

Return Address:

Everbridge Law Group PC
10500 NE 8th Street, Suite 1788
Bellevue, Washington 98004
Attention: Akane Suzuki

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20263005
Date 09/14/2026

Document Title(s) (or transactions contained therein): Bargain and Sale Deed
Reference Number(s) of Document assigned or released: N/A
Grantor(s) (Last name first, then first name and initial(s)): Merlo, John A. and Merlo, Kristin N., Husband and Wife, as community property
Grantee(s) (Last name first, then first name and initial(s)): Dewey Beach 93 LLC, a Washington limited liability company
Legal Description (abbreviated: i.e., lot, block, plat or section, township, range): PTN BLOCK 187 & 188, MAP OF FIDALGO CITY, VOLUME 2 OF PLATS, PAGE 113. ☒ Full legal is on Exhibit A (pages 3 - 4) of document
Assessor's Property Tax Parcel/Account Number(s): P73289 / 4101-188-009-0004, P20565 / 340219-0-080-0000, P73285 / 4101-187-024-0007, P20566 / 340219-0-081-0009 and P20562 / 340219-0-077-0005

ANY WRITING, TEXT, INITIALS, REVISIONS OR NOTARY SEAL APPEARING OUTSIDE THESE MARGINS
MAY DISQUALIFY THIS DOCUMENT FOR RECORDING

BARGAIN AND SALE DEED

GRANTORS, **John A. Merlo and Kristin N. Merlo, Husband and Wife, as community property**, for and in consideration of transferring the following-described real estate to a limited liability company in exchange for the same pro rata membership interest and no other consideration, bargains, sells, and conveys, to GRANTEE, **Dewey Beach 93 LLC, a Washington limited liability company**, all right, title and interest in and to the following-described real property, situated in the County of Skagit, State of Washington:

Legal description attached hereto as Exhibit A and incorporated herein by this reference.

Tax Parcel Nos.: P73289 / 4101-188-009-0004, P20565 / 340219-0-080-0000, P73285 / 4101-187-024-0007, P20566 / 340219-0-081-0009 and P20562 / 340219-0-077-0005

15267 Gibraltar Rd, Anacortes, WA 98221

SUBJECT TO the exceptions set forth on Exhibit B attached hereto, and any other covenants, conditions, restrictions, easements, and encumbrances, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

DATED: September 1, 2026.

GRANTORS:

John A. Merlo
John A. Merlo

Kristin N. Merlo
Kristin N. Merlo

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STATE OF Arkansas)
) ss.
COUNTY OF Pulaski)

On this day personally appeared before me, JOHN A. MERLO and KRISTIN N. MERLO, to me known to be the individuals described in and who executed the within and foregoing instrument, and on oath stated that they are authorized to execute this instrument and acknowledged that they signed the same as trustees of the John A. and Kristin N. Merlo Living Trust dated March 16, 2011, to be the free and voluntary act and deed, for the uses and purposes therein mentioned.

DATED: September 1, 2026

Bryna Tolbert

Print Name: Bryna Tolbert
NOTARY PUBLIC for the State of
Arkansas, residing at Little Rock

My appointment expires: 9/18/2029

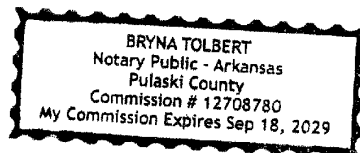


Exhibit A**Legal Description****Parcel A:**

Lots 1 to 9, inclusive, Except the West 35 feet thereof, Block 188, Map of Fidalgo City, according to the plat thereof recorded in Volume 2 of Plats, page 113, records of Skagit County, Washington;

TOGETHER with the West 52 feet of vacated Washington Avenue adjoining said lots;

ALSO TOGETHER with all that portion of the vacated South 25 feet of Second Street adjoining Lot 1, Except the West 35 feet thereof;

Except from the above described uplands any portion lying below the line of mean high tide or the meander line (whichever line is the farthest out shall govern);

ALSO TOGETHER with that portion of the tidelands of the second class lying in front of and adjacent to that portion of Government Lot 4, Section 19, Township 34 North, Range 2 East of the Willamette Meridian, and lying between the East and West lines of the above described property produced South;

Except mineral rights reserved by the State of Washington in deed recorded under auditor's file no. 215471, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Parcel B:

That portion of Lots 14 to 22 inclusive in Block 187, of Map of Fidalgo City, Skagit Co., Washington, as per plat recorded in Volume 2 of Plats, Page 114, Records of Skagit County, and of the vacated South 25 feet of Second Street adjoining said Block, and of the vacated East 48 feet of Washington Avenue adjoining said Block, described as follows:

Beginning at a point which is 24 feet West and 25 feet North of the North west corner of said Block 187;

thence South parallel to the West line of said Block 187 and its Northerly extension, 90 feet; thence South Easterly to a point which is 27 feet East and 18.69 feet South of the Northwest corner of Lot 22 of said Block 187;

thence South on a line that is parallel to and 27 feet East of the West line of said Block 187, to the South line of said Block;

thence West along the South line of said Block 187, and said line extended West to a point which is 48 feet West of the West line of said Block 187;

thence North on a line which is parallel to and 48 feet West of the West line of said Block 187 to a point which is 24 feet West of the point of beginning;
thence East to the point of beginning.

EXCEPT that portion thereof lying below the meander line or the line of ordinary high tide, whichever is the farthest out.

TOGETHER WITH Tidelands of the Second Class, as conveyed by the State of Washington, situate in front of, adjacent to, and abutting upon said tract and lying between the Southerly projection of the East and West lines of said tract.

Situated in Skagit County, Washington.

Exhibit B**Exceptions**

1. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry:

Grantor: State of Washington
Recording No.: 215470
Affects: Parcel A

2. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry:

Grantor: State of Washington
Recording No.: 225622
Affects: Parcel B

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: James H. Keating and Betty J. Keating and Ro
Purpose: Ingress, egress and beach rights
Recording Date: March 10, 1970
Recording No.: 736788 and 736790 and numerous other instruments of record
Affects: Parcel B

4. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on survey:

Recording No: 9202250110
Affects: Parcel A

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: December 18, 2012
Recording No.: 201212180129
Affects: Parcel B

6. Protected Critical Area Site Plan and the terms and conditions thereof:

Recording Date: April 11, 2017
Recording No.: 201704110044

7. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
8. Public or private easements, if any, over vacated portion of said premises.
9. General and special taxes and charges, a lien not yet due and payable.
10. City, county or local improvement district assessments, if any.