

AFTER RECORDING MAIL TO:

Novare National Settlement Service, LLC
320 Commerce Street, Suite 150
Irvine, California 92602
Attention: Alan Petner

Chicago Title
620042816B

DOCUMENT TITLE: **SPECIAL WARRANTY DEED**

GRANTOR: **JPMBB 2015-C28 IN WA WI PROPERTIES, LLC,**
a Delaware limited liability company

GRANTEE: **BURLINGTON INVESTMENT PROPERTIES, LLC,**
a Washington limited liability company

ABBREVIATED LEGAL
DESCRIPTION: Lot 3, SP #BURL-1-92; Lots A & B, SP #BURL-1-92; Ptn
NE ¼, 7-34-4 E W.M.

TAX PARCEL NO.: P24037/ 340407-1-002-0013, P101766/ 340407-1-002-0708
and P24041/340407-1-002-0401

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20221208

Mar 28 2022

Amount Paid \$302055.00
Skagit County Treasurer
By Lena Thompson Deputy

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made effective as of March **25**, 2022 between **JPMBB 2015-C28 IN WA WI PROPERTIES, LLC**, a Delaware limited liability company ("**Grantor**"), whose address is c/o LNR Partners, LLC, 2340 Collins Avenue, Suite 700, Miami Beach, Florida 33139, in favor of **BURLINGTON INVESTMENT PROPERTIES, LLC**, a Washington limited liability company ("**Grantee**"), whose address is 13817 NE 20th Street, Bellevue, Washington 98005:

WITNESSETH THAT:

Grantor, for and in consideration of the sum of U.S. \$10.00 and other valuable consideration, lawful money of the United States of America, to it in hand paid by Grantee, the receipt of which is hereby acknowledged, bargains, sells and conveys unto Grantee and its successors and assigns in fee simple forever, the parcel of land, situated, lying and being in the County of Skagit, State of Washington, more particularly described on the attached **Exhibit A** ("**Property**"), with the building and improvements thereon erected.

Subject however, to:

- (a) Real property taxes and assessments for the second half of tax year 2022 and thereafter;
- (b) Zoning and other regulatory laws and ordinances affecting the Property;
- (c) Matters which would be disclosed by an accurate survey; and
- (d) Easements, plats, rights of way, limitations, conditions, reservations, covenants, restrictions, and other matters set forth on the attached **Exhibit B**.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining.

GRANTOR hereby specially warrants the title to the Property and will defend the same against the lawful claims of any persons claiming by, through or under Grantor, but against none other.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Grantor has caused these presents to be executed and delivered as of the date first above written.

JPMBB 2015-C28 IN WA WI PROPERTIES, LLC, a Delaware limited liability company

By: Wilmington Trust, National Association, as Trustee for the Benefit of the Registered Holders of JPMBB Commercial Mortgage Securities Trust 2015-C28, Commercial Mortgage Pass-Through Certificates, Series 2015-C28, its sole member

By: LNR Partners, LLC, a Florida limited liability company, its attorney-in-fact

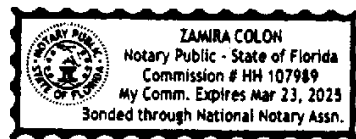
Signature: [Signature]
Print Name: Xiomara Alaniz

Signature: [Signature]
Print Name: Angela Ospina

By: [Signature]
Name: Steven D. Ferreira
Title: Vice President

STATE OF FLORIDA)
) SS.
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 21 day of March, 2022 by Steven D. Ferreira, as Vice President of LNR Partners, LLC, a Florida limited liability company, attorney-in-fact for Wilmington Trust, National Association, as Trustee for the Benefit of the Registered Holders of JPMBB Commercial Mortgage Securities Trust 2015-C28, Commercial Mortgage Pass-Through Certificates, Series 2015-C28, as sole member of **JPMBB 2015-C28 IN WA WI PROPERTIES, LLC**, a Delaware limited liability company, on behalf of the company. He ☒ is personally known or ☐ has produced a driver's license as identification.



