

Return Address

First National Real Estate Services, LLC
300 Rector Place, 4I
New York, NY, 10280
www.FirstNationalRES.com
#1286

Real Estate Excise Tax
Exempt

Skagit County Treasurer
By Marissa Guerrero
Affidavit No. 2020-2792
Date 07/27/2020

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 135, 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)

Tract 9 and 12, Plate 10, TIDE AND SHORE LANDS OF 19-35-01

Full legal is on page 4 of document.

Assessor's Property Tax Parcel/Account Number

Tax Account No.: P32986 / 350219-0-073-0008, P32952 / 350219-0-044-0103

Store #0593AS: Anacortes, 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 Maryland corporation) ("**Grantor**"), hereby bargains, sells, and conveys to ACI Real Estate SPE 135, LLC, a Delaware limited liability company ("**Grantee**"), that certain parcel of land located in Anacortes, 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.

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

For APN/Parcel ID(s): P32986 / 350219-0-073-0008 and P32952 / 350219-0-044-0103

PARCEL A:

Tract 9, EXCEPT the North 20 feet thereof, and all of Tract 12, PLATE NO. 10, Tide and Shore Lands of Section 19, Township 35 North, Range 2 East of the Willamette Meridian, of Anacortes Harbor, according to the official map thereof on file in the office of the State Land Commissioner at Olympia, Washington.

TOGETHER WITH that portion of vacated 12th Street lying between the East line of Commercial Avenue and the West line of "Q" Avenue as shown on the face of said PLATE NO. 10, Tide and Shore Lands of Section 19, Township 35 North, Range 2 East of the Willamette Meridian, of Anacortes Harbor, according to the official map thereof on file in the office of the State Land Commissioner at Olympia, Washington as per Ordinance No. 1702, recorded November 1, 1978 under Auditor's File No. 890492, records of Skagit County, Washington.

AND TOGETHER WITH the North 20 feet of that portion of 13th Street lying Westerly of the Westerly right-of-way of "Q" Avenue and Easterly of the East right-of-way of Commercial Avenue as shown on the map of the City of Anacortes, Skagit County, Washington as vacated per Ordinance No. 2452, recorded July 2, 2001 under Auditor's File No. 200107020139, records of Skagit County, Washington.

Situate in Skagit County, Washington.

PARCEL B:

The North 20 feet of Tract 9, PLATE NO. 10, Tide and Shore Lands of Section 19, Township 35 North, Range 2 East of the Willamette Meridian, of Anacortes Harbor, according to the official map thereof on file in the office of the State Land Commissioner at Olympia, Washington.

Situate in Skagit County, Washington.

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

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

LOTS 1 THROUGH 8, INCLUSIVE, BLOCK J, AND LOTS 1 THROUGH 6, INCLUSIVE, BLOCK I, ALL IN DAVID SHELTON'S FIRST ADDITION TO SHELTON, AS RECORDED IN VOLUME 1 OF PLATS, PAGE 2, RECORDS OF MASON COUNTY, WASHINGTON;

TOGETHER WITH THAT PORTION OF VACATED SIXTH STREET BETWEEN BLOCK'S I AND J, DAVID SHELTON'S FIRST ADDITION, AND THE ALLEY BETWEEN 5TH STREET AND 7TH STREET IN BLOCKS I AND J, DAVID SHELTON'S FIRST ADDITION, ADJOINING AS VACATED BY ORDINANCE NO. 941, RECORDED UNDER AUDITOR'S FILE NO. 338504.

ACTIVE 50731635v1

Store #0585AS: Shelton, WA
Special Warranty Deed

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

Lots 1 to 16, inclusive, Block 8828 and Lots 1 to 16, inclusive, Block 8829, The Tacoma Land Company's Sixth Addition to Tacoma, W.T., according to plat filed for record March 2, 1889, in the Office of the County Auditor, Pierce County, Washington;

TOGETHER WITH the alley lying between said Blocks as vacated by Ordinance No. 14390 of the City of Tacoma, recorded January 22, 1952 under recording no. 1615562, which upon vacation attached to said premises by operation of law; and

TOGETHER WITH the East 18 feet of Sheridan Avenue abutting said Block 8829 as vacated by Ordinance No. 25256 of the City of Tacoma, recorded under recording no. 9303290172, which upon vacation attached to said premises by operation of law.

EXHIBIT A TO DEED

(LEGAL DESCRIPTION)

The land referred to herein is described as follows:

Parcel 2 of "Washington Plaza Planned Unit Development" recorded in Volume 11 of Plats, Page 76, records of Clallam County, Washington, being a portion of the Southeast Quarter of the Northwest Quarter of Section 19, Township 30 North, Range 3 West, W.M., Clallam County, Washington.

Situate in the County of Clallam, State of Washington

For information only:

Store No.: 1448-WA

Address: 680-F W. Washington Street, Sequim, WA 98382

APN: 033019-860020

Abbreviated Legal: Pcl. 2 Washington Plaza 11/76

EXHIBIT A TO DEED

(LEGAL DESCRIPTION)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF CHELAN, STATE OF WA, AND IS DESCRIBED AS FOLLOWS:

THE WEST 30.17 FEET OF LOT 14, ALL OF LOTS 15 THROUGH 20, INCLUSIVE, BLOCK 3, GARDEN HOME ADDITION TO WENATCHEE, CHELAN COUNTY, WASHINGTON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 47,

EXCEPT THOSE PORTIONS OF LOTS 15 AND 16 CONVEYED TO THE CITY OF WENATCHEE BY AUDITOR'S NOS. 700397, 696576, 696571 AND 701802.

501 N MILLER ST
WENATCHEE, WASHINGTON 98801
A.P.N. 222003585615

ACTIVE 50731652v1

Store #1449AS: Wenatchee, WA
Special Warranty Deed