

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20261506

May 20 2026

Amount Paid \$7125.00

Skagit County Treasurer

By Lena Thompson Deputy

**AFTER RECORDING MAIL TO:**

Young S. Oh and Associates P.S. Attorney at Law  
4100 194<sup>TH</sup> ST SW #390 Lynnwood, WA 98036

Chicago Title  
Commercial Services 620060658

**STATUTORY WARRANTY DEED**

Title Order No. **620060658**

THE GRANTOR, **Darrington, LLC**, a Washington Limited Liability Company for and in consideration of Ten Dollars and other good and valuable consideration, in hand paid, conveys and warrants to **Skagit Brewery LLC**, a Washington Limited Liability Company the following described real estate, situated in the County of Skagit, State of Washington:

Exhibit A

*Pm. Lots 1-4, BK 15, Map of Mt. Vernon Gates  
1st & 2nd Adm.*

Assessor's Property Tax Parcel/Account Number(s): **3700-015-002-0003**

Subject to: **Covenants, conditions, reservations, easements and agreements of record.**

Dated: *5/14/26*

**Darrington, LLC**, a Washington Limited Liability Company

By: *[Signature]*  
Name: **Ron Newman**  
Its: **Member at Darrington, LLC**

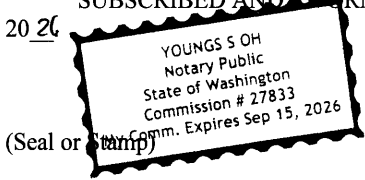
STATE OF WASHINGTON )

ss.

COUNTY OF SNOHOMISH )

I certify that I know or have satisfactory evidence that Ron Newman is/are the person who appeared before me, and said person acknowledged that (he/she/they) signed this instrument and acknowledged it as a Member of **Darrington, LLC**, to be (his/her/their) free and voluntary act of such Company for the uses and purposes mentioned in the instrument.

SUBSCRIBED AND SWORN to me before me this 14 day of May, 2026



*[Signature]*  
Notary Public  
Printed Name: Youngs Oh  
My appointment expires: 9/15/26

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s):** P52087 / 3700-015-002-0003

That portion of Lot 1, Block 15, "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, described as follows:

The Northerly 16 feet of the Westerly 39.7 feet, EXCEPT the Westerly 15.7 feet, TOGETHER WITH the Northerly 19 feet, EXCEPT the Westerly 39.7 feet; together with a perpetual, non-exclusive easement as conveyed by deed recorded under Auditor File No. 200807280173, over, across, along, in and through the real property owned by the City of Mount Vernon described on Exhibit B of said deed for the purpose of public and private pedestrian and vehicular access to the property described on Exhibit A of said deed and the contiguous property to the north described on Exhibit C of said deed.

EXCEPT all street and railroad right-of-ways.

And

Lot 2, Block 15, "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 all street and railroad rights of way.

ALSO, Lots 3 and 4, Block 15, "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, described as follows:

Beginning at the Northwest corner of said Lot 4; thence Southwesterly along Northwesterly line of said Lots 3 and 4, 100 feet to the Southwest corner of said Lot 3; thence Southeasterly along Southwesterly line of Lot 3, 60 feet; thence Northwesterly on a straight line to a point on the Northeasterly line of said Lot 4, said point being 29.9 feet Southeasterly from the point of beginning along the Northeasterly line of said Lot 4; thence Northwesterly along said Northeasterly line 29.9 feet to the point of beginning.

EXCEPT all street and railroad rights of way and

EXCEPT that portion conveyed to the City of Mount Vernon on July 28, 2008 under Auditor's File No. 200807280172, described as follows:

Beginning at the Northwest corner of said Lot 4; thence South 19°41'52" West along its Northwesterly line, a distance of 43.19 feet to a point on a curve to the right, the center of which bears South 68°47'58" East and is 31.93 feet distant; Thence Northeasterly, following said curve to the right through a central angle of 28°10'51", an arc distance of 15.70 feet; Thence South 89°59'27" East, a distance of 32.85 feet; Thence North 02°56'02" East, a distance of 18.07 feet to the Northeasterly line of said Lot 4; Thence North 70°35'38" West along said Northeasterly line, a distance of 29.90 feet to the point of beginning.

*This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

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ALTA Commitment for Title Insurance w-WA Mod (07/31/2021)

Page 4

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