[Signature]
Notary Public
Print Name: Zamira Colon
Serial No. (if any): _____

EXHIBIT A

LEGAL DESCRIPTION

PARCEL "A":

Lot 3, City of Burlington Short Plat No. 1-92 as approved July 18, 1989, and recorded July 27, 1992, in Volume 10 of Short Plats, page 105, under Auditor's File No. 9207270058, records of Skagit County, Washington; being a portion of the Northeast 1/4 of the Northeast 1/4 of Section 7, Township 34 North, Range 4 East, W.M.,

Situate in the City of Burlington, County of Skagit, State of Washington.

PARCEL "B":

Parcel B, City of Burlington Short Plat No. B-1-92 as approved June 2, 1992, and recorded June 11, 1992, in Volume 10 of Short Plats, pages 88 and 89, under Auditor's File No. 9206110001, records of Skagit County, Washington; being a portion of the Northeast 1/4 of the Northeast 1/4 of Section 7, Township 34 North, Range 4 East, W.M.

Situate in the City of Burlington, County of Skagit, State of Washington.

PARCEL "C":

Parcel A, City of Burlington Short Plat No. B-1-92 as approved June 2, 1992, and recorded June 11, 1992, in Volume 10 of Short Plats, pages 88 and 89, under Auditor's File No. 9206110001, records of Skagit County, Washington; being a portion of the Northeast 1/4 of the Northeast 1/4 of Section 7, Township 34 North, Range 4 East, W.M.

Situate in the City of Burlington, County of Skagit, State of Washington.

PARCEL "D":

An easement for drainage, as acquired by document recorded under Auditor's File No. 8811230046, records of Skagit County, Washington, over and across the following described property:

The West 20 feet of Lot 3, City of Burlington Short Plat No. 37-76 as approved August 2, 1976, and recorded August 5, 1976, in Volume 1 of Short Plats, page 156, under Auditor's File No. 840316, records of Skagit County, Washington; being a portion of the Southeast 1/4 of the Southeast 1/4 of Section 6, Township 34 North, Range 4 East, W.M.

Situate in the City of Burlington, County of Skagit, State of Washington.

PARCEL "E":

An easement acquired by instruments recorded November 23, 1988, under Auditor's File No. 8811230048, records of Skagit County, Washington, for ingress, egress, and utilities, over, under, and across a 36.00 foot strip of land lying 18.00 feet each side of the following described centerline:

Beginning at the Northeast corner of Section 7, Township 34 North, Range 4 East, W.M.; thence South $01^{\circ}34'38''$ East, along the East line of said Section 7 a distance of 13.73 feet; thence South $86^{\circ}59'04''$ West, 40.01 feet to the true point of beginning; thence continuing South $86^{\circ}59'04''$ West, 56.99 feet to the beginning of a curve to the left having a radius of 170.00 feet; thence Southwesterly along said curve through a central angle of $66^{\circ}32'00''$, an arc distance of 197.41 feet; thence South $20^{\circ}27'04''$ West, 124.00 feet to the beginning of a curve to the right, having a radius of 273.00 feet; thence Southwesterly along said curve through a central angle of $71^{\circ}07'06''$, an arc distance of 338.86 feet; thence North $88^{\circ}25'50''$ West, 150.00 feet to the terminus point of said centerline. (Said easement being appurtenant to Parcels "B" and "C".)

Situate in the City of Burlington, County of Skagit, State of Washington.

PARCEL "F":

An easement for ingress, egress, and utilities over, under, and across that area delineated as "Access and Utility Easement" on the Easterly portion of Parcel "B" of City of Burlington-Short Plat No. B-1-92 as approved June 2, 1992, and recorded June 11, 1992, in Volume 10 of Short Plats, pages 88 and 89, under Auditor's File No. 9206110001, records of Skagit County, Washington. (Said easement is appurtenant to Parcel "C".)

Situate in the City of Burlington, County of Skagit, State of Washington.

