

RECORDING REQUESTED BY,
AND WHEN RECORDED MAIL TO,
AND MAIL TAX STATEMENT TO:

1717 Woodstead Court, Suite 298
The Woodlands, TX 77380
Attention: Cross Court Plaza - CPL LLC,
Cross Court Plaza - EC LLC, and
Cross Court Plaza - BWC LLC

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20236041
Apr 05 2023
Amount Paid \$421455.00
Skagit County Treasurer
By Lena Thompson Deputy

First Am NCS-1162905

(Above Space For Recorder's Use Only)

BARGAIN AND SALE DEED

THE GRANTOR, MGP XI US 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 each of: (i) CROSS COURT PLAZA - CPL LLC, a Texas limited liability company as to an undivided eighty-four percent (84.00%) interest, (ii) CROSS COURT PLAZA - EC LLC, a Texas limited liability company as to an undivided eight percent (8.00%) interest, and (iii) CROSS COURT PLAZA - BWC LLC, a Texas limited liability company as to an undivided eight percent (8.00%) interest, 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").

The Abbreviated Legal is as follows: PTN NE, 06-34-04

Tax Parcel Number(s): P23694/340406-0-072-0011 & P23720/340406-0-097-0012

Dated: April 5, 2023

GRANTOR:

MGP XI US PROPERTIES, LLC,
a Delaware limited liability company

By: Merlone Geier XI, LLC,
a California limited liability company,
its Manager

By: Jonathan C. Lischke
Name: Jonathan C. Lischke
Its: Executive Managing Director

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.

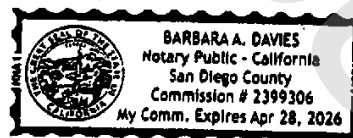
STATE OF CALIFORNIA)
COUNTY OF San Diego)

On March 29, 2023, before me, Barbara A. Davies, Notary Public, personally appeared Jonathan C. Lischke, 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)



[Signature page to Bargain and Sale Deed]

Exhibit ALegal Description of the Land

The land referred to herein is situated in the City of Burlington, County of Skagit, State of Washington, and is described as follows:

PARCEL A:

That portion of the Northeast Quarter of Section 6, Township 34 North, Range 4 East of the Willamette Meridian, being more particularly described as follows:

Commencing at the East Quarter corner of said Section 6;
thence North 00°17'42" East along the East line of said subdivision a distance of 273.81 feet;
thence North 89°42'21" West a distance of 50.00 feet to the intersection of the West line of that certain tract of land conveyed to the City of Burlington, under Auditor's File No. 8604020016, records of Skagit County, Washington (hereafter known as the City Tract) being Burlington Boulevard (formerly known as Garl Street) and the true point of beginning;
thence continue North 89°42'21" West a distance of 81.95 feet;
thence North 76°11'58" West a distance of 25.81 feet;
thence North 89°42'21" West a distance of 145.00 feet;
thence South 00°17'42" West a distance of 168.00 feet;
thence South 24°05'48" East a distance of 27.67 feet;
thence South 00°17'42" West a distance of 25.50 feet to the intersection of the South line of Tract 2, as per boundary line adjustment recorded in Volume 10 of Surveys, pages 51 and 52, under Auditor's File No. 9007100003, records of Skagit County, Washington;
thence South 88°50'37" East, along said South line a distance of 222.53 feet to a point of curvature to the left;
thence along the arc of said curve to the left having a radius of 29.50 feet through a central angle of 37°39'38" an arc distance of 19.39 feet to the intersection of the West right-of-way margin of said City Tract;
thence North 00°17'42" East along the West line of said City Tract a distance of 210.15 feet to the true point of beginning;

(Also known as Parcel A of that Survey recorded in Volume 11 of Surveys, pages 122 and 123, under Auditor's File No. 9107100065, records of Skagit County, Washington.)

Situated in Skagit County, Washington

PARCEL B:

That portion of the Northeast Quarter of Section 6, Township 34 North, Range 4 East of the Willamette Meridian, being more particularly described as follows:

Commencing at the East Quarter corner of said Section 6;
thence North 00°17'42" East along the East line of said subdivision a distance of 657.12 feet to a point that is 10.00 feet South as measured at right angles to the North line of the South Half of the Southeast Quarter of said Northeast Quarter of Section 6;
thence North 88°59'14" West, parallel with said North line a distance of 69.75 feet to the intersection of the West line of that certain tract of land conveyed to the City of Burlington under Auditor's File No. 8604020016, records of Skagit County, Washington (hereafter known as the City Tract) being Burlington Boulevard (formerly known as Garl Street), said intersection being the true point of beginning;
thence continuing North 88°59'14" West a distance of 540.05 feet;
thence South 01°00'46" West a distance of 29.00 feet;
thence South 01°24'07" East a distance of 23.02 feet;
thence South 01°00'46" West a distance of 125.00 feet;
thence North 88°59'14" West a distance of 10.83 feet;
thence South 01°00'46" West a distance of 167.17 feet;
thence South 88°59'14" East a distance of 6.33 feet;
thence South 01°00'46" West a distance of 44.22 feet;
thence North 50°37'51" East a distance of 165.79 feet;
thence South 00°17'42" West a distance of 93.34 feet;
thence South 89°42'21" East a distance of 51.97 feet;
thence South 00°17'42" West a distance of 225.57 feet to the intersection of the South line of Tract 2 of the boundary line adjustment recorded in Volume 10 of Surveys, pages 51 and 52, under Auditor's File No. 9007100003, records of Skagit County, Washington;
thence South 88°50'37" East along said South line a distance of 147.96 feet;
thence North 00°17'42" East a distance of 25.50 feet;
thence North 24°05'48" West a distance of 27.67 feet;
thence North 00°17'42" East a distance of 168.00 feet;
thence South 89°42'21" East a distance of 145.00 feet;
thence South 76°11'58" East a distance of 25.81 feet;
thence South 89°42'21" East a distance of 81.95 feet to the Westerly margin of said City Tract;
thence North 00°17'42" East along said Westerly margin a distance of 364.19 feet to a point of curvature to the left;
thence along the arc of said curve to the left, having a radius of 20.00 feet through a central angle of 89°16'56" an arc distance of 31.17 feet to the true point of beginning;

(Also known as Parcel B of that survey recorded in Volume 11 of Surveys, pages 122 and 123, under Auditor's File No. 910710065, records of Skagit County, Washington.)

Situated in Skagit County, Washington

PARCEL C:

An easement for ingress, egress, and parking as described in that certain easement dated August 1, 1991, between Dayton Hudson Corporation and Winmar Cascade, Inc., recorded August 1, 1991, under Auditor's File No. 9108010068, records of Skagit County, Washington.

Situated in Skagit County, Washington

Exhibit B

Permitted Exceptions

- A. All liens, encumbrances, easements, covenants, conditions and restrictions, whether on- or off-record;
- B. All matters which would be revealed or disclosed in an accurate survey of the property;
- C. 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
- D. The rights of tenants and other parties in possession under recorded or unrecorded leases or occupancy agreements.