

### Parcel Information

Parcel #: **P28098**

Account #: **340429-0-025-0004**

Owner: Hb New Investments LLC

Owner2:

Owner Address: 693 Humphrey Place

Burlington WA 98233 - 4042

Site Address: 215 Staudt Road

Mount Vernon WA 98273 - 9088

Twn/Range/Section: 34N / 04E / 29 / SW

Parcel Size: 0.44 Acres (19,166 SqFt)

Neighborhood: 6L1MV

Census Tract/Block: 952600 / 3020

Waterfront:

Market Land Value: \$105,200.00



Tax Year: 2024

Market Impr Value: \$0.00

Levy Code: 0934

Total Assessed Value: \$105,200.00

Levy Rate: 10.2163

Annual Tax: \$934.75

### Legal

(0.4400 ac) DK 3: THAT PTN OF NW1/4 SW1/4, SECTION 29, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DAF BAAP OF INTERSECTION OF THE CTRLI OF THE PACIFIC HWY WITH THE S LI OF SD NW1/4 OF THE SW1/4 TH E 318.6 FT TH N 100 FT TH W 100.8 FT TO TH E LI OF TH CTR TR CONVYD TO GLENN F DIXON AF#391900 TH S ALG SD E LI 50FT TH W ALG THE S LI OF SD DIXON TR & SD S LI EXTENDED TO THE CTRLI OF PACIFIC HWY TH S TO THE POB EXC R/W FOR ST HWY. SURVEY AF#202106180021

### Land

Land Use: Unimproved Land  
(Outside City)

Utilities: \*SEP, PWR, WTR-P

Fire District:

Land Type: 6L1MV

Recreation:

School District: 320 - Mount Vernon

Zoning: C-L -

Septic: Septic

Commercial/Limited  
Industrial Dist.

Primary School: Jefferson Elementary

Middle School: Mount Baker Middle  
School

High School: Mount Vernon High  
School

### Improvement

Year Built: 1915

Bedrooms: 1

Bathroom/Fixtures: FULL BATH

Foundation: Concrete

Heat: WALL/FLOOR

Floor Covering: ALLOWANCE

Living Area: 946

Exterior Walls: Siding

Floor Construction: WOOD SUB FLOOR

Roof Style: Pitched

Roof Covering: COMP

### Transfer Information

Rec. Date: 03/19/2021

Sale Price: \$1,825,000.00

Doc Num: 202103190160

Doc Type: Warranty Deed

Owner: Hb New Investments LLC

Grantor: ROGER DEFNER BRIAN BOOKEY

Orig. Loan Amt:

Title Co: CHICAGO TITLE COMPANY

Finance Type:

Loan Type:

Lender:

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

### Improvements for Parcel: P28098

Improvement Number	Building Style	Above Grade Living Area	Sketch
1	1 STRY UNDEV BSMT	946 Square Feet	<a href="#">View sketch</a>

#### Improvement 1 , Segment 1

**Description:** MAIN AREA

**Quality/Class:** M/S FAIR QUALITY

**Condition:** F

**Area:** 946 Square Feet

**Foundation:** CONCRETE

**Exterior Wall:** SIDING

**Roof Covering:** COMP

**Roof Style:** PITCHED

**Floor Covering:** ALLOWANCE

**Plumbing:** FULL BATH

**Heat-Air Conditioning:** WALL/FLOOR

**Bedrooms:** 1

**Year Built:** 1915

#### Improvement 1 , Segment 2

**Description:** UNFINISHED BASEMENT

**Quality/Class:** M/S FAIR QUALITY

**Condition:** F

**Area:** 910 Square Feet

**Year Built:** 1915

#### Improvement 1 , Segment 3

**Description:** COVERED CONCRETE PATIO

**Quality/Class:** M/S FAIR QUALITY

**Condition:** F

**Area:** 12 Square Feet

**Year Built:** 1915

#### Improvement 1 , Segment 4

**Description:** ENCLOSED PORCH

**Quality/Class:** M/S FAIR QUALITY

**Condition:** F

**Area:** 36 Square Feet

**Year Built:** 1915

#### Improvement 1 , Segment 5

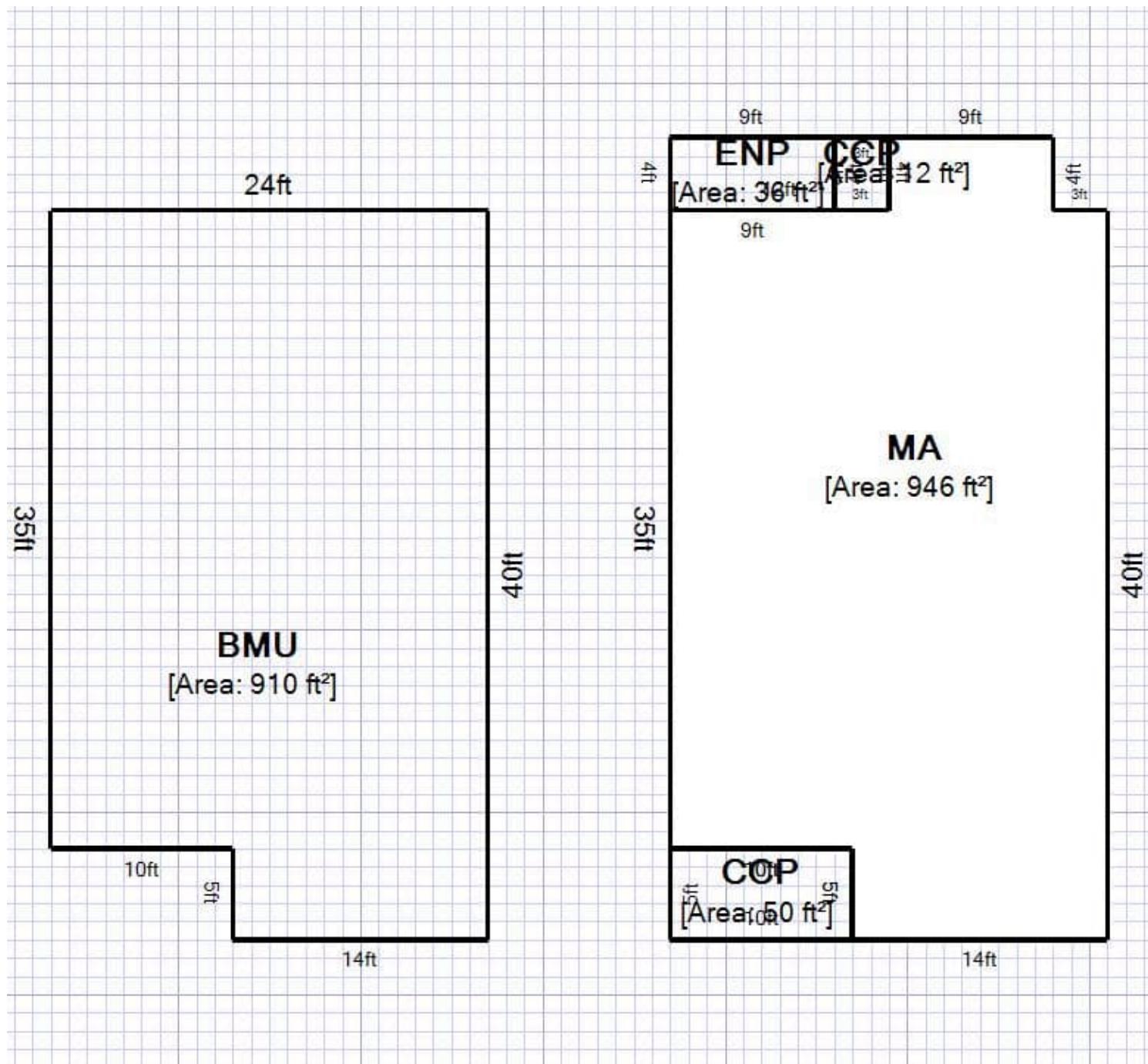
**Description:** COVERED CONCRETE PATIO

**Quality/Class:** M/S FAIR QUALITY

**Condition:** F

**Area:** 50 Square Feet

**Year Built:** 1915



**Account Number**

Parcel ID: P28098

Xref ID: 340429-0-025-0004

**DELINQUENT STATUS****Owner Information**HB NEW INVESTMENTS LLC  
693 HUMPHREY PLACE  
BURLINGTON, WA 98233**Site Address**215 STAUDT ROAD  
Mount Vernon, WA**DELINQUENT Taxes, Interest, and Penalties**

Year	Taxes	Interest	Penalty	Total
2024	\$944.75	\$84.13	\$102.83	\$1,131.71
2023	\$1,057.60	\$221.06	\$115.78	\$1,394.44
2022	\$1,257.75	\$413.41	\$0.00	\$1,671.16
<b>Delinquent Taxes, Interest, and Penalty TOTAL</b>				<b>\$4,197.31</b>

**Property Description**

(0.4400 ac) DK 3: THAT PTN OF NW1/4 SW1/4, SECTION 29, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DAF BAAP OF INTERSECTION OF THE CTRLI OF THE PACIFIC HWY WITH THE S LI OF SD NW1/4 OF THE SW1/4 TH E 318.6 FT TH N 100 FT TH W 100.8 FT TO TH E LI OF TH CTR T - Abbreviated Legal Description, click the Assessment Details link above for viewing the full LEGAL DESCRIPTION

Select Tax Statement Year **2024 - Current Year****2024 First Installment DUE by APRIL 30: \$477.41****Select Current Year for current and delinquent taxes. 2024 Second Installment DUE by OCTOBER 31: \$467.34**

<b>2024 Property Tax, Assessments, and Fees</b>		
<b>Tax District</b>	<b>Rate</b>	<b>Amount</b>
STATE LEVY	2.3012	\$198.13
MOUNT VERNON	1.5617	\$134.46
SKAGIT COUNTY	0.9415	\$81.07
PORT DISTRICT 2	0.3776	\$32.51
CONSERVATION FUTURES FUND	0.0319	\$2.75
MEDIC 1 SERVICES	0.3027	\$26.06
HOSPITAL DISTRICT 1	0.5990	\$51.58
SCHOOL DISTRICT 320	4.1007	\$353.07
<b>Special Assessment and Fees</b>		
DIKE 3 GENERAL		\$50.12
SKAGIT CONSERVATION DISTRICT		\$5.00
DELINQUENT POST CARDS		\$10.00
<b>2024 Property Tax, Assessments, and Fees Total:</b>		<b>\$944.75</b>

<b>2024 Summary</b>	
Levy Code:	0934
Levy Rate:	10.2163
Land Market Value:	\$86,100.00
Building Market Value:	\$0.00
Total Market Value:	\$86,100.00
Taxable Value:	\$86,100.00
General Tax:	\$879.63
Special Assessment/Fees:	\$55.12
<b>2024 Total Due:</b>	<b>\$1,131.71</b>
<b>2024 Amount Paid:</b>	<b>\$0.00</b>

First half tax paid after April 30th requires interest plus penalty on full amount.

Second half becomes delinquent after OCTOBER 31st.

TAX OF LESS THAN \$50.00 MUST BE PAID IN FULL.

