



201307080123

Skagit County Auditor

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\$78.00

5 11:08AM

**AFTER RECORDING MAIL TO:**

Name First American Title Insurance Company  
Address 2425 E. Camelback Road, Suite 300  
City/State Phoenix, Arizona 85016  
Attn: Kristin Brown

NCS 605921WA03 PHX1

**Document Title(s):** (or transactions contained herein)

- 1. **Special Warranty Deed**

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

@

**Grantor(s):** (Last name first, then first name and Initials)

- 1. **CNL APF PARTNERS, LP, a Delaware limited partnership**

**Grantee(s):** (Last name first, then first name and initials)

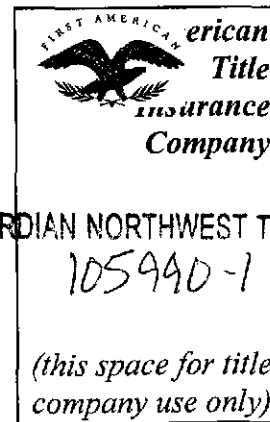
- 1. **ARC CAFEHLD001, LLC, a Delaware limited liability company**

**Abbreviated Legal Description as follows:** (i.e. lot/block/plat or section/township/range/quarter/quarter)

**Tract C, K Mart Commercial Park**

**Assessor's Property Tax Parcel/Account Number(s):**

**P83926, 4532-000-003-0006**



GUARDIAN NORTHWEST TITLE CO.

105990-1

(this space for title company use only)

Asset No. 5522  
Burlington, WA

WHEN RECORDED, RETURN TO:

Kristin Brown  
First American Title Insurance Company  
2425 E. Camelback Road, Suite 300  
Phoenix, Arizona 85016

FILED FOR RECORD AT REQUEST OF:

Kutak Rock LLP  
8601 N. Scottsdale Rd., Suite 300  
Scottsdale, Arizona 85253

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20132618  
JUL 08 2013

Amount Paid \$ 21,905.<sup>97</sup>  
Skagit Co. Treasurer  
By *mm* Deputy

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**SPECIAL WARRANTY DEED**

Recording number of documents modified, assigned or released by this document:  
none

Grantor: CNL APF PARTNERS, LP, a Delaware limited partnership

Grantee: ARC CAFEHLD001, LLC, a Delaware limited company

THE GRANTOR, CNL APF PARTNERS, LP, a Delaware limited partnership, for and in consideration of \$1,230,391.48 in hand paid, bargains, sells and conveys to Grantee, ARC CAFEHLD001, LLC, a Delaware limited liability company, the following described real estate, situated in the County of Skagit, State of Washington and as legally described on the attached *Exhibit A* (the "*Property*"):

Assessor's Property Tax Parcel/Account Number: P83926, 4532-000-003-0006

SUBJECT to current taxes and assessments, reservations in patents, all matters of record including easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations, liabilities and other matters of record, the rights of parties in possession under unrecorded leases, and all matters which an accurate survey or physical inspection of the Property would disclose.

The Grantor for their and for its successors in interest does by these presents expressly limit the covenants of the deed to those herein expressed, and

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exclude all covenants arising or to arise by statutory or other implication and does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantor and not otherwise, will forever warrant and defend the said described real estate.

**THIS SPACE INTENTIONALLY LEFT BLANK**

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Dated as of June 19, 2013.

ATTEST:

By: Malaika Roemer  
Printed Name: Malaika Roemer  
Its: Authorized Signatory

SELLER:

CNL APF PARTNERS, LP, a Delaware limited partnership

By: CNL APF GP, LLC, a Delaware limited liability company, its sole general partner

By: Greg R. Nielsen  
Greg R. Nielsen  
Executive Vice President

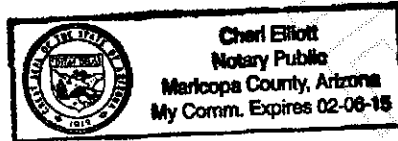
[SEAL]

STATE OF ARIZONA ]  
] SS.  
COUNTY OF MARICOPA ]

On this 19 day of June, 2013, before me, the undersigned, a Notary Public in and for the State of Arizona, duly commissioned and sworn, personally appeared Greg R. Nielsen and Malaika Roemer, to me known to be the Executive Vice President and Authorized signatory, respectively, of CNL APF GP, LLC, a Delaware limited liability company, sole general partner of CNL APF PARTNERS, LP, a Delaware limited partnership, executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said partnership, for the uses and purposes therein mentioned, and on oath stated that Greg R. Nielsen, the Executive Vice President, is authorized to execute the said instrument, and that the seal affixed is the seal of said partnership.

GIVEN under my hand and official seal this 19 day of June, 2013.

Cheri Elliott  
Printed Name: Cheri Elliott  
My Commission Expires: 02-06-15  
Notary Public, Maricopa County, Arizona



**EXHIBIT A**

**LEGAL DESCRIPTION**

THE LAND REFERRED TO IN THIS COMMITMENT IS SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON, AND IS DESCRIBED AS FOLLOWS:

TRACT "C" "PLAT OF K-MART COMMERCIAL PARK" AS PER PLAT RECORDED IN VOLUME 14 OF PLATS, PAGES 126 AND 127, RECORDS OF SKAGIT COUNTY, WASHINGTON.

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Burlington, WA



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