

After Recording Return To:
Channel Hotel Group, LLC
20446 Curran Place
Mt Vernon, WA 98274

REVIEWED BY
SKAGIT COUNTY TREASURER
DEPUTY Kaylee Oudman
DATE 03/29/2024

210770-LT

BILL OF SALE

For and in consideration of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION 00/100 (\$10.00), the receipt of which is acknowledged LaConner Country Inn, L.L.C., a Washington Limited Liability Company ("Seller"), hereby sells, assigns, transfers and delivers to Channel Hotel Group, LLC, a Washington Limited Liability Company ("Buyer"), all of Seller's right, title and interest in and to all items of personal property (the "Personal Property") described in Exhibit A attached hereto and made a part hereof.

Said personal property is currently located at:

☒ See Exhibit B attached hereto and made a part hereof.

☒ Street address as follows:
205 North 1st Street, La Conner WA 98257

☐ On the following described real property:

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

Lots 8-13/Block 1-Calhoun Add to Town of LaConner; TGW abutting Tidelands

Tax Parcel Number(s): 4124-001-008-0003/P74111 & 4124-001-011-0008/P74112 & 4124-001-012-0007/P74113 & 4124-001-013-0006/P74114 & 4129-018-002-0008/P74452 & 4129-018-900-2601/P74504 & 4129-018-900-2700/P74505 & 4129-018-900-0308/P74481 & 4129-018-900-0407/P74482

Seller warrants to Buyer that Seller has good title to the Personal Property; that Seller has the right and authority to sell, assign, transfer and deliver the Personal Property to Buyer; and that any interest of Seller in the Personal Property is free and clear of liens, security interests, encumbrances and adverse claims. Said Personal Property is otherwise transferred to Buyer herein in its "as-is-where-is" condition, and without any other representation or warranty of Seller, expressed or implied.

This Bill of Sale is intended to pass title to the Personal Property from Seller to Buyer irrespective of whether any of said Personal Property is correctly characterized as a fixture as a matter of law.

Dated: March 26, 2024

La Conner Country Inn, LLC, a Washington Limited Liability Company

By: [Signature]
Richard Thompson, Member

By: [Signature]
James L. Dunlap, President of Dunlap Towing Company as Member of La Conner Country Inn, LLC

By: [Signature]
Thomas Whyte, Member

By: [Signature]
James MacLean, Member

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 29th day of March, 2024 by Richard Thompson, Thomas Whyte, and James MacLean, Members of La Conner Country Inn, LLC and James L. Dunlap, President of Dunlap Towing Company Member of La Conner Country Inn, LLC.

[Signature]
Signature

LPO
Title

My commission expires: August 18, 2024



PARCEL "A":

Lots 8, 9, 10, 11, 12 and 13, Block 1, "CALHOUN ADDITION TO THE TOWN OF LA CONNER", as per plat recorded in Volume 1 of Plats, page 14, records of Skagit County, Washington.

Situate in the Town of La Conner, County of Skagit, State of Washington.

PARCEL "B":

That portion of Tract 2, Plate No. 18, Tide and Shorelands of Section 36, Township 34, Range 2 East, W.M., LACONNER HARBOR, Skagit County, State of Washington, according to plat thereof on record in the office of the Commissioner of Public Lands at Olympia, Washington, lying Southerly of the plat of "JOHANSON'S FIRST ADDITION TO THE TOWN OF LACONNER", according to the plat recorded in Volume 3 of Plats, page 56, records of Skagit County, Washington.

Situate in the Town of La Conner, County of Skagit, State of Washington.

PARCEL "C":

That portion of Tract 3 of Corrected Plate No. 18, Tide and Shorelands of Section 36, Township 34 North, Range 2 East, W.M., "LACONNER HARBOR, SKAGIT COUNTY, WASHINGTON", according to plat thereof on record in the office of the Commissioner of Public Lands at Olympia, Washington, lying Northerly of the Westerly extension of the South line of Lot 9, Block 1, "CALHOUN ADDITION TO THE TOWN OF LACONNER", as per plat recorded in Volume 1 of Plats, page 14, records of Skagit County, Washington.

Situate in the Town of La Conner, County of Skagit, State of Washington.

