



201210260114

Skagit County Auditor

10/26/2012 Page

1 of

7 2:06PM

AFTER RECORDING MAIL TO:

Name MGP X REIT, LLC
Address 425 California Street, 11th Floor
City/State San Francisco, CA 94104

543709-16

Document Title(s):

1. Statutory Warranty Deed

GUARDIAN NORTHWEST TITLE CO.

Reference Number(s) of Documents Assigned or released:

103729-1

Grantor(s):

1. Briar Development Company LLP
2.

[] Additional information on page of document

Grantee(s):

1. MGP X REIT, LLC
2.

[] Additional information on page of document

Abbreviated Legal Description:

LOT 2 YOUTH DYNAMICS B.S.P., PTN OF GOV'T LOT 1 6-34-4E

Tax Parcel Number(s):

8061-000-002-0000, 340406-0-001-1207, 340406-0-001-0207, 340406-0-147-0004

[X] Complete legal description is on page 3 of document

I am requesting an emergency nonstandard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document.

WHEN RECORDED RETURN TO:

MGP X REIT, LLC
c/o Merlone Geier Management, LLC
425 California Street, 11th Floor
San Francisco, CA 94101
Attention: Isabel Young

STATUTORY WARRANTY DEED

[*Burlington*]

THE GRANTOR(S)

BRIAR DEVELOPMENT COMPANY LLP, A WASHINGTON LIMITED LIABILITY PARTNERSHIP,

for and in consideration of

TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION,

in hand paid, conveys, and warrants to

MGP X REIT, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

the real estate, situated in the County of Skagit, State of Washington, described on Exhibit A attached hereto (the "Land"), subject only to the exceptions described in Exhibit B attached hereto (collectively, the "Permitted Exceptions").

THE ABBREVIATED LEGAL IS AS FOLLOWS: Lot 2 Youth Dynamics BSP and Ptn of Gov't 1 6-34-4e

Tax Parcel/ID Number(s): P123559, P130437, P23577 and P23778

Dated: October 24, 2012

GRANTOR:

BRIAR DEVELOPMENT COMPANY LLP,
a Washington limited liability partnership

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20123396
OCT 26 2012

Amount Paid \$ 22,077.⁰⁰
Skagit Co. Treasurer
By *Mer* Deputy

By: *Richard R. Haggren*

Name: Richard R. Haggren

Title: Partner



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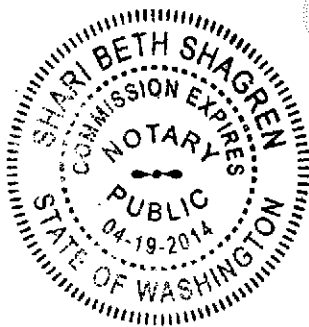
STATE OF WASHINGTON

SS.

COUNTY OF Whatcom

I certify that I know or have satisfactory evidence that Richard L. Haggren is the person who appeared before me, and said person acknowledged that said person signed this instrument, on oath stated that said person was authorized to execute the instrument and acknowledged it as the Partner of Brier Development Co. LLP a Washington limited liability company, to be the free and voluntary act of such corporation for the uses and purposes mentioned in the instrument.

Dated this 24th day of October, 2012.



Shari Beth Shagren
(Signature of Notary)

SHARI BETH SHAGREN

(Legibly Print or Stamp Name of Notary)

Notary public in and for the state of Washington, residing at Custer

My appointment expires 4-19-2014



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Exhibit A

Legal Description

The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

PARCEL "A":

LOT 2, YOUTH DYNAMICS BINDING SITE PLAN, RECORDED OCTOBER 24, 2005, UNDER AUDITOR'S FILE NO. 200510240133, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF GOVERNMENT LOT 1, SECTION 6, TOWNSHIP 34 NORTH, RANGE 4 EAST W.M., RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH NON-EXCLUSIVE EASEMENTS FOR INGRESS, EGRESS AND UTILITIES ESTABLISHED BY DOCUMENTS RECORDED AS AUDITOR'S FILE NO. 201012200187 AND AUDITOR'S FILE NO. 200207160094, WHICH DOCUMENT WAS AMENDED BY DOCUMENTS RECORDED AS AUDITOR'S FILE NOS. 200410250183, 200608220088 AND 200807240092.

