

**WHEN RECORDED RETURN TO:**

After Recording Return to:  
Stewart Title Guaranty Company  
One Washington Mall, Suite 1400  
Boston, MA 02108  
Attn: Joseph Berry

t II, Inc.



201412010144

Skagit County Auditor

\$76.00

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SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20144534

DEC 01 2014

LAND TITLE OF SKAGIT COUNTY

150450-3

**Document Title:** Bargain and Sale Deed  
**Grantor:** MV INVESTORS LLC  
**Grantee:** ARHC MVMVNW01, LLC  
**Legal Description:**

Amount Paid \$382,705.<sup>00</sup>  
Skagit Co. Treasurer  
By *mem* Deputy

**Abbreviated Legal Description:** PTN LOTS 4-8 AND 11-13 DALE AND SHEA'S  
ADD TO THE CITY OF MT. VERNON AND PTN VACATED MONTGOMERY  
STREET

**Full Legal Description:** See Exhibit A attached

**Assessor's Tax Parcel Nos.:** P129783 and P126330

**Reference Nos. of Documents Released or Assigned:** Memorandum of the Ground Lease,  
Recording No. 2000511300086; First Amendment to Memorandum of Ground Lease, Recording No.  
200702200204; and Second Amendment to Memorandum of Ground Lease, Recording No.  
201407160029

**BARGAIN AND SALE DEED**

**MV INVESTORS LLC**, a Washington limited liability company ("**Grantor**"), for and in consideration of \$10.00 and other valuable consideration, in hand paid, bargains, sells and conveys to **ARHC MVMVNW01, LLC** ("**Grantee**"), all of Seller's right, title and interest in and to all buildings, facilities and other improvements located on the following described real estate, situated in the Skagit County, Washington, legally described on Exhibit A; subject, however, to the exceptions to title more specifically set forth on Exhibit B attached.

Grantor, for itself and for its successors in interest, does by these presents expressly limit the covenants of the deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implication, except for those expressly provided for in Section 64.04.040 of the Revised Code of Washington, and does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantor and not otherwise, it will forever warrant and defend the said described real estate.

Dated November 10, 2014.

**GRANTOR:**

**MV INVESTORS LLC**, a  
Washington limited liability company

By: **Capstone Partners NW, LLC**, a Washington  
limited liability company, its Manager

By: **CBIL Group, LLC**, a Washington limited  
liability company, its Authorized Member

By:   
Kirk A. Johnson, Sole Member

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abasse\capstone\skagit valley\sale\closing documents

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bargain and sale deed



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STATE OF WASHINGTON )

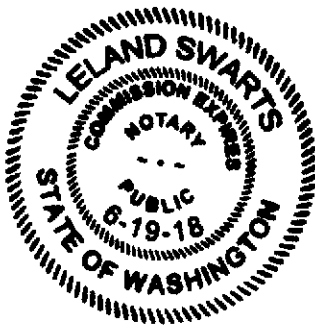
) ss.

COUNTY OF King )

On this 10 day of November, 2014, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn personally appeared **Kirk A. Johnson**, known to me to be the sole member of **CBIL Group, LLC**, the authorized member of **Capstone Partners NW, LLC**, the manager of **MY INVESTORS LLC**, the limited liability company that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said limited liability company, for the purposes therein mentioned, and on oath stated that he was authorized to execute said instrument.

I certify that I know or have satisfactory evidence that the person appearing before me and making this acknowledgment is the person whose true signature appears on this document.

WITNESS my hand and official seal hereto affixed the day and year in the certificate above written.



Signature

Leland Swarts

Print Name

NOTARY PUBLIC in and for the State of Washington, residing at Seattle

My commission expires 6-19-18



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**EXHIBIT A**

**Legal Description**

The real property located in Skagit County, Washington, legally described as follows:

**Parcel 1.**

The West half of the tract described as follows:

That portion of Lot 4 lying West of the West line of 13th Street, as conveyed to the City of Mount Vernon by deeds recorded October 28, 1955 and May 21, 1956, under Auditor's File Nos. 526414 and 536375, respectively, and all of Lots 5-8, inclusive in "DALE & SHEA'S ADDITION TO THE CITY OF MT. VERNON," according to the plat thereof, recorded in Volume 3 of Plats, page 68, records of Skagit County, Washington.

**Parcel 2.**

The East half of the tract described as follows:

That portion of Lot 4 lying West of the West line of 13th Street, as conveyed to the City of Mount Vernon by deeds recorded October 28, 1955 and May 21, 1956, under Auditor's File Nos. 526414 and 536375, respectively, and all of Lots 5-8, inclusive in "DALE & SHEA'S ADDITION TO THE CITY OF MT. VERNON," according to the plat thereof, recorded in Volume 3 of Plats, page 68, records of Skagit County, Washington.

**Parcel 3.**

Those portions of vacated East Montgomery Street described in those City of Mount Vernon Ordinance Nos. 3333 and 3310 as recorded on September 7, 2006 and January 9, 2006, under Auditor's File Nos. 200609070012 and 200601090167, records of Skagit County, Washington.

**Parcel 4.**

The North 72.00 feet of the east 187 feet of the West 202.00 feet of Lots 11 through 13 in "DALE AND SHEA'S ADDITION TO THE CITY OF MT. VERNON," according to the plat thereof, recorded in Volume 3 of Plats, page 68, records of Skagit County, Washington.



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**EXHIBIT B**

**Permitted Exceptions**

1. Leasehold estate created by a Memorandum of Lease from:

Lessor: Public Hospital District No. 1 of Skagit County  
Lessee: MV Investors LLC, a Washington limited liability company  
Dated: November 28, 2005  
Recorded: November 30, 2005  
Auditor's No.: 200511300086  
Lease Dated: September 2, 2005  
For a Term of: "40 years running from and including the date of September 12, 2045 through and including the right of Lessee to renew said lease for 2 additional 10 year periods upon the same terms and conditions, for a total rental period, including extensions and renewals, of 60 years" as stated in said lease

As amended by First Amendment to Memorandum of Ground Lease recorded February 20, 2007 under Auditor's File No. 2007022200204, and Second Amendment recorded July 16, 2014, under Auditor's File No. 201407160029.

As amended by Ground Lessor's Estoppel and Agreement dated February 20, 2007, by and between Public Hospital District No. 1 of Skagit County and KeyBank National Association, recorded on February 20, 2007 under Auditor's File No. 2007022200205, in the office of the County Recorder of Skagit County, Washington.

2. A right of first refusal to purchase said land with certain terms, covenants, conditions and provisions as set forth in the document:

Executed by: Public Hospital District No. 1 of Skagit County and MV Investor LLC, a Washington limited liability company  
Disclosed by: Second Amendment to Memorandum of Lease  
Recorded: July 16, 2014  
Auditor's No.: 201407160029



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