

**Return Address:**

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Real Estate Excise Tax  
Exempt  
Skagit County Treasurer  
By BELEN MARTINEZ  
Affidavit No. 20252539  
Date 08/07/2025

**Document Title(s)** (or transactions contained therein):

1. Special Warranty Deed
- 2.
- 3.

**Reference Number(s) of Documents assigned or released:**  
(on page \_\_\_\_ of documents(s))

**Grantor(s)** (Last name first, then first name and initials):

1. ACI Real Estate SPE 135, LLC, a Delaware limited liability company
- 2.
3. \_\_ Additional names on page . of document.

**Grantee(s)** (Last name first, then first name and initials):

1. Safeway Realty LLC, a Delaware limited liability company
- 2.
3. \_\_ Additional names on page . of document.

**Legal description** (abbreviated: i.e. lot, block, plat or section, township, range)  
Tract 9 and 12, Plate 10, TIDE AND SHORE LANDS OF 19-35 01

**Assessor's Property Tax Parcel/Account Number**

Tax Account No.: P32986 / 350219-0-073-0008, P32952 / 350219-0-044-0103

*Store #0593AS: Anacortes, WA  
Special Warranty Deed*

VCS 25013413 ACCM AS

When recorded mail to:

Michelle McAtee  
Jenner & Block LLP  
353 North Clark Street  
Chicago, Illinois 60654

### SPECIAL WARRANTY DEED

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, ACI Real Estate SPE 135, LLC, a Delaware limited liability company (“**Grantor**”), hereby grants and conveys to Safeway Realty LLC, a Delaware limited liability company (“**Grantee**”), having an address of c/o Albertsons Companies, 250 E. Parkcenter Blvd., Boise, ID 83706, Attention: Legal Department, that certain parcel of land located in Anacortes, County of Skagit, State of Washington, and legally described on Exhibit A attached hereto and incorporated herein by this reference (the “**Property**”), together with all buildings and other improvements located thereon, if any, and all and singular the rights, privileges and appurtenances thereto in any manner belonging to said Grantor.

And Grantor, for itself, and its successors and assigns, does hereby covenant, promise and agree, to and with Grantee, its successors and assigns, that it has not done or suffered to be done, anything whereby the property hereby granted is, or may be, in any manner encumbered or charged, except as herein recited, that Grantor is lawfully seized of said property in fee simple; that Grantor has good right and lawful authority to grant and convey said real property and hereby warrants the title to said property, and that said property against all persons lawfully claiming, or to claim the same, by, through and under Grantor, but not otherwise, Grantor will **WARRANT AND DEFEND**, subject to current taxes not yet due and payable; patent reservations; all leases, liens, covenants, conditions, restrictions, reservations, easements, encumbrances and declarations or other matters of record or to which reference is made in the public record; the state of facts which a physical inspection, or accurate survey, of the Property would reveal; and the applicable zoning and use regulations of any municipality, county, state, or the United States affecting the Property.

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*Store #0593AS: Anacortes, WA  
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**EXHIBIT A TO DEED****(LEGAL DESCRIPTION)****PARCEL A:**

Tract 9, EXCEPT the North 20 feet thereof, and all of Tract 12, PLATE NO. 10, Tide and Shore Lands of Section 19, Township 35 North, Range 2 East of the Willamette Meridian, of Anacortes Harbor, according to the official map thereof on file in the office of the State Land Commissioner at Olympia, Washington.

TOGETHER WITH that portion of vacated 12th Street lying between the East line of Commercial Avenue and the West line of "Q" Avenue as shown on the face of said PLATE NO. 10, Tide and Shore Lands of Section 19, Township 35 North, Range 2 East of the Willamette Meridian, of Anacortes Harbor, according to the official map thereof on file in the office of the State Land Commissioner at Olympia, Washington as per Ordinance No. 1702, recorded November 1, 1978 under Auditor's File No. 890492, records of Skagit County, Washington.

AND TOGETHER WITH the North 20 feet of that portion of 13th Street lying Westerly of the Westerly right-of-way of "Q" Avenue and Easterly of the East right-of-way of Commercial Avenue as shown on the map of the City of Anacortes, Skagit County, Washington as vacated per Ordinance No. 2452, recorded July 2, 2001 under Auditor's File No. 200107020139, records of Skagit County, Washington .

Situate in Skagit County, Washington.

**PARCEL B:**

The North 20 feet of Tract 9, PLATE NO. 10, Tide and Shore Lands of Section 19, Township 35 North, Range 2 East of the Willamette Meridian, of Anacortes Harbor, according to the official map thereof on file in the office of the State Land Commissioner at Olympia, Washington.

Situate in Skagit County, Washington.

APN: P32986 / 350219-0-073-0008, P32952 / 350219-0-044-0103

Address: 911 11th St, Anacortes, WA 98221

This document is filed for record by  
Old Republic National Title Insurance  
Company as an accommodation only. It has  
not been examined as to its execution or  
as to its effect upon the title.

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