

When recorded return to:

Flatstick Pub, LLC  
15 Lake Street, 100  
Kirkland, WA 98033

206056-LT

## STATUTORY WARRANTY DEED

THE GRANTOR(S) **James M. Mullen and Charlene L. Mullen, husband and wife** for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys, and warrants to **Flatstick Pub, LLC, a Washington Limited Liability Company** the following described real estate, situated in the County Skagit, State of Washington:

**For Full Legal See Attached "Exhibit A"**

Abbreviated Legal: ptn GL 11, 7-35-11 E W.M.

Tax Parcel Number(s): 351107-3-027-0016/P45908

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown Land Title Company's Preliminary Commitment No. 206056-LT.

Dated: November 2, 2022

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20224502

Nov 04 2022

Amount Paid \$12446.10  
Skagit County Treasurer  
By Lena Thompson Deputy

(attached to Statutory Warranty Deed)

  
James M. Mullen

  
Charlene L. Mullen

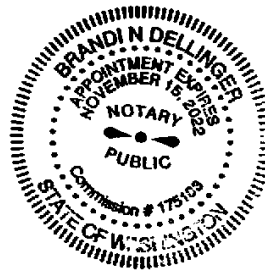
STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on 2 day of November, 2022 by James M. Mullen and Charlene L. Mullen.

  
Signature

Notary  
Title

My commission expires: NOV. 15, 2022



### Exhibit A

That portion of Government Lot 11 of Section 7, Township 35 North, Range 11 East, W.M., described as follows:

Beginning at a point on the South line of said Section 7 that is 1,588 feet East of the Southwest corner of said Section 7;

thence North 132.5 feet along the Westerly line of that certain tract described in deed to Louis A. Wright et ux, dated October 16, 1922 and recorded under Auditor's File No. 159898, records of Skagit County, Washington, to the Northwest corner thereof;

thence continue North along the West line of that certain tract described in deed to C. Ernest Green et ux recorded under Auditor's File No. 767381, records of Skagit County, Washington, a distance of 15 feet to the Northwest corner thereof;

thence East along the North line of the said Green Tract a distance of 12.45 feet to the true point of beginning;

thence North along the East line of that certain tract conveyed to Mervyn Peterson by deed recorded under Auditor's File No. 8804060053, records of Skagit County, Washington, a distance of 252.50 feet, more or less, to the South line of that certain tract conveyed to Marblemount Community Club, Inc. by deed recorded under Auditor's File No. 537800, records of Skagit County, Washington;

thence East along the South line of said tract a distance of 212.82 feet, more or less, to the Westerly line of State Highway SR20;

thence Southerly along the Westerly line of said State Highway a distance of 261.05 feet, more or less, to the North line of the above referenced Green Tract;

thence West along the North line of said Green Tract a distance of 149.41 feet, more or less, to the true point of beginning.

Situate in the County of Skagit, State of Washington.