

AFTER RECORDING MAIL TO:Name Apollo Net Lease Capital Corp.Address 5973 Avenida Encinas, Ste 301City/State Carlsbad CA 92008Attn: Janette S. O'BrienDocument Title(s): (or transactions contained therein)
1038844-05

BARGAIN AND SALE DEED

Reference Number(s) of Documents assigned or released:

Additional numbers on page of document

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

MGP X PROPERTIES, LLC, a Delaware limited liability company

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

NNN OPP OWNER VII, LLC, a Delaware limited liability company

Abbreviated Legal Description as follows: (i.e. lot/block/plat or section/township/range/quarter/quarter)

Lots 1 and 12 Burlington North Marketplace

Complete legal description is attached hereto as Exhibit A

Assessor's Property Tax Parcel/Account Number(s): P133470 and P133481

NCS 1038844-05**First American Title
Insurance Company**

(this space for title company use only)

NOTE: The auditor/recorder will rely on the information on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-128

Jan 12 2021

Amount Paid \$633946.95

Skagit County Treasurer

By Heather Beauvais Deputy

BARGAIN AND SALE DEED

THE GRANTOR,

MGP X PROPERTIES, LLC, a Delaware limited liability company,

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, in hand paid, bargains, sells and conveys to

NNN OPP OWNER VII, LLC, a Delaware limited liability company,

the real estate, situated in the County of Skagit, State of Washington, described on Exhibit A attached hereto (the "Land"), subject to the exceptions described in Exhibit B attached hereto (collectively, the "Permitted Exceptions").

[Remainder of page intentionally left blank.
Signature follows on next page.]

DATED: DECEMBER 29, 2020

GRANTOR:

MGP X PROPERTIES, LLC,
a Delaware limited liability company

By: MERLONE GEIER X, LLC,
a California limited liability company
Its: Manager

By: 
Bradley A. Geier, Chairman

CALIFORNIA ALL PURPOSE ACKNOWLEDGEMENT

CIVIL CODE 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

On December 18, 2020 before me, Barbara A. Davies, Notary Public, personally appeared Bradley A. Geier, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Barbara A. Davies (Seal)

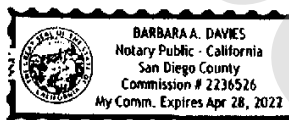


Exhibit A to Bargain and Sale Deed

Legal Description

Real property in the City of Burlington, County of Skagit, State of Washington, described as follows:

PARCEL A:

LOTS 1 AND 12, INCLUSIVE, OF "BURLINGTON NORTH MARKETPLACE BINDING SITE PLAN" AS PER SURVEY APPROVED OCTOBER 11, 2016 AND RECORDED OCTOBER 14, 2016 AS SKAGIT COUNTY AUDITOR'S FILE NO. 201610140005; BEING PORTIONS OF GOVERNMENT LOT 1 OF SECTION 6, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

PARCEL B:

EASEMENTS FOR INGRESS, EGRESS, UTILITIES AND PARKING AS SET FORTH IN THAT CERTAIN RECIPROCAL EASEMENT AGREEMENT, RECORDED JULY 16, 2002 UNDER SKAGIT COUNTY AUDITOR'S NO. 200207160094, WHICH DOCUMENT WAS AMENDED BY DOCUMENTS RECORDED AS AUDITOR'S FILE NOS. 200410250183, 200608220088 AND 200807240092.

Exhibit B to Bargain and Sale Deed

Permitted Exceptions

- A. All liens, encumbrances, easements, covenants, conditions and restrictions, whether on- or off-record described on Schedule 1;
- B. Liens for taxes on real property not yet delinquent, and liens for any general and special assessments of record against the property not yet delinquent; and
- C. Rights of tenants, as tenants only, under the leases or occupancy agreements reflected on Schedule 1.

Schedule 1

1. Relinquishment of rights of access to State Highway and of light, view, and air under terms of Deed to the State of Washington:

Recorded: June 2, 1972

Auditor's No.: 769083

2. STATUTORY WARRANTY DEED:

Executed By: Global Missions, a Washington corporation

Recorded: July 29, 1977

Auditor's No.: 861734

As Follows: Reserving to lessor, if option to purchase be exercised, 75% of the mineral rights limited to oil, gas and petroleum

3. PARKING LICENSE AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Briar Development Company

And: Youth Dynamics Recorded: January 21, 2000

Auditor's No.: 200001210081

Purpose: Parking License

Affects: Parcel A, as shown on that certain ALTA/ACSM Survey made by GeoDimensions, Inc. on July 3, 2012, and last revised October 11, 2012, designated Job No. 12293 (the "Survey").