Skagit County Treasurer, P.O. Box 518, Mount Vernon, WA 98273

First half tax DUE APRIL 30

Second half tax DUE OCTOBER 31

**Pay Property Taxes Online**

### Parcel Information

Parcel #: **P28099**  
 Account #: **340429-0-026-0003**  
 Owner: Hb New Investments LLC  
 Owner2:  
 Owner Address: 693 Humphrey Place  
 Burlington WA 98233 - 4042  
 Site Address: 227 Staudt Road  
 Mount Vernon WA 98273 - 9088  
 Twp/Range/Section: 34N / 04E / 29 / SW  
 Parcel Size: 0.27 Acres (11,761 SqFt)  
 Neighborhood: 6L1MV  
 Census Tract/Block: 952600 / 3020  
 Waterfront:  
 Market Land Value: \$67,300.00  
 Market Impr Value: \$0.00  
 Total Assessed Value: \$67,300.00



### Tax Information

Tax Year: 2024  
 Levy Code: 0934  
 Levy Rate: 10.2163  
 Annual Tax: \$598.92

### Legal

(0.2700 ac) TAX 19AB: DK 3: E 117FT OF FOL TR BAT INT OF PACIFIC HWY & S LI NW1/4 SW1/4, SECTION 29, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., TH E 435.6FT TH N 100FT W 217.8FT S 50FT W 217.8 FT TO C/L SD HWY TH S 50FT TPB LESS RD. SURVEY AF#202106180021

### Land

Land Use: Unimproved Land (Outside City)	Utilities: *SEP, PWR, WTR-P	Fire District:
Land Type: 6L1MV	Recreation:	
Zoning: C-L - Commercial/Limited Industrial Dist.	Septic: Septic	School District: 320 - Mount Vernon
Primary School: Jefferson Elementary	Middle School: Mount Baker Middle School	High School: Mount Vernon High School

### Improvement

Year Built: 0	Bedrooms: 0	Bathroom/Fixtures:
Foundation:	Heat:	
Living Area: 1,149	Exterior Walls:	Floor Covering:
Roof Style:	Roof Covering:	Floor Construction:

### Transfer Information

Rec. Date: 03/19/2021

Sale Price: \$1,825,000.00

Doc Num: 202103190160

Doc Type: Warranty Deed

Owner: Hb New Investments LLC

Grantor: ROGER DEFNER BRIAN BOOKEY

Orig. Loan Amt:

Title Co: CHICAGO TITLE COMPANY

Finance Type:

Loan Type:

Lender:

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**Account Number**

Parcel ID: P28099

Xref ID: 340429-0-026-0003

**DELINQUENT STATUS****Owner Information**

HB NEW INVESTMENTS LLC  
693 HUMPHREY PLACE  
BURLINGTON, WA 98233

**Site Address**

227 STAUDT ROAD  
Mount Vernon, WA

**DELINQUENT Taxes, Interest, and Penalties**

Year	Taxes	Interest	Penalty	Total
2024	\$608.92	\$53.91	\$65.90	\$728.73
2023	\$679.54	\$141.65	\$74.19	\$895.38
2022	\$807.86	\$264.93	\$0.00	\$1,072.79
<b>Delinquent Taxes, Interest, and Penalty TOTAL</b>				<b>\$2,696.90</b>

**Property Description**

(0.2700 ac) TAX 19AB: DK 3: E 117FT OF FOL TR BAT INT OF PACIFIC HWY & S LI NW1/4 SW1/4, SECTION 29, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., TH E 435.6FT TH N 100FT W 217.8FT S 50FT W 217.8 FT TO C/L SD HWY TH S 50FT TPB LESS RD. SURVEY AF#202106180021 - Abbreviated Legal Description, click the Assessment Details link above for viewing the full LEGAL DESCRIPTION

Select Tax Statement Year **2024 - Current Year****2024 First Installment DUE by APRIL 30: \$309.51****Select Current Year for current and delinquent taxes. 2024 Second Installment DUE by OCTOBER 31: \$299.41**

<b>2024 Property Tax, Assessments, and Fees</b>		
<b>Tax District</b>	<b>Rate</b>	<b>Amount</b>
MEDIC 1 SERVICES	0.3027	\$16.65
SKAGIT COUNTY	0.9415	\$51.79
MOUNT VERNON	1.5617	\$85.89
PORT DISTRICT 2	0.3776	\$20.77
SCHOOL DISTRICT 320	4.1007	\$225.54
CONSERVATION FUTURES FUND	0.0319	\$1.75
HOSPITAL DISTRICT 1	0.5990	\$32.95
STATE LEVY	2.3012	\$126.57
<b>Special Assessment and Fees</b>		
DIKE 3 GENERAL		\$32.01
SKAGIT CONSERVATION DISTRICT		\$5.00
DELINQUENT POST CARDS		\$10.00
<b>2024 Property Tax, Assessments, and Fees Total:</b>		<b>\$608.92</b>

<b>2024 Summary</b>	
Levy Code:	0934
Levy Rate:	10.2163
Land Market Value:	\$55,000.00
Building Market Value:	\$0.00
Total Market Value:	\$55,000.00
Taxable Value:	\$55,000.00
General Tax:	\$561.91
Special Assessment/Fees:	\$37.01
<b>2024 Total Due:</b>	<b>\$728.73</b>
<b>2024 Amount Paid:</b>	<b>\$0.00</b>

First half tax paid after April 30th requires interest plus penalty on full amount.

Second half becomes delinquent after OCTOBER 31st.

TAX OF LESS THAN \$50.00 MUST BE PAID IN FULL.

Skagit County Treasurer, P.O. Box 518, Mount Vernon, WA 98273

First half tax DUE APRIL 30

Second half tax DUE OCTOBER 31

**Pay Property Taxes Online**

### Parcel Information

Parcel #: **P28101**  
 Account #: **340429-3-027-0010**  
 Owner: Hb New Investments LLC  
 Owner2:  
 Owner Address: 693 Humphrey Place  
 Burlington WA 98233 - 4042  
 Site Address: 2318 Old Hwy 99 South Road  
 Mount Vernon WA 98273  
 Twp/Range/Section: 34N / 04E / 29 / SW  
 Parcel Size: 0.25 Acres (10,890 SqFt)  
 Neighborhood: 6L1MV  
 Census Tract/Block: 952600 / 3020  
 Waterfront:  
 Market Land Value: \$61,400.00  
 Market Impr Value: \$0.00  
 Total Assessed Value: \$61,400.00



### Tax Information

Tax Year: 2024  
 Levy Code: 0934  
 Levy Rate: 10.2163  
 Annual Tax: \$547.07

### Legal

(0.2500 ac) TAX 19B: DK 3: BEG 50FT N OF INT OF PACIFIC HWY WI S LI NW1/4 SW1/4, SECTION 29, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., TH E 217.8FT N 50FT W 217.8FT TH S TPB

### Land

Land Use: Unimproved Land (Outside City)	Utilities: *SEP, PWR, WTR-P	Fire District:
Land Type: 6L1MV	Recreation:	
Zoning: C-L - Commercial/Limited Industrial Dist.	Septic: Septic	School District: 320 - Mount Vernon
Primary School: Jefferson Elementary	Middle School: Mount Baker Middle School	High School: Mount Vernon High School

### Improvement

Year Built: 1935	Bedrooms: 1	Bathroom/Fixtures: FULL BATH
Foundation: Concrete	Heat: FORCED AIR	
Living Area: 696	Exterior Walls: Siding	Floor Covering: ALLOWANCE
Roof Style: Pitched	Roof Covering: WOOD SHINGLE	Floor Construction: WOOD SUB FLOOR

### Transfer Information

Rec. Date: 03/19/2021	Sale Price: \$1,825,000.00	Doc Num: 202103190160	Doc Type: Warranty Deed
Owner: Hb New Investments LLC		Grantor: ROGER DEFNER BRIAN BOKEY	
Orig. Loan Amt:		Title Co: CHICAGO TITLE COMPANY	
Finance Type:	Loan Type:	Lender:	

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**Account Number**

Parcel ID: P28101  
 Xref ID: 340429-3-027-0010  
**DELINQUENT STATUS**

**Owner Information**

HB NEW INVESTMENTS LLC  
 693 HUMPHREY PLACE  
 BURLINGTON, WA 98233

**Site Address**

2318 OLD HIGHWAY 99 SOUTH ROAD  
 Mount Vernon, WA

**DELINQUENT Taxes, Interest, and Penalties**

Year	Taxes	Interest	Penalty	Total
2024	\$557.07	\$49.24	\$60.20	\$666.51
2023	\$621.47	\$129.46	\$67.83	\$818.76
2022	\$738.27	\$241.96	\$0.00	\$980.23
<b>Delinquent Taxes, Interest, and Penalty TOTAL</b>				<b>\$2,465.50</b>

**Property Description**

(0.2500 ac) TAX 19B: DK 3: BEG 50FT N OF INT OF PACIFIC HWY WI S LI NW1/4 SW1/4, SECTION 29, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., TH E 217.8FT N 50FT W 217.8FT TH S TPB - Abbreviated Legal Description, click the Assessment Details link above for viewing the full LEGAL DESCRIPTION

Select Tax Statement Year **2024 - Current Year**

**2024 First Installment DUE by APRIL 30: \$283.58**

**Select Current Year for current and delinquent taxes. 2024 Second Installment DUE by OCTOBER 31: \$273.49**

<b>2024 Property Tax, Assessments, and Fees</b>		
<b>Tax District</b>	<b>Rate</b>	<b>Amount</b>
MEDIC 1 SERVICES	0.3027	\$15.19
SKAGIT COUNTY	0.9415	\$47.26
MOUNT VERNON	1.5617	\$78.40
CONSERVATION FUTURES FUND	0.0319	\$1.80
PORT DISTRICT 2	0.3776	\$18.95
HOSPITAL DISTRICT 1	0.5990	\$30.07
STATE LEVY	2.3012	\$115.52
SCHOOL DISTRICT 320	4.1007	\$205.86
<b>Special Assessment and Fees</b>		
DIKE 3 GENERAL		\$29.22
SKAGIT CONSERVATION DISTRICT		\$5.00
DELINQUENT POST CARDS		\$10.00
<b>2024 Property Tax, Assessments, and Fees Total:</b>		<b>\$557.07</b>

<b>2024 Summary</b>	
Levy Code:	0934
Levy Rate:	10.2163
Land Market Value:	\$50,200.00
Building Market Value:	\$0.00
Total Market Value:	\$50,200.00
Taxable Value:	\$50,200.00
General Tax:	\$512.85
Special Assessment/Fees:	\$34.22
<b>2024 Total Due:</b>	<b>\$666.51</b>
<b>2024 Amount Paid:</b>	<b>\$0.00</b>

First half tax paid after April 30th requires interest plus penalty on full amount.

Second half becomes delinquent after OCTOBER 31st.

TAX OF LESS THAN \$50.00 MUST BE PAID IN FULL.

Skagit County Treasurer, P.O. Box 518, Mount Vernon, WA 98273

First half tax DUE APRIL 30

Second half tax DUE OCTOBER 31

[Pay Property Taxes Online](#)

### Parcel Information

Parcel #: **P28102**  
 Account #: **340429-0-028-0001**  
 Owner: Hb New Investments LLC  
 Owner2:  
 Owner Address: 693 Humphrey Place  
 Burlington WA 98233 - 4042  
 Site Address: 2314 Old Hwy 99 South Road  
 Mount Vernon WA 98273  
 Twp/Range/Section: 34N / 04E / 29 / SW  
 Parcel Size: 3.15 Acres (137,214 SqFt)  
 Neighborhood: 6L1MV  
 Census Tract/Block: 952600 / 3020  
 Waterfront:  
 Market Land Value: \$789,800.00  
 Market Impr Value: \$0.00  
 Total Assessed Value: \$789,800.00



### Tax Information

Tax Year: 2024  
 Levy Code: 0934  
 Levy Rate: 10.2163  
 Annual Tax: \$6,982.94

### Legal

(3.1500 ac) TAX 20: DK 3: BEG 200FT N OF SW C OF NW1/4 SW1/4, SECTION 29, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., TH E PLW S LI OF NW1/4 SW1/4 895.6FT TO DT R/W TH SLY ALG SD R/W 200FT TO S LI OF NW1/4 SW1/4 TH W 460FT N 100FT TH W 435.6FT TO W LI OF NW1/4 SW1/4 TH N TPB EXC RD & ST HWY PCL#1-192 & RT#0-028-01. SURVEY AF#202106180021

### Land

Land Use: Unimproved Land (Outside City)	Utilities: *SEP, WTR-P	Fire District:
Land Type: 6L1MV	Recreation:	
Zoning: C-L - Commercial/Limited Industrial Dist.	Septic: Septic	School District: 320 - Mount Vernon
Primary School: Jefferson Elementary	Middle School: Mount Baker Middle School	High School: Mount Vernon High School

