

AFTER RECORDING MAIL TO:

Name *Apollo Net Lease Capital Corp.*

Address *5973 Avenida Encinas, Suite 301*

City/State *Carlsbad CA 92008*

Attn: *Jenette S. D'Brien*

1038844-06
Document Title(s): (or transactions contained therein)

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 VI, LLC, a Delaware limited liability company

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

Section 21, Township 34 North, Range 4 East, W.M.; Ptn. NW 1/4 (aka Lot 1 SP MV-5-98)

Complete legal description is attached hereto as Exhibit A.

Assessor's Property Tax Parcel/Account Number(s): P27117/340421-2-001-0006



**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. 2021-129

Jan 12 2021

Amount Paid \$611700.60

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 VI, 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 this page intentionally left blank.
Signature appears on the following 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 Mount Vernon, County of Skagit, State of Washington, described as follows:

LOT 1 OF CITY OF MOUNT VERNON SHORT PLAT NO. MV-5-98, APPROVED AUGUST 30, 1999, AND RECORDED AUGUST 31, 1999, UNDER AUDITOR'S FILE NO. 199908310020, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR ACCESS AND UTILITY PURPOSES AS SET FORTH ON THE FACE OF SAID SHORT PLAT OVER, ACROSS AND UNDER A VARIABLE WIDTH NORTHWESTERLY PORTION OF LOT 2 OF SAID SHORT PLAT AS DELINEATED THEREON AND OVER, ACROSS AND UNDER A 60.5 FOOT WIDE PORTION OF LOT 3 OF SAID SHORT PLAT ADJOINING THE NORTHEASTERLY LINE OF LOT 1 OF SAID SHORT PLAT AS DELINEATED THEREON.

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. **EASEMENT AND PROVISIONS THEREIN:**
Grantee: Puget Sound Power & Light Co.
Dated: May 10, 1999
Recorded: May 25, 1999
Auditor's No.: 9905250037
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities.
2. **EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**
Grantee: Cascade Natural Gas Corporation
Recorded: July 19, 1999
Auditor's No. 9907190170
Purpose: pipelines
3. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Hagen Short Plat No. MV-5-98 recorded August 31, 1999 as Auditor's File No. 199908310020.
4. **MEMORANDUM OF LEASE AND THE TERMS AND PROVISIONS THEREOF:**
Lessor: Briar Development Company, a Washington general partnership
Lessee: Hagen, Inc., a Washington corporation
Dated: March 17, 1999
Recorded: April 1, 1999
Auditor's No.: 9904010055

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