4. RECIPROCAL EASEMENT AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Briar Development Company

And: Youth Dynamics

Recorded: January 21, 2000

Auditor's No.: 200001210084

Purpose: Covenants and reciprocal easements for ingress, egress and utilities

5. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Energy, Inc.

Recorded: October 2, 2001

Auditor's No.: 200110020125

Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities.

6. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County

Recorded: January 14, 2002

Auditor's No. 200201140026

Purpose: Water lines

7. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: City of Burlington, a municipal corporation

Recorded: May 20, 2002

Auditor's No. 200205200016

Purpose: Sidewalk easement

8. RECIPROCAL EASEMENT AGREEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Parties: Briar Development Company

Recorded: July 16, 2002

Auditor's No. 200207160094

Purpose: Covenants and Easements for ingress, egress, utilities and parking Area Affected: Lots 1 and 12 incl.

Said agreement was amended by documents recorded as Auditor's File Nos. 200410250183, 200608220088 and 200807240092.

Said agreement was also amended by document recorded as Auditor's File No. 201012200187, to extend easement provisions to Lots 3-7 inclusive, as shown on the Survey, but does not specifically state that the covenant provisions of said agreement are extended therewith.

Said Auditor's File No. 201012200187 referenced a November 17, 2003 agreement to provide access for the Cocusa Motel property adjoining Lot 5.

9. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: City of Burlington

Recorded: September 9, 2003

Auditor's No. 200309090230

Purpose: Public Access Easement for Ingress and Egress

Area Affected: Lot 1

10. THE FOLLOWING MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SURVEY:

Name: Northsound Commercial Park

Recorded: February 14, 1979

Auditor's No.: 896646

As Follows: Lila Lane is dedicated; 7-foot Utility Easement; 20-foot wide Water Line Easement;

Affects: Most Southerly portion of Lot 1, as shown on the Survey, formerly known as Lot 10, Plat of North Sound Commercial Park, recorded as Auditor's File No. 896646.

11. RELINQUISHMENT OF RIGHTS OF ACCESS TO STATE HIGHWAY AND OF LIGHT, VIEW, AND AIR UNDER TERMS OF DEED TO THE STATE OF WASHINGTON:

Recorded: March 16, 1972

Auditor's No.: 765415

Affects: Most Southerly portion of Lot 1, formerly known as Lot 10, Plat of North Sound Commercial Park, recorded as Auditor's File No. 896646

12. DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS: Recorded: April 11, 1979 Auditor's No.: 7904110015

Affects: Most Southerly portion of Lot 1, formerly known as Lot 10, Plat of North Sound Commercial Park, recorded as Auditor's File No. 896646.

13. DECLARATION OF COVENANT RE CITY OF BURLINGTON SEWER:

Recorded: April 11, 1979

Auditor's No.: 7904110014

Regarding: Future sewer service and a local improvement district therefor
Affects: Most Southerly portion of Lot 1, formerly known as Lot 10, Plat of North Sound Commercial Park, recorded as Auditor's File No. 896646.

14. WATER SERVICE CONTRACT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Public Utility District No. 1 of Skagit County

And: Briar Development Company

Recorded: February 20, 2002

Auditor's No.: 200202200015

Regarding: Covenants pertaining to water service and equipment requirements

Affects: Said Agreement contains an imprecise legal description and the address of the store located on Lot 1

15. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT

PLAT/SURVEY: Name: Haggen Retail Center B.S.P.

Recorded: August 14, 2006

Auditor's No.: 200608140195

Affidavit of Correction recorded April 10, 2008 under Skagit County Recording No. 200804100041.

16. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT

PLAT/SURVEY:

Name: Burlington North Marketplace BSP

Recorded: October 14, 2016

Auditor's No.: 201610140005

17. MEMORANDUM OF LEASE AND THE TERMS AND PROVISIONS THEREOF:

Lessor: Briar Development Burlington LLC, a Washington Limited Liability Company

Lessee: Haggen, Inc., a Washington Corporation

Dated: July 5, 2001

Recorded: July 20, 2001

Auditor's No.: 200107200125

Affects: Parcels 1 and 12

The Lessee's interest was assigned to Safeway, Inc. by document recorded June 6, 2016 as Auditor's File No. 201606060112.

Memorandum of Fifth Amendment to Lease dated December 28, 2020, to be recorded substantially concurrent herewith.