

Recording Requested by:

Elliott Bay Medical Properties LLC
617 Eastlake Avenue East, Suite 305
Seattle, WA 98109Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20250736
Date 03/14/2025**FIRST AM
NCS-1251916****STATUTORY WARRANTY DEED**

Grantor: ELLIOTT BAY MEDICAL PROPERTIES LLC, a
Delaware limited liability company

Grantee: ELLIOTT BAY MEDICAL PROPERTIES HOLDINGS III
LLC, a Delaware limited liability company

Abbrev. Legal Description: Section 29, Township 34 North, Range 4 East - Ptn. NE (aka
Lot 3, SP MV-2-00)
Complete legal description on Exhibit A.

Assessor's Tax Parcel ID#: P118704/340429-1-007-0300

For and in consideration of transferring the following-described real property to a wholly owned subsidiary of parent, as of this 13th day of March, 2025, ELLIOTT BAY MEDICAL PROPERTIES LLC, a Delaware limited liability company ("Grantor"), does hereby convey and warrant to ELLIOTT BAY MEDICAL PROPERTIES HOLDINGS III LLC, a Delaware limited liability company ("Grantee"), all of Grantor's right, title and interest in and to the real property located in the County of Skagit, State of Washington and legally described on Exhibit A attached hereto and incorporated herein by this reference, together with all of Grantor's right, title and interest in and to, all and singular, the tenements, hereditaments, appurtenances and improvements thereon or thereunto belonging.

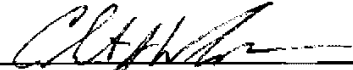
Subject to the exceptions set forth on Exhibit B attached hereto and incorporated herein.

[Signature Page and Acknowledgement Follow]

IN WITNESS WHEREOF, Grantor has executed this instrument as of the date first set forth above.

GRANTOR

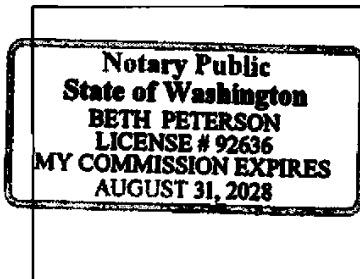
ELLIOTT BAY MEDICAL PROPERTIES LLC, a
Delaware limited liability company

By: 
Name: Christian Whipple
Title: Authorized Signatory

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On this 11th day of March, 2025, before me personally appeared Christian Whipple, to me known to be the Authorized Signatory of the limited liability company that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said limited liability company, for the uses and purposes therein mentioned, and on oath stated that he or she was authorized to execute said instrument.

In Witness Whereof I have hereunto set my hand and affixed my official seal the day and year first above written.



(Use this space for notarial stamp/seal)



(Signature of officer)
Notary Public in and for the State of
Washington, residing at Seattle, WA
My commission expires: 8/31/2028

EXHIBIT A

Legal Description

LOT 3, OF CITY OF MOUNT VERNON SHORT PLAT NO. MV-2-00, APPROVED DECEMBER 20, 2001, AND RECORDED DECEMBER 20, 2001, UNDER AUDITOR'S FILE NO. 200112200109, BEING A PORTION OF TRACT 3 OF CITY OF MOUNT VERNON SHORT PLAT NO. MV-3-83, APPROVED JULY 26, 1983 AND RECORDED JULY 28, UNDER AUDITOR'S FILE NO. 830729011, IN VOLUME 6 OF SHORT PLATS, PAGE 74, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

Tax Parcel No. P118704/340429-1-007-0300

EXHIBIT B

Permitted Exceptions

1. Easements and Provisions Contained Therein as Created or Disclosed in Instrument:
In Favor Of: Venture Properties and Cascade Medical Properties
Recorded: May 14, 1999
Auditor's No: 9905140144
For and Affects: Mutual easements - Three (3) non-exclusive drainage easements and a non-exclusive drainage detention pond easement over, across and under Lots 1, 2, 3 and 4 of the "D.B.A. Venture Properties" Survey recorded in Volume 15 of Surveys, Page 133, as Auditor's File No. 9403090060
2. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded on November 15, 2001, as Auditor's File No. 200111150022.
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 Short Plat No. MV-2-00 recorded on December 20, 2001 as Auditor's File No. 200112200109.
4. General Taxes for the year 2025 and subsequent years, a lien not yet due and payable.