

AFTER RECORDING, RETURN TO:

COMPASS HEALTH
4526 Federal Avenue, M/S #31
Everett, WA 98203

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20253578
Date 10/31/2025

BARGAIN AND SALE DEED

(Milwaukee Park)

Land Title
124256

GRANTOR: **MILWAUKEE PARK APARTMENTS LIMITED PARTNERSHIP**, a
Washington Limited Partnership

GRANTEE: **COMPASS HEALTH**,
a Washington public benefit nonprofit corporation

ABBREVIATED **Unit 2, Milwaukee Park, a Condominium**
LEGAL: (Additional Legal Description on Page 3)

TAX PARCEL
NO(S): **P128529 / 4983-001-002-0000**

Milwaukee Park Apartments Limited Partnership, a Washington limited partnership ("Grantor"), for good and valuable consideration in hand paid, bargains, sells and conveys to **Compass Health**, a Washington public benefit nonprofit corporation ("Grantee"), the real property situated in Skagit County, Washington, described on the attached **Exhibit A**, by this reference incorporated herein as if fully set forth. This conveyance is subject to the Exceptions, covenants, restrictions, charges and easements set forth on Exhibit B and incorporated herein by reference.

DATED this 6 day of October, 2025.

[SIGNATURE PAGE FOLLOWS]

BARGAIN AND SALE DEED
MILWAUKEE PARK

[GRANTOR'S SIGNATURE PAGE TO BARGAIN AND SALE DEED]

**MILWAUKEE PARK APARTMENTS LIMITED
PARTNERSHIP,**

a Washington limited partnership

By: Compass Health Holdings LLC
Its: General Partner

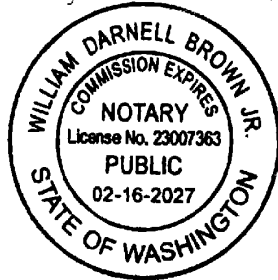
By: Compass Health
Its: Manager

By: Tom Sebastian
Tom Sebastian, President/CEO

STATE OF WASHINGTON)
)
COUNTY OF SNOHOMISH)

I hereby certify that I know or have satisfactory evidence that **Tom Sebastian** appeared before me, and acknowledged that he signed this instrument, on oath stated that he was authorized to execute this instrument, and acknowledged it as the **President/CEO** of Compass Health, a Washington public benefit nonprofit corporation, the manager of **Compass Health Holdings LLC**, a Washington limited liability company, the general partner of **Milwaukee Park Apartments Limited Partnership**, a Washington limited partnership, to be the free and voluntary act of such corporation on behalf of said company o behalf of said partnership for the uses and purposes mentioned in this instrument.

GIVEN under my hand and official seal on 6 OCTOBER, 2025.



William D. Brown Jr.
NOTARY PUBLIC for the State of Washington,
My commission expires 16 FEBRUARY 2027

BARGAIN AND SALE DEED
MILWAUKEE PARK

SIGNATURE PAGE

EXHIBIT A**LEGAL DESCRIPTION**

Unit 2, "MILWAUKEE PARK, A CONDOMINIUM", as per Survey Map and Plans recorded on April 16, 2009, under Auditor's File No. 200904160089, records of Skagit County, Washington and as established in the Declaration of Condominium recorded on April 16, 2009, under Auditor's File No. 200904160090, and any amendments thereto, records of Skagit County, Washington.

BARGAIN AND SALE DEED
MILWAUKEE PARK

EXHIBIT A

EXHIBIT B**EXCEPTIONS****MATTERS DISCLOSED BY UNRECORDED SURVEY:**

Prepared By: Sound Development Group LLC

Job No.: 0978-07

Dated: September 5, 2007

As Follows:

- 1.) Unrecorded overhead utility easement in favor of parcel adjacent on the East.
- 2.) Location of eave line of building appurtenant to said premises along East boundary of said premises.
- 3.) Location of underground oil tanks located on adjacent parcel to the East and adjacent to East boundary of said premises.

AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Milwaukee Park Apartments Limited Partnership

And: Department of Community, Trade and Economic Development

Dated: October 29, 2007

Recorded: December 21, 2007

Auditor's No.: 200712210018

Regarding: Low Income Covenant

By document recorded under Auditor's File No. 200910050083, Unit 1 was released from said covenant.

First Amended and Restated Low Income Housing Covenant Agreement recorded May 18, 2018 as Auditor's File No. 201805180014.

AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Milwaukee Park Apartments Limited Partnership

And: Mount Vernon School District No. 320

Dated: January 11, 2008

Recorded: January 14, 2008

Auditor's No.: 200801140002

Regarding: School Impact Fee Covenant

EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Energy, Inc.

Dated: February 11, 2008

Recorded: February 25, 2008

Auditor's No.: 200802250154

Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities.

Amendment to Easement recorded October 5, 2009 under Auditor's File No. 200910050113.

Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face

BARGAIN AND SALE DEED
MILWAUKEE PARK

EXHIBIT B

of the following plat/short plat/survey named Milwaukee Park A Condominium recorded April 16, 2009 as Auditor's File No. 200904160089.

Terms, provisions, covenants, conditions, definitions, options, obligations and restrictions contained in the Condominium Declaration and recorded April 16, 2009 as Auditor's File No. 200904160090 may be contained in the bylaws adopted pursuant to said Declaration.

REGULATORY AGREEMENT (EXTENDED USE AGREEMENT), AND THE TERMS AND PROVISIONS THEREOF:

Between: Milwaukee Park Apartments Limited Partnership

And: Washington State Housing Finance Commission

Dated: October 16, 2009

Recorded: December 7, 2009

Auditor's No.: 200912070065

Regarding: Low Income Tax Credit Program

PRIORITY AGREEMENT AND THE CONDITIONS THEREOF:

Parties: Milwaukee Park Apartments, Compass Health, State of

Washington, Department of Community, Trade and Economic

Development; Wells Fargo Bank, National Association, and

Washington State Housing Finance Commission

By Agreement Dated: December 12, 2007

Recorded: December 21, 2007

Auditor's No.: 200712210024

DEED OF TRUST AND THE TERMS AND CONDITIONS THEREOF:

Grantor: Milwaukee Park Apartments Limited Partnership, a Washington limited partnership

Trustee: Land Title Company

Beneficiary: Washington State Department of Community, Trade, and

Economic Development, or its successor agency

Amount: \$999,268.00

Dated: November 16, 2007

Recorded: December 21, 2007

Auditor's No.: 200712210021

ASSIGNMENT, ASSUMPTION AND CONSENT AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Above Deed Of Trust Assumed By: Milwaukee Park Apartments Limited Partnership, a Washington limited partnership

Dated: November 16, 2007

Recorded: December 21, 2007

Auditor's No.: 200712210022

SUBORDINATE DEED OF TRUST AND THE TERMS AND CONDITIONS THEREOF:

Grantor: Milwaukee Park Apartments Limited Partnership, a Washington limited partnership

Trustee: Land Title Company of Skagit County

Beneficiary: Compass Health, a Washington non profit corporation

Amount: \$75,000.00

BARGAIN AND SALE DEED

MILWAUKEE PARK

EXHIBIT B

Dated: December 12, 2007
Recorded: December 21, 2007
Auditor's No.: 200712210023

BARGAIN AND SALE DEED
MILWAUKEE PARK

EXHIBIT B