### Improvement

Year Built: 1925	Bedrooms: 2	Bathroom/Fixtures:
Foundation:	Heat:	
Living Area: 1,120	Exterior Walls:	Floor Covering:
Roof Style:	Roof Covering:	Floor Construction:

### Transfer Information

Rec. Date: 03/19/2021

Sale Price: \$1,825,000.00

Doc Num: 202103190160

Doc Type: Warranty Deed

Owner: Hb New Investments LLC

Grantor: ROGER DEFNER BRIAN BOOKEY

Orig. Loan Amt:

Title Co: CHICAGO TITLE COMPANY

Finance Type:

Loan Type:

Lender:

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**Account Number**

Parcel ID: P28102  
 Xref ID: 340429-0-028-0001  
**DELINQUENT STATUS**

**Owner Information**

HB NEW INVESTMENTS LLC  
 693 HUMPHREY PLACE  
 BURLINGTON, WA 98233

**Site Address**

2314 OLD HIGHWAY 99 SOUTH ROAD  
 Mount Vernon, WA

**DELINQUENT Taxes, Interest, and Penalties**

Year	Taxes	Interest	Penalty	Total
2024	\$6,992.94	\$628.45	\$768.13	\$8,389.52
2023	\$7,877.92	\$1,653.32	\$866.04	\$10,397.28
2022	\$9,379.42	\$3,093.56	\$0.00	\$12,472.98
<b>Delinquent Taxes, Interest, and Penalty TOTAL</b>				<b>\$31,259.78</b>

**Property Description**

(3.1500 ac) TAX 20: DK 3; BEG 200FT N OF SW C OF NW1/4 SW1/4, SECTION 29, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., TH E PLW S LI OF NW1/4 SW1/4 895.6FT TO DT R/W TH SLY ALG SD R/W 200FT TO S LI OF NW1/4 SW1/4 TH W 460FT N 100FT TH W 435.6FT TO W LI OF NW1/4 - Abbreviated Legal Description, click the Assessment Details link above for viewing the full LEGAL DESCRIPTION

Select Tax Statement Year **2024 - Current Year**

**2024 First Installment DUE by APRIL 30: \$3,501.51**

**Select Current Year for current and delinquent taxes. 2024 Second Installment DUE by OCTOBER 31: \$3,491.43**

<b>2024 Property Tax, Assessments, and Fees</b>		
<b>Tax District</b>	<b>Rate</b>	<b>Amount</b>
CONSERVATION FUTURES FUND	0.0319	\$20.61
MOUNT VERNON	1.5617	\$1,009.18
PORT DISTRICT 2	0.3776	\$244.01
SKAGIT COUNTY	0.9415	\$608.41
STATE LEVY	2.3012	\$1,487.02
MEDIC 1 SERVICES	0.3027	\$195.59
HOSPITAL DISTRICT 1	0.5990	\$387.10
SCHOOL DISTRICT 320	4.1007	\$2,649.89
<b>Special Assessment and Fees</b>		
DIKE 3 GENERAL		\$376.13
SKAGIT CONSERVATION DISTRICT		\$5.00
DELINQUENT POST CARDS		\$10.00
<b>2024 Property Tax, Assessments, and Fees Total:</b>		<b>\$6,992.94</b>

<b>2024 Summary</b>	
Levy Code:	0934
Levy Rate:	10.2163
Land Market Value:	\$646,200.00
Building Market Value:	\$0.00
Total Market Value:	\$646,200.00
Taxable Value:	\$646,200.00
General Tax:	\$6,601.81
Special Assessment/Fees:	\$381.13
<b>2024 Total Due:</b>	<b>\$8,389.52</b>
<b>2024 Amount Paid:</b>	<b>\$0.00</b>

First half tax paid after April 30th requires interest plus penalty on full amount.

Second half becomes delinquent after OCTOBER 31st.

TAX OF LESS THAN \$50.00 MUST BE PAID IN FULL.

Skagit County Treasurer, P.O. Box 518, Mount Vernon, WA 98273

First half tax DUE APRIL 30

Second half tax DUE OCTOBER 31

[Pay Property Taxes Online](#)

### Parcel Information

Parcel #: **P28104**  
 Account #: **340429-0-028-0209**  
 Owner: Hb New Investments LLC  
 Owner2:  
 Owner Address: 693 Humphrey Place  
 Burlington WA 98233 - 4042  
 Site Address: Staudt Rd  
 Mount Vernon WA 98273  
 Twp/Range/Section: 34N / 04E / 29 / SW  
 Parcel Size: 0.07 Acres (3,049 SqFt)  
 Neighborhood: 6L1MV  
 Census Tract/Block: 952600 / 3020  
 Waterfront:  
 Market Land Value: \$17,200.00  
 Market Impr Value: \$0.00  
 Total Assessed Value: \$17,200.00



### Tax Information

Tax Year: 2024  
 Levy Code: 0934  
 Levy Rate: 10.2163  
 Annual Tax: \$157.26

### Legal

(0.0700 ac) DK 3: BAT INT OF C/L HWY WI S LI NW1/4 SW1/4, SECTION 29, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., TH E 435.6FT TPB TH E 30FT N 100FT W 30FT TH S 100FT TPB. SURVEY AF#202106180021

### Land

Land Use: Unimproved Land (Outside City)	Utilities:	Fire District:
Land Type: 6L1MV	Recreation:	
Zoning: C-L - Commercial/Limited Industrial Dist.	Septic:	School District: 320 - Mount Vernon
Primary School: Jefferson Elementary	Middle School: Mount Baker Middle School	High School: Mount Vernon High School

### Improvement

Year Built: 0	Bedrooms: 0	Bathroom/Fixtures:
Foundation:	Heat:	
Living Area: 0	Exterior Walls:	Floor Covering:
Roof Style:	Roof Covering:	Floor Construction:

### Transfer Information

Rec. Date: 03/19/2021	Sale Price: \$1,825,000.00	Doc Num: 202103190160	Doc Type: Warranty Deed
Owner: Hb New Investments LLC		Grantor: ROGER DEFNER BRIAN BOKEY	
Orig. Loan Amt:		Title Co: CHICAGO TITLE COMPANY	
Finance Type:	Loan Type:	Lender:	

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**Account Number**

Parcel ID: P28104  
 Xref ID: 340429-0-028-0209  
**DELINQUENT STATUS**

**Owner Information**

HB NEW INVESTMENTS LLC  
 693 HUMPHREY PLACE  
 BURLINGTON, WA 98233

**Site Address**

<b>DELINQUENT Taxes, Interest, and Penalties</b>				
<b>Year</b>	<b>Taxes</b>	<b>Interest</b>	<b>Penalty</b>	<b>Total</b>
2024	\$167.26	\$14.14	\$17.30	\$198.70
2023	\$180.95	\$36.94	\$19.37	\$237.26
2022	\$213.81	\$68.91	\$0.00	\$282.72
<b>Delinquent Taxes, Interest, and Penalty TOTAL</b>				<b>\$718.68</b>

**Property Description**

(0.0700 ac) DK 3: BAT INT OF C/L HWY WI S LI NW1/4 SW1/4, SECTION 29, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., TH E 435.6FT TPB TH E 30FT N 100FT W 30FT TH S 100FT TPB. SURVEY AF#202106180021 - Abbreviated Legal Description, click the Assessment Details link above for viewing the full LEGAL DESCRIPTION

Select Tax Statement Year **2024 - Current Year**

2024 First Installment DUE by APRIL 30: **\$88.67**

Select Current Year for current and delinquent taxes. **2024 Second Installment DUE by OCTOBER 31: \$78.59**

<b>2024 Property Tax, Assessments, and Fees</b>		
<b>Tax District</b>	<b>Rate</b>	<b>Amount</b>
CONSERVATION FUTURES FUND	0.0319	\$0.45
MOUNT VERNON	1.5617	\$22.02
SKAGIT COUNTY	0.9415	\$13.27
PORT DISTRICT 2	0.3776	\$5.33
STATE LEVY	2.3012	\$32.44
MEDIC 1 SERVICES	0.3027	\$4.27
HOSPITAL DISTRICT 1	0.5990	\$8.45
SCHOOL DISTRICT 320	4.1007	\$57.82
<b>Special Assessment and Fees</b>		
DIKE 3 GENERAL		\$8.21
SKAGIT CONSERVATION DISTRICT		\$5.00
DELINQUENT POST CARDS		\$10.00
<b>2024 Property Tax, Assessments, and Fees Total:</b>		<b>\$167.26</b>

<b>2024 Summary</b>	
Levy Code:	0934
Levy Rate:	10.2163
Land Market Value:	\$14,100.00
Building Market Value:	\$0.00
Total Market Value:	\$14,100.00
Taxable Value:	\$14,100.00
General Tax:	\$144.05
Special Assessment/Fees:	\$13.21
<b>2024 Total Due:</b>	<b>\$198.70</b>
<b>2024 Amount Paid:</b>	<b>\$0.00</b>

First half tax paid after April 30th requires interest plus penalty on full amount.

Second half becomes delinquent after OCTOBER 31st.

TAX OF LESS THAN \$50.00 MUST BE PAID IN FULL.

Skagit County Treasurer, P.O. Box 518, Mount Vernon, WA 98273

First half tax DUE APRIL 30

Second half tax DUE OCTOBER 31

[Pay Property Taxes Online](#)

### Parcel Information

Parcel #: **P28201**

Account #: **340429-0-055-0007**

Owner: Hb New Investments LLC

Owner2:

Owner Address: 693 Humphrey Place  
Burlington WA 98233 - 4042

Site Address:

Mount Vernon WA 98273

Twn/Range/Section: 34N / 04E / 29 / SW

Parcel Size: 4.82 Acres (209,959 SqFt)

Neighborhood: 6L1MV

Census Tract/Block: 952600 / 3020

Waterfront:

Market Land Value: \$1,194,200.00

Market Impr Value: \$0.00

Total Assessed Value: \$1,194,200.00



### Tax Information

Tax Year: 2024

Levy Code: 0934

Levy Rate: 10.2163

Annual Tax: \$10,556.13

### Legal

(4.8200 ac) DK 3: TAX 60 BEG 400FT N OF SW C OF NW1/4 SW1/4, SECTION 29, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., TH E AT R/A 230FT TH N 50FT TH E 641.2FT TH S 50FT TH E 24.4FT TH S 200FT TH W 895.6FT TH N 200FT TPB LESS PTN TO ST HWY PCL#1-8192 LESS RT#0-055-02. SURVEY AF#202106180021

### Land

Land Use: Unimproved Land  
(Outside City)

Utilities: \*SEW, WTR-P

Fire District:

Land Type: 6L1MV

Recreation:

School District: 320 - Mount Vernon

Zoning: C-L -

Septic: Sewer

Commercial/Limited  
Industrial Dist.

