

RECORDING REQUESTED BY AND
WHEN RECORDED, RETURN TO:

Tonkon Torp LLP
888 SW Fifth Avenue, Suite 1600
Portland, Oregon 97204
Attn: Ted Herzog, Esq.

SPECIAL WARRANTY DEED

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-4413
Oct 23 2020
Amount Paid \$428055.00
Skagit County Treasurer
By Heather Beauvais Deputy

GRANTOR(s): SNH/LTA PROPERTIES TRUST

GRANTEE(s): RADIANT PROPERTIES LA CONNER, LLC

ABBREVIATED LEGAL
DESCRIPTION(s):

Lots 1, 2, 3, 4, 5 and 6, Block 4, and Lots 1, 2, 3 and 4,
Block 5, Calhoun Addition to the Town of La Conner, Plat
Book Volume 1, Page 14, Skagit County, WA.

See complete legal description on Exhibit A of this
document.

ASSESSOR'S TAX ACCOUNT
PARCEL NUMBER(s):

P74123, P74124, P74125, P74126 and P74127

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(Space Above This Line for Recorder's Use Only)

SPECIAL WARRANTY DEED

SNH/LTA PROPERTIES TRUST, a Maryland real estate investment trust ("**Grantor**"), for and in consideration of One and 00/100 Dollars (\$1.00) and other valuable consideration in hand paid, bargains, sells, conveys and warrants to RADIANT PROPERTIES LA CONNER, LLC, a Washington limited liability company ("**Grantee**"), effective as of the date hereof, the real property in Skagit County, State of Washington, described in **EXHIBIT A** attached hereto and incorporated herein by this reference, subject to those matters described in **EXHIBIT B** attached hereto and incorporated herein by reference, as well as any liens, charges or encumbrances arising by, through or under Grantee or its affiliates.

The Grantor does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantor and not otherwise, will forever warrant and defend the said described real estate.

THE DECLARATION OF TRUST ESTABLISHING SNH/LTA PROPERTIES TRUST, DATED NOVEMBER 10, 2004, AS FILED WITH THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION OF MARYLAND, PROVIDES THAT NO TRUSTEE, OFFICER, SHAREHOLDER, EMPLOYEE OR AGENT OF SNH/LTA PROPERTIES TRUST SHALL BE HELD TO ANY PERSONAL LIABILITY, JOINTLY OR SEVERALLY, FOR ANY OBLIGATION OF, OR CLAIM AGAINST SNH/LTA PROPERTIES TRUST. ALL PERSONS DEALING WITH SNH/LTA PROPERTIES TRUST IN ANY WAY SHALL LOOK ONLY TO THE ASSETS OF SNH/LTA PROPERTIES TRUST FOR THE PAYMENT OF ANY SUM OR THE PERFORMANCE OF ANY OBLIGATION.

DATED as of the 22nd day of October, 2020.

SNH/LTA PROPERTIES TRUST, a Maryland real estate investment trust

By: *Jennifer F. Francis*

Name: Jennifer F. Francis

Its: President

COMMONWEALTH OF MASSACHUSETTS)
) ss.
COUNTY OF MIDDLESEX)

On this 14 day of October, 2020, before me the undersigned, a Notary Public in and for the Commonwealth of Massachusetts duly commissioned and sworn, personally appeared to me Jennifer F. Francis, to me known to be the President of SNH/LTA PROPERTIES TRUST, a Maryland real estate investment trust, that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said party for the uses and purposes therein mentioned, and on oath stated that it was authorized to execute the said instrument.

WITNESS my hand the day and year first above written.

Michelle Golonka

Notary Public in and for the Commonwealth of Massachusetts, residing at Newton, MA

My Commission Expires: 4/11/25

Place Notary Seal Here

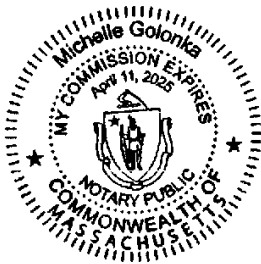


EXHIBIT A to Special Warranty Deed**LEGAL DESCRIPTION****PARCEL "A":**

LOTS 1, 4 AND 5, BLOCK 4, "CALHOUN ADDITION TO THE TOWN OF LA CONNER", AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 14, RECORDS OF SKAGIT COUNTY, WASHINGTON.

PARCEL "B":

THE NORTH 25 FEET OF LOT 2 AND THE NORTH 25 FEET OF THE WEST $\frac{1}{2}$ OF LOT 3, BLOCK 4, "CALHOUN ADDITION TO THE TOWN OF LA CONNER", AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 14, RECORDS OF SKAGIT COUNTY, WASHINGTON.

PARCEL "C":

LOT 2 AND THE WEST $\frac{1}{2}$ OF LOT 3, BLOCK 4, LESS THE NORTH 25 FEET OF LOT 2 AND LESS THE NORTH 25 FEET OF THE WEST $\frac{1}{2}$ OF LOT 3, "CALHOUN ADDITION TO THE TOWN OF LA CONNER", AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 14, RECORDS OF SKAGIT COUNTY, WASHINGTON.

PARCEL "D":

THE EAST $\frac{1}{2}$ OF LOT 3 AND ALL OF LOT 6, BLOCK 4, "CALHOUN ADDITION TO THE TOWN OF LA CONNER", AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 14, RECORDS OF SKAGIT COUNTY, WASHINGTON.

PARCEL "E":

LOTS 1, 2, 3 AND 4, BLOCK 5, "CALHOUN ADDITION TO THE TOWN OF LA CONNER", AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 14, RECORDS OF SKAGIT COUNTY, WASHINGTON.

ALL SITUATED IN SKAGIT COUNTY, WASHINGTON.

EXHIBIT B to Special Warranty Deed**Permitted Encumbrances**

1. Liens for taxes, assessments and other governmental charges not yet due and payable or due and/or payable but not yet delinquent.
2. Applicable laws and regulations.
3. Any matters of record.
4. Any matters which would be shown on an accurate survey of such real estate.
5. Rights of tenants under any leases and residents under any resident agreement.