

AFTER RECORDING MAIL TO:

Bath Frozen Foods, Inc.
1794 Peardonville Rd
Abbotsford , BC V4X 2M4

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20261244
Apr 24 2026
Amount Paid \$272186.41
Skagit County Treasurer
By Lena Thompson Deputy

Filed for Record at Request of:

Space above this line for Recordors use only

First American Title Insurance Company National Commercial
Services

STATUTORY WARRANTY DEED

File No: **NCS-1297469-WA1 (km)**

Grantor(s): **Commercial Cold Storage Inc., a Washington corporation**
Grantee(s): **Bath Frozen Foods, Inc., a British Columbia corporation**
Abbreviated Legal: **19-34-4E - Gov. Lot 6 & SE SE and 30-34-4E - NW NE**
Additional Legal on page:
Assessor's Tax Parcel No(s): **26489 and 26531 and 26532 and 26490 and 26491 and
26499 and 26497 and 26504 and 26498 and 26500 and 26505**

THE GRANTOR(S) Commercial Cold Storage Inc., a Washington corporation for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, conveys and warrants to **Bath Frozen Foods, Inc., a British Columbia corporation**, the following described real estate, situated in the County of Skagit, State of Washington.

LEGAL DESCRIPTION: Real property in the County of Skagit, State of Washington, described as follows:

PARCEL A:

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

**COMMENCING 60 FEET WEST OF THE SOUTHWEST CORNER OF BLOCK 7, RIVERSIDE ADDITION TO THE TOWN OF MOUNT VERNON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 24, SAID POINT BEING THE INTERSECTION OF THE NORTH LINE OF SNOQUALMIE STREET, IF THE SAME WERE EXTENDED, AND THE WEST LINE OF FIRST STREET;
THENCE NORTHERLY, ALONG THE WEST LINE OF SAID FIRST STREET, 75 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO STOKELY-VAN CAMP, INC. AN INDIANA CORPORATION, BY DEED RECORDED UNDER AUDITOR'S FILE NO. 518834, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND THE TRUE POINT OF**

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BEGINNING;

**THENCE CONTINUING NORTHERLY ALONG THE WEST LINE OF FIRST STREET, TO A POINT 85 FEET NORTHERLY OF THE INTERSECTION OF SAID WEST LINE OF FIRST STREET WITH THE NORTH LINE OF BROADWAY, IF EXTENDED WESTERLY;
THENCE WESTERLY, AT RIGHT ANGLES, TO THE SKAGIT RIVER;
THENCE SOUTHERLY ALONG SAID RIVER TO INTERSECT A LINE 75 FEET NORTHERLY OF AND PARALLEL WITH THE NORTH LINE OF SNOQUALMIE STREET, IF THE SAME WERE EXTENDED WESTERLY;
THENCE EASTERLY, ALONG SAID LINE, TO THE TRUE POINT OF BEGINNING.**

EXCEPT THAT PORTION CONVEYED TO THE CITY OF MT. VERNON UNDER RECORDING NO. 201602120082.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

PARCEL B:

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AND OF GOVERNMENT LOT 6 IN SECTION 19, TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING AT A POINT ON THE WEST LINE OF FIRST STREET, 63.85 FEET WEST OF THE SOUTHWEST CORNER OF BLOCK 7, RIVERSIDE ADDITION TO THE TOWN OF MOUNT VERNON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 24, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND 75.00 FEET NORTHERLY, AS MEASURED ALONG SAID WEST LINE, FROM ITS INTERSECTION WITH THE NORTH LINE OF SNOQUALMIE STREET IF THE SAME WERE EXTENDED, SAID POINT BEING THE NORTHEAST CORNER OF THAT CERTAIN TRACT CONVEYED TO STOKELY-VAN CAMP, INC., AN INDIANA CORPORATION, BY DEED RECORDED UNDER AUDITOR'S FILE NO. 518834, RECORDS OF SKAGIT COUNTY, WASHINGTON;
THENCE SOUTH 20°00' WEST, ALONG SAID WESTERLY LINE OF FIRST STREET, 482.19 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN CONTRACT OF SALE IN FAVOR OF SKAGIT INVESTORS, A GENERAL PARTNERSHIP, RECORDED UNDER AUDITOR'S FILE NO. 8009040009, RECORDS OF SKAGIT COUNTY, WASHINGTON;
THENCE NORTH 70°00' WEST, ALONG THE NORTH LINE OF SAID SKAGIT INVESTORS TRACT, 285 FEET, MORE OR LESS, TO THE BANK OF THE SKAGIT RIVER;
THENCE NORTHERLY, ALONG THE SAID RIVER BANK, TO INTERSECT A LINE 75.00 FEET NORTHERLY OF, AS MEASURED PARALLEL WITH SAID WEST LINE OF FIRST STREET, AND PARALLEL WITH THE SAID NORTH LINE OF SNOQUALMIE STREET, IF THE SAME WERE EXTENDED WESTERLY;
THENCE EASTERLY, ALONG SAID LINE, TO THE POINT OF BEGINNING.**