Primary School: Jefferson Elementary

Middle School: Mount Baker Middle  
School

High School: Mount Vernon High  
School

### Improvement

Year Built: 0

Bedrooms: 0

Bathroom/Fixtures:

Foundation:

Heat:

Floor Covering:

Living Area: 0

Exterior Walls:

Floor Construction:

Roof Style:

Roof Covering:

### Transfer Information

Rec. Date: 03/17/2021

Sale Price: \$1,825,000.00

Doc Num: 202103190160

Doc Type: Deed

Owner: Hb New Investments LLC

Grantor: NATIONAL FOOD CORP EMP PEN TRST

Orig. Loan Amt:

Title Co:

Finance Type:

Loan Type:

Lender:

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

**Account Number**

Parcel ID: P28201  
 Xref ID: 340429-0-055-0007  
**DELINQUENT STATUS**

**Owner Information**

HB NEW INVESTMENTS LLC  
 693 HUMPHREY PLACE  
 BURLINGTON, WA 98233

**Site Address**

<b>DELINQUENT Taxes, Interest, and Penalties</b>				
<b>Year</b>	<b>Taxes</b>	<b>Interest</b>	<b>Penalty</b>	<b>Total</b>
2024	\$10,566.13	\$950.05	\$1,161.17	\$12,677.35
2023	\$11,906.15	\$2,499.23	\$1,309.12	\$15,714.50
2022	\$14,176.58	\$4,676.62	\$0.00	\$18,853.20
<b>Delinquent Taxes, Interest, and Penalty TOTAL</b>				<b>\$47,245.05</b>

**Property Description**

(4.8200 ac) DK 3: TAX 60 BEG 400FT N OF SW C OF NW1/4 SW1/4, SECTION 29, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., TH E AT R/A 230FT TH N 50FT TH E 641.2FT TH S 50FT TH E 24.4FT TH S 200FT TH W 895.6FT TH N 200FT TPB LESS PTN TO ST HWY PCL#1-8192 LESS RT#0-0 - Abbreviated Legal Description, click the Assessment Details link above for viewing the full LEGAL DESCRIPTION

Select Tax Statement Year **2024 - Current Year**

2024 First Installment DUE by APRIL 30: **\$5,288.09**

Select Current Year for current and delinquent taxes. **2024 Second Installment DUE by OCTOBER 31: \$5,278.04**

<b>2024 Property Tax, Assessments, and Fees</b>		
<b>Tax District</b>	<b>Rate</b>	<b>Amount</b>
MOUNT VERNON	1.5617	\$1,525.95
SKAGIT COUNTY	0.9415	\$919.96
MEDIC 1 SERVICES	0.3027	\$295.74
PORT DISTRICT 2	0.3776	\$368.95
CONSERVATION FUTURES FUND	0.0319	\$31.16
HOSPITAL DISTRICT 1	0.5990	\$585.32
STATE LEVY	2.3012	\$2,248.48
SCHOOL DISTRICT 320	4.1007	\$4,006.83
<b>Special Assessment and Fees</b>		
DIKE 3 GENERAL		\$568.74
SKAGIT CONSERVATION DISTRICT		\$5.00
DELINQUENT POST CARDS		\$10.00
<b>2024 Property Tax, Assessments, and Fees Total:</b>		<b>\$10,566.13</b>

<b>2024 Summary</b>	
Levy Code:	0934
Levy Rate:	10.2163
Land Market Value:	\$977,100.00
Building Market Value:	\$0.00
Total Market Value:	\$977,100.00
Taxable Value:	\$977,100.00
General Tax:	\$9,982.39
Special Assessment/Fees:	\$573.74
<b>2024 Total Due:</b>	<b>\$12,677.35</b>
<b>2024 Amount Paid:</b>	<b>\$0.00</b>

First half tax paid after April 30th requires interest plus penalty on full amount.

Second half becomes delinquent after OCTOBER 31st.

TAX OF LESS THAN \$50.00 MUST BE PAID IN FULL.

Skagit County Treasurer, P.O. Box 518, Mount Vernon, WA 98273

First half tax DUE APRIL 30

Second half tax DUE OCTOBER 31

[Pay Property Taxes Online](#)

### Parcel Information

Parcel #: **P28643**

Account #: **340429-3-006-0209**

Owner: Hb New Investments LLC

Owner2:

Owner Address: 693 Humphrey Place  
Burlington WA 98233 - 4042

Site Address:

Mount Vernon WA 98273

Twn/Range/Section: 34N / 04E / 29 / SW

Parcel Size: 0.03 Acres (1,307 SqFt)

Neighborhood: 6L1MV

Census Tract/Block: 952600 / 3020

Waterfront:

Market Land Value: \$7,400.00

Market Impr Value: \$0.00

Total Assessed Value: \$7,400.00



### Tax Information

Tax Year: 2024

Levy Code: 0934

Levy Rate: 10.2163

Annual Tax: \$69.79

### Legal

(0.0300 ac) DK 3: PTN NW1/4 SW1/4, SECTION 29, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DAF BAAP ON E LI OF R/W PACIFIC HWY 200FT N OF S LI OF NW1/4 SW1/4 TH N ALG SD HWY R/W 200FT TH ELY PARL WI S LI TO PT 230FT E OF C/L OF PACIFIC HWY TH N 50FT TH E PARL WI S LI OF SD NW1/4 SW1/4 TO PT 871.2FT E OF C/L OF PACIFIC HWY WHICH PT IS TPOB TH S 50 FT TH E PARL WI S LI OF SD NW1/4 SW1/4 A DIST OF 24.22FT M/L TO W LI OF DITCH R/W OF DD #17 TH NLY FOL DITCH R/W A DIST OF 50FT M/L TO PT E OF TPOB TH W ALG PARL LI TO TPOB. SURVEY AF#202106180021

### Land

Land Use: Unimproved Land  
(Outside City)

Utilities:

Fire District:

Land Type: 6L1MV

Recreation:

School District: 320 - Mount Vernon

Zoning: C-L -

Septic:

Commercial/Limited  
Industrial Dist.

Primary School: Jefferson Elementary

Middle School: Mount Baker Middle  
School

High School: Mount Vernon High  
School

### Improvement

Year Built: 0

Bedrooms: 0

Bathroom/Fixtures:

Foundation:

Heat:

Floor Covering:

Living Area: 0

Exterior Walls:

Floor Construction:

Roof Style:

Roof Covering:

### Transfer Information

Rec. Date: 03/19/2021

Sale Price: \$1,825,000.00

Doc Num: 202103190160

Doc Type: Warranty Deed

Owner: Hb New Investments LLC

Grantor: ROGER DEFNER BRIAN BOOKEY

Orig. Loan Amt:

Title Co: CHICAGO TITLE COMPANY

Finance Type:

Loan Type:

Lender:

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

**Account Number**

Parcel ID: P28643

Xref ID: 340429-3-006-0209

**DELINQUENT STATUS****Owner Information**

HB NEW INVESTMENTS LLC  
693 HUMPHREY PLACE  
BURLINGTON, WA 98233

**Site Address**

<b>DELINQUENT Taxes, Interest, and Penalties</b>				
<b>Year</b>	<b>Taxes</b>	<b>Interest</b>	<b>Penalty</b>	<b>Total</b>
2024	\$79.79	\$6.28	\$7.68	\$93.75
2023	\$83.41	\$16.48	\$8.61	\$108.50
2022	\$97.00	\$30.35	\$0.00	\$127.35
<b>Delinquent Taxes, Interest, and Penalty TOTAL</b>				<b>\$329.60</b>

**Property Description**

(0.0300 ac) DK 3: PTN NW1/4 SW1/4, SECTION 29, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DAF BAAP ON E LI OF R/W PACIFIC HWY 200FT N OF S LI OF NW1/4 SW1/4 TH N ALG SD HWY R/W 200FT TH ELY PARL WI S LI TO PT 230FT E OF C/L OF PACIFIC HWY TH N 50FT TH - Abbreviated Legal Description, click the Assessment Details link above for viewing the full LEGAL DESCRIPTION

Select Tax Statement Year **2024 - Current Year**2024 First Installment DUE by APRIL 30: **\$44.93**Select Current Year for current and delinquent taxes. **2024 Second Installment DUE by OCTOBER 31: \$34.86**

<b>2024 Property Tax, Assessments, and Fees</b>		
<b>Tax District</b>	<b>Rate</b>	<b>Amount</b>
MOUNT VERNON	1.5617	\$9.37
SKAGIT COUNTY	0.9415	\$8.65
MEDIC 1 SERVICES	0.3027	\$1.82
PORT DISTRICT 2	0.3776	\$2.27
SCHOOL DISTRICT 320	4.1007	\$24.61
CONSERVATION FUTURES FUND	0.0319	\$0.19
HOSPITAL DISTRICT 1	0.5990	\$3.59
STATE LEVY	2.3012	\$13.80
<b>Special Assessment and Fees</b>		
DIKE 3 GENERAL		\$3.49
SKAGIT CONSERVATION DISTRICT		\$5.00
DELINQUENT POST CARDS		\$10.00
<b>2024 Property Tax, Assessments, and Fees Total:</b>		<b>\$79.79</b>

<b>2024 Summary</b>	
Levy Code:	0934
Levy Rate:	10.2163
Land Market Value:	\$6,000.00
Building Market Value:	\$0.00
Total Market Value:	\$6,000.00
Taxable Value:	\$6,000.00
General Tax:	\$61.30
Special Assessment/Fees:	\$8.49
<b>2024 Total Due:</b>	<b>\$93.75</b>
<b>2024 Amount Paid:</b>	<b>\$0.00</b>

First half tax paid after April 30th requires interest plus penalty on full amount.

Second half becomes delinquent after OCTOBER 31st.

TAX OF LESS THAN \$50.00 MUST BE PAID IN FULL.

Skagit County Treasurer, P.O. Box 518, Mount Vernon, WA 98273

First half tax DUE APRIL 30

Second half tax DUE OCTOBER 31

**Pay Property Taxes Online**

### Parcel Information

Parcel #: **P28650**  
 Account #: **340429-3-012-0003**  
 Owner: Hb New Investments LLC  
 Owner2:  
 Owner Address: 693 Humphrey Place  
 Burlington WA 98233 - 4042  
 Site Address:  
 Mount Vernon WA 98273  
 Twp/Range/Section: 34N / 04E / 29 / SW  
 Parcel Size: 0.62 Acres (27,007 SqFt)  
 Neighborhood: 6L1MV  
 Census Tract/Block: 952600 / 3020  
 Waterfront:  
 Market Land Value: \$153,200.00  
 Market Impr Value: \$0.00  
 Total Assessed Value: \$153,200.00



### Tax Information

Tax Year: 2024  
 Levy Code: 0934  
 Levy Rate: 10.2163  
 Annual Tax: \$1,359.12

### Legal

(0.6200 ac) DK 3: E 220FT OF N 120FT OF NW1/4 SW1/4 SW1/4, SECTION 29, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., & W 31FT OF N 120FT OF NE1/4 SW1/4 SW1/4. SURVEY AF#202106180021

### Land

Land Use: Unimproved Land (Outside City)	Utilities: *SEP, WTR-P	Fire District:
Land Type: 6L1MV	Recreation:	
Zoning: C-L - Commercial/Limited Industrial Dist.	Septic: Septic	School District: 320 - Mount Vernon
Primary School: Jefferson Elementary	Middle School: Mount Baker Middle School	High School: Mount Vernon High School

### Improvement

Year Built: 0	Bedrooms: 0	Bathroom/Fixtures:
Foundation:	Heat:	
Living Area: 0	Exterior Walls:	Floor Covering:
Roof Style:	Roof Covering:	Floor Construction:

### Transfer Information

Rec. Date: 03/17/2021	Sale Price: \$1,825,000.00	Doc Num: 202103190160	Doc Type: Deed
Owner: Hb New Investments LLC		Grantor: NATIONAL FOOD CORP	
Orig. Loan Amt:		Title Co:	
Finance Type:	Loan Type:	Lender:	

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

**Account Number**

Parcel ID: P28650

Xref ID: 340429-3-012-0003

**DELINQUENT STATUS****Owner Information**

HB NEW INVESTMENTS LLC  
693 HUMPHREY PLACE  
BURLINGTON, WA 98233

**Site Address**

<b>DELINQUENT Taxes, Interest, and Penalties</b>				
<b>Year</b>	<b>Taxes</b>	<b>Interest</b>	<b>Penalty</b>	<b>Total</b>
2024	\$1,369.12	\$122.33	\$149.49	\$1,640.94
2023	\$1,536.47	\$321.61	\$168.47	\$2,026.55
2022	\$1,826.95	\$601.22	\$0.00	\$2,428.17
<b>Delinquent Taxes, Interest, and Penalty TOTAL</b>				<b>\$6,095.66</b>

**Property Description**

(0.6200 ac) DK 3: E 220FT OF N 120FT OF NW1/4 SW1/4 SW1/4, SECTION 29, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., & W 31FT OF N 120FT OF NE1/4 SW1/4 SW1/4. SURVEY AF#202106180021 - Abbreviated Legal Description, click the Assessment Details link above for viewing the full LEGAL DESCRIPTION

