

AFTER RECORDING, RETURN TO:

Vernon Group LLC
1900 S. Puget Drive # 203
Renton WA 98055

SKAGIT COUNTY WASHINGTON
 REAL ESTATE EXCISE TAX

Affidavit No. 20249555

Feb 12 2024

Amount Paid \$102080.00
 Skagit County Treasurer
 By Kaylee Oudman Deputy

RECEIVER'S DEED

Grantor: *A&S Hotels, LLC, a Washington Limited Liability Company by and through Elliott Bay Asset Solutions, LLC, a Washington Limited Liability Company, Court-Appointed General Receiver appointed pursuant to Order Appointing General Receiver entered on March 24, 2023 under Skagit County Cause Number 23-2-00178-29*

Grantee: *Vernon Group, LLC, a Washington Limited Liability Company*

Abrev. Legal Desc: *ptn NW/SE, Sec. 18-34-4; aka Tract A-1 of B.S.P. #MV-1-90*

Tax Account No: *P26212*

A&S Hotels, LLC, by and through Elliott Bay Asset Solutions, LLC, a Washington Limited Liability Company, as Court-Appointed General Receiver, appointed pursuant to Order Appointing General Receiver entered on March 24, 2023 under Skagit County Cause Number 23-2-00178-29 (the "**Grantor**") for and in consideration of Ten Dollars (\$10.00) and other valuable consideration, hereby conveys and quit claims to Vernon Group, LLC, a Washington Limited Liability Company (the "**Grantee**") that certain real estate situated in the County of Skagit, State of Washington, legally described on **Exhibit "A"** attached hereto.

Grantor's conveyance hereunder is "as is" "where is" without recourse and expressly excludes all covenants, representations, or warranties, of any kind or nature, including warranties of title, express or implied, arising by statute or otherwise. By its acceptance of delivery of this deed, Grantee, and anyone claiming by, through, or under Grantee, hereby fully releases Grantor, its members, principals, and agents, from any and all claims, costs, losses, liabilities, damages, expenses, demands, actions or causes of action that it may now have or hereafter acquire, whether direct or indirect, known or unknown, suspected or unsuspected, or liquidated or contingent, arising from or related to the above-described property in any manner whatsoever. This covenant releasing Grantor shall be a covenant running with the property and shall be binding upon Grantee, its successors and assigns.

DATED THIS 9th DAY OF February, 2024

A&S Hotels, LLC, by and through ELLIOTT BAY ASSET SOLUTIONS, LLC, a Washington Limited Liability company, as Court-Appointed General Receiver

By: Stuart Heath
Name: Stuart Heath
Title: Member

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that STUART D. HEATH is the person who appeared before me, and that said person acknowledged that he signed this instrument as an authorized member of ELLIOTT BAY ASSET SOLUTIONS, LLC, and acknowledged it as the free and voluntary act of such entity, for the uses and purposes therein mentioned.

DATED: February 9, 2024



Peter E. Johndrow
Name: Peter E. Johndrow
NOTARY PUBLIC for the
State of Washington, residing
at North Bend
My appointment expires: 4-9-24

EXHIBIT A

Lot A-1, CITY OF MOUNT VERNON BINDING SITE PLAN NO. MV-1-90, as approved September 25, 1990, and recorded September 25, 1990, in Volume 9 of Plats, page 262, under Auditors File No. 9009250037, records of Skagit County, Washington; being a portion of the North 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section 18, Township 34 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.