

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:



03/04/2019 02:13 PM Pages: 1 of 5 Fees: \$103.00
Skagit County Auditor

Sidley Austin LLP
One South Dearborn
Chicago, IL 60603
Attn: Elizabeth K. McCloy

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019769
MAR 04 2019

Amount Paid \$0
Skagit Co. Treasurer
By *man* Deputy

Grantor: RF Heart LLC, an Oregon limited liability company

Grantee: WELL Frontier Landlord LLC, a Delaware limited liability company

Abbreviated Legal Description: *ptn tr 50 Burlington Acreage*
Lt 1 SP Rec#9504200032
Tax Account No.: P109266/3867-000-050-2300

Assessor's Tax Parcel No.: P109266/3867-000-050-2300

Dated as of March 1, 2019

SPECIAL WARRANTY DEED

CHICAGO TITLE

020037026

RF Heart LLC, an Oregon limited liability company ("Grantor"), for good and valuable consideration, in hand paid, conveys to WELL Frontier Landlord LLC, a Delaware limited liability company ("Grantee"), an undivided 64.98% interest in Grantor's undivided 50.4% interest in the certain real estate and Grantor's rights and interests in and to the buildings, improvements and structures on the real estate, situated in the County of Skagit, State of Washington, described on Exhibit A attached hereto (collectively, the "Property"). For the avoidance of doubt, Grantor's interest in the Property is currently an undivided 50.4% and by this Special Warranty Deed Grantor is conveying an undivided 64.98% interest in Grantor's undivided interest in the Property.

This Special Warranty Deed and the conveyance hereinabove set forth is executed by Grantor and accepted by Grantee subject to all matters and encumbrances described on Exhibit B attached hereto (hereinafter referred to collectively as the "Permitted Exceptions").

Grantor declares that this conveyance is freely and fairly made, that this is an absolute conveyance (and not a conveyance for security purposes), and that there are no agreements, oral or written, between Grantor and Grantee with respect to the Property.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereunto in anywise belonging, unto Grantee, its successors and assigns forever, and Grantor does hereby bind itself, its successors and assigns, to warrant and forever defend all and singular the title to the Property unto the said Grantee, its successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through, or under Grantor but not otherwise, subject to the Permitted Exceptions.

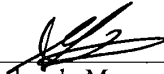
[Signature Follows This Page]

1 – Special Warranty Deed

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

"GRANTOR"

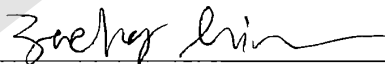
RF HEART LLC,
an Oregon limited liability company

By: 
Gregory A. Roderick, Manager

STATE OF OREGON)
) ss.
County of Washington)

On this 06 day of February, 2019 before me personally appeared Gregory A. Roderick, known to me to be the Manager of RF Heart LLC, the Oregon limited liability company that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of the limited liability company, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument on behalf of the limited liability company without seal.

In Witness Whereof, I have hereunto set my hand and affixed my official seal the day and year first written above.


NOTARY PUBLIC FOR OREGON
My commission expires: June 24, 2022

Residing at:

7420 SW Bridgeport Rd. # 105
Portland, OR 97224

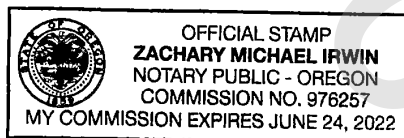


Exhibit A
Legal Description

LOT 1 OF BURLINGTON SHORT PLAT NO. BURL-1-95 AS APPROVED MARCH 28, 1995, AND RECORDED APRIL 20, 1995, IN VOLUME 11 OF SHORT PLATS, PAGES 194 AND 195, UNDER RECORDING NO. 9504200032, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE NORTH HALF OF THE WEST HALF OF TRACT 50, PLAT OF THE BURLINGTON ACREAGE PROPERTY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES AND PARKING AS ESTABLISHED BY INSTRUMENT RECORDED UNDER RECORDING NO. 9903020075 AND AMENDED BY INSTRUMENT RECORDED ON AUGUST 16, 2006 UNDER RECORDING NO. 200608160154.

ALSO TOGETHER WITH AN EASEMENT FOR LANDSCAPING AND UTILITIES AS ESTABLISHED BY INSTRUMENT RECORDED UNDER RECORDING NO. 200005180001, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Exhibit B**Permitted Exceptions**

1. Easements, notes, reservations, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Short Plat:

Recording No: 9504200032
2. Agreement concerning storm drainage facilities and reimbursements of costs by subsequent users and the terms and conditions thereof:

Executed by: City of Burlington and Manor Properties II, LLC, a Washington limited liability company
Recording Date: April 2, 1997
Recording No.: 9704020107
3. Agreement and easement, including the terms and conditions thereof

Executed by: Manor Properties II, LLC and Norris Place Limited Partnership
Recording Date: March 2, 1999
Recording No.: 9903020075

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 16, 2006
Recording No.: 200608160154
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: "Where the Heart is" at Burlington, LLC, a Washington limited liability company
Purpose: installing, maintaining, replacing and repairing a fence and lawn or other landscaping
Recording Date: May 18, 2000
Recording No.: 200005180001
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Comcast of Washington IV, Inc.
Purpose: Broadband communication System
Recording Date: September 14, 2005
Recording No.: 200509140026
Affects: as described in instrument
6. Liability to future assessments, if any, levied by the City of Burlington.

7. Rights of tenants under the Leases affecting the real property, as tenants only, without any rights of first refusal to purchase or options to purchase.
8. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year:	2019
Tax Account No.:	P109266/ 3867-000-050-2300
Levy Code:	0905
Assessed Value-Land:	\$582,100.00
Assessed Value-Improvements:	\$3,893,200.00

General and Special Taxes:	
Billed:	\$46,196.84
Paid:	\$23,098.46
Unpaid:	\$23,098.38

A lien due and payable on or before 31 October, 2019