



202509050034

09/05/2025 09:47 AM Pages: 1 of 12 Fees: \$314.50
Skagit County Auditor

After recording return to:

ART Mortgage Borrower Propco 2013, LLC
c/o Americold Logistics, LLC
Attn: Kristen Rectenwald Wang, Esq.
10 Glenlake Parkway South Tower Ste. 600
Atlanta, GA 30328

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2025 2908
SEP 05 2025

Amount Paid \$ 0
Skagit Co. Treasurer
By *GT* Deputy

QUIT CLAIM DEED

(Boundary Line Adjustment – 405 S. Alder St. and 301 S. Walnut St.)

Grantor: ART Mortgage Borrower Propco 2013, LLC, a Delaware limited liability company

Grantee: ART Mortgage Borrower Propco 2013, LLC, a Delaware limited liability company

Tax Parcel Nos: P72010; P72012; P72025; P72033; and P85137

GRANTOR, ART Mortgage Borrower Propco 2013, LLC, a Delaware limited liability company, for and in consideration of the boundary line adjustment (lot consolidation) without further consideration, conveys and quit claims to GRANTEE, ART Mortgage Borrower Propco 2013, LLC, a Delaware limited liability company, the following described real estate, situated in County of Skagit, State of Washington, together with all after acquired title of the Grantor therein:

Lot 17, Block 110; Lots 1 through 6, and Lots 8 through 17, Block 111; Lots 1 through 10, Block 114; Lots 1 through 11, and Lots 16 through 26, Block 115, all being part of Amended Plat of Burlington, Skagit County, Washington, as per plat recorded in Volume 3 of Plats, page 17, records of Skagit County, Washington; and a portion of a 100-foot wide strip of land conveyed to Seattle & Northern Railway Company by Deed recorded January 10, 1890 in Volume 9 of Deeds, page 295; and together with portions of vacated Alder Street adjoining and vacated Greenleaf Avenue adjoining, all as more fully described in Exhibits A-1 and A-2 hereto and SUBJECT to matters of record.

NOTE: This boundary line adjustment is not for the purpose of creating an additional lot.

The following exhibits are attached hereto and made a part hereof:

Exhibit A-1 is the BEFORE legal description before Lot 1 consolidation.

Exhibit A-2 is the BEFORE legal description before Lot 2 consolidation.

Exhibit B is the AFTER legal description of the consolidated new Lot 1.

Exhibit C is the AFTER legal description of the consolidated new Lot 2.

Exhibit D is the EXISTING SITE PLAN before the lot consolidation.

Exhibit E is the PROPOSED SITE PLAN after the lot consolidation.

Dated: 5/29, 2025

GRANTOR:

ART Mortgage Borrower Propco 2013, LLC,

a Delaware limited liability company

By: ART Mezzanine Borrower Propco 2013, LLC

a Delaware limited liability company

Its: Sole Member

By: 

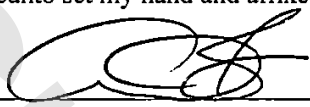
Russell Scott Henderson

Executive Vice President and Chief Investment Officer

STATE OF Georgia)
) SS
COUNTY OF Fulton)

On this 29th day of May, 2025, before me personally appeared Russell Scott Henderson, to me known to be the Executive Vice President and Chief Investment Officer of ART Mezzanine Borrower Propco 2013, LLC, the sole Member of ART Mortgage Borrower Propco 2013, LLC, 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 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 written above.