Select Tax Statement Year **2024 - Current Year**2024 First Installment DUE by APRIL 30: **\$689.59**Select Current Year for current and delinquent taxes. **2024 Second Installment DUE by OCTOBER 31: \$679.53**

<b>2024 Property Tax, Assessments, and Fees</b>		
<b>Tax District</b>	<b>Rate</b>	<b>Amount</b>
CONSERVATION FUTURES FUND	0.0319	\$4.00
MOUNT VERNON	1.5617	\$195.84
SKAGIT COUNTY	0.9415	\$118.07
PORT DISTRICT 2	0.3776	\$47.35
STATE LEVY	2.3012	\$288.57
MEDIC 1 SERVICES	0.3027	\$37.95
HOSPITAL DISTRICT 1	0.5990	\$75.12
SCHOOL DISTRICT 320	4.1007	\$514.23
<b>Special Assessment and Fees</b>		
DIKE 3 GENERAL		\$72.99
SKAGIT CONSERVATION DISTRICT		\$5.00
DELINQUENT POST CARDS		\$10.00
<b>2024 Property Tax, Assessments, and Fees Total:</b>		<b>\$1,369.12</b>

<b>2024 Summary</b>	
Levy Code:	0934
Levy Rate:	10.2163
Land Market Value:	\$125,400.00
Building Market Value:	\$0.00
Total Market Value:	\$125,400.00
Taxable Value:	\$125,400.00
General Tax:	\$1,281.13
Special Assessment/Fees:	\$77.99
<b>2024 Total Due:</b>	<b>\$1,640.94</b>
<b>2024 Amount Paid:</b>	<b>\$0.00</b>

First half tax paid after April 30th requires interest plus penalty on full amount.

Second half becomes delinquent after OCTOBER 31st.

TAX OF LESS THAN \$50.00 MUST BE PAID IN FULL.

Skagit County Treasurer, P.O. Box 518, Mount Vernon, WA 98273

First half tax DUE APRIL 30

Second half tax DUE OCTOBER 31

**Pay Property Taxes Online**

**When recorded return to:**

Baljinder Singh  
HB New Investments LLC  
693 Humphrey Place  
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-1186

**Mar 19 2021**

Amount Paid \$36367.50  
Skagit County Treasurer  
By Bridget Ibarra Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105  
Bellingham, WA 98226

**CHICAGO TITLE COMPANY**  
620045172

Escrow No.: 245433385

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Brian Bookey, Roger Defner and Dean Fox, trustees of the National Food Corporation 401(k) Retirement Plan, who acquired title as National Food Corporation Profit Sharing Trust, National Food Corporation Employees Pension Trust, G.C. Bookey, Trustee for National Food Corporation Employees Pension Trust and G.C. Bookey, Trustee for National Food Corporation Employees Pension Trust and G.C. Bookey, Trustee for National Food Corporation 401-K Retirement Plan

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration  
in hand paid, conveys, and warrants to HB New Investments LLC, a Washington limited liability company

the following described real estate, situated in the County of Skagit, State of Washington:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

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

PTN NW SW AND SW SW, 29-34-04 Tax/Map ID(s):

Tax Account No.: P28201 / 340429-0-055-0007, P28102 / 340429-0-028-0001, P28101 /  
340429-3-027-0010, P28098 / 340429-0-025-0004, P28099 / 340429-0-026-0003, P28104 /  
340429-0-028-0209, P28650 / 340429-3-012-0003 and P28643 / 340429-3-006-0209

Tax Parcel Number(s): P28201 / 340429-0-055-0007, P28102 / 340429-0-028-, P28101  
/340429-3-027-0010, P28098 / 340429-0-025-0, P28099 /  
340429-0-026-0003, P28104 /340429-0-028-0, P28650 /  
340429-3-012-0003 and P28643 / 340429-3-0

**STATUTORY WARRANTY DEED**  
(continued)

Dated: March 17, 2021

National Food Corporation 401(k) Retirement Plan, who acquired title as National Food Corporation Profit Sharing Trust, National Food Corporation Employees Pension Trust, G.C. Bookey, Trustee for National Food Corporation Employees Pension Trust and G.C. Bookey, Trustee for National Food Corporation Employees Pension Trust and G.C. Bookey, Trustee for National Food Corporation 401-K Retirement Plan

BY: Brian V. Bookey, Trustee  
Brian Bookey  
Trustee

BY: Dean Fox, Trustee  
Dean Fox  
Trustee

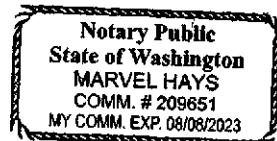
BY: Roger Deffner, Trustee  
Roger Deffner  
Trustee

State of WASHINGTON  
County of SKAGIT - *Washington*

I certify that I know or have satisfactory evidence that Brian Bookey, Dean Fox and Roger Deffner are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as Trustee, Trustee and Trustee, respectively, of National Food Corporation 401(k) Retirement Plan, who acquired title as National Food Corporation Profit Sharing Trust, National Food Corporation Employees Pension Trust, G.C. Bookey, Trustee for National Food Corporation Employees Pension Trust and G.C. Bookey, Trustee for National Food Corporation Employees Pension Trust and G.C. Bookey, Trustee for National Food Corporation 401-K Retirement Plan to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: March 18 2021

Marvel Hays  
Name: Marvel Hays  
Notary Public in and for the State of Washington  
Residing at: Skagit County, WA  
My appointment expires: 08-08-2023



**EXHIBIT "A"**  
Legal Description

The Land is described as follows:

**For APN/Parcel ID(s): P28102 / 340429-0-028-0001, P28201 / 340429-0-055-0007, P28650 / 340429-3-012-0003, P28643 / 340429-3-006-0209, P28101 / 340429-3-027-0010, P28099 / 340429-0-026-0003, P28104 / 340429-0-028-0209 and P28098 / 340429-0-025-0004**

---

**PARCEL A:**

A tract of land in the Northwest Quarter of the Southwest Quarter of Section 29, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning 200 feet North of the Southwest corner of the Northwest Quarter of the Southwest Quarter; Thence East parallel with the South line of the Northwest Quarter of the Southwest Quarter, 895.6 feet to ditch right-of-way; Thence Southerly along said ditch right-of-way 200 feet to the South line of the Northwest Quarter of the Southwest Quarter; Thence West 460 feet; Thence North 100 feet; Thence West 435.6 feet to the West line of the Northwest Quarter of the Southwest Quarter; Thence North to the place of beginning;

EXCEPT Public Road along the West line thereof;

ALSO EXCEPT that portion thereof, if any, condemned in Skagit County Superior Court Cause No. 33045, for State Highway SR 5;

AND ALSO EXCEPT that portion thereof, described as follows:

That portion of the Northwest Quarter of the Southwest Quarter of Section 29, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at the point of intersection of the center line of the Pacific Highway with the South line of said Northwest Quarter of the Southwest Quarter; Thence East 435.6 feet to the true point of beginning; Thence continue East 30.00 feet; Thence North 100 feet; Thence West 30.00 feet; Thence South 100 feet to the true point of beginning

**PARCEL B:**

Part of the Northwest Quarter of the Southwest Quarter, Section 29, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at a point on the East line of the right-of-way of the Pacific Highway 200 feet North of the South line of said Northwest Quarter of the Southwest Quarter;

EXHIBIT A CONT.

Thence North along said highway right-of-way line 200 feet;  
Thence Easterly parallel with the South line of said Northwest Quarter of the Southwest Quarter to a point  
230 feet East of the center line of said Pacific Highway;  
Thence North 50 feet;  
Thence East parallel with the South line of said Northwest Quarter of the Southwest Quarter to a point  
871.2 feet East of the center line of said Pacific Highway;  
Thence South 50 feet;  
Thence East parallel with the South line of said Northwest Quarter of the Southwest Quarter, 54.4 feet,  
more or less, to the West line of the ditch right-of-way of Drainage District No. 17;  
Thence Southerly following said ditch right-of-way line 200 feet, more or less, to a point 200 feet North of  
the South line of said Northwest Quarter of the Southwest Quarter;  
Thence West 895.6 feet, more or less, to the place of beginning;

EXCEPT that portion thereof, in any, condemned in Skagit County Superior Court Cause No. 33045 for  
State Highway SR 5;

ALSO EXCEPT that portion thereof, described as follows:

Part of the Northwest Quarter of the Southwest Quarter of Section 29, Township 34 North, Range 4 East  
of the Willamette Meridian, described as follows:

Beginning at a point 400 feet North of the intersection of the East line of the Pacific Highway with the  
South line of said Northwest Quarter of the Southwest Quarter;  
Thence East at right angles a distance of 200 feet;  
Thence South 11 feet;  
Thence West at right angles 200 feet;  
Thence North to the point of beginning.

PARCEL C:

The East 220 feet of the North 120 feet of that portion of the Southwest Quarter, Section 29, Township 34  
North, Range 4 East of the Willamette Meridian, lying West of a line that is parallel with and 31 feet East  
of the West line of the Northeast Quarter of the Southwest Quarter of the Southwest Quarter of said  
Section.

PARCEL D:

That portion of the Northwest Quarter of the Southwest Quarter of Section 29, Township 34 North, Range  
4 East of the Willamette Meridian, described as follows:

Beginning at a point on the East line of the right-of-way of the Pacific Highway 200 feet North of the South  
line of said Northwest Quarter of the Southwest Quarter;  
Thence North along said highway right-of-way line 200 feet;  
Thence Easterly parallel with the South line of said Northwest Quarter of the Southwest Quarter to a point  
230 feet East of the center line of said Pacific Highway;  
Thence North 30 feet;

EXHIBIT A CONT.

Thence East parallel with the South line of said Northwest Quarter of the Southwest Quarter to a point 871.2 feet East of the center line of said Pacific Highway which point is the true point of beginning of this description;

Thence South 50 feet;

Thence East parallel with the South line of said Northwest Quarter of the Southwest Quarter, a distance of 24.22 feet, more or less, to the West line of the ditch right-of-way of Drainage District No. 17;

Thence Northwesterly following said ditch right-of-way line a distance of 50 feet, more or less, to a point which is East of the true point of beginning as measured by a line drawn parallel to the South line of said Northwest Quarter of the Southwest Quarter;

Thence West along said parallel line to the true point of beginning.

PARCEL E:

That portion of the Northwest Quarter of the Southwest Quarter of Section 29, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at a point on the East line of the right of way of the Pacific Highway, 50 feet North of the intersection of said East line with the South line of the Northwest Quarter of the Southwest Quarter of Section 29, Township 34 North, Range 4 East of the Willamette Meridian;

Thence running East, 217.8 feet parallel with the South line of said Northwest Quarter;

Thence North, 50 feet, parallel with said East line of right of way of Pacific Highway;

Thence West 217.8 feet parallel with said South line of said Northwest Quarter of a point of intersection of said East line of said right of way of Pacific Highway;

Thence South along said East line of said Pacific Highway right of way to point of beginning.

PARCEL F:

That portion of the Northwest Quarter of the Southwest Quarter of Section 29, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at a point on the South line of said subdivision, 348.6 feet East of the center line of the Pacific Highway;

Thence North 100 feet;

Thence East 117 feet;

Thence South 100 feet;

Thence West 117 feet to the point of beginning.

PARCEL G:

That portion of the Northwest Quarter of the Southwest Quarter of Section 29, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at the point of intersection of the center line of the Pacific Highway with the South line of said Northwest Quarter of the Southwest Quarter;

Thence East 435.6 feet to the true point of beginning;

Thence continue East 30.00 feet;

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EXHIBIT A CONT.

Thence North 100 feet;  
Thence West 30.00 feet;  
Thence South 100 feet to the true point of beginning.

