

AFTER RECORDING MAIL TO:

MVSH, LLC
10655 NE 4th Street, Suite 901
Bellevue, WA 98004



201411140031

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Document Title(s): (or transactions contained herein)
I. SPECIAL WARRANTY DEED

Reference Number(s) of Documents assigned or released:

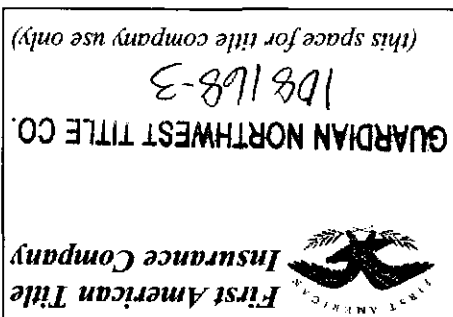
Grantor(s): (Last name first, then first name and initials)
**I. Mt. Vernon College Way, LLC,
a Washington limited liability company**

Grantee(s): (Last name first, then first name and initials)
I. MVSH, LLC, a Washington limited liability company

Abbreviated Legal Description as follows: (i.e. lot/block/plat or section/township/range/quarter/quarter)
Ptn. Of Lots 2, 2A, 2B and 3A, City of Mt. Vernon BSP MV-1-94

Assessor's Property Tax Parcel/Account Number(s):
**P107485, 8005-000-002-0001
P111995, 8005-000-002-0300
P107487, 8005-000-002-0201**

~~I AM REQUESTING AN EMERGENCY NONSTANDARD RECORDING FOR AN
ADDITIONAL FEE AS PROVIDED IN RCW 36.18.010. I UNDERSTAND THAT
THE RECORDING PROCESSING REQUIREMENTS MAY COVER UP OR
OTHERWISE OBSCURE SOME PART OF THE TEXT OR THE ORIGINAL DOCUMENT.~~



RECORDING REQUESTED BY:

First American Title Insurance Company
National Commercial Services

AND WHEN RECORDED MAIL TO:

MVSH, LLC
10655 NE 4th Street, Suite 901
Bellevue, WA 98004

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2014 4297
NOV 14 2014

Amount Paid \$0
By Skagit Co. Treasurer
Deputy

Space above this line for Recorders use

SPECIAL WARRANTY DEED

THE STATE OF WASHINGTON

COUNTY OF SKAGIT

KNOW ALL MEN BY THESE PRESENTS:

That Mt. Vernon College Way, LLC, a Washington limited liability company, who acquired title as Mt. Vernon Office Pet Partners Limited Partnership, a Washington Limited Partnership, as to Parcel A, and as Mt. Vernon Pad Partners Limited Partnership, a Washington Limited Partnership, as to Parcel B and Parcel C ("Grantor"), whose address is 940 Emmett Ave., Suite 200, Belmont, California 94002, for and in consideration of the sum of Ten Dollars and other valuable consideration to the undersigned paid by MVSH, LLC, a Washington limited liability company ("Grantee"), whose address is 10655 NE 4th Street, Suite 901, Bellevue, WA 98004.

Grantor has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto Grantee a twenty percent (20%) tenancy-in-common interest in the real property situated in Mt. Vernon, Skagit County, Washington, together with the buildings, structures, fixtures and improvements thereon, legally described on **Exhibit A** hereto (the "Property"), subject to all taxes, assessments, liens, easements, encumbrances and restrictions of record and all matters which an accurate survey or inspection of the Property would disclose.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Grantee its successors and assigns forever, and Grantor does hereby agree to WARRANT AND FOREVER DEFEND title to the Property unto the said Grantee, its successors and assigns, against all acts of Grantor, but against none other, subject to the matters above set forth

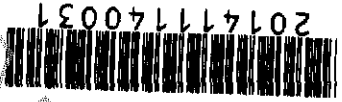


Executed on this 4th day of November, 2014.

Mt. Vernon College Way, LLC,
a Washington limited liability company
By: **Delaware Retail Control, LLC,**
a Delaware limited liability company,
its manager

By: **VPI 2004, Inc.,** a California corporation,
its manager

By: 
Debra L. Perry
Vice President



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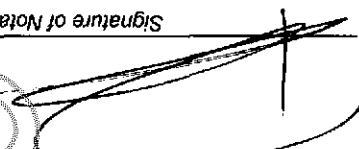
STATE OF CALIFORNIA
COUNTY OF SAN MATEO

§
§
§

On Nov 11, 2014 before me, Dona Gomez, Notary Public, personally appeared Debra L. Perry, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature of Notary
My Commission expires: 2/8/16

(For notary seal or stamp)

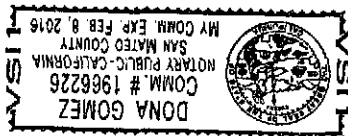


EXHIBIT A

LEGAL DESCRIPTION

THE LAND REFERRED TO IS SITUATED IN THE STATE OF WASHINGTON, COUNTY OF SKAGIT, AND IS DESCRIBED AS FOLLOWS:

PARCEL A:

LOTS 2 AND 2A, CITY OF MOUNT VERNON BINDING SITE PLAN NO. MV-1-94 BSP, APPROVED MAY 31, 1994, AND RECORDED MAY 31, 1994, IN VOLUME 11 OF SHORT PLATS, PAGE 77, UNDER AUDITOR'S FILE NO. 9405310129, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF THE NORTHEAST ¼ OF SECTION 18, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M..

