Reference Number(s) of Documents assigned or released:

(on page ___ of documents(s))

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

1. RPI Mt. Vernon LLC, a Washington limited liability company
- 2.
3. ☐ Additional names on page ___ of document.

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

1. Skagit County, a Washington municipal corporation
- 2.
3. ☐ Additional names on page ___ of document.

Legal description (abbreviated: i.e. lot, block, plat or section, township, range)

Ptn. Lots 3 and 4, Blk 13, Gates 1st and 2nd Addn. to Mt. Vernon

☒ Full legal is on page _ of document. Exhibit A

Assessor's Property Tax Parcel/Account Number

P52080 / 3700-013-004-0006

BARGAIN AND SALE DEED

GRANTOR, RPI MT. VERNON LLC, a Washington limited liability company, who acquired title as RPI MT VERNON LLC, a Washington limited liability company, for and in consideration of One Dollar (\$1.00) and other good and valuable consideration in hand paid, bargains, sells and conveys to SKAGIT COUNTY, a Washington municipal corporation, GRANTEE, the real property situated in Skagit County, Washington, more particularly described on Exhibit A attached hereto and by this reference incorporated herein, together with all and singular, the rights, benefits, privileges, easements, tenements, hereditaments, appurtenances and interests thereon or in any way appertaining thereto and with all improvements located thereon, free of encumbrances created or suffered by the Grantor, except for those encumbrances set forth on Exhibit B, attached hereto and by this reference incorporated herein.

DATED: **June 23, 2025**

[Remainder of Page Intentionally Left Blank]

RPI MT. VERNON LLC
a Washington limited liability company

By: Real Property Investors LLC, a
a Washington limited liability company
Its: Manager

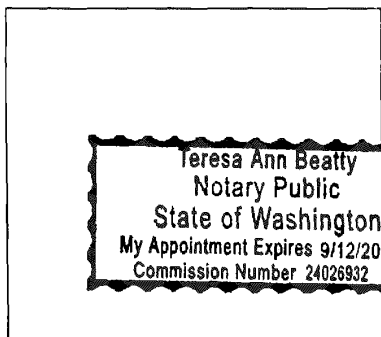
By: Michael K. McKernan
Michael K. McKernan
Manager

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that the person appearing before me and making this acknowledgment is the person whose true signature appears on this document.

On this 23rd day of June 2025, before me personally appeared Michael K. McKernan to me known to be a Manager of Real Property Investors LLC, Manager of RPI MT. VERNON LLC, the limited liability company that executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said limited liability company, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument.

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



Teresa Ann Beatty
Notary Public in and for the State of Washington,
residing at Federal Way, WA
My commission expires: 9/12/2028
Teresa Ann Beatty
[Type or Print Notary Name]

(Use This Space for Notarial Seal Stamp)

EXHIBIT A

TO BARGAIN AND SALE DEED

LEGAL DESCRIPTION

Skagit County Assessor Tax Parcel No: P52080

Lots 3 and 4, Block 13, "Map of Mount Vernon, Gates' 1st and 2nd Additions to Mount Vernon", as per plat recorded in Volume 2 of Plats, Page 98, records of Skagit County, Washington;

EXCEPT the East 10.00 feet thereof, conveyed to the City of Mount Vernon by deed recorded March 25, 1921, in Book 121 of Deeds, Page 523.

TOGETHER WITH the westerly 4.00 feet of said East 10.00, vacated by the City of Mount Vernon per Ordinance 3867, dated April 7, 2023, filed under Auditors File No. 202304070055;

Situate in County of Skagit, State of Washington.

EXHBIT B

TO BARGAIN AND SALE DEED

PERMITTED EXCEPTIONS

1. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
2. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
3. (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.
4. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT, AS FOLLOWS:
Plat/Short Plat: Mount Vernon, Gates 1st and 2nd Addition to Mount Vernon
Recorded: May 4, 1885
Auditor's No.: Volume 2 of Plats, page 98
5. Vacation of right of way for roads, streets and alleys by Ordinance No. 3867 as recorded April 7, 2023 under Auditor's File No. 202304070055 is subject to the following reservations:
 - 1) All easement rights held by existing private or public utilities shall remain in effect.
 - 2) All easement rights held by adjoining properties or dependent properties, pertaining to ingress or egress, shall remain in effect.
6. General and special taxes and charges for the year 2025, not yet due or delinquent.
7. Municipal assessments and impact fees, if any, levied by City of Mount Vernon.
8. Unrecorded leasehold of Tradespark AI Inc. pursuant to Lease Agreement commencing on March 1, 2025, and if any; rights of vendors and holders of security interests on personal property installed upon said Land, and rights of tenants to remove trade fixtures at the expiration of the term.