

AFTER RECORDED RETURN TO:

CHR Sedro Woolley SPE LLC
c/o Covenant REIT Holdco, LLC
2603 Main Street, Suite 1050
Irvine, California 92614

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20252338
Date 07/22/2025

DOCUMENT TITLE(S): SPECIAL WARRANTY DEED

Chicago Title
620058959

Reference numbers:

GRANTOR: BIRCHVIEW DST, A DELAWARE STATUTORY TRUST

Additional names on page _____ of document

GRANTEE: CHR SEDRO WOOLLEY SPE LLC, A DELAWARE LIMITED LIABILITY COMPANY

Additional names on page _ of document

ABBREVIATED LEGAL: Lots 1-15 and Lots 17-30, Blk 115, Plat of the Town of Sedro

TAX PARCEL NUMBER(S): P76284 / 4152-115-010-0002, P76285 / 4152-115-015-0007 and P76288 / 4152-115-030-0008

I am requesting an emergency nonstandard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document. The Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

After recording return to:

CHR Sedro Woolley SPE LLC
c/o Covenant REIT Holdco, LLC
2603 Main Street, Suite 1050
Irvine, California 92614

For APN/Parcel ID(s):

P76284 / 4152-115-010-0002
P76285 / 4152-115-015-0007
P76288 / 4152-115-030-0008
P120658 / 8289

SPECIAL WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that BIRCHVIEW DST, a Delaware statutory trust, hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto CHR Sedro Woolley SPE LLC, a Delaware limited liability company, hereinafter called Grantee, and unto Grantee's heirs, successors, and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Skagit County, State of Washington, commonly known as 925 Dunlop Avenue, Sedro Woolley, Washington 98284 and described as follows, to-wit:

SEE "EXHIBIT A" ATTACHED HERETO AND BY REFERENCE INCORPORATED HEREIN.

To have and to hold the same unto Grantee and Grantee's heirs, successors and assigns forever. Grantor hereby covenants to the Grantee that Grantor will warrant and defend the title to the property hereby conveyed against all persons claiming by, through, or under the Grantor, but not otherwise.

The true and actual consideration paid for this transfer, stated in terms of dollars is \$22,500,000.

Dated this 17th day of July, 2025.

GRANTOR:

BIRCHVIEW DST,
a Delaware statutory trust

By: BIRCHVIEW ST, LLC
a Delaware limited liability company
Its: Signatory Trustee

By: 
Wade Curtis, its Authorized Signatory

State of Washington)
) ss.
County of _____)

This instrument was acknowledged before me this _____ day of July, 2025, by Wade Curtis, Authorized Signatory on behalf of BIRCHVIEW ST, LLC, a Delaware limited liability company, on behalf of BIRCHVIEW DST, a Delaware statutory trust.

*See attached
KS*

Notary Public for Washington
My commission expires: _____

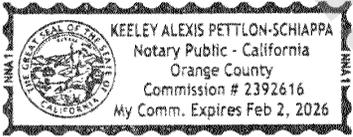
CALIFORNIA ACKNOWLEDGMENT

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 Orange }
On 07-15-25 before me, Keeley Alexis Pettlon-Schiappa, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Wade Curtis
Name(s) of Signer(s)

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 Keeley Pettlon
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: _____
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
<input type="checkbox"/> Corporate Officer – Title(s): _____	<input type="checkbox"/> Corporate Officer – Title(s): _____
<input type="checkbox"/> Partner – <input type="checkbox"/> Limited <input type="checkbox"/> General	<input type="checkbox"/> Partner – <input type="checkbox"/> Limited <input type="checkbox"/> General
<input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact	<input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact
<input type="checkbox"/> Trustee <input type="checkbox"/> Guardian or Conservator	<input type="checkbox"/> Trustee <input type="checkbox"/> Guardian or Conservator
<input type="checkbox"/> Other: _____	<input type="checkbox"/> Other: _____
Signer is Representing: _____	Signer is Representing: _____

EXHIBIT A TO SPECIAL WARRANTY DEED
Legal Description of Real Property

For APN/Parcel ID(s): P76284 / 4152-115-010-0002, P76285 / 4152-115-015-0007, P76288 / 4152-115-030-0008 and P120658 / 8289

Lots 1-15, inclusive, and Lots 17-30, inclusive, Block 115, "PLAT OF THE TOWN OF SEDRO" as per plat recorded in Volume I of Plats, Page 18, records of Skagit County, Washington.

TOGETHER WITH those portions of vacated Woods Avenue, Graves Street also known as Fairhaven Street and the alley located in said block pursuant to City of Sedro-Woolley Ordinance No. 1253-96, dated February 12, 1996, which attached to the premise by operation of law.

Situated in Skagit County, Washington.