PARCEL H:

That portion of the Northwest Quarter of the Southwest Quarter of Section 29, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at the point of intersection of the center line of the Pacific Highway with the South line of said Northwest Quarter of the Southwest Quarter;

Thence East 348.6 feet;

Thence North 100 feet;

Thence West 100.8 feet to the East line of that certain tract conveyed to Glenn F. Dixon by deed dated April 22, 1946, recorded May 16, 1946, under Auditor's File No. 391900;

Thence South along said East line 50 feet;

Thence West along the Southline of said Dixon tract and said South line extended to the center line of Pacific Highway;

Thence South to the point of beginning;

EXCEPT right-of-way for State Highway.

ALL Situated in Skagit County, Washington

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**SPECIAL EXCEPTIONS**

Affect; if any, of agreement and lease between Richard Wick, et ux, lessor, and Karl Grassl, et ux, recorded March 3, 1982, under Auditor's File No. 8203030009, records of Skagit County, Washington.

For: Installation of 3 inch drainage tile  
Affects: Parcels B and D

Easement, including the terms and conditions thereof, granted by instrument;

Recorded: March 22, 1941

Auditor's No.: 337029, records of Skagit County, Washington

In favor of: Puget Sound Power & Light Company

For: Underground electric system, together with necessary appurtenances

Affects: Parcel C

Reservation contained in Deed recorded January 8, 1941, under Auditor's File No. 333903, records of Skagit County, Washington.

For: 20 foot roadway easement

Affects: Parcel C

Easement and Agreement with joint maintenance provisions, including the terms and conditions thereof, disclosed by instrument(s);

Between: Glenn F. Dixson et ux and National Food Corporation Employee Pension Trust

Recorded: December 22, 1994

Auditor's No(s).: 9412220085, records of Skagit County, Washington

Relinquishment of all existing, future, or potential easements for access, light, view, and air and of all rights of ingress, egress and regress to, from, and between said premises and the highway (or highways) constructed on lands conveyed by Deed

Recorded:

Auditor's No.: 487100; 548106, records of Skagit County, Washington

To: State of Washington

Affects: Parcel D

Relinquishment of all existing, future, or potential easements for access, light, view, and air and of all rights of ingress, egress and regress to, from, and between said premises and the highway (or highways) condemned by proceedings:

Under Decree: 33045; 32903

To: State of Washington

Affects: Parcels A and B

Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.

Any right, interest or claim that may exist, arise or be asserted against the Title under or pursuant to the Perishable Agricultural Commodities Act of 1930, as amended, 7 USC 499a et seq., the Packers and Stockyard Act of 1921, as amended, 7 USC 181 et seq., or any similar state laws.



## Right to Manage Natural Resource Lands Disclosure

Skagit County's policy is to enhance and encourage Natural Resource Land management by providing County residents notification of the County's recognition and support of the right to manage Natural Resource Lands, e.g., farm and forest lands.

Skagit County Code 14.38.030(2) requires, in specified circumstances, recording of the following disclosure in conjunction with the deed conveying the real property:

This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County.

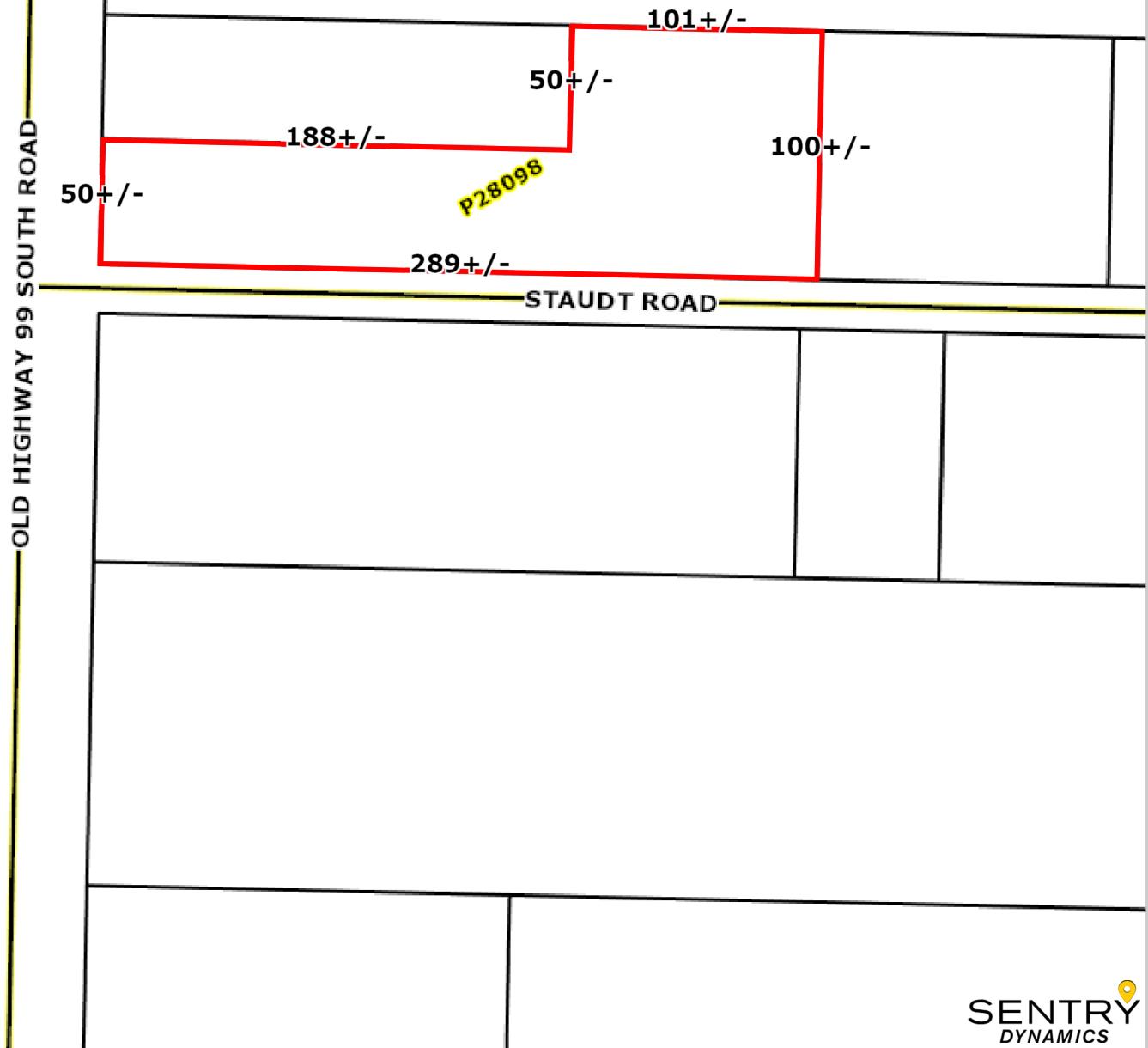
A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands.

Washington State Law at RCW 7.48.305 also establishes that:

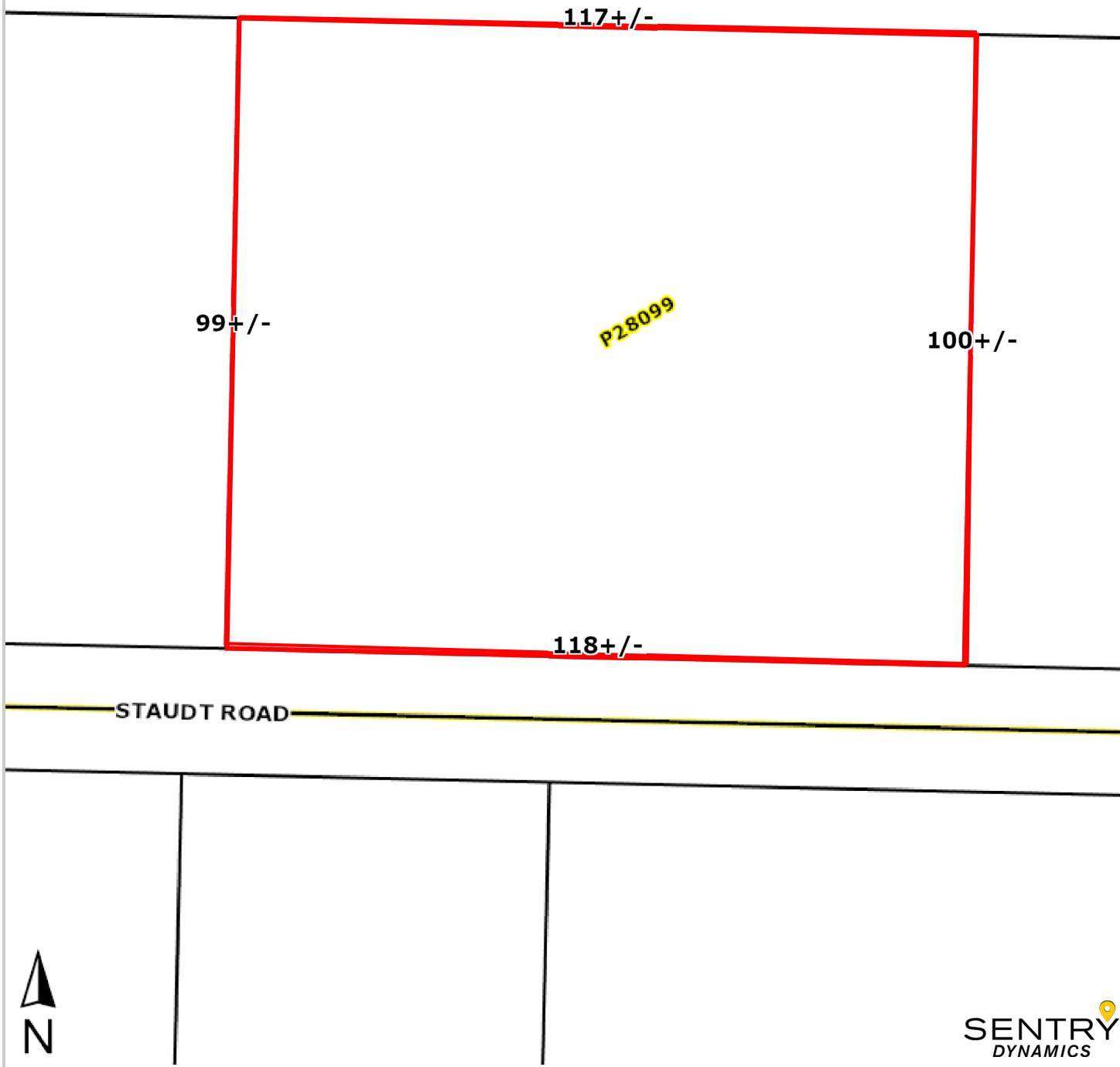
...agricultural activities conducted on farmland and forest practices, if consistent with good agricultural and forest practices and established prior to surrounding nonagricultural and nonforestry activities, are presumed to be reasonable and shall not be found to constitute a nuisance unless the activity or practice has a substantial adverse effect on public health and safety. ...An agricultural activity that is in conformity with such laws and rules shall not be restricted as to the hours of the day or day or days of the week during which it may be conducted.

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CHICAGO TITLE  
OF WASHINGTON

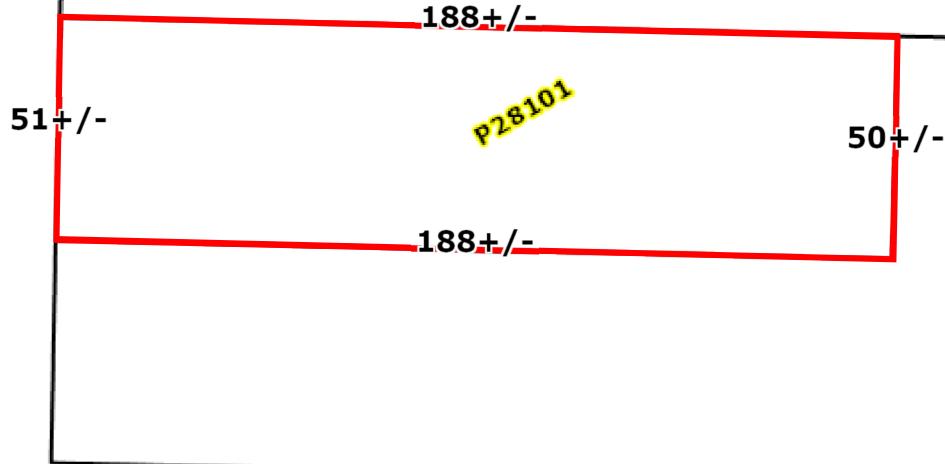
This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.