Exhibit "B"

Channel Lodge FF&E Totals

Guest Rooms	\$	103,321.00
Lobby	\$	20,175.00
Front Desk	\$	14,485.00
Managers Office	\$	2,525.00
Laundry	\$	38,243.00
Bookkeeping Office	\$	1,750.00
Maintenance	\$	9,324.00
Outdoor Patios	\$	8,475.00
Breakfast Room	\$	21,386.00
Conference	\$	2,970.00
Misc	\$	45,246.00
Elevator	\$	189,100.00
	\$	457,000.00

Guest rooms					
Guest Room Chairs	76				\$26,600
Guest room ottomans	13				\$1,950
Mattresses	47				\$23,500
Bed Bases	42				\$8,500
Daybed	1				\$500
Guest room desks	26				\$6,500
Guest room eating tables	11				\$3,850
Bedside tables	86				\$11,800
Guest Room Coffee tables	39				\$6,825
bed side lamps	86				\$2,800
tall lamps	50				\$2,800
headboards	20				\$9,000
phones	45				\$2,400
desk chairs	48				\$6,240
Director Chair	68				\$3,740
Coffee Maker		45 (4 cup)	45 (kcup)		\$4,691
Bed scarves	70				\$7,000
pillow protectors	210				\$2,100
pillow cases	180				\$1,204
Bed Pillows		78 king	175 std		\$5,060
pillow shams		12k	60 queen		\$2,100
Décor pillows	150				\$4,500

Duvet Covers		80 q	30k		\$7,700
Alternative down covers		58 q	26k	4t	\$7,380
Mattresses covers	80				\$2,080
Bed bug covers	80				\$1,040
Blankets	50				\$950
Sheet sets		80q	30k	8t	\$17,228
Bed Skirts		26q	13k		\$3,120
Hairdryers	50				\$2,300
Alarm Clocks	50				\$3,150
Wine Buckets	50				\$684
Mini Fridges	42				\$6,300
Lanterns	60				\$960
Garbage Cans	100				\$1,000
hangers	450				\$2,025
Coffee service trays	40				\$85
Art work	150				\$3,000
soap dishes	50				\$300
coffee cups	86				\$400
room glasses	120				\$325
wine glasses	86				\$150
wooden tray for wine	46				\$1,840
fans	50				\$1,000
corkscrews	500				\$495
Shower curtains	60				\$480
granite vanity counters	40				\$20,000
granite luggage racks	26				\$13,000
microwaves	15				\$2,250
bar counters in kings	6				\$3,000
baskets	65				\$1,264
tv's	43				\$11,500
Bath mats	96				\$ 2,595.00
Towels	192				\$ 1,665.00
Hand towels	192				\$265
wash cloths	240				\$ 460.00
rugs	80				\$ 1,920.00
Rubber Bath Mats	48				\$335
coffee crocks	60				\$225

\$103,321

Lobby						
Lobby Couch	2					\$ 3,650.00
Lobby Chairs	4					\$ 5,000.00
coffee table	1					\$ 300.00
retail table	1					\$ 450.00
retail shelves	3					\$ 225.00
coffee service table	1					\$ 500.00
Baby Grand Piano	1	Baldwin- Baby Grand, Black				\$ 8,500.00
retail cabinet	1					\$ 500.00
retail inventory						\$ 500.00
luggage cart	1					\$ 550.00

\$20,175.00

Front desk			
Computers	2		\$ 1,400.00
Monitors	2		\$ 500.00
Desk Chairs	2		\$ 300.00
quartz counter			\$ 7,725.00
Graham Schodda Stainless Art back splash			\$ 2,500.00
keys			\$ 910.00
safe			\$ 350.00
cash drawer			\$ 500.00
Cash handling supplies			\$ 300.00

\$14,485.00

Manager office			
Office Chairs	2		\$ 300.00
Computer	2		\$ 1,400.00
Monitor	4		\$ 100.00
bench for lost and found	1		\$ 250.00
shelving for wine	1		\$ 75.00
file cabinets	4		\$ 200.00
desks	2		\$ 200.00

\$2,525.00

Laundry			
1 commercial washer	1	UYN055INHXU1P01 240FX002121DQ	\$ 13,778.00
residential washer	1		\$ 946.00
residential dishwasher	1		\$ 694.00
chest freezer	1		\$ 500.00
tall freezer	2		\$ 1,200.00
Residential refrigerator	2		\$ 1,200.00
lockers	1		\$ 120.00
computer	1		\$ 500.00
monitor	1		\$ 250.00
printer	1		\$ 250.00
small fridge	1		\$ 150.00
vacuums	4		\$ 850.00
steam mops	6		\$ 390.00
tankless heaters	2		\$ 7,200.00
shelving			\$ 1,650.00
Room Supplies/chems			\$ 1,700.00
Rollaway beds	6		\$ 2,640.00
Oreck Tile scrubber	1		\$ 350.00
Carpet Shampooer	1		\$ 500.00
housekeeping cart	5		\$ 1,535.00
Compact Cart	5		\$ 1,840.00
			\$ 38,243.00

bookkeeping office			
desk	2		\$ 200.00
computer	1		\$ 750.00
monitor	1		\$ 250.00
file cabinets	3		\$ 200.00
safe	1		\$ 350.00
			\$ 1,750.00

