

RECORDING REQUESTED BY:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20261016

Apr 08 2026

Amount Paid \$90734.30
Skagit County Treasurer
By Lena Thompson Deputy

WHEN RECORDED, RETURN TO:

Next Cedar Realty LLC
1700 Ave of the States, Suite 506
Lakewood, NJ 08701

101080-LT

BARGAIN AND SALE DEED

RECORDING NOS. OF DOCUMENTS:	N/A
GRANTOR:	Hyattcenters-Kennewick, Inc., a Washington corporation
GRANTEE:	911 21 st St SNF Real Estate LLC, a Delaware limited liability company
ABBREVIATED LEGAL DESCRIPTION(s):	Parcel A: Lots 2-7, East ½ Lot 8 & Lots 16-19, Block 3, Stewart's 1st Addition to the City of Anacortes Parcel B: Tracts 26 & 27, Nelson's Addition to Anacortes Complete legal description is on Exhibit A.
ASSESSOR'S TAX ACCOUNT PARCEL NUMBER(s):	3833-003-008-0003/60417, 3833-003-004-0007/60416, 3807-020-027-0006/P58105, 3833-003-016-0003/60420, 3833-003-018-0001/60421, 3833-003-019-0000/60422 and 3807-020-026-0007/P58104

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

BARGAIN AND SALE DEED

The GRANTOR, Hyattcenters-Kennewick, Inc., a Washington corporation, for and in consideration in hand paid, bargains, sells and conveys to 911 21st 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]

Dated this 24 day of March, 2026.

GRANTOR:
Hyattcenters-Kennewick, Inc.,
a Washington corporation

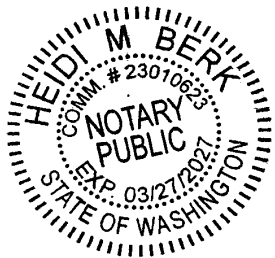
By: Karen S. Hyatt
Name: Karen S. Hyatt
Its: President

STATE OF WASHINGTON)
) ss.
COUNTY OF Yakima)

I certify that I know or have satisfactory evidence that Karen S. Hyatt is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as President of Hyattcenters-Kennewick, Inc., a Washington corporation, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 3.24.26

(Stamp or seal)



Heidi M Berk
Notary Public for the State of WA
Name: HEIDI BERK
My Commission Expires: 3.27.27

**Exhibit A to Deed
Legal Description**

PARCEL A:

Lots 2 through 7, inclusive, and the East Half of Lot 8, and Lots 16 through 19, inclusive, Block 3, STEWART'S FIRST ADDITION TO THE CITY OF ANACORTES, WASH., according to the plat thereof recorded in Volume 2 of Plats, page 14, records of Skagit County, Washington.

TOGETHER with those portions of vacated alleys which attached by operation of law per Ordinance No. 2777 recorded January 30, 2008 under Auditor's File No. 200801300050, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

PARCEL B:

Tracts 26 and 27, NELSON'S ADDITION TO ANACORTES WASH., according to the plat thereof recorded in Volume 2 of Plats, page 102, records of Skagit County, Washington.

TOGETHER with those portions of vacated alleys which attached by operation of law per Ordinance No. 2777 recorded January 30, 2008 under Auditor's File No. 200801300050, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Exhibit B
Permitted Exceptions

1. Dedication and Parcel B boundary lines shown on the following plat:
Plat/Short Plat: Nelson's Addition to Anacortes
Recorded: January 14, 1890
Auditor's File No.: Volume 2, page 102
(Affects Parcel B)
2. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT:
Plat/Short Plat: Stewart's First Addition to the City of Anacortes, Wash.
Recorded: April 14, 1890 (Volume 2 of Plats, page 14)
(Affects Parcel A)
3. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
Between: TCI Cablevision of Washington, Inc.
And: Sunrise Healthcare Corp
Dated: March 10, 1998
Recorded: October 26, 1998
Auditor's File No.: 9810260123
Regarding: MDU Service
4. City of Anacortes Ordinance No. 2777 and the terms and conditions thereof as recorded January 30, 2008 under Auditor's File No. 200801300050 , and utility easements, if any, located within the vacated streets or alleys referenced therein.
5. GRANT OF EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:
Grantee: Comcast of Washington IV, Inc.
Purpose: Right-of-way to construct, use, maintain, operate, alter, add to, repair, replace, reconstruct, inspect and remove a broadband communications system
Area Affected: Said Land
Dated: February 28, 2007
Recorded: May 23, 2008
Auditor's File No.: 200805230105
(Affects Parcel A)
6. EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:
Grantee: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line
Area Affected: Said Land
Dated: June 10, 2008
Recorded: June 23, 2008
Auditor's File No.: 200806230158
7. RIGHT OF WAY EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
Grantee: Cascade Natural Gas

Purpose: The right to construct, install, operate, maintain, protect, improve, repair and abandon in place a natural gas pipeline or pipelines, regulation devices and metering equipment under, over, through and across the above-described lands

Area Affected: Said Land

Dated: January 20, 2009

Recorded: February 10, 2008

Auditor's File No.: 200902100066

(Affects Parcel A)

8. Real estate taxes and assessments for the year 2026 and subsequent years, none due and payable.
9. 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 November 20, 2025, last revised , 2026, and known as Project #25- 46953-Site #005.
 1. Encroachment of Fence Line as designated by marker A in Encroachment Statement on page 1 and shown on page 2.
 2. Building extends into reserved utility easement by 45.2' as designated by marker B in Encroachment Statement on page 1 and shown on page 2.