

When Recorded Return to:

JESSE E. JOHNSON
Hillis Clark Martin & Peterson P.S.
999 Third Avenue, Suite 4600
Seattle, WA 98104

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20252888
Date 09/04/2025

QUITCLAIM DEED

Chicago Title
500161052

Grantor:	<u>LAVENTURE GROUP, LLC</u>
Grantee:	<u>LAVENTURE GROUP'S THE LOFTS LLC</u>
Legal Description (abbrev.):	<u>PTN SE SE, 20-34-04, SKAGIT COUNTY, WASHINGTON</u>
<input checked="" type="checkbox"/> Complete legal on <u>EXHIBIT A</u>	
Assessor's Tax Parcel Identification No(s):	<u>P26686/340420-007-0300</u>
Reference No. of Related Documents:	<u>N/A</u>

Grantor, LAVENTURE GROUP, LLC, a Washington limited liability company, in a transfer that is exempt from real estate excise tax pursuant to WAC 458-61A-211(2)(d), hereby conveys and quitclaims to Grantee, LAVENTURE GROUP'S THE LOFTS LLC, a Delaware limited liability company, the following-described real property, situated in Skagit County, State of Washington, together with all after-acquired title of the Grantor therein:

See Exhibit A attached hereto and made a part hereof by reference.

DATED this 4th day of September, 2025.

GRANTOR:

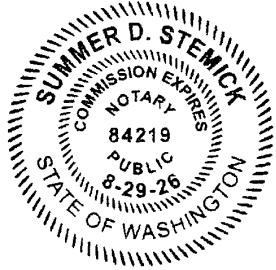
LAVENTURE GROUP, LLC,
a Washington limited liability company

By: [Signature]
Name: Scott Warrwick
Title: MANAGING MEMBER

STATE OF WASHINGTON }
COUNTY OF Snohomish } ss.

This record was acknowledged before me on Aug 29th, 2025, by
Scott Warrwick as managing member of LAVENTURE
GROUP, LLC, a Washington limited liability company.

[Stamp Below]



Summer D. Stemick
Signature
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 8/29/2026

EXHIBIT A

That portion of the Southeast Quarter of the Southeast Quarter of Section 20, Township 34 North, Range 4 East W.M., described as follows:

Beginning at a point on the North line of the road along the South line of said subdivision, commonly known as Section Street, at a point 297 feet East of the West line of the East 30 rods of said subdivision;

Thence East along said North line to the West line of the East 30 fee of said subdivision, as conveyed to the City of Mount Vernon by Deed recorded as Auditor's File No. 869709 for LaVenture Street;

Thence North along said West line 660 feet;

Thence West to a point North of the point of beginning;

Thence South to the point of beginning.

EXCEPT the South 215 feet thereof.

Situated in Skagit County, Washington.