Notary Public (signature)

Alandra Boggan

Notary Public (printed)

Notary Public in and for the State of Georgia

Residing at 10 Glenlake Pkwy #600 Atlanta, GA 30328

My appointment expires 11-9-2026

ALANDRA BOGGAN
NOTARY PUBLIC
FULTON COUNTY, GEORGIA
My Commission Expires November 9, 2026

EXHIBIT A-1

BOUNDARY LINE ADJUSTMENT FOR ART MORTGAGE BORROWER PROPCO 2013 LLC
PARCEL DESCRIPTIONS BEFORE LOT 1 CONSOLIDATION

PARCEL "C"(P72012):

Lots 1 through 6, and Lots 8 through 17, Block 111, "AMENDED PLAT OF BURLINGTON, SKAGIT COUNTY, WASH.", as per plat recorded in Volume 3 of Plats, page 17, records of Skagit County, Washington;

TOGETHER WITH the South 1/2 of vacated Vernon

Street adjoining. ALSO TOGETHER WITH the East 1/2 of

vacated Alder Street adjoining.

AND ALSO TOGETHER WITH the North 1/2 of vacated Greenleaf Avenue adjoining, which, upon vacation, attached to said premises by operation of law.

Situate in the City of Burlington, County of Skagit, State of Washington.

PARCEL "E"(P72025):

Lots 1 through 10, Block 114, "AMENDED PLAT OF BURLINGTON, SKAGIT COUNTY, WASH.", as per plat recorded in Volume 3 of Plats, page 17, records of Skagit County, Washington;

TOGETHER WITH the South 1/2 of vacated Greenleaf Avenue adjoining.

ALSO TOGETHER WITH the East 1/2 of vacated Alder Street adjoining, which, upon vacation, attached to said premises by operation of law.

Situate in the City of Burlington, County of Skagit, State of Washington.

EXHIBIT A-2

BOUNDARY LINE ADJUSTMENT FOR ART MORTGAGE BORROWER PROPCO 2013 LLC

PARCEL DESCRIPTIONS BEFORE LOT 2 CONSOLIDATION

PARCEL "B"(P72010):

Lot 17, Block 110, "AMENDED PLAT OF BURLINGTON, SKAGIT COUNTY, WASH.", as per plat recorded in Volume 3 of Plats, page 17, records of Skagit County, Washington.

TOGETHER WITH the West 1/2 of vacated Alder Street adjoining.

ALSO TOGETHER WITH the North 1/2 of vacated Greenleaf Avenue adjoining, which, upon vacation, attached to said premises by operation of law.

Situate in the City of Burlington, County of Skagit, State of Washington.

PARCEL "F"(P72033):

Lots 1 through 11, and Lots 16 through 26, Block 115, "AMENDED PLAT OF BURLINGTON, SKAGIT COUNTY, WASH.", as per plat recorded in Volume 3 of Plats, page 17, records of Skagit County, Washington;

TOGETHER WITH the South 1/2 of vacated Greenleaf Avenue adjoining. ALSO TOGETHER WITH the West 1/2 of vacated Alder Street adjoining Lot 1.

AND ALSO TOGETHER WITH the vacated alley adjoining Lots 1 through 10 and Lots 17 through 26, inclusive, which, upon vacation, attached to said premises by operation of law.

Situate in the City of Burlington, County of Skagit, State of Washington.

PARCEL "G"(P85137):

That portion of the 100 foot wide strip of land conveyed to the Seattle & Northern Railway Company (now The Burlington Northern and Santa Fe Railway Company), by Deed recorded January 10, 1890, in Volume 9 of Deeds, page 295, said 100 feet being 50.0 feet wide on each side of said Railway Company's Main Track centerline, as now located and constructed upon, over and across the Southwest 1/4 of the Southwest 1/4 of Section 32, Township 35 North, Range 4 East, W.M., Skagit County, Washington, described as follows:

Walnut Street; thence North $1^{\circ}33'28''$ East, 28.01 feet along said West line to a point on the Northwesterly line of the Southeasterly 25 feet of said 100 foot wide Railway parcel; thence South $64^{\circ}44'38''$ West along said Northwesterly line 760.05 feet to a point on a line drawn Southeasterly at right angles through survey station 1047+00 on the centerline of said Railway parcel; thence South $25^{\circ}15'22''$ East, 25.00 feet along said line drawn Southeasterly at right angles to the Southeasterly line of said Railway parcel; thence North $64^{\circ}44'38''$ East, 747.41 feet along said Southeasterly line to the point of beginning.