Maintenance			
wheelbarrow	1		\$ 150.00
shovels	2		\$ 150.00
garden rake	1		\$ 25.00
grass rake	1		\$ 25.00
dewalt drill/impac	1		\$ 250.00
planer	1		\$ 300.00
pressure washer	1		\$ 600.00
electric blower	1		\$ 315.00
hedgetrimmer	1		\$ 150.00
10' ladder	1		\$ 540.00
sander	1		\$ 200.00
nail gun	1		\$ 175.00
sawzall	1		\$ 150.00
wood hand saw	1		\$ 50.00
hacksaw	1		\$ 25.00
carpet cleaner	1		\$ 750.00
air compressor	1		\$ 200.00
putty knives	5		\$ 20.00
saw horses	2		\$ 85.00
paint			\$ 500.00
toilet parts			\$ 150.00
sink parts			\$ 750.00
fireplace parts			\$ 1,200.00
misc tools			\$ 1,200.00
key punch			\$ 804.00
blank keys			\$ 560.00
			\$ 9,324.00

Outdoor patio/Observation dock			
fire table	2		\$ 1,850.00
patio heater	1		\$ 245.00
adirondack chairs	4		\$ 980.00
outdoor sectional couch	1		\$ 2,000.00
Metal tables			\$ 900.00
Metal chairs			\$ 1,050.00
Cushion storage containers	2		\$ 375.00
Carpeting			\$ 1,075.00
			\$ 8,475.00

Breakfast room						
tables						\$ 3,250.00
chairs						\$ 2,600.00
small breakfast bar with 3 stools	1					\$ 600.00
gas oven/stovetop						\$ 3,500.00
commercial fridge	1					\$ 2,965.00
tall freezer	1					\$ 1,500.00
small fridge	2					\$ 400.00
meat slicer	1					\$ 200.00
3 compartment sink						\$ 614.00
sanitizer dishwasher						\$ 3,260.00
Metal outdoor tables	5					\$ 750.00
Metal outdoor chairs	10					\$ 500.00
Range (2006)	1	Rycoff/ Sexton--6 burner gas stove with oven				\$ 4,731.00
Hood Vent (2006)	1	Rycoff/ Sexton				\$ 4,500.00
dishes	4cs					\$ 1,150.00
flatware	10 dz					\$ 512.00
trays	48					\$ 102.00
Bunn coffee maker						\$ 600.00
cups	12cs					\$ 160.00
glass ware	4 cs					\$ 553.00
champagne glasses	6 cs					\$ 300.00
pitchers	8					\$ 14.00
serving bowls/containers						\$ 500.00
baking trays	4					\$ 120.00
Beverage Dispensers	4					\$ 350.00
Airpots	8					\$ 250.00
Table cloths	16					\$ 320.00
						\$ 21,386.00

Conference		
cocktail tables	6	\$ 700.00
4x8 tables	8	\$ 1,080.00
2x8 tables skinny	7	\$ 763.00
chairs	27	\$ 4,185.00
projectors	2	\$ 1,500.00
screen	1	\$ 350.00
portable screen	1	\$ 50.00
15x30 tent	1	\$ 600.00
10x10 tent	1	\$ 60.00
Canon Camera	1	\$ 700.00
Table cloths	48	\$ 960.00
Chafing Dishes	2	\$ 250.00
		\$ 2,970.00

Misc						
tankless heaters	2	Rinnai, model #MC- 2US-S, Rinnai, Model #R94LS				\$ 24,000.00
500 gallon holding tank	1					\$ 4,700.00
portable air conditioners	5					\$ 1,575.00
Ice Machines	2	serial# D10925G, serial #D10926G				\$ 8,560.00
Christmas Décor						\$ 750.00
first aid kits	2					\$ 150.00
EV charging stations- parking lot	2	Wallbox, Model is a Pulsar Plus 40 amp. Level 2				\$ 5,511.00
						\$ 45,246.00
Elevator Install (happening now)	1					\$ 189,100.00
Leased Equipment						
dryers	2					
printers	4					