



201210260115

Skagit County Auditor

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**AFTER RECORDING MAIL TO:**

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

543709-14

**Document Title(s):**

GUARDIAN NORTHWEST TITLE CO.

- 1. Statutory Warranty Deed

103648-2

**Reference Number(s) of Documents Assigned or released:**

**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:**

LOTS 1,2 & 3 CITY OF MT. VERNON S.P. MV-5-98

**Tax Parcel Number(s):**

340421-2-001-0006, 340421-2-006-0001, 340421-2-001-0100

[  ] 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**

[Mount Vernon]

THE GRANTOR(S)

**BRIAR DEVELOPMENT COMPANY LLP, A WASHINGTON LIMITED LIABILITY PARTNERSHIP**  
(formerly known as, and who acquired title in the name of, BRIAR DEVELOPMENT COMPANY,  
a Washington general 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:** Lots 1, 2, & 3 City of Mt. Vernon S.P. MV-5-98

Tax Parcel/ID Number(s): P27117, P115979 and P27122

Dated: October 24, 2012

**GRANTOR:**

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2012 3394  
OCT 26 2012

Amount Paid \$ 237,429.<sup>69</sup>  
Skagit Co. Treasurer  
By mm Deputy

**BRIAR DEVELOPMENT COMPANY LLP,**  
a Washington limited liability partnership

By: Richard R. Huggen  
Name: Richard R. Huggen  
Title: Partner



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STATE OF WASHINGTON

SS.

COUNTY OF Whatcom

I certify that I know or have satisfactory evidence that Richard R. Hagen 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 Briar Development Co. LLC a Washington limited liability company, to be the free and voluntary act of such corporation for the uses and purposes mentioned in the instrument.

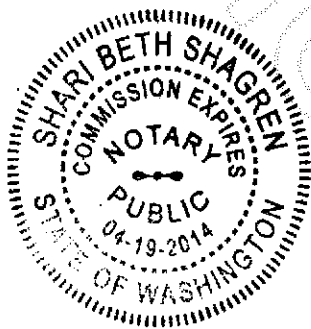
Dated this 24<sup>th</sup> day of October, 2012.

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

REAL PROPERTY IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:

LOT 1:

LOT 1 OF CITY OF MOUNT VERNON SHORT PLAT NO. MV-5-98, APPROVED AUGUST 30, 1999, AND RECORDED AUGUST 31, 1999, UNDER AUDITOR'S FILE NO. 199908310020, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHWEST ¼ OF SECTION 21, TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR ACCESS AND UTILITY PURPOSES AS SET FORTH ON THE FACE OF SAID SHORT PLAT OVER, ACROSS AND UNDER A VARIABLE WIDTH NORTHWESTERLY PORTION OF LOT 2 OF SAID SHORT PLAT AS DELINEATED THEREON AND OVER, ACROSS AND UNDER A 60.5 FOOT WIDE PORTION OF LOT 3 OF SAID SHORT PLAT ADJOINING THE NORTHEASTERLY LINE OF LOT 1 OF SAID SHORT PLAT AS DELINEATED THEREON.

LOT 2:

LOT 2 OF CITY OF MOUNT VERNON SHORT PLAT NO. MV-5-98, APPROVED AUGUST 30, 1999, AND RECORDED AUGUST 31, 1999, UNDER AUDITOR'S FILE NO. 199908310020, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHWEST ¼ OF SECTION 21, TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR ACCESS AND UTILITY PURPOSES AS SET FORTH ON THE FACE OF SAID SHORT PLAT OVER, ACROSS AND UNDER A 38.5 FOOT WIDE WESTERLY PORTION OF LOT 1 OF SAID SHORT PLAT AS DELINEATED THEREON AND OVER, ACROSS AND UNDER A 60.5 FOOT WIDE PORTION OF LOT 3 OF SAID SHORT PLAT ADJOINING THE NORTHEASTERLY LINE OF LOT 1 OF SAID SHORT PLAT AS DELINEATED THEREON.

LOT 3:

LOT 3 OF CITY OF MOUNT VERNON SHORT PLAT NO. MV-5-98, APPROVED AUGUST 30, 1999, AND RECORDED AUGUST 31, 1999, UNDER AUDITOR'S FILE NO. 199908310020, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHWEST ¼ OF SECTION 21, TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN.

TOGETHER WITH A NON-EXCLUSIVE EASEMENTS FOR ACCESS AND UTILITY PURPOSES AS SET FORTH ON THE FACE OF SAID SHORT PLAT OVER, ACROSS AND UNDER A VARIABLE WIDTH NORTHWESTERLY PORTION OF LOT 2 OF SAID SHORT PLAT AS DELINEATED THEREON AND OVER, ACROSS AND UNDER A 38.5 FOOT WIDE WESTERLY PORTION OF LOT 1 OF SAID SHORT PLAT AS DELINEATED THEREON.



ALSO TOGETHER WITH A NON-EXCLUSIVE UTILITY EASEMENT AS RESERVED AND DESCRIBED ON BOUNDARY LINE ADJUSTMENT QUIT CLAIM DEED RECORDED AS AUDITOR'S FILE NO. 9902180055.

UNOFFICIAL DOCUMENT



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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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