Situate in the City of Burlington, County of Skagit, State of Washington.

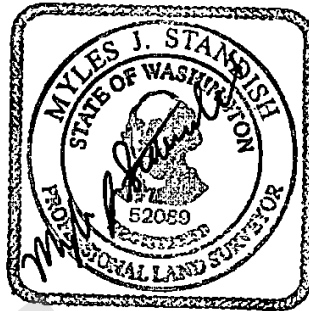


EXHIBIT B

BOUNDARY LINE ADJUSTMENT FOR ART MORTGAGE BORROWER PROPCO 2013 LLC

LOT 1 DESCRIPTION AFTER CONSOLIDATION

Lot 17, Block 110, "AMENDED PLAT OF BURLINGTON, SKAGIT COUNTY, WASH.", as per plat recorded in Volume 3 of Plats, page 17, records of Skagit County, Washington.

TOGETHER WITH the West 1/2 of vacated Alder Street adjoining.

ALSO TOGETHER WITH the North 1/2 of vacated Greenleaf Avenue adjoining, which, upon vacation, attached to said premises by operation of law.

Together with the following described parcel:

Lots 1 through 6, and Lots 8 through 17, Block 111, "AMENDED PLAT OF BURLINGTON, SKAGIT COUNTY, WASH.", as per plat recorded in Volume 3 of Plats, page 17, records of Skagit County, Washington;

TOGETHER WITH the South 1/2 of vacated Vernon Street adjoining. ALSO TOGETHER WITH the East 1/2 of vacated Alder Street adjoining.

AND ALSO TOGETHER WITH the North 1/2 of vacated Greenleaf Avenue adjoining, which, upon vacation, attached to said premises by operation of law.

Together with the following described parcel:

Lots 1 through 10, Block 114, "AMENDED PLAT OF BURLINGTON, SKAGIT COUNTY, WASH.", as per plat recorded in Volume 3 of Plats, page 17, records of Skagit County, Washington;

TOGETHER WITH the South 1/2 of vacated Greenleaf Avenue adjoining.

ALSO TOGETHER WITH the East 1/2 of vacated Alder Street adjoining, which, upon vacation, attached to said premises by operation of law.

Together with the following described parcel:

Lots 1 through 11, and Lots 16 through 26, Block 115, "AMENDED PLAT OF BURLINGTON, SKAGIT COUNTY, WASH.", as per plat recorded in Volume 3 of Plats, page 17, records of Skagit County, Washington;

TOGETHER WITH the South 1/2 of vacated Greenleaf Avenue adjoining. ALSO TOGETHER WITH the West 1/2 of vacated Alder Street adjoining Lot 1.

AND ALSO TOGETHER WITH the vacated alley adjoining Lots 1 through 11 and Lots 16 through 26, inclusive, which, upon vacation, attached to said premises by operation of law.

Together with the following described parcel:

That portion of the 100 foot wide strip of land conveyed to the Seattle & Northern Railway Company (now The Burlington Northern and Santa Fe Railway Company), by Deed recorded January 10, 1890, in

Volume 9 of Deeds, page 295, said 100 feet being 50.0 feet wide on each side of said Railway Company's Main Track centerline, as now located and constructed upon, over and across the Southwest 1/4 of the Southwest 1/4 of Section 32, Township 35 North, Range 4 East, W.M., Skagit County, Washington, described as follows:

Beginning at the intersection of the Southeasterly line of said Railway parcel with the West line of Walnut Street; thence North $1^{\circ}33'28''$ East, 28.01 feet along said West line to a point on the Northwesterly line of the Southeasterly 25 feet of said 100 foot wide Railway parcel; thence South $64^{\circ}44'38''$ West along said Northwesterly line 760.05 feet to a point on a line drawn Southeasterly at right angles through survey station 1047+00 on the centerline of said Railway parcel; thence South $25^{\circ}15'22''$ East, 25.00 feet along said line drawn Southeasterly at right angles to the Southeasterly line of said Railway parcel; thence North $64^{\circ}44'38''$ East, 747.41 feet along said Southeasterly line to the point of beginning.

