

WHEN RECORDED, RETURN TO:

JRBP Ventures LLC
13007 State Route 9
Mount Vernon, WA 98273SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20262245

Jul 17 2026

Amount Paid \$28642.50
Skagit County Treasurer
By Lena Thompson DeputyStewart Title
NCS 26000200568/60039666-356

STATUTORY WARRANTY DEED

CLEAR LAKE PETROLEUM LLC, a Washington limited liability company, GRANTOR, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration, to it/her/him/them in hand paid, conveys and warrants to JRBP VENTURES LLC, a Washington limited liability company, GRANTEE, in fee simple, the following described real estate, situated in the County of SKAGIT, State of Washington:

Abbreviated Legal Descriptions: Parcels A, B & C: Ptn. Gov Lot 1, Sec 12-34N-R4
EWM Parcel D: Ptn. Vacated Buchanan Street Plat of Clear Lake

Full Legal Descriptions on page 3

Tax Parcel Nos. 340412-0-004-0008/P24553, 340412-0-041-0102/P24594, and
4138-003-001-0100/p111669

TOGETHER with all tenements, hereditaments, and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof, SUBJECT only to the taxes not yet due and payable as of the date hereof and the covenants, conditions, and restrictions of record.

DATED this 14 day of July 2026.

Clear Lake Petroleum LLC

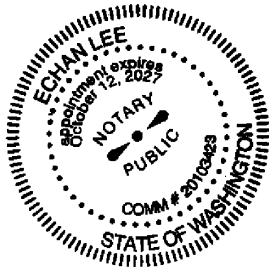
By: 
Its: Member

Deed - 1

State of WASHINGTON)
County of King) ss.

I certify that I know or have satisfactory evidence that Lakhpal Brar is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the Manager/Member(title) of Clear Lake Petroleum LLC (name of party on behalf of whom instrument was executed) to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 7/14/2026



[Signature]
Notary Public in and for the
State of Washington

My commission expires 10/12/27

d:\chae26\Country lake store\deed.1
File#2026004.014

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EXHIBIT A: LEGAL DESCRIPTION**PARCEL A:**

That portion of Government Lot 1, Section 12, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point 396 feet East of the Quarter Section post on the North boundary of said Section 12, at a point where the Easterly line of the State Highway intersects the North boundary line of said Section 12; thence Southerly along the Easterly line of said State Highway, 100 feet, more or less, to a point of intersection with the Westerly line of the right-of-way of the Northern Pacific Railroad; thence Northerly along said Westerly line, 103 feet, more or less, to the North boundary line of said Section 12; thence West along said North boundary line, 45 feet, more or less, to the point of beginning.

EXCEPT that portion lying within the Beaver Lake County Road.

Situate in the County of Skagit, State of Washington.

PARCEL B:

All that certain 100 foot wide strip of land conveyed to the Seattle Lake Shore and Eastern Railway Company by Deed recorded July 1, 1890, in Volume 10 of Deeds, page 647, in Government Lot 1, of Section 12, Township 34 North, Range 4 East of the Willamette Meridian, lying Northerly of a line drawn at right angles to the centerline of said strip of land at a point 244 feet Southerly of the North line of said Government Lot 1.

EXCEPT any portion thereof lying within the as-built and existing County road right-of-way, known as the Beaver Lake Road.

Situate in the County of Skagit, State of Washington.

PARCEL C:

That portion of Government Lot 1 of Section 12, Township 34 North, Range 4 East of the Willamette Meridian, lying Easterly of that 100 foot wide strip of land conveyed to the Seattle Lake Shore and Eastern Railway Company by Deed recorded in Volume 10 of Deeds, page 647, and lying Northerly of the as-built and existing County road right-of-way, known as the Beaver Lake Road, and lying Westerly of the West line of the as-built and existing County Road right-of-way known as South Front Street.

Situate in the County of Skagit, State of Washington.

PARCEL D:

That portion of vacated Buchanan Street lying between the Westerly line of the Northern Pacific Railroad right-of-way and the Easterly line of the State Highway, and South of the South line of Lot 1, Block 3, "Plat of CLEAR LAKE, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of Plats, pages 22 and 23, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

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