



202509050035

09/05/2025 09:47 AM Pages: 1 of 9 Fees: \$311.50
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 2907
SEP 05 2025

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

QUIT CLAIM DEED

(Boundary Line Adjustment – 301 S. Spruce 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: P71994; P72013; 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:

Lots 4 through 10, Block 105, and Lots 1 through 20, Block 112, in 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 Vernon Avenue and a vacated alley through Block 112, all as more fully described in Exhibit A 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 is the BEFORE legal description of the 3 parcels.

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

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

Exhibit D 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

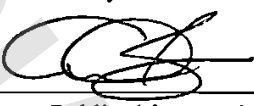
By: 

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 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 16 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
BOUNDARY LINE ADJUSTMENT FOR ART MORTGAGE BORROWER PROPCO 2013 LLC
PARCEL DESCRIPTIONS BEFORE CONSOLIDATION

PARCEL "A"(P71994):

Lots 4 through 10, Block 105, "AMENDED PLAT OF BURLINGTON, SKAGIT COUNTY, WASH.", as per plat recorded in Volume 3 of Plats, page 17, records of Skagit County, Washington;

ALSO, that portion of the Southwest 1/4 of the Southwest 1/4, Section 32, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at a point on the Southerly extension of the Easterly line of Walnut Street, 50 feet Southeasterly of, as measured at right angles to the centerline of the main tract of the Great Northern Railway Company, as now located and constructed; thence Northeasterly parallel with said centerline, 61.90 feet; thence North 80°27'22" West 55.25 feet, more or less, to the Easterly line of Walnut Street; thence Southerly along the Easterly line of Walnut Street and said Easterly line extended Southerly 27.91 feet to the point of beginning.

ALSO, all that portion of the North 1/2 of vacated Vernon Avenue, lying between the Southerly boundary of the above described parcels and the centerline of said vacated Vernon Avenue.

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

PARCEL "D"(P72013):

Lots 1 through 20, Block 112, "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 vacated alley running East and West through said Block 112, which, upon vacation, attached to said premises by operation of law.

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

PARCEL "H"(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:

Beginning at the Northwest corner of the triangular shaped portion of the above referenced subdivision described on Deed recorded December 20, 1966, under Auditor's File No. 692359 in Volume 360 of Deeds, page 484; thence South 88°27'22" East, along the North line of said triangular parcel, 55.25 feet to the Southeasterly line of said Railway parcel; thence North 64°44'38" East, along said Southeasterly line 157.53 feet to a point being 25.00 feet Southerly, as measured radial from said Railway Company's

Wye Track centerline, as now located and constructed and the beginning of a non- tangent curve to the left, whose radius point bears South $6^{\circ}46'43''$ East, 434.28 feet; thence Westerly, parallel with and 25.00 feet southerly of said Wye Track centerline along the arc of said curve to the left, through a central angle of $10^{\circ}58'39''$, an arc distance of 83.20 feet to the beginning of a curve to the left having a radius of 739.49 feet; thence Westerly, parallel with and 25.00 feet Southerly of said Wye Track centerline, along the arc of said curve to the left, through a central angle of $7^{\circ}30'00''$, an arc distance of 96.80 feet to a point on the Northwesternly line of the Southeasterly 25.00 feet of said Railway parcel; thence South $64^{\circ}44'38''$ West, along the Northwesternly line 29.32 feet to a point on the Northerly extension of the West line of said triangular parcel; thence South $1^{\circ}33'28''$ West along said Northerly extension 0.10 feet to the point of beginning.

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

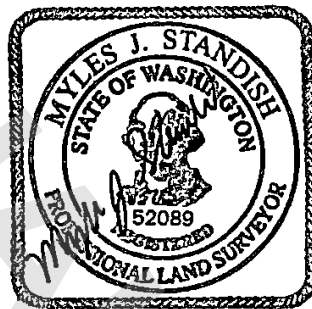


EXHIBIT B
BOUNDARY LINE ADJUSTMENT FOR ART MORTGAGE BORROWER PROPCO 2013 LLC
LOT 1 DESCRIPTIONS AFTER CONSOLIDATION

LOT 1

Lots 4 through 10, Block 105, "AMENDED PLAT OF BURLINGTON, SKAGIT COUNTY, WASH.", as per plat recorded in Volume 3 of Plats, page 17, records of Skagit County, Washington;

ALSO, that portion of the Southwest 1/4 of the Southwest 1/4, Section 32, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at a point on the Southerly extension of the Easterly line of Walnut Street, 50 feet Southeasterly of, as measured at right angles to the centerline of the main tract of the Great Northern Railway Company, as now located and constructed; thence Northeasterly parallel with said centerline, 61.90 feet; thence North 80°27'22" West 55.25 feet, more or less, to the Easterly line of Walnut Street; thence Southerly along the Easterly line of Walnut Street and said Easterly line extended Southerly 27.91 feet to the point of beginning.

ALSO, all that portion of the North 1/2 of vacated Vernon Avenue, lying between the Southerly boundary of the above described parcels and the centerline of said vacated Vernon Avenue.

Together with the following described parcel:

Lots 1 through 20, Block 112, "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 vacated alley running East and West through said Block 112, 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 Northwest corner of the triangular shaped portion of the above referenced subdivision described on Deed recorded December 20, 1966, under Auditor's File No. 692359 in Volume 360 of Deeds, page 484; thence South 88°27'22" East, along the North line of said triangular parcel, 55.25 feet to the Southeasterly line of said Railway parcel; thence North 64°44'38" East, along said Southeasterly line 157.53 feet to a point being 25.00 feet Southerly, as measured radial from said Railway Company's Wye Track centerline, as now located and constructed and the beginning of a non-tangent curve to the left, whose radius point bears South 6°46'43" East, 434.28 feet; thence Westerly, parallel with and 25.00 feet southerly of said Wye Track centerline along the arc of said curve to the left, through a central angle of 10°58'39", an arc distance of 83.20 feet to the beginning of a curve to the left having a radius of 739.49 feet; thence Westerly, parallel with and 25.00 feet Southerly of said Wye Track centerline, along

the arc of said curve to the left, through a central angle of $7^{\circ}30'00''$, an arc distance of 96.80 feet to a point on the Northwestern line of the Southeasterly 25.00 feet of said Railway parcel; thence South $64^{\circ}44'38''$ West, along the Northwestern line 29.32 feet to a point on the Northerly extension of the West line of said triangular parcel; thence South $1^{\circ}33'28''$ West along said Northerly extension 0.10 feet to the point of beginning.

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



