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08/17/2020 12:16 PM Pages: 1 of 5 Fees: \$107.50
Skagit County Auditor

Return To:

MCP Birchview WA PropCo LLC
12377 Merit Drive, Suite 500
Dallas, Texas 75251
Attn: Brian N. Bollich

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

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2020 2812
JUL 28 2020

Amount Paid \$ 146200.00
Skagit Co. Treasurer
By *BT* Deputy

Document Title: Bargain and Sale Deed

GUARDIAN NORTHWEST TITLE CO.
20-4558

Grantor: Nationwide Health Properties, LLC, a Delaware limited liability company, as successor by merger to Nationwide Health Properties, Inc., a Maryland corporation

Grantee: MCP Birchview WA PropCo LLC, a Texas limited liability company

Abbr. Legal Description: Lots 1-15 and 17-30, Blk. 115, Plat of the Town of Sedro

Tax Parcel No.: P76284 (4151-115-010-0002); P76285 (4152-115-015-0007); and P76288 (4152-115-030-0008)

BARGAIN AND SALE DEED

NATIONWIDE HEALTH PROPERTIES, LLC, a Delaware limited liability company, as successor by merger to Nationwide Health Properties, Inc., a Maryland corporation (“**Grantor**”), for and in consideration of Ten Dollars (\$10) and other good and valuable considerations, in hand paid, bargains, sells, and conveys to MCP Birchview WA PropCo LLC, a Texas limited liability company (“**Grantee**”), the following-described real property situated in the County of Skagit, State of Washington, legally described on Exhibit A attached hereto, subject expressly to those Permitted Exceptions set forth on the attached Exhibit B attached hereto.

Grantor, for itself and for its successors in interest, does by these presents expressly limit the covenants and warranties of this deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implication, and does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under the Grantor, and not otherwise, it will warrant and forever defend the title the above-described real property unto Grantee, subject only to those matters described on Exhibit B attached hereto.

[Signature Page Follows]



Right to Manage Natural Resource Lands Disclosure

Skagit County's policy is to enhance and encourage Natural Resource Land management by providing County residents notification of the County's recognition and support of the right to manage Natural Resource Lands, e.g., farm and forest lands.

Skagit County Code 14.38.030(2) requires, in specified circumstances, recording of the following disclosure in conjunction with the deed conveying the real property:

This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County.

A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands.

Washington State Law at RCW 7.48.305 also establishes that:

...agricultural activities conducted on farmland and forest practices, if consistent with good agricultural and forest practices and established prior to surrounding nonagricultural and nonforestry activities, are presumed to be reasonable and shall not be found to constitute a nuisance unless the activity or practice has a substantial adverse effect on public health and safety. ...An agricultural activity that is in conformity with such laws and rules shall not be restricted as to the hours of the day or day or days of the week during which it may be conducted.

EXHIBIT ALEGAL DESCRIPTION

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

LOTS 1 THROUGH 15 AND 17 THROUGH 30, BLOCK 115, PLAT OF THE TOWN OF SEDRO, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 18, RECORDS OF SKAGIT COUNTY, WASHINGTON;

TOGETHER WITH THAT PORTION OF VACATED WOODS AVENUE, GRAVES STREET ALSO KNOWN AS FAIRHAVEN STREET, AND THE ALLEY LOCATED IN SAID BLOCK VACATED UNDER CITY OF SEDRO WOOLLEY ORDINANCE NO. 1253-96, DATED FEBRUARY 12, 1996, WHICH ATTACHED TO SAID PREMISES BY OPERATION OF LAW.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

PROPERTY ADDRESS: 925 Dunlop Avenue, Sedro-Wooley, WA

PARCEL NUMBERS: 4152-115-010-0002
4152-115-015-0007
4152-115-030-0008

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EXHIBIT B**PERMITTED EXCEPTIONS**

1. Real estate taxes and assessments not yet due and payable.
2. Matters disclosed by ALTA/NSPS survey made by Duryea and Associates on February 19, 2020, last revised June 23, 2020, designated 20-2872.
3. The rights of residents of the facility on the land pursuant to unrecorded residency agreements, if any.
4. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded 07/10/1996, as Auditor's File No. 9607100065.
5. Private rights of access and utilities, if any, over vacated streets and all lying within the subject property.
6. Disclosure of encroachments shown on Page 5 of Auditor's File No. 200605020140, the vesting deed, at Paragraphs 3-10, inclusive.

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