PARCEL "B":

THAT PORTION OF GOVERNMENT LOT 1, SECTION 6, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 6; THENCE SOUTH 0°00'04" EAST, ALONG THE EAST LINE OF SAID SECTION 6 A DISTANCE OF 326.89 FEET TO THE SOUTHEAST CORNER OF THE SOUTH ½ OF THE NORTH ½ OF THE NORTHEAST ¼ OF GOVERNMENT LOT 1 OF SAID SECTION 6; THENCE NORTH 89°25'07" WEST, ALONG THE SOUTH LINE THEREOF, 285.00 FEET TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF THAT CERTAIN PARCEL DESCRIBED AS PARCEL "D" OF DOCUMENT DESCRIBED UNDER AUDITOR'S FILE NOS. 8604010050; THENCE CONTINUE NORTH 89°25'07" WEST 231.01 FEET TO THE EAST LINE OF "HAGGEN DRIVE RE-ALIGNMENT" AND THE TRUE POINT OF BEGINNING; THENCE NORTHEASTERLY ALONG A NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, WHOSE RADIUS POINT BEARS SOUTH 79°43'30" EAST A DISTANCE OF 442.00 FEET, THROUGH A CENTRAL ANGLE OF 6°21'20" AND ARC DISTANCE OF 49.03 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 433.00 FEET THROUGH A CENTRAL ANGLE OF 13°31'47" AND ARC DISTANCE OF 102.25 FEET, MORE OR LESS TO THE SOUTH LINE OF THE NORTH 15.00 FEET OF THE SOUTH ½ OF THE NORTH ½ OF THE NORTH ½ OF SAID GOVERNMENT LOT 1; THENCE NORTH 89°25'02" WEST, ALONG SAID LINE, 165.12 FEET TO THE WEST LINE OF THE NORTHEAST ¼ OF GOVERNMENT LOT 1; THENCE SOUTH 0°04'51" EAST, ALONG SAID LINE, 148.46 FEET TO THE SOUTH LINE OF THE SOUTH ½ OF THE NORTH ½ OF THE NORTHEAST ¼ OF GOVERNMENT LOT 1; THENCE SOUTH 89°25'07" EAST, ALONG SAID LINE, 136.03 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH NON-EXCLUSIVE EASEMENTS FOR INGRESS, EGRESS AND UTILITIES ESTABLISHED BY DOCUMENTS RECORDED AS AUDITOR'S FILE NO. 201012200187 AND AUDITOR'S FILE NO. 200207160094, WHICH DOCUMENT WAS AMENDED BY



DOCUMENTS RECORDED AS AUDITOR'S FILE NOS. 200410250183, 200608220088 AND 200807240092.

PARCEL "C":

