

After recording return to:

Monmouth Real Estate Investment Corporation
Attn: Mr. Michael Landy, President
Juniper Business Plaza
3499 Route 9 North, Suite 3-C
Freehold, New Jersey 07728



201604180120

Skagit County Auditor

\$77.00

4/18/2016 Page

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5 11:33AM

CHICAGO TITLE

1020023065

SPECIAL WARRANTY DEED

STATE OF WASHINGTON §
§
COUNTY OF SKAGIT §

KNOW ALL BY THESE PRESENTS:

That JDC BURLINGTON, L.L.C., a Missouri limited liability company ("**Grantor**"), for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration paid to Grantor by MREIC EVERETT WA, LLC, a Delaware limited liability company ("**Grantee**"), whose mailing address is 3499 Route 9 North, Suite 3-C, Freehold, New Jersey 07728, the receipt of which is hereby acknowledged, has CONVEYED AND SPECIALLY WARRANTED, and by these presents does CONVEY AND SPECIALLY WARRANT unto Grantee, all of the real property situated in City of Burlington, Skagit County, State of Washington, described in the attached **EXHIBIT A**, together with all improvements and fixtures thereon and all rights, privileges, easements, benefits and agreements appurtenant thereto (collectively, the "**Property**"), abbreviated as follows:

Lot(s): 1 CITY OF BURLINGTON BSP NO. 1-14

Tax Account No.: P132579/8090-000-000-0001

For the same consideration, Grantor has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does GRANT, BARGAIN, SELL and CONVEY unto Grantee, without warranty, express or implied, all interest of Grantor, if any, in (i) strips and gores, if any, between the Property and any abutting properties, whether owned or claimed by deed, limitations or otherwise, and whether located inside or outside the Property; (ii) any land lying in or under the bed of any creek, stream or waterway or any highway, avenue, street, road, alley, easement or right of way, open or proposed, in, or across, abutting or adjacent to the Property; (iii) all claims, causes of action and other personal rights arising from

or related to the Property; (iv) all permits, licenses and approvals of any governmental authority relating to the construction, use or operation of the Property; and (v) all existing guarantees and warranties, including manufacturer's and contractor's warranties, affecting the Property.

This conveyance is made subject to the matters affecting title to the Property specified in **EXHIBIT B** attached hereto and made a part hereof ("**Permitted Exceptions**").

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee, and Grantee's successors and assigns forever; and Grantor does hereby bind itself, its heirs, successors and assigns to **WARRANT AND FOREVER DEFEND**, all and singular, the Property unto Grantee, and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the Property or any part thereof, by, through or under Grantor, but not otherwise.

Effective as of the 4th day of April, 2016.

GRANTOR:

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20161395

APR 18 2016

Amount Paid \$ 545,790.02
By MF Skagit Co. Treasurer Deputy

JDC BURLINGTON, L.L.C.,
a Missouri limited liability company

By: [Signature]
Name: Kevin R. Jones
Title: Manager

STATE OF MISSOURI §
§
COUNTY OF JACKSON §

This instrument was acknowledged before me on the 4th day of April, 2016, by Kevin R. Jones, the Manager of **JDC BURLINGTON, L.L.C.**, a Missouri limited liability company, on behalf of said entity.

KATHLEEN NEEDHAM
Notary Public - Notary Seal
STATE OF MISSOURI
Jackson County
My Commission Expires Apr. 12, 2016
Commission # 12413871

[Signature]
Notary Public, State of: MISSOURI
Printed Name: Kathleen Needham
My commission expires: 4-12-2016

EXHIBIT A

Property Description

Lot 1 of City of Burlington Binding Site Plan No. 1-14, recorded under Auditor's File No. 201411130039, as amended by Revision 1 of Binding Site Plan No. 1-14, recorded under Auditors File No. 201512230077, Records of Skagit County, Washington, being a portion of Section 8, Township 34 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington

EXHIBIT B

Permitted Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements as set forth on City of Burlington Short Plat No. BU-1-97:

Recording No: 9706170016

And shown on ALTA/ACSM Land Title Survey prepared by Barghausen Consulting Engineers, Inc., dated January 22, 2016, and bearing Job No. 17204.

2. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: June 17, 1997

Recording No.: 9706170016

Matters shown: Possible encroachments of various fences along the Southerly boarder of Parcel A by varying amounts.

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Cascade Natural Gas

Purpose: Natural gas pipeline or pipelines

Recording Date: May 12, 2005

Recording No.: 200505120132

Affects: A portion of Parcel A

And shown on ALTA/ACSM Land Title Survey prepared by Barghausen Consulting Engineers, Inc., dated January 22, 2016, and bearing Job No. 17204.

4. Covenants, conditions, restrictions, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters as set forth on Binding Site Plan:

Recording No: 201411130039

Amended by instruments(s): Revision 1 of Binding Site Plan No. 1-14

Recording Date: December 23, 2015

Recording No: 201512230077

5. Water Service Contract

Recording Date: October 8, 2015

Recording No.: 201510080064

6. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Job No.: 17204
Dated: January 22, 2016
Prepared by: Barghausen Consulting Engineers

1. Any rights, interests or claims of the adjoining property owners to the south and west to the chain link fence and to any portion of the Land lying between the fence and the boundary of the Land as described in Schedule A.
2. An unrecorded easement for gravel driveway and gate, in favor of property adjoining to the east, known as Skagit County Parcel Number P24156.