EXHIBIT B**ENCUMBRANCES**

1. Rights or claims of parties in possession, or claiming possession, not shown by the Public Records
2. Unpatented mining claims, and all rights relating thereto
3. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof
4. Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes
5. Water rights, claims or title to water
6. Relinquishment of access to State Highway and of light, view and air by Deed:

Grantee: State of Washington
Recording Date: August 25, 1954
Recording No.: 505776

7. Relinquishment of access to State Highway and of light, view and air by Deed:

Grantee: State of Washington
Recording Date: August 14, 1972
Recording No.: 772505

Also in Decree filed under Skagit County Superior Court Cause Nos. 21356 and 25580.

8. Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: December 19, 1972
Recording No.: 778343

9. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or

federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Short Plat:

Recording No: 840316 in Volume 1 of Short Plats, page 156

10. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: The City of Burlington, a municipal corporation

Purpose: Utility purposes

Recording Date: September 24, 1985

Recording No.: 8509240002

11. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: City of Burlington

Purpose: Utility

Recording Date: October 29, 1985

Recording No.: 8510290029

12. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: City of Burlington

Purpose: Utility and roadway

Recording Date: August 15, 1986

Recording No.: 8608150057

13. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: City of Burlington

Purpose: Utility and roadway

Recording Date: November 25, 1986

Recording No.: 8611250003

14. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: City of Burlington

Purpose: Utility and roadway

Recording Date: April 9, 1987

Recording No.: 8704090044

15. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: Ingress and egress
Recording Date: July 15, 1987
Recording No.: 8707150029

16. Agreement, and the terms and conditions thereof:

Recording Date: November 23, 1988
Recording No.: 8811230046

17. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: Sanitary sewer and storm sewer
Recording Date: November 23, 1988
Recording No.: 8811230047
Amended by instrument recorded under recording number 8907200021.

18. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: Ingress, egress and utilities
Recording Date: November 23, 1988
Recording No.: 8811230048

19. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Puget Sound Power & Light Company
Purpose: Underground distribution and electric lines and appurtenances thereto
Recording Date: July 5, 1989
Recording No.: 8907050033

20. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: City of Burlington
Purpose: Sewer
Recording Date: July 17, 1989
Recording No.: 8907170072

21. Master Declaration and agreement of easements, covenants, conditions and restrictions, and the terms and conditions thereof:

Recording Date: July 17, 1989

Recording No.: 8907170073

22. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: MG Burlington II Limited Partnership

Purpose: Building eaves and overhang

Recording Date: July 17, 1989

Recording No.: 8907170074

23. Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: July 17, 1989

Recording No.: 8907170075

24. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Public Utility District No. 1 of Skagit County, Washington, a municipal corporation

Purpose: Water pipeline

Recording Date: July 31, 1989

Recording No.: 8907310011

25. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: City of Burlington

Purpose: Sewer line

Recording Date: December 5, 1989

Recording No.: 8912050040

26. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Public Utility District No. 1

Purpose: Construction and maintenance of a water line, lines or related facilities

Recording Date: December 11, 1989

Recording No.: 8912110032

27. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey:

Recording No: 9206110001

28. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Puget Sound Power & Light Company

Purpose: Power line and sanitary sewer

Recording Date: July 27, 1992

Recording No.: 9207270058

29. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: City of Burlington

Purpose: Emergency vehicle ingress and egress

Recording Date: June 16, 1993

Recording No.: 9306160092

30. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Puget Sound Power & Light Company

Purpose: Electric transmission and/or distribution line, together with necessary appurtenances

Recording Date: November 2, 1993

Recording No.: 9311020144

31. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Costco Wholesale Corporation, a Washington corporation

Purpose: Ingress and egress and emergency vehicles

Recording Date: June 26, 2000

Recording No.: 200006260185

32. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Puget Sound Energy, Inc.

Purpose: Underground electric transmission and/or distribution system

Recording Date: April 18, 2002

Recording No.: 200204180031

33. Easement and Covenant Agreement, and the terms and conditions thereof:

Recording Date: May 3, 2002

Recording No.: 200205030134

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 20, 2014

Recording No.: 201405200047

34. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Puget Sound Energy, Inc.

Purpose: Transmission, distribution and sale of electricity

Recording Date: March 5, 2012

Recording No.: 201203050120