EXCEPT THAT PORTION CONVEYED TO THE CITY OF MT. VERNON UNDER RECORDING NO. 201602120082.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

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PARCEL C:

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AND OF GOVERNMENT LOT 6 IN SECTION 19, TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

**BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SNOQUALMIE STREET AS SHOWN FRONTING ON BLOCKS 8 AND 9 IN RIVERSIDE ADDITION TO THE TOWN OF MOUNT VERNON, PRODUCED WEST, AND THE WESTERLY LINE OF FIRST STREET AS ESTABLISHED IN THE CITY OF MOUNT VERNON, WASHINGTON;
THENCE SOUTH 20°00' WEST ALONG THE WESTERLY LINE OF SAID FIRST STREET 343.34 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 20°00' WEST ALONG THE WESTERLY LINE OF SAID FIRST STREET 290.14 FEET TO AN ANGLE POINT IN SAID STREET LINE;
THENCE SOUTH 52°07' WEST ALONG THE WESTERLY LINE OF SAID FIRST STREET 56.68 FEET;
THENCE NORTH 70°00' WEST 375 FEET, MORE OR LESS, TO THE BANK OF THE SKAGIT RIVER;
THENCE NORTHEASTERLY ALONG SAID RIVER BANK TO A POINT WHICH BEARS NORTH 70°00' WEST FROM THE TRUE POINT OF BEGINNING;
THENCE SOUTH 70°00' EAST 285 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.**

EXCEPT THAT PORTION CONVEYED TO THE CITY OF MT. VERNON UNDER RECORDING NO. 201602120082.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

PARCEL D:

THAT PORTION OF GOVERNMENT LOT 6 IN SECTION 19 AND OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

**BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SNOQUALMIE STREET AS SHOWN FRONTING ON BLOCKS 8 AND 9 IN RIVERSIDE ADDITION TO THE TOWN OF MOUNT VERNON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 24, RECORDS OF SKAGIT COUNTY, WASHINGTON, PRODUCED WEST AND THE WESTERLY LINE OF FIRST STREET AS ESTABLISHED IN THE CITY OF MOUNT VERNON, WASHINGTON; THENCE SOUTH 20°00' WEST ALONG THE WESTERLY LINE OF SAID FIRST STREET A DISTANCE OF 633.48 FEET TO AN ANGLE POINT IN SAID STREET LINE;
THENCE SOUTH 52°07" WEST ALONG THE WESTERLY LINE OF SAID FIRST STREET A DISTANCE OF 56.68 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 55°04' WEST ALONG THE WESTERLY LINE OF FIRST STREET A DISTANCE OF 8.47 FEET;
THENCE SOUTH 51°49' WEST ALONG THE WESTERLY LINE OF FIRST STREET A**

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**DISTANCE OF 34.84 FEET;
THENCE SOUTH 72°09' WEST A DISTANCE OF 57.31 FEET;
THENCE SOUTH 89°06' WEST A DISTANCE OF 51.48 FEET;
THENCE NORTH 70°00' WEST A DISTANCE OF 326 FEET, MORE OR LESS, TO THE BANK
OF SKAGIT RIVER;
THENCE NORTHEASTERLY ALONG SAID RIVER BANK TO A POINT WHICH BEARS
NORTH 70°00' WEST FROM THE TRUE POINT OF BEGINNING;
THENCE SOUTH 70°00' EAST A DISTANCE OF 375 FEET, MORE OR LESS, TO THE TRUE
POINT OF BEGINNING.**

**EXCEPT THAT PORTION CONVEYED TO THE CITY OF MT. VERNON UNDER RECORDING
NO. 201602120082.**

SITUATED IN SKAGIT COUNTY, WASHINGTON.

