



Skagit County Auditor

10/5/2016 Page

1 of

\$77.00

5 11:32AM

**After Recording, Return to:**

Chicago Title Insurance Company  
National Commercial Services | Chicago  
10 South LaSalle St. Suite 3100  
Chicago, IL 60603  
Attention: Lou Cohen

SKAGIT COUNTY WASHINGTON

REAL ESTATE EXCISE TAX

2016 4553

OCT 05 2016

Amount Paid \$ 39,165.<sup>00</sup>

Skagit Co. Treasurer

By *nam* Deputy

Abbreviated Legal Description: Ptn. Blk. 3, Stewarts First Add to Anacortes and Tracts  
26 & 27, Nelsons Add to Anacortes  
Assessor's Property Tax Parcel or Account No.: P58104, P58105, P60416, P60417, P60420,  
P60421 and P60422

**CHICAGO TITLE**

62008289

**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED** is made and executed this 30 day of September, 2016, by and between SAN JUAN NH PROPERTY, L.L.C., a Delaware limited liability company, whose post office address is 200 International Circle, Suite 3500, Hunt Valley, Maryland 21030 (the "Grantor"), and HYATTCENTERS-KENNEWICK, INC., a Washington corporation, whose post office address is 5102 Scenic Drive, Yakima WA 98908-2229 (the "Grantee").

**WITNESSETH:**

That the Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, to it in hand paid by the Grantee, the receipt and sufficiency whereof are hereby acknowledged, has granted, bargained, conveyed and sold to the Grantee, the Grantee's successors and assigns forever, that real property situate, lying and being in Skagit County, State of Washington, and more particularly described in **Exhibit A**, attached hereto and by this reference made a part hereof (the "Property");

**SUBJECT TO ALL LIENS, CHARGES, EASEMENTS, COVENANTS, RESTRICTIONS, ENCUMBRANCES AND OTHER MATTERS OF RECORD, TOGETHER WITH THOSE MATTERS SHOWN ON EXHIBIT B ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.**

**TOGETHER** with all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

**TO HAVE AND TO HOLD** the same in fee simple forever.

**AND**, Grantor, for it and for its successors in interest, does by these presents expressly limit the covenants of this Deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implications; the Grantor hereby warrants only that Grantor has committed no act by which the Property has been encumbered except as set forth in instruments recorded in the real estate records of the applicable recording office.

**Signature on following page.**

IN WITNESS WHEREOF, Grantor has caused its hand and seal to be affixed hereto the day and year first above written.

**GRANTOR:**

SAN JUAN NH PROPERTY, L.L.C., a  
Delaware limited liability company

By: \_\_\_\_\_

Name: Samuel H. Kovitz

Title: Vice President and Assistant Secretary

STATE OF ILLINOIS )

COUNTY OF COOK )

ss.

I certify that I know or have satisfactory evidence that Samuel H. Kovitz is the person who appeared before me, and said person acknowledged that said person signed this instrument, on oath stated that said person was authorized to execute the instrument and acknowledged it as the Vice Present and Assistant Secretary of SAN JUAN NH PROPERTY, L.L.C., a Delaware limited liability company, to be the free and voluntary act of such company for the uses and purposes mentioned in the instrument.

Dated this 22<sup>nd</sup> day of September, 2016.



[Seal or Stamp]

\_\_\_\_\_  
RUSSELL J. COUTINHO  
(print or type name)

NOTARY PUBLIC in and for the State of  
ILLINOIS, residing at COOK COUNTY  
My Commission expires: 4/9/2018

**Exhibit A**  
**To**  
**Special Warranty Deed**

**Legal Description**

Lots 2 through 7, inclusive, the East 1/2 of Lot 8 and Lots 16 through 19, inclusive, all in Block 3, "STEWART'S FIRST ADDITION TO THE CITY OF ANACORTES, WASH.," as per plat recorded in Volume 2 of Plats, page 14, records of Skagit County, Washington.

Tracts 26 and 27, "NELSON'S ADDITION TO ANACORTES, WASH.," as per plat recorded in Volume 2 of Plats, page 102, records of Skagit County, Washington.

PROPERTY ADDRESS: 911 21st Street, Anacortes, Washington

**Exhibit B**  
**To**  
**Special Warranty Deed**

1. General real estate taxes, association assessments, special assessments, special district taxes and related charges not yet due and payable.
2. Building and use restrictions and easements, rights of way and similar matters of record.
3. The Lease dated March 23, 2004 between Grantor, as landlord, and JK & L, Inc., a Washington corporation, as tenant.
4. All matters shown on the survey for the Property prepared by Stuart B. Van Buren, as Job No. 92.034, dated September, 1992.
5. All matters caused by the actions of Grantee.