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**SENTRY**  
DYNAMICS

OLD HIGHWAY 99 SOUTH ROAD



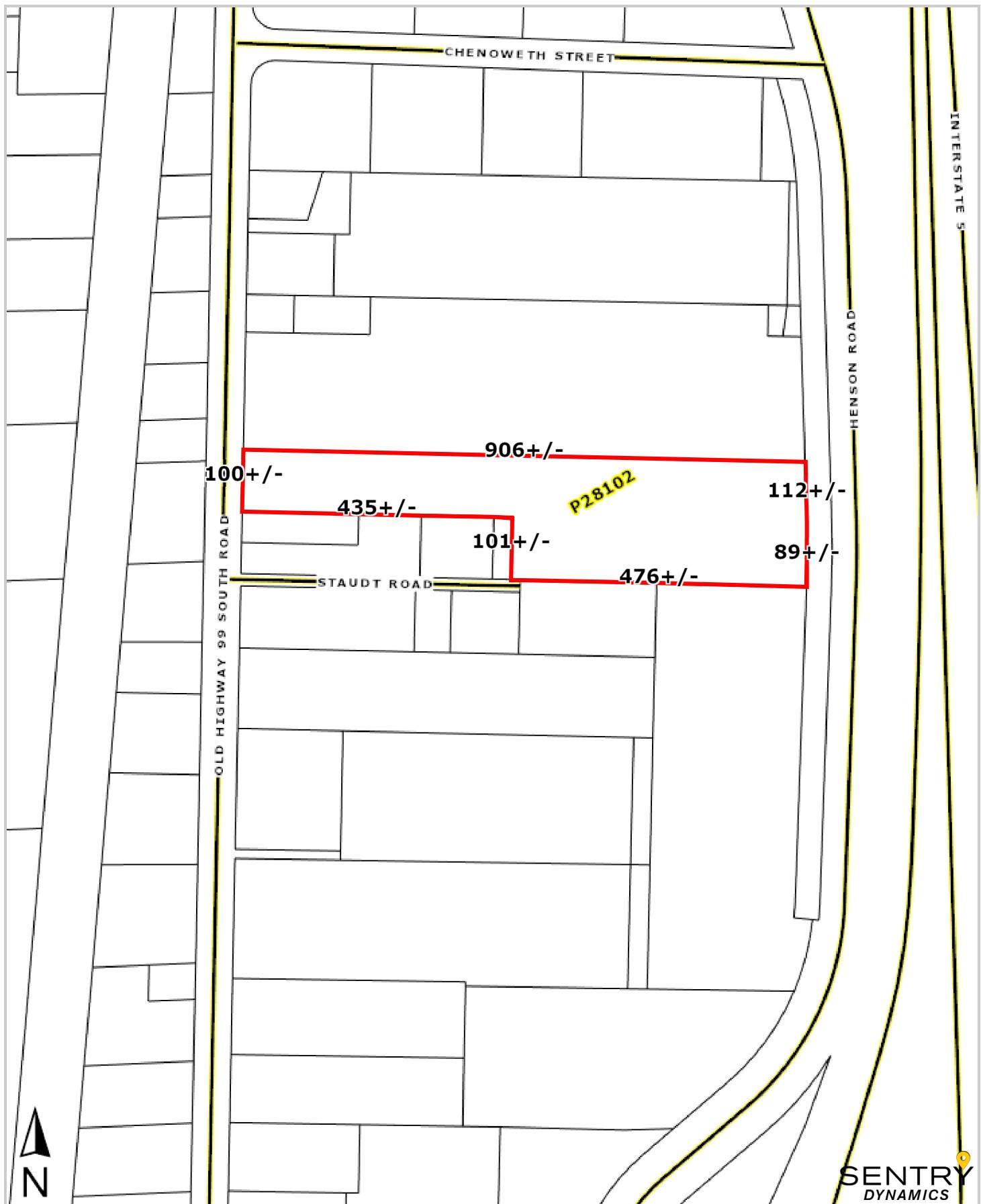
STAUDT ROAD



CHICAGO TITLE  
OF WASHINGTON

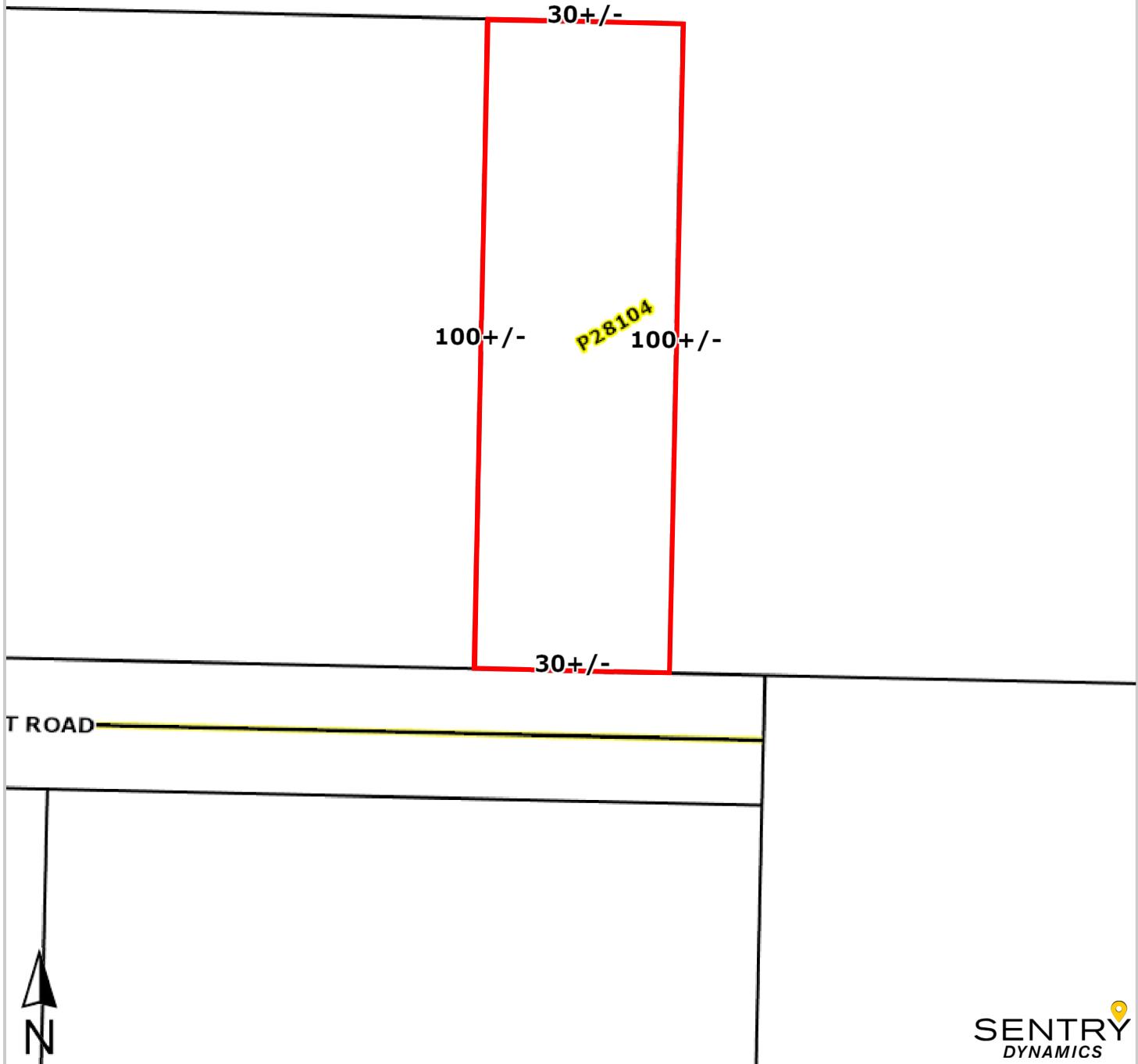
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SENTRY  
DYNAMICS



CHICAGO TITLE<sup>®</sup>  
OF WASHINGTON

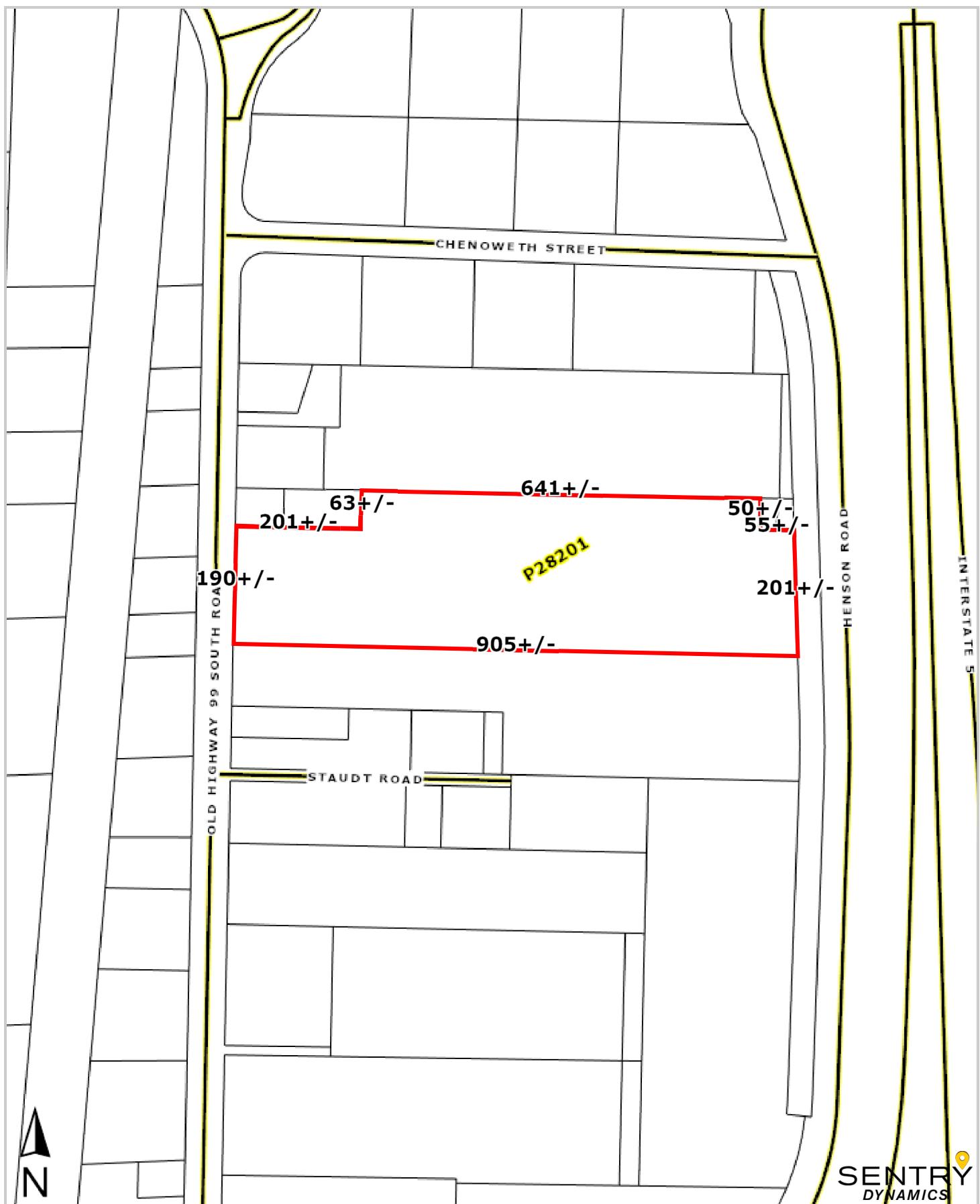
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OF WASHINGTON

