



201312270116

Skagit County Auditor \$78.00
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AFTER RECORDING MAIL TO:

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

NCS 646150-02

Document Title(s): (or transactions contained therein)

1. Statutory Warranty Deed
- 2.
- 3.
- 4.

Reference Number(s) of Documents assigned or released:

Additional numbers on page N/A of document

Grantor(s): (Last name first, then first name and initials)

1. MGP X REIT, LLC, a California limited liability company
- 2.
- 3.
- 4.
5. Additional names on page N/A of document

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

1. MGP X PROPERTIES, LLC, A California limited liability company
- 2.
- 3.
- 4.
5. Additional names on page N/A of document

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

Lots 1, 2 & 3 City of Mt. Vernon S.P. MV-5-98

Complete legal description is on pages 4-5 of document

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

P27117; P115979; and P27122



<p>NOTE: <i>The auditor/recorder will rely on the information on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.</i></p>
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RECORDPA

WHEN RECORDED RETURN TO:

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

NG 1046150-02

STATUTORY WARRANTY DEED

[*Mount Vernon*]

Real Estate Excise Tax not shown pursuant to Section 458-61A-211 of the Washington Administrative Code.

THE GRANTOR(S)

MGP X REIT, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY,

for and in consideration of

TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION,

in hand paid, conveys, and warrants to

MGP X PROPERTIES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY,

the real estate, situated in the County of ^{Skagit} ~~Snohomish~~, 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

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20135157
DEC 27 2013**

Amount Paid \$
Skagit Co. Treasurer
By *man* Deputy

(Signature page follows).



Dated: December 30, 2013

GRANTOR:

MGP X REIT,
a California limited liability company

By: Merlone Geier X, LLC,
a California limited liability company
its Manager

By: 
Bradley A. Geier, Chairman



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STATE OF CALIFORNIA _____)

) SS.

COUNTY OF San Diego)

On December 18, 2013 before me, Angel Baugh a Notary Public,
personally appeared BRADLEY A. GEIER

, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is/are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(~~s~~) on the instrument, the person(s), ~~or~~ the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

AS Baugh
(Notary Signature)



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.



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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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\$78.00

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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