

Return Address:

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

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20252541
Date 08/08/2025

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 136, 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)

Lot(s): 1, MOUNT VERNON BSP NO. MV-1-94

Assessor's Property Tax Parcel/Account Number

Tax Account No.: P107479 / 8005-000-001-0000

*Store #1472AS: Mt. Vernon, WA
Special Warranty Deed*

VCS25013413 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 136, 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 Mt. Vernon, 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.

[The remainder of this page is intentionally left blank.]

Store #1472AS: Mt. Vernon, WA
Special Warranty Deed

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of 24th day of February, 2025.

GRANTOR:

ACI Real Estate SPE 136, LLC,
a Delaware limited liability company

Natacha Epley

Name: Natacha Epley
Title: Authorized Signatory

STATE OF IDAHO)
) ss.
COUNTY OF ADA)

On this 24th day of February, 2025, before me Nicole Keren, personally appeared **Natacha Epley**, known or identified to me to be the Authorized Signatory of ACI Real Estate SPE 136, LLC, the limited liability company that executed the instrument or the person who executed the instrument on behalf of said limited liability company, and acknowledged to me that such limited liability company executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



N. Keren
NOTARY PUBLIC FOR IDAHO
Residing at Boise, Idaho
My Commission Expires 7-21-2029

Store #1472AS: Mt. Vernon, WA
Special Warranty Deed

EXHIBIT A TO DEED

(LEGAL DESCRIPTION)

Lot 1 of CITY OF MOUNT VERNON BINDING SITE PLAT NO. MV 1-94 BSP, as approved May 31, 1994, and recorded May 31, 1994, under Auditor's File No.9405310129, records of Skagit County, Washington; being a portion of the Northeast Quarter of Section 18, Township 34 North, Range 4 East of the Willamette Meridian;

Situated in Skagit County, Washington.

APN: P107479 / 8005-000-001-0000

Address: 315 East College Way, Mt. Vernon, WA 98273

This document was prepared 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.

*Store #1472AS: Mt. Vernon, WA
Special Warranty Deed*