

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20261010

Apr 08 2026

Amount Paid \$292454.21
Skagit County Treasurer
By Cain Cress Deputy

RECORDING REQUESTED BY:

Ballard Spahr LLP
1301 2nd Avenue
Suite 2800
Seattle, WA 98101-3808
Attn: Noelle Cooper

WHEN RECORDED, RETURN TO:

Gutnicki LLP
4711 Golf Road, Suite 200
Skokie, IL 60076
Attn: Aaron Rokach

401079-LI

BARGAIN AND SALE DEED

RECORDING NOS. OF DOCUMENTS:	N/A
GRANTOR:	Hyattcenters-Anacortes, LLC, a Washington limited liability company
GRANTEE:	1105 27 th St SNF Real Estate LLC, a Delaware limited liability company
ABBREVIATED LEGAL DESCRIPTION(s):	Lots 1, 2 and 3, City of Anacortes SP#91-005; AFN: 9111040088; being a ptn. SE ¼ SE ¼ , Sec 24-35N-R1 EWN Complete legal description is on Exhibit A.
ASSESSOR'S TAX ACCOUNT PARCEL NUMBER(s):	350124-0-091-0000/P31871, 350124-0-091-0100/P111715, 350124-0-091-0200/P111716

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(Space Above This Line for Recorder's Use Only)

BARGAIN AND SALE DEED

The GRANTOR, Hyattcenters-Anacortes, LLC, a Washington limited liability company, for and in consideration in hand paid, bargains, sells and conveys to 1105 27th St SNF Real Estate LLC, a Delaware limited liability company, as GRANTEE, the following described real property, situated in the County of Skagit, State of Washington, legally described as:

See Exhibit A attached hereto and incorporated herein.

Grantor conveys said real property unto Grantee together with all and singular, the rights, benefits, privileges, easements, tenements, hereditaments, appurtenances and interests thereon or in any way appertaining thereto and with all improvements located thereon, free of encumbrances created or suffered by Grantor, except as specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

[Signatures on following page]

**Exhibit A to Deed
Legal Description**

Parcel A:

Lots 1, 2 and 3, City of Anacortes Short Plat No. 91-005, approved October 24, 1991, recorded November 4, 1991 in Book 10 of Short Plats, pages 24 and 25, under Auditor's File No. 9111040088 and being a portion of the Southeast 1/4 of the Southeast 1/4 of Section 24, Township 35 North, Range 1 East of the Willamette Meridian

Situate in the County of Skagit, State of Washington

Exhibit B
Permitted Exceptions

1. EASEMENT AND AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Between: George W. Coughlin and Rena Coughlin
And: Sam Carpenter and Norma Carpenter
Recorded: December 29, 1958
Auditor's File No. 574609
Regarding: Walkway and driveway
(Affects Parcel A)
As shown on survey

2. UNDERGROUND UTILITY EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company
Purpose: Underground electric transmission and/or distribution system
Area Affected: Said Land
Dated: May 24, 1967
Recorded: June 7, 1967
Auditor's File No.: 700240
(Affects Parcel A)

3. City of Anacortes Ordinance No. 1500 and the terms and conditions thereof as recorded May 2, 1970 under Auditor's File No. 736474 .
(Affects Parcel A)

4. Matters set forth on the face of the short plat:
Recording Date: November 4, 1991
Auditor's File No.: 9111040088 in Volume 10, pages 24 and 25
(Affects Parcel A)
As shown on survey

Declaration Extinguishing Easement and the terms and conditions thereof as recorded December 30, 2004 under Auditor's File No.200412300167

Declaration Extinguishing Easement, ETC and the terms and conditions thereof as recorded April 24, 2007 under Auditor's File No.200704240079

5. The following matters shown on ALTA/NSPS Survey prepared by Gregory A. Clark, PLS of Boundary Boys, LLC for and on behalf of CREtelligent dated December 3, 2025, last revised _____, 2026, and known as Project #25-46953-Site #003:

1. Encroachment of Fence Line as designated by marker A in Encroachment Statement on page 1 and shown on page 2.
2. Encroachment of Asphalt as designated by marker B in Encroachment Statement on page 1 and shown on page 2.
3. Encroachment of Sign as designated by marker C in Encroachment Statement on page 1 and shown on page 2.
4. Encroachment of Sheds as designated by markers D & E in Encroachment Statement on page 1 and shown on page 2.

5. Building extends into side setback by 0.3' as designated by marker F in Encroachment Statement on page 1 and shown on page 2.

6. EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Grantee: Comcast Cable Communications Management, LLC

Purpose: To provide certain broadband communications services

Area Affected: Said Land

Dated: November 19, 2016

Recorded: February 28, 2017

Auditor's File No. 201702280084

(Affects Parcel A)

7. Real estate taxes for the year 2026 and subsequent years, none due or payable.