

When recorded return to:

MGP XI US PROPERTIES, LLC
c/o Merlone Geier Management, LLC
425 California Street, Tenth Floor
San Francisco, CA 94104
Attn: Asset Management



201701190081

Skagit County Auditor

\$77.00

1/19/2017 Page

1 of

5 4:08PM

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2017229

JAN 19 2017

CHICAGO TITLE

620017334

Amount Paid \$160,205.⁰⁰

Skagit Co. Treasurer

By *mm* Deputy

SPECIAL WARRANTY DEED

Grantor: MAC Cross Court LLC, a Delaware limited liability company

Grantee: MGP XI US Properties, LLC, a Delaware limited liability company

Legal Description: See Exhibit A attached hereto

Abbreviated Form: PTN NE, 06-34-04

Assessors Tax Parcel ID No.: P23720/340406-0-097-0012; and
~~P2364/3406-0-072-0011~~
P23694/340406-0-072-0011

SPECIAL WARRANTY DEED

THE GRANTOR, **MAC CROSS COURT LLC**, a Delaware limited liability company, for and in consideration of TEN DOLLARS and other consideration, in hand paid, does bargain, sell, and convey to **MGP XI US PROPERTIES, LLC**, a Delaware limited liability company, the following described real property, situated in the County of Skagit, State of Washington:

See **Exhibit A** attached hereto

SUBJECT, however, to all matters of record and all matters that would be disclosed by an survey and inspection of such property, to applicable zoning and other land use regulations and conditions, and to real property taxes a lien not yet due and payable.

[Signatures appear on following page]

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed as of January 18, 2017.

GRANTOR:

MAC CROSS COURT LLC,
a Delaware limited liability company

By: _____
Name: Thomas J. Leanse
Its: Senior Executive Vice President, Chief
Legal Officer and Secretary

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On January 17, 2017 before me, David Greening, Notary Public, personally appeared **Thomas J. Leanse**, 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.

[Signature]
Notary Public

(Seal)

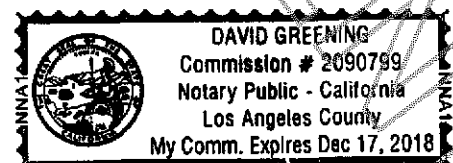


EXHIBIT A

LEGAL DESCRIPTION

Parcel A:

That portion of the Northeast Quarter of Section 6, Township 34 North, Range 4 East of the Willamette Meridian, being more particularly described as follows:

Commencing at the East Quarter corner of said Section 6;
thence North $00^{\circ}17'42''$ East along the East line of said subdivision a distance of 273.81 feet;
thence North $89^{\circ}42'21''$ West a distance of 50.00 feet to the intersection of the West line of that certain tract of land conveyed to the City of Burlington, under Auditor's File No. 8604020016, records of Skagit County, Washington (hereafter known as the City Tract) being Burlington Boulevard (formerly known as Garl Street) and the true point of beginning;
thence continue North $89^{\circ}42'21''$ West a distance of 81.95 feet;
thence North $76^{\circ}11'58''$ West a distance of 25.81 feet;
thence North $89^{\circ}42'21''$ West a distance of 145.00 feet;
thence South $00^{\circ}17'42''$ West a distance of 168.00 feet;
thence South $24^{\circ}05'48''$ East a distance of 27.67 feet;
thence South $00^{\circ}17'42''$ West a distance of 25.50 feet to the intersection of the South line of Tract 2, as per boundary line adjustment recorded in Volume 10 of Surveys, pages 51 and 52, under Auditor's File No. 9007100003, records of Skagit County, Washington;
thence South $88^{\circ}50'37''$ East, along said South line a distance of 222.53 feet to a point of curvature to the left; thence along the arc of said curve to the left having a radius of 29.50 feet through a central angle of $37^{\circ}39'38''$ an arc distance of 19.39 feet to the intersection of the West right-of-way margin of said City Tract; thence North $00^{\circ}17'42''$ East along the West line of said City Tract a distance of 210.15 feet to the true point of beginning.

(Also known as Parcel A of that Survey recorded in Volume 11 of Surveys, pages 122 and 123, under Auditor's File No. 9107100065, records of Skagit County, Washington.)

Situated in Skagit County, Washington.

Parcel B:

That portion of the Northeast Quarter of Section 6, Township 34 North, Range 4 East of the Willamette Meridian, being more particularly described as follows:

Commencing at the East Quarter corner of said Section 6;
thence North $00^{\circ}17'42''$ East along the East line of said subdivision a distance of 657.12 feet to a point that is 10.00 feet South as measured at right angles to the North line of the South Half of the Southeast Quarter of said Northeast Quarter of Section 6;
thence North $88^{\circ}59'14''$ West, parallel with said North line a distance of 69.75 feet to the intersection of the West line of that certain tract of land conveyed to the City of Burlington under Auditor's File No. 8604020016, records of Skagit County, Washington (hereafter known as the City Tract) being Burlington Boulevard (formerly known as Garl Street), said intersection being

the true point of beginning;
thence continuing North 88°59'14" West a distance of 540.05 feet;
thence South 01°00'46" West a distance of 29.00 feet;
thence South 01°24'07" East a distance of 23.02 feet;
thence South 01°00'46" West a distance of 125.00 feet;
thence North 88°59'14" West a distance of 10.83 feet;
thence South 01°00'46" West a distance of 167.17 feet;
thence South 88°59'14" East a distance of 6.33 feet;
thence South 01°00'46" West a distance of 44.22 feet;
thence North 50°37'51" East a distance of 165.79 feet;
thence South 00°17'42" West a distance of 93.34 feet;
thence South 89°42'21" East a distance of 51.97 feet;
thence South 00°17'42" West a distance of 225.57 feet to the intersection of the South line of Tract 2 of the boundary line adjustment recorded in Volume 10 of Surveys, pages 51 and 52, under Auditor's File No. 9007100003, records of Skagit County, Washington;
thence South 88°50'37" East along said South line a distance of 147.96 feet;
thence North 00°17'42" East a distance of 25.50 feet;
thence North 24°05'48" West a distance of 27.67 feet;
thence North 00°17'42" East a distance of 168.00 feet;
thence South 89°42'21" East a distance of 145.00 feet;
thence South 76°11'58" East a distance of 25.81 feet;
thence South 89°42'21" East a distance of 81.95 feet to the Westerly margin of said City Tract;
thence North 00°17'42" East along said Westerly margin a distance of 364.19 feet to a point of curvature to the left;
thence along the arc of said curve to the left, having a radius of 20.00 feet through a central angle of 89°16'56" an arc distance of 31.17 feet to the true point of beginning.

(Also known as Parcel B of that survey recorded in Volume 11 of Surveys, pages 122 and 123, under Auditor's File No. 910710065, records of Skagit County, Washington.)

Situated in Skagit County, Washington.

Parcel C:

An easement for ingress, egress, and parking as described in that certain easement dated August 1, 1991, between Dayton Hudson Corporation and Winmar Cascade, Inc., recorded August 1, 1991, under Auditor's File No. 9108010068, records of Skagit County, Washington.

Situated in Skagit County, Washington.