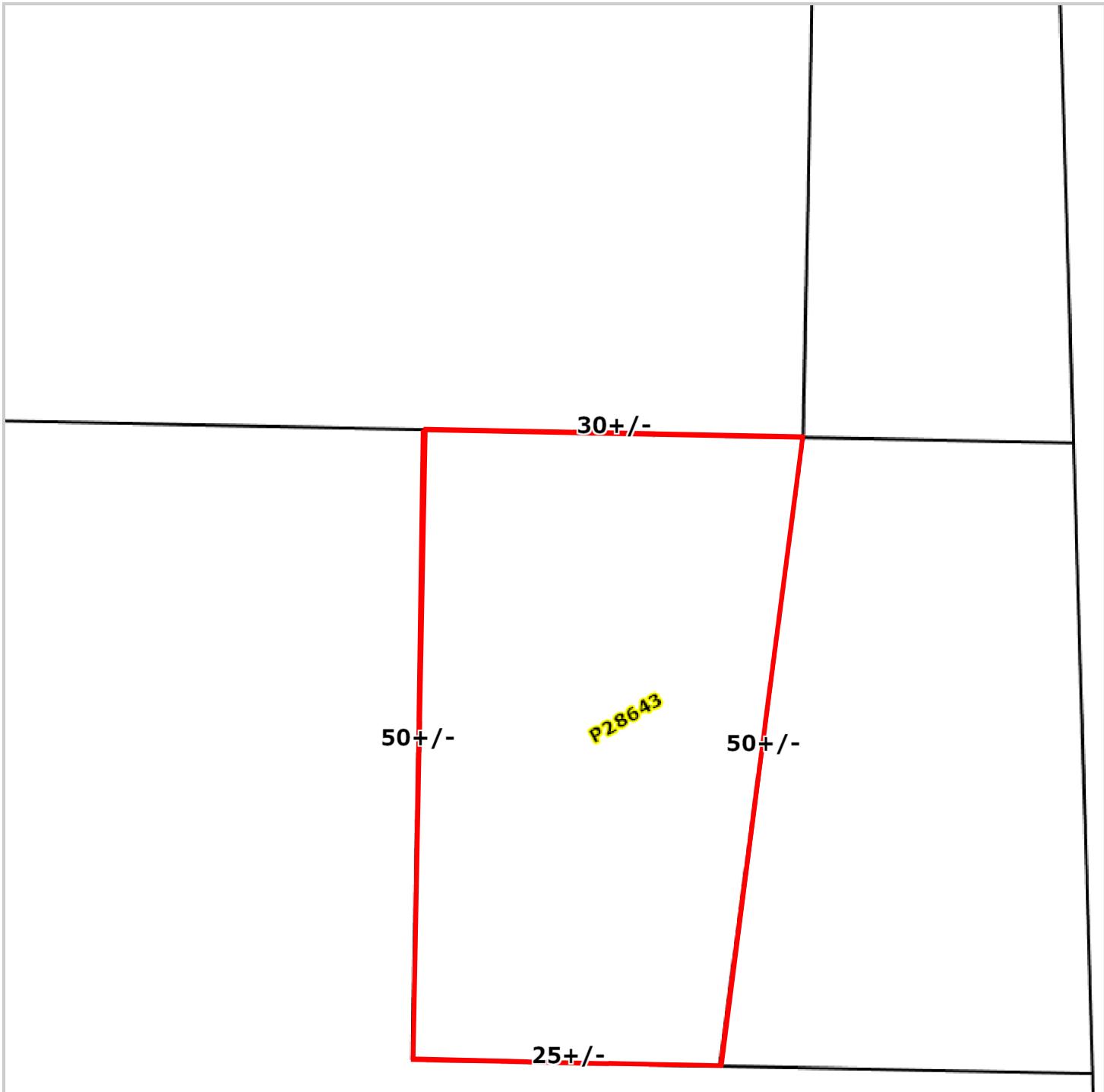
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SENTRY  
DYNAMICS



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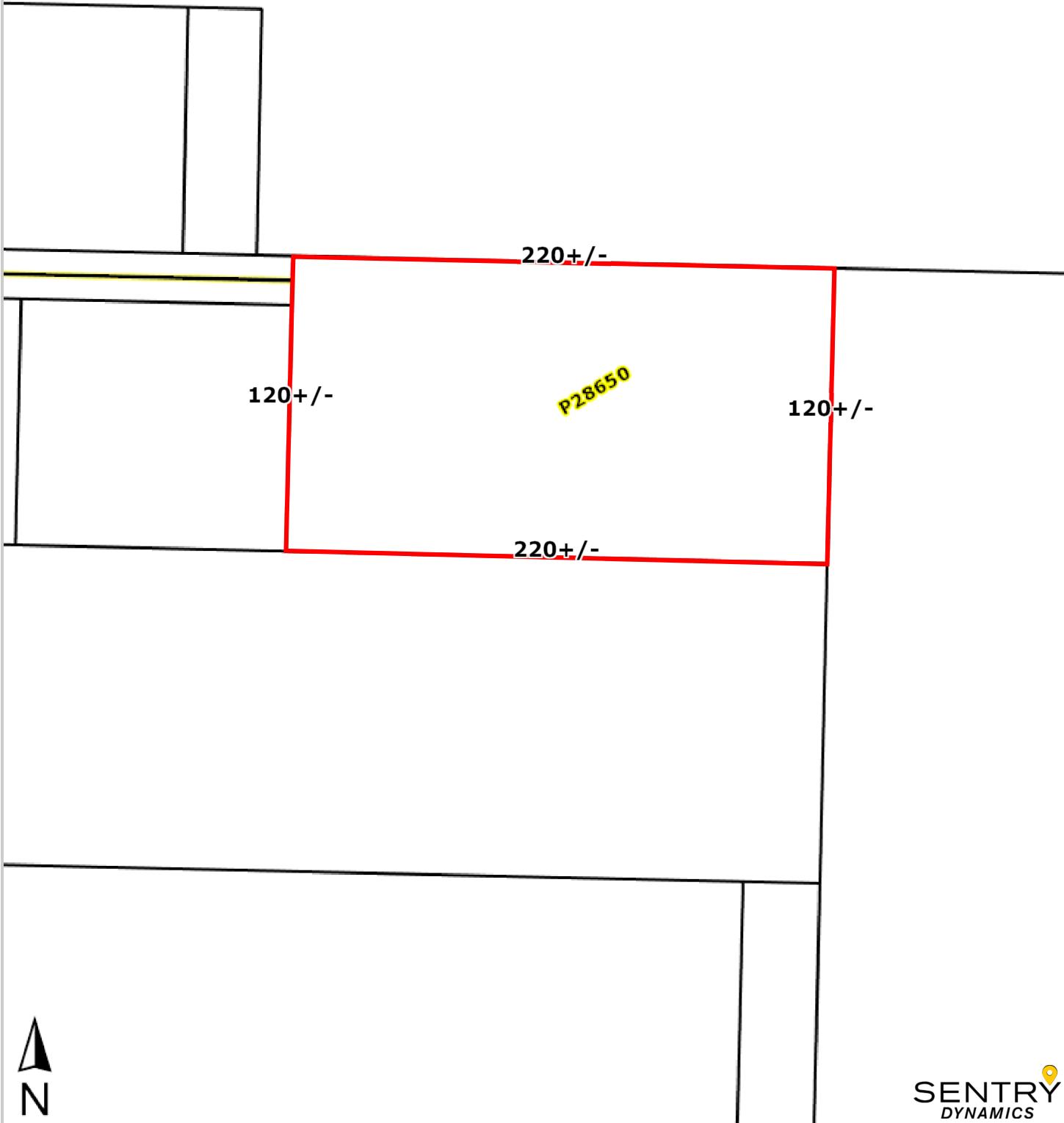
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SENTRY  
DYNAMICS

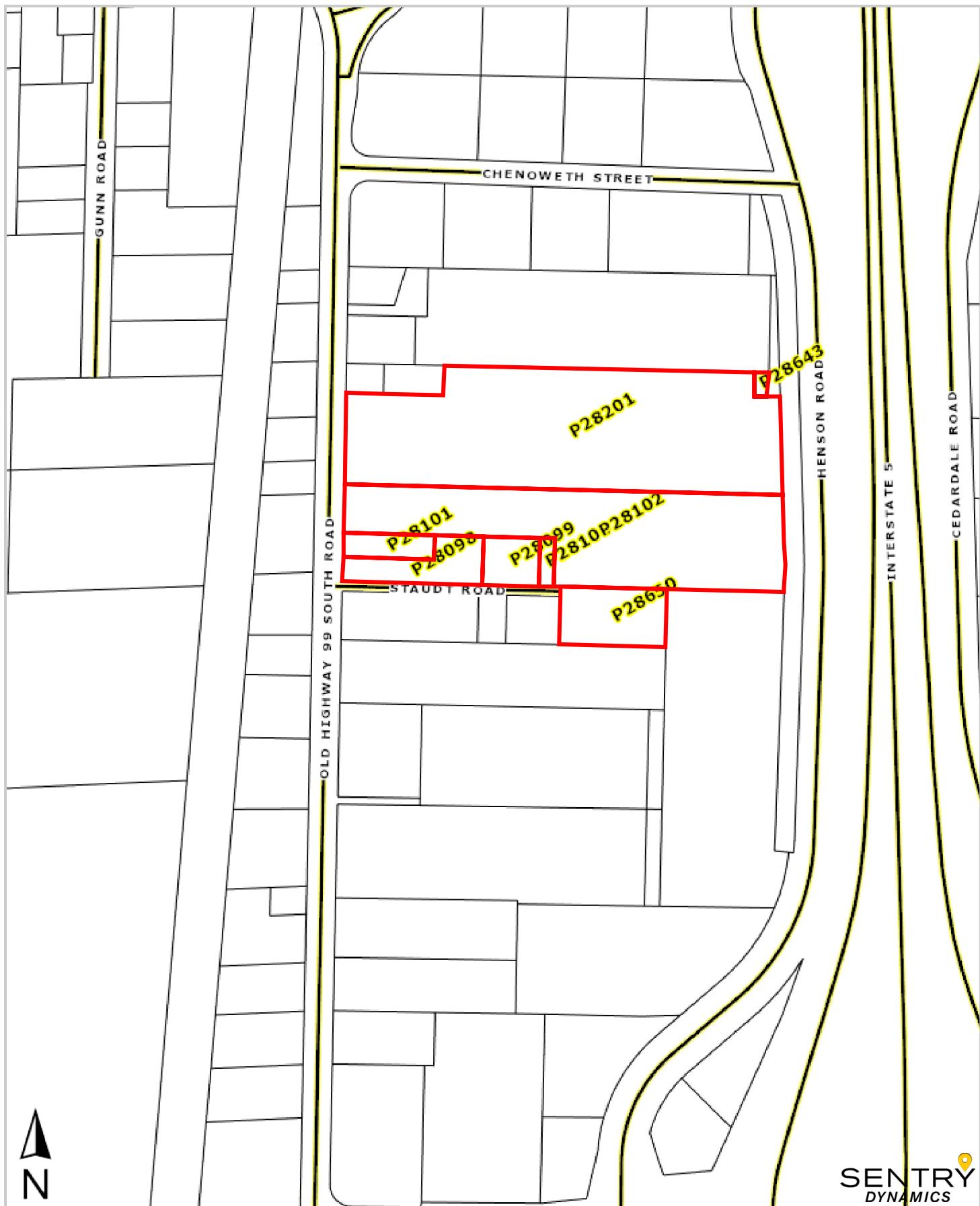
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**SENTRY**  
DYNAMICS