

**AFTER RECORDING SHOULD BE  
RETURNED TO:**

First American Title Insurance Company  
Attn: Rachael Yenque  
420 So. Orange Avenue, Suite 250  
Orlando, FL 32801



201505080072

Skagit County Auditor

\$77.00

5/8/2015 Page

1 of

6 1:48PM

**GUARDIAN NORTHWEST TITLE CO.**  
**SPECIAL WARRANTY DEED**

108263

Grantor: **CLP LA CONNER WA SENIOR LIVING, LLC**, a Delaware limited liability company

Grantee: **SNH/LTA PROPERTIES TRUST**, a Maryland real estate trust

Abbreviated Legal: Lots 1, 2, 3, 4, 5 and 6, Block 4, and Lots 1, 2, 3, and 4, Block 5, Calhoun Addition to the Town of La Conner, Plat Book Volume 1, Page 14, Skagit County, WA; See complete legal on Exhibit A attached hereto.

**Assessor's Property**

Tax Parcel 4124-004-003-0002; 4124-004-003-0101; 4124-004-005-0000;  
Number(s): 4124-004-006-0009; 4124-005-004-0008

Grantor, for and in consideration of \$10.00 and other valuable consideration in hand paid, bargains, sells and conveys to Grantee the following described real estate situated in Skagit County, Washington:

See Exhibit A attached hereto and by this reference incorporated herein, subject only to the exceptions set forth on Exhibit B attached hereto and incorporated herein by this reference ("**Permitted Encumbrances**")

(hereinafter, the "**Subject Property**")

**SKAGIT COUNTY WASHINGTON**  
**REAL ESTATE EXCISE TAX**  
20151613  
MAY 08 2015

Amount Paid \$ 187,361.  
Skagit Co. Treasurer  
By *man* Deputy

Grantor expressly limits the covenants of this Deed to those expressed herein and excludes all covenants arising or to arise by statutory or other implication, and hereby covenants (1) that at the time of the making and delivery of this Special Warranty Deed Grantor was lawfully seized of an indefeasible estate in fee simple, in and to the Subject Property, and had good right and full power to convey the same; (2) that the Subject Property is free from all encumbrances except the Permitted Encumbrances set forth on **Exhibit B** attached hereto; and (3) that Grantor warrants to Grantee, its heirs and assigns, the quiet and peaceable possession of the Subject Property, and will defend the title thereto against all persons who may lawfully claim the same by, through and under the Grantor, and not otherwise.

**[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK;  
SIGNATURES APPEAR ON FOLLOWING PAGES]**

UNOFFICIAL DOCUMENT

EXECUTED as of the 28 day of <sup>April</sup>~~May~~, 2015.

GRANTOR:

CLP LA CONNER WA SENIOR LIVING, LLC,  
a Delaware limited liability company

By: [Signature]

Name: Tracey B. Bracco

Title: Vice President

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 28 day of April, 2015, by Tracey B. Bracco, as Vice President of **CLP LA CONNER WA SENIOR LIVING, LLC**, a Delaware limited liability company, for and on behalf of the company. She is personally known to me or has produced \_\_\_\_\_ as identification.

[NOTARY SEAL]



[Signature]  
Notary Public Signature

Caren E. Bulger  
Typed or Printed Notary Name

Notary Public-State of Florida

Commission No.: EE 141092

My Commission Expires: 11-27-2015

**EXHIBIT A TO SPECIAL WARRANTY DEED**

**LEGAL DESCRIPTION**

**PARCEL "A":**

LOTS 1, 4 AND 5, BLOCK 4, "CALHOUN ADDITION TO THE TOWN OF LA CONNER", AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 14, RECORDS OF SKAGIT COUNTY, WASHINGTON.

**PARCEL "B":**

THE NORTH 25 FEET OF LOT 2 AND THE NORTH 25 FEET OF THE WEST ½ OF LOT 3, BLOCK 4, "CALHOUN ADDITION TO THE TOWN OF LA CONNER", AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 14, RECORDS OF SKAGIT COUNTY, WASHINGTON.

**PARCEL "C":**

LOT 2 AND THE WEST ½ OF LOT 3, BLOCK 4, LESS THE NORTH 25 FEET OF LOT 2 AND LESS THE NORTH 25 FEET OF THE WEST ½ OF LOT 3, "CALHOUN ADDITION TO THE TOWN OF LA CONNER", AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 14, RECORDS OF SKAGIT COUNTY, WASHINGTON.

**PARCEL "D":**

THE EAST ½ OF LOT 3 AND ALL OF LOT 6, BLOCK 4, "CALHOUN ADDITION TO THE TOWN OF LA CONNER", AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 14, RECORDS OF SKAGIT COUNTY, WASHINGTON.

**PARCEL "E":**

LOTS 1, 2, 3 AND 4, BLOCK 5, "CALHOUN ADDITION TO THE TOWN OF LA CONNER", AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 14, RECORDS OF SKAGIT COUNTY, WASHINGTON.

ALL SITUATED IN SKAGIT COUNTY, WASHINGTON.

**EXHIBIT B TO SPECIAL WARRANTY DEED**

**PERMITTED ENCUMBRANCES**

### PERMITTED ENCUMBRANCES

1. Taxes and municipal assessments which are a lien not yet due or payable, or if due and payable, are not delinquent.
2. Matters affecting the property which would be shown on a current, accurate ALTA survey.
3. Rights of tenants and residents, as tenants and residents only, with no purchase options or rights of first refusal, under leases and residency agreements.
4. Matters of record.