TOGETHER WITH THAT PORTION OF LOT 3A, SAID BINDING SITE PLAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 3A; THENCE WEST, 504.00 FEET ALONG THE SOUTH LINE THEREOF TO THE WESTERLY LINE OF SAID LOT 3A; THENCE NORTH 09°48'40" WEST, 36.04 FEET ALONG SAID WESTERLY LINE; THENCE SOUTH 89°50'52" EAST, 207.04 FEET; THENCE SOUTH 00°09'08" WEST, 5.00 FEET; THENCE SOUTH 89°50'52" EAST, 214.76 FEET; THENCE NORTH 00°09'08" EAST, 40.35 FEET; THENCE NORTH 89°56'35" EAST, 87.76 FEET TO THE EAST LINE OF SAID LOT 3A; THENCE SOUTH 00°24'07" EAST, 69.83 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

ALSO TOGETHER WITH THE FOLLOWING DESCRIBED PORTION OF LOT 2B OF SAID MOUNT VERNON BINDING SITE PLAN NO. MV-1-94BSP:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2B; THENCE SOUTH 00°00'00" WEST, 4.72 FEET; THENCE NORTH 90°00'00" EAST, 129.04 TO THE POINT OF BEGINNING.

AND TOGETHER WITH THAT PORTION OF LOT 2B, MOUNT VERNON BINDING SITE PLAN NO. MV-1-94 BSP, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 2B; THENCE NORTH 90°00'00" WEST 0.54 FEET; THENCE NORTH 0°00'00" EAST 149.92 FEET; THENCE SOUTH 90°00'00" EAST 0.54 FEET TO THE EAST LINE OF SAID LOT 2B; THENCE SOUTH 0°00'00" EAST 149.92 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THAT PORTION OF SAID LOT 2 AND 2A DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2B OF MOUNT VERNON BINDING SITE PLAN NO. MV-1-94BSP; THENCE NORTH 00°20'56" WEST, 25.08 FEET; THENCE SOUTH 90°00'00" EAST, 93.06 FEET; THENCE SOUTH 00°00'00" WEST, 25.08 FEET; THENCE NORTH 90°00'00" WEST, 92.91 FEET TO THE POINT OF BEGINNING.

AND EXCEPT THAT PORTION OF LOT 2 AND OF LOT 2B, MOUNT VERNON BINDING SITE PLAN NO. MV-1-94 BSP, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2B; THENCE NORTH 90°00'00" EAST 92.91 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 0°00'00" EAST 8.49 FEET; THENCE NORTH 90°00'00" EAST 128.5 FEET; THENCE SOUTH 0°00'00" EAST 13.21 FEET; THENCE NORTH 90°00'00" WEST 128.5 FEET; THENCE NORTH 0°00'00" EAST 4.72 FEET TO THE POINT OF BEGINNING.



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PARCEL B:

THAT PORTION OF LOT 28 AND LOT 2 OF THE CITY OF MOUNT VERNON BINDING SITE PLAN MV-1-94 BSP, APPROVED MAY 31, 1994, AND RECORDED MAY 31, 1994, UNDER AUDITOR'S FILE NO. 9405310129, IN VOLUME 11 OF SHORT PLATS, PAGE 77, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 28 OF SAID BINDING SITE PLAN, THENCE NORTH 0°20'56" WEST ALONG THE WEST LINE OF SAID LOT 28 AND SAID WEST LINE PRODUCED NORTHERLY, 175.00 FEET; THENCE SOUTH 90°00'00" EAST, 93.06 FEET; THENCE SOUTH 0°00'00" WEST, 175.00 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 28; THENCE NORTH 90°00'00" WEST ALONG SAID SOUTH LINE 92.00 FEET TO THE POINT OF BEGINNING.

PARCEL C:

THAT PORTION OF LOT 2 AND OF LOT 28, CITY OF MOUNT VERNON BINDING SITE PLAN NO. MV-1-94 BSP, APPROVED MAY 31, 1994 AND RECORDED MAY 31, 1994, IN VOLUME 11 OF SHORT PLATS, PAGES 77-81, UNDER AUDITOR'S FILE NO. 9405310129, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 28 OF SAID BINDING SITE PLAN; THENCE NORTH 90°00'00" WEST 0.54 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 0°00'00" EAST 158.41 FEET;

THENCE SOUTH 90°00'00" WEST 128.50 FEET;

THENCE SOUTH 0°00'00" EAST 158.4 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 28;

THENCE SOUTH 90°00'00" EAST ALONG SAID SOUTH LINE, 128.50 FEET, TO THE TRUE POINT OF BEGINNING.

