

Return Address

First National Real Estate Services, LLC
300 Rector Place, 41
New York, NY, 10280
www.FirstNationalRES.com
#1286

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Marissa Guerrero
Affidavit No. 2020-2763
Date 07/24/2020

Document Title(s) (or transactions contained therein):

1. Special Warranty Deed
- 2.
- 3.

Reference Number(s) of Documents assigned or released:
(on page ___ of documents(s))**Grantor(s)** (Last name first, then first name and initials):

1. Safeway Inc., a Delaware corporation
- 2.
3. ☐ Additional names on page ___ of document.

Grantee(s) (Last name first, then first name and initials):

1. ACI Real Estate SPE 136, LLC, a Delaware limited liability company
- 2.
3. ☐ Additional names on page ___ of document.

Legal description (abbreviated: i.e. lot, block, plat or section, township, range)

Lot(s): 1, MOUNT VERNON BSP NO. MV-1-94

Tax Account No.: P107479 / 8005-000-001-0000

☐ Full legal is on page 4 of document.

Assessor's Property Tax Parcel/Account Number

Tax Account No.: P107479 / 8005-000-001-0000

Store #1472AS: Mt. Vernon, WA
Special Warranty Deed

When recorded mail to:

Greenberg Traurig, LLP
Attention: Corey Light
77 West Wacker Drive, Suite 3100
Chicago, Illinois 60601

SPECIAL WARRANTY DEED

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Safeway Inc., a Delaware corporation (successor in interest to Safeway Stores, Incorporated, a Delaware corporation, formerly a Maryland corporation) ("**Grantor**"), hereby bargains, sells, and conveys to ACI Real Estate SPE 136, LLC, a Delaware limited liability company ("**Grantee**"), that certain parcel of land located in Mt. Vernon, County of Skagit, State of Washington, and legally described on **Exhibit A** attached hereto and incorporated herein by this reference (the "**Property**"), together with all buildings and other improvements located thereon, if any, and all and singular the rights, privileges and appurtenances thereto in any manner belonging to said Grantor.

And Grantor, for itself, and its successors and assigns, does hereby covenant, promise and agree, to and with Grantee, its successors and assigns, that it has not done or suffered to be done, anything whereby the property hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; that Grantor is lawfully seized of said property in fee simple; that Grantor has good right and lawful authority to grant and convey said real property and hereby warrants the title to said property; and that said property against all persons lawfully claiming, or to claim the same, by, through and under Grantor, but not otherwise, Grantor will **WARRANT AND DEFEND**, subject to current taxes not yet due and payable; patent reservations; all leases, liens, covenants, conditions, restrictions, reservations, easements, encumbrances and declarations or other matters of record or to which reference is made in the public record; the state of facts which a physical inspection, or accurate survey, of the Property would reveal; and the applicable zoning and use regulations of any municipality, county, state, or the United States affecting the Property.

[The remainder of this page is intentionally left blank.]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the day and year written below.

DATED as of the 08 day of June, 2020.

GRANTOR:

Safeway Inc.,
a Delaware corporation

By: 

Name: Bradley Beckstrom

Title: Authorized Signatory

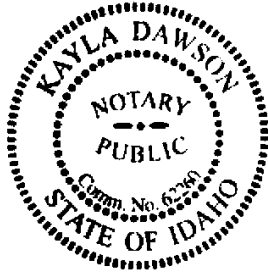
STATE OF IDAHO)

) ss.

County of Ada)

On this 18 day of June, 2020, before me Kayla Dawson, personally appeared Bradley Beckstrom, known or identified to me (or proved to me on the oath of _____) to be the Authorized Signatory of Safeway Inc., the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.




NOTARY PUBLIC FOR IDAHO

Residing at Boise, Idaho

My Commission Expires 12/14/2022

Store #1472AS: Mt. Vernon, WA
Special Warranty Deed

EXHIBIT A TO DEED

(LEGAL DESCRIPTION)

For APN/Parcel ID(s): P107479 / 8005-000-001-0000

Lots 1 of CITY OF MOUNT VERNON BINDING SITE PLAT NO. MV 1-94 BSP, as approved May 31, 1994, and recorded May 31, 1994, under Auditor's File No. 9405310129, records of Skagit County, Washington; being a portion of the Northeast Quarter of Section 18, Township 34 North, Range 4 East of the Willamette Meridian;

Situated in Skagit County, Washington.

EXHIBIT A TO DEED**(LEGAL DESCRIPTION)**

The Land referred to herein below is situated in the County of Thurston, State of Washington, and is described as follows:

PARCEL A:

LOT 3 OF SHORT SUBDIVISION NO. SS-9444190L, AS RECORDED MAY 13, 1997, UNDER RECORDING NOS. 3088174 AND 3088175, IN THURSTON COUNTY, WASHINGTON.

PARCEL B:

A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND PARKING AS CREATED BY THAT DECLARATION OF EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND RECORDED MAY 16, 1997 UNDER RECORDING NOS. 3088756 AND 3088757, IN THURSTON COUNTY, WASHINGTON.

EXHIBIT A TO DEED

(LEGAL DESCRIPTION)

File No.: 3020-999838WA90 (IS)
03/11/2020

Property: 20500 Olympic Place, Arlington, WA 98223-5094

PARCEL A:

LOT 8, JENSEN FARM DIV. 1, AS PER PLAT RECORDED IN VOLUME 60 OF PLATS, PAGES 32 THROUGH 35, INCLUSIVE, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

TOGETHER WITH THAT PORTION VACATED PORTION OF OLYMPIC PLACE ADJACENT TO SAID LOTS AS DESCRIBED IN ORDINANCE NO. 1345 RECORDED AUGUST 4, 2004 UNDER RECORDING NO. 200408040726 IN SNOHOMISH COUNTY, WASHINGTON.

PARCEL B:

A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND PARKING AS CREATED BY THE DECLARATION OF EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING THE LAND RECORDED NOVEMBER 15, 1995 UNDER RECORDING NO. 9511150093, IN SNOHOMISH COUNTY, WASHINGTON.
A.P.N. 008473-000-008-00

EXHIBIT A TO DEED**(LEGAL DESCRIPTION)**

For APN/Parcel ID(s): 352501-1-108-2004

Lot A of Short Plat No. 5910R-2, recorded in Volume 18, Pages 25 and 26 of Short Plats, under Kitsap County Auditor's File Nos. 200312030383 and 200312030384, being an amendment of Auditor's File Nos. 9610100179, 9610100180, 9509260342 and 9509260343, being a portion of Lot 2 of Large Lot Subdivision No. 143, recorded in Volume 1, Page 188 of Large Lots, under Kitsap County Auditor's File Nos. 9103210140 and 9103210141 and being a portion of Boundary Line Adjustments recorded under Auditor's File Nos. 9511070260 (Being a re-record of Auditor's File No. 9509260095), and 9511070262 (Being a re-record of Auditor's File No. 9509260097), in the Northeast quarter of the Northeast quarter of Section 35, Township 25 North, Range 1 East, W.M., in Kitsap County, Washington;

Except those portions conveyed to Kitsap County for Right-of-Way under Auditor's File Nos. 9601030002 and 9608220207.