Excepting from all the parcels described above, that portion lying southerly and westerly of the following described line:

Commencing at the intersection of the centerline of vacated alder street and vacated Greenleaf avenue; thence north $1^{\circ}33'40''$ east 17.55 feet to the beginning of this line description; thence north $88^{\circ}25'48''$ west 39.48 feet; thence north $46^{\circ}09'11''$ west 26.88 feet; thence north $1^{\circ}45'14''$ east 55.77 feet to the north line of the railway parcel described above.

Situate in the City of Burlington, County of Skagit, State of Washington.



EXHIBIT C

BOUNDARY LINE ADJUSTMENT FOR ART MORTGAGE BORROWER PROPCO 2013 LLC

LOT 2 DESCRIPTION AFTER CONSOLIDATION

Lot 17, Block 110, "AMENDED PLAT OF BURLINGTON, SKAGIT COUNTY, WASH.", as per plat recorded in Volume 3 of Plats, page 17, records of Skagit County, Washington.

TOGETHER WITH the West 1/2 of vacated Alder Street adjoining.

And ALSO TOGETHER WITH the North 1/2 of vacated Greenleaf Avenue adjoining, which, upon vacation, attached to said premises by operation of law.

Together with the following described parcel:

Lots 1 through 11, and Lots 16 through 26, Block 115, "AMENDED PLAT OF BURLINGTON, SKAGIT COUNTY, WASH.", as per plat recorded in Volume 3 of Plats, page 17, records of Skagit County, Washington;

TOGETHER WITH the South 1/2 of vacated Greenleaf Avenue adjoining.

ALSO TOGETHER WITH the West 1/2 of vacated Alder Street adjoining Lot 1.

AND ALSO TOGETHER WITH the vacated alley adjoining Lots 1 through 11 and Lots 16 through 26, inclusive, which, upon vacation, attached to said premises by operation of law.

Together with the following described parcel:

That portion of the 100 foot wide strip of land conveyed to the Seattle & Northern Railway Company (now The Burlington Northern and Santa Fe Railway Company), by Deed recorded January 10, 1890, in Volume 9 of Deeds, page 295, said 100 feet being 50.0 feet wide on each side of said Railway Company's Main Track centerline, as now located and constructed upon, over and across the Southwest 1/4 of the Southwest 1/4 of Section 32, Township 35 North, Range 4 East, W.M., Skagit County, Washington, described as follows:

Beginning at the intersection of the Southeasterly line of said Railway parcel with the West line of Walnut Street; thence North 1°33'28" East, 28.01 feet along said West line to a point on the Northwesterly line of the Southeasterly 25 feet of said 100 foot wide Railway parcel; thence South 64°44'38" West along said Northwesterly line 760.05 feet to a point on a line drawn Southeasterly at right angles through survey station 1047+00 on the centerline of said Railway parcel; thence South 25°15'22" East, 25.00 feet along said line drawn Southeasterly at right angles to the Southeasterly line of said Railway parcel; thence North 64°44'38" East, 747.41 feet along said Southeasterly line to the point of beginning.

Excepting from all the parcels described above, that portion lying northerly and easterly of the following described line:

Commencing at the intersection of the centerline of vacated alder street and vacated Greenleaf avenue; thence north 1°33'40" east 17.55 feet to the beginning of this line description; thence north 88°25'48"

west 39.48 feet; thence north $46^{\circ}09'11''$ west 26.88 feet; thence north $1^{\circ}45'14$ east 55.77 feet to the north line of the railway parcel described above.

Situate in the City of Burlington, County of Skagit, State of Washington.