PARCEL E:

**THAT PORTION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 19,
TOWNSHIP 34 NORTH, RANGE 4 EAST W.M., DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID SECTION 19 AND
THE EASTERLY LINE OF FIRST STREET AS ESTABLISHED IN THE CITY OF MOUNT
VERNON; THENCE EAST ALONG SAID SOUTH SECTION LINE, 110 FEET, MORE OR LESS
TO THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO PUGET
SOUND POWER & LIGHT COMPANY BY DEED RECORDED APRIL 20, 1949 UNDER
AUDITOR'S FILE NO. 430408, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE
NORTH 20° EAST ALONG THE WEST LINE OF THE SAID PUGET SOUND POWER & LIGHT
COMPANY TRACT, 150 FEET, MORE OR LESS, TO A POINT WHICH IS SOUTH 20° WEST,
160 FEET FROM THE SOUTH LINE OF MILWAUKEE STREET AS NOW ESTABLISHED AND
110 FEET EAST OF THE EAST LINE OF FIRST STREET; THENCE WEST 110 FEET TO THE
EASTERLY LINE OF FIRST STREET; THENCE SOUTHERLY ALONG THE EAST LINE OF
FIRST STREET TO THE POINT OF BEGINNING.**

**(ALSO KNOWN AS LOT A, AS SHOWN ON RECORD OF SURVEY, RECORDED ON
DECEMBER 6, 1984, AS AUDITOR'S FILE NO. 8412060018, RECORDS OF SKAGIT
COUNTY, WASHINGTON).**

SITUATED IN SKAGIT COUNTY, WASHINGTON.

PARCEL F:

**THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION
19, TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN,
DESCRIBED AS FOLLOWS:**

**BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SECTION 110 FEET EAST OF THE
EAST LINE OF FIRST STREET AS ESTABLISHED IN THE CITY OF MOUNT VERNON;**

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THENCE EAST 100 FEET TO A LINE WHICH RUNS SOUTH 20° WEST FROM A POINT ON THE CENTER LINE OF MILWAUKEE STREET, WHICH IS 210 FEET EAST OF THE EAST LINE OF SAID FIRST STREET; THENCE NORTH 20° EAST TO A POINT 160 FEET SOUTH OF THE SOUTH LINE OF MILWAUKEE STREET (AS MEASURED ALONG AFORESAID LINE); THENCE WEST 100 FEET; THENCE SOUTH 20° WEST TO THE POINT OF BEGINNING.

(ALSO KNOWN AS LOT B, AS SHOWN ON RECORD OF SURVEY, RECORDED ON DECEMBER 6, 1984, AS AUDITOR'S FILE NO. 8412060018, RECORDS OF SKAGIT COUNTY, WASHINGTON).

SITUATED IN SKAGIT COUNTY, WASHINGTON.

PARCEL G:

THAT PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 14 OF SECTION 19, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EASTERLY LINE OF FIRST STREET AND THE SOUTH LINE OF MILWAUKEE STREET AS ESTABLISHED IN THE CITY OF MOUNT VERNON; THENCE EAST ALONG THE SOUTH LINE OF MILWAUKEE STREET, 82 FEET; THENCE SOUTH 159 FEET, MORE OR LESS, TO A POINT THAT IS 70 FEET DUE WEST OF A POINT THAT IS SOUTH 20° WEST 160 FEET FROM A POINT ON THE SOUTH LINE OF MILWAUKEE STREET, 210 FEET EAST OF THE EAST LINE OF FIRST STREET; THENCE WEST 140 FEET, MORE OR LESS, TO A POINT ON THE EAST LINE OF FIRST STREET THAT IS SOUTH 20° WEST 160 FEET FROM THE TRUE POINT OF BEGINNING; THENCE NORTHERLY ALONG THE EASTERLY LINE OF FIRST STREET, 160 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THE EAST 10.15 FEET AS DESCRIBED IN QUIET TITLE ACTION UNDER SKAGIT COUNTY SUPERIOR COURT CAUSE NO. 17-2-00836-5 AND RECORDING NO. 201709050083.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

Subject To: This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