THAT PORTION OF GOVERNMENT LOT 1, SECTION 6, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 6; THENCE SOUTH 0°00'04" EAST, ALONG THE EAST LINE OF SAID SECTION 6 A DISTANCE OF 326.89 FEET TO THE SOUTHEAST CORNER OF THE SOUTH ½ OF THE NORTH ½ OF THE NORTHEAST ¼ OF GOVERNMENT LOT 1 OF SAID SECTION 6; THENCE NORTH 89°25'07" WEST, ALONG THE SOUTH LINE THEREOF, 285.00 FEET TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF THAT CERTAIN PARCEL DESCRIBED AS PARCEL "D" OF DOCUMENT RECORDED UNDER AUDITOR'S FILE NO. 8604010050 AND THE TRUE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°25'07" WEST 231.01 FEET TO THE EAST LINE OF "HAGGEN DRIVE RE-ALIGNMENT"; THENCE NORTHEASTERLY ALONG A NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, WHOSE RADIUS POINT BEARS SOUTH 79°43'30" EAST A DISTANCE OF 442.00 FEET, THROUGH A CENTRAL ANGLE OF 6°21'20" AND ARC DISTANCE OF 49.03 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 433.00 FEET THROUGH A CENTRAL ANGLE OF 13°31'47" AN ARC DISTANCE OF 102.25 FEET, MORE OR LESS TO THE SOUTH LINE OF THE NORTH 15.00 FEET OF THE SOUTH ½ OF THE NORTH ½ OF THE NORTH ½ OF SAID GOVERNMENT LOT 1; THENCE SOUTH 89°25'02" EAST, ALONG SAID LINE, 202.13 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL AS DESCRIBED UNDER AUDITOR'S FILE NO. 8604010050; THENCE SOUTH 0°00'04" EAST ALONG THE SOUTHERLY EXTENSION OF THE WEST LINE OF THAT CERTAIN PARCEL DESCRIBED UNDER AUDITOR'S FILE NO. 8604010050, A DISTANCE OF 148.45 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH NON-EXCLUSIVE EASEMENTS FOR INGRESS, EGRESS AND UTILITIES ESTABLISHED BY DOCUMENTS RECORDED AS AUDITOR'S FILE NO. 201012200187 AND AUDITOR'S FILE NO. 200207160094, WHICH DOCUMENT WAS AMENDED BY DOCUMENTS RECORDED AS AUDITOR'S FILE NOS. 200410250183, 200608220088 AND 200807240092.

PARCEL "D":

THAT PORTION OF GOVERNMENT LOT 1, SECTION 6, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF THE PACIFIC HIGHWAY AS CONVEYED TO THE STATE OF WASHINGTON BY DEED RECORDED FEBRUARY 21, 1927 UNDER AUDITOR'S FILE NO. 201385; AND THE SOUTH LINE OF THE COUNTY ROAD ALONG THE NORTH LINE OF GOVERNMENT LOT 1; THENCE WEST 470 FEET TO THE TRUE POINT OF BEGINNING; THENCE WEST TO THE WEST LINE OF THE EAST 1/2 OF GOVERNMENT LOT 1; THENCE SOUTH TO THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE NORTH 1/2 OF GOVERNMENT LOT 1 (SAME BEING THE NORTH LINE OF A TRACT CONVEYED DECEMBER 21, 1915 TO ANNA J. KNUTZEN BY DEED RECORDED IN VOLUME 102 OF DEEDS, PAGE 21); THENCE EAST TO A POINT 470 FEET WEST OF THE WEST LINE OF THE PACIFIC HIGHWAY; THENCE NORTH TO THE TRUE



POINT OF BEGINNING; EXCEPT THE WEST 81.57 FEET THEREOF AS CONVEYED TO FLOYD PACKWOOD, ET UX, BY DEED RECORDED UNDER AUDITOR'S FILE NO. 467381, AND EXCEPT THAT PORTION CONVEYED TO THE STATE OF WASHINGTON FOR ROADS UNDER AUDITOR'S FILE NO. 200608150173, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH NON-EXCLUSIVE EASEMENTS FOR INGRESS, EGRESS AND UTILITIES ESTABLISHED BY DOCUMENTS RECORDED AS AUDITOR'S FILE NO. 201012200187 AND AUDITOR'S FILE NO. 200207160094, WHICH DOCUMENT WAS AMENDED BY DOCUMENTS RECORDED AS AUDITOR'S FILE NOS. 200410250183, 200608220088 AND 200807240092.



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Exhibit B

Permitted Exceptions

1. Liens for real property taxes and assessments for the Land not due and payable on or before the date hereof;
2. Easements, covenants, conditions, restrictions, reservations and other matters of record, reference to which shall not operate to reimpose the same;
3. Matters which a current survey of the Land and any improvements thereon would reveal; and
4. Tenants and other authorized occupants in possession of the Land or portion thereof on the date hereof.



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