

When recorded return to:

Project 2 LLC
1030 East College Way
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20253587

Oct 31 2025

Amount Paid \$13300.00

Skagit County Treasurer

By Lena Thompson Deputy

BARGAIN AND SALE DEED

214954-LT

THE GRANTOR(S) Felicity A. Eadon, Personal Representative of The Estate of Joy Werner, and DMMD, LLC, a Washington Limited Liability Company for and in consideration of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION - PURSUANT TO IRC SECTION 1031 TAX DEFERRED EXCHANGE (\$10.00) in hand paid, bargains, sells, and conveys to Project 2, LLC, a Washington Limited Liability Company the following described real estate, situated in the County of Skagit, State of Washington:

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Abbreviated Legal: (Required if full legal not inserted above.)

Lots 17-20, Blk 40, Anacortes & Tr 10, Plate 10, Anacortes Tidelands

Tax Parcel Number(s): 3772-040-020-0002/P55110 & 350219-0-045-0003/P32953 & 3772-040-020-0200/P128019
(Building Only on P55110)

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown in Land Title Company's Preliminary Commitment No. 214954-LT

Dated: October 27, 2025 The Estate of Joy Werner

By: X
Felicity A. Eadon, Personal Representative

DMMD, LLC, a Washington Limited Liability Company

By: Marilyn W. Derig
Marilyn W. Derig, Managing Member

By: _____
Diane W. Musgrave, Trustee of The Musgrave Revocable Trust, Member

Dated: October 27, 2025 The Estate of Joy Werner

By: _____
Felicity A. Eadon, Personal Representative

DMMD, LLC, a Washington Limited Liability Company

By: _____
Marilyn W. Derig, Managing Member

By: Diane W. Musgrave
Diane W. Musgrave, Trustee of The Musgrave Revocable Trust, Member

Dated: October 27, 2025 The Estate of Joy Werner

By: 
Felicity A. Eadon, Personal Representative

DMMD, LLC, a Washington Limited Liability Company

By:
Marilyn W. Derig, Managing Member

By:
Diane W. Musgrave, Trustee of The Musgrave Revocable Trust, Member

STATE OF _____
COUNTY OF _____

This record was acknowledged before me on this _____ day of _____, 2025, by Felicity A. Eadon,
Personal Representative of The Estate of Joy Werner.

Signature _____

Title _____

My commission expires: _____

STATE OF Washington
COUNTY OF Skagit

This record was acknowledged before me on this 29th day of Oct., 2025, by Marilyn W. Derig,
Managing Member of DMMD, LLC.

Signature _____

Title _____

My commission expires: _____

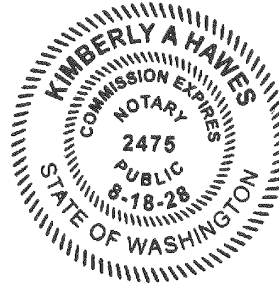
STATE OF _____
COUNTY OF _____

This record was acknowledged before me on this _____ day of _____, 2025, by Diane W. Musgrave, as
Trustee of the Musgrave Trust, Member of DMMD, LLC.

Signature _____

Title _____

My commission expires: _____



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of SAN MATEO)On 10-27-2025 before me, JOHN TIMOTHY, Notary Public,

Date

Here Insert Name and Title of the Officer

personally appeared

DIANE W. MUSGRAVE

Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature

Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer — Title(s): _____☐ Partner — ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer Is Representing: _____

Signer's Name: _____

☐ Corporate Officer — Title(s): _____☐ Partner — ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer Is Representing: _____

STATE OF B.C.
COUNTY OF North Vancouver

This record was acknowledged before me on this 28 day of October, 2025, by Felicity A. Eadon,
Personal Representative of The Estate of Joy Werner.

F. A. Eadon
Signature

Notary Public
Title

My commission expires: N/A (Lifetime Commission)

SEYYED JAMALEDDIN TALEBZADEH TAKIYEH
Notary Public
106-1975 Lonsdale Avenue
North Vancouver, B.C. V7M 2K3
Tel: 604-971-1986
Fax: 604-971-1986

**PERMANENT
COMMISSION**

STATE OF _____
COUNTY OF _____

This record was acknowledged before me on this _____ day of _____, 2025, by Marilyn W. Derig,
Managing Member of DMMD, LLC.

Signature

Title

My commission expires:

STATE OF _____
COUNTY OF _____

This record was acknowledged before me on this _____ day of _____, 2025, by Diane W. Musgrave, as
Trustee of the Musgrave Trust, Member of DMMD, LLC.

Signature

Title

My commission expires:

EXHIBIT A
LEGAL DESCRIPTION

Property Address: 1120 Commercial Avenue, Anacortes, WA 98221

Tax Parcel Number(s): 3772-040-020-0002/P55110 & 350219-0-045-0003/P32953 & 3772-040-020-0200/P128019 (Building Only on P55110)

Property Description:

PARCEL "A":

Lots 17, 18, 19 and 20, Block 40, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 2 of Plats, page 4, records of Skagit County, Washington.

TOGETHER WITH the South 1/2 of the East 225 feet of the vacated alley in said Block 40, abutting said lots.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

Tract 10, "PLATE NO. 10, TIDE AND SHORE LANDS" of Section 19, Township 35 North, Range 2 East, W.M., of Anacortes Harbor," as per the official map thereof on file in the office of the State Land Commissioner in Olympia, Washington.

Situate in the County of Skagit, State of Washington.