

I-90 Lake Place B EXCHANGE

DNR Transaction No. 86-106059

Portion of Section 20, Township 24 North, Range 6 East, W.M.,
City of Issaquah, King County, Washington.

Land Description

That portion of Parcel A of Short Plat No. SP-83-01, recorded August 22, 1983, as recording number 8308220868, records of King County, Washington, and being situated in the Northwest quarter of the Southeast quarter of Section 20, Township 24 North, Range 6 East, Willamette Meridian, City of Issaquah, King County, Washington, delineated as "Lot B (New)" of City of Issaquah Lot Line Adjustment recorded May 31, 1991 under Auditor's File Number 9105310059, records of King County, Washington, and described herein related thereto;

Commencing at the East quarter corner of said Section; thence South 89° 41' 43" West, along the North line of the Southeast quarter of said Section, said North line also being the centerline of SE 56th Street, a distance of 1933.03 feet; thence South 0° 18' 17" East, 30.00 feet to a point of intersection of said margin with the Northeasterly line of said Parcel A of the City of Issaquah Short Plat N. SP-83-01; thence South 53° 53' 43" East along said Northeasterly line, 245.50 feet to the true Point of Beginning;
Thence continuing South 53° 53' 43" East, 284.01 feet to an angle point on said line;
Thence continuing South 0° 18' 17" East along the East line of said Parcel A, 384.38 feet to the Northeasterly margin of Primary State Highway No. 2 ("Interstate Highway 90");
Thence North 66° 40' 54" West, along said margin, 292.18 feet;
Thence continuing along said margin, North 59° 16' 29" West, 190.99 feet;
Thence North 30° 42' 00" East, 393.67 feet to the true Point of Beginning.

All Situate City of Issaquah, King County, Washington.

Kathryn C. Schalk, PLS 49918
State Land Survey Unit
P.O. Box 47030
Olympia, WA 98504-7030

Dated 11/15/2023



S.L.S.U. File No. L-4689

I-90 Lake Place B EXCHANGE

DNR Transaction No. 86-106059

Portion of Section 20, Township 24 North, Range 6 East, W.M.,
City of Issaquah, King County, Washington.

The Department of Natural Resources identifies the following for convenience and informational purposes only, and makes no warranties, express or implied, associated with this property.

1. Parcel Area = 3.26 Acres, more or less, calculated and based upon that City of Issaquah Lot Line Adjustment under Auditor's File Number 9105310059, records of King County, Washington.
2. DNR acquired the parent property of this parcel as "Lot A" of City of Issaquah Short Plat No. 83-01; see that corrective Statutory Warranty Deed AFN 9012060999, records of King County, Washington.
3. Said lands subject to all easements, encumbrances and right of ways of public record.

AFTER RECORDING MAIL TO:

Name *Apollo Net Lease Capital Corp.*
Address *5073 Avenida Encinas, Ste 301*
City/State *Carlsbad CA 92008*
Attn: Jenette S. Brien
1038844-03

Document Title(s): (or transactions contained therein)

BARGAIN AND SALE DEED

Reference Number(s) of Documents assigned or released:

Additional numbers on page of document

Grantor(s): (Last name first, then first name and initials)

MGP X PROPERTIES, LLC, a Delaware limited liability company

Grantee(s): (Last name first, then first name and initials)

NNN OPP OWNER VI, LLC, a Delaware limited liability company

Abbreviated Legal Description as follows: (i.e. lot/block/plat or section/township/range/quarter/quarter)

TRACTS 2 & 4, BELLINGHAM MARKETPLACE SP

See attached Exhibit A to Bargain and Sale Deed for complete legal description.

Assessor's Property Tax Parcel/Account Number(s):

APN: 380331 397030 0000 PID 77814, 380331 407050 0000 PID 77865



**First American Title
Insurance Company**

(this space for title company use only)

NOTE: *The auditor/recorder will rely on the information on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.*

BARGAIN AND SALE DEED

THE GRANTOR,

MGP X PROPERTIES, LLC, a Delaware limited liability company,

for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**, in hand paid, bargains, sells and conveys to

NNN OPP OWNER VI, LLC, a Delaware limited liability company,

the real estate, situated in the County of Whatcom, State of Washington, described on Exhibit A attached hereto (the "**Land**"), subject to the exceptions described in Exhibit B attached hereto (collectively, the "**Permitted Exceptions**").

[Remainder of this page intentionally left blank.
Signature appears on the following page.]

1943361.2

DATED : ~~12~~ DECEMBER 29, 2020

GRANTOR:

MGP X PROPERTIES, LLC,
a Delaware limited liability company

By: MERLONE GEIER X, LLC,
a California limited liability company
Its: Manager

By: 

Bradley A. Geier, Chairman

CALIFORNIA ALL PURPOSE ACKNOWLEDGEMENT

CIVIL CODE 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

On December 18, 2020 before me, Barbara A. Davies, Notary Public, personally appeared Bradley A. Geier, 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 Barbara A. Davies (Seal)

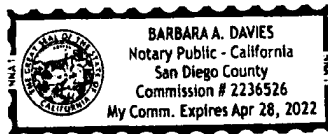


Exhibit A to Bargain and Sale Deed

Legal Description

Real property in the City of Bellingham, County of Whatcom, State of Washington, described as follows:

PARCEL A:

TRACTS 2 AND 4, BELLINGHAM MARKETPLACE SHORT PLAT, WHATCOM COUNTY, WASHINGTON, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 22 OF SHORT PLATS, PAGES 94 AND 95, RECORDS OF WHATCOM COUNTY, WASHINGTON, BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 3 EAST OF W.M., AND THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 3 EAST OF W.M. SITUATE IN WHATCOM COUNTY, WASHINGTON.

PARCEL B:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS CREATED BY RECIPROCAL EASEMENT AGREEMENT BETWEEN BELLINGHAM MARKETPLACE ASSOCIATES LIMITED PARTNERSHIP AND BRIAR DEVELOPMENT COMPANY, DATED JUNE 21, 1991, RECORDED JULY 2, 1991, UNDER AUDITOR'S FILE NO. 910702171, RECORDS OF WHATCOM COUNTY, WASHINGTON, WITH RESPECT TO TRACTS 1 AND 3, BELLINGHAM MARKETPLACE SHORT PLAT, WHATCOM COUNTY, WASHINGTON, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 22 OF SHORT PLATS, PAGES 94 AND 95, RECORDS OF WHATCOM COUNTY, WASHINGTON, AND AMENDED BY INSTRUMENTS RECORDED UNDER WHATCOM COUNTY AUDITOR'S FILE NOS. 910702174, 911011189 AND 2060904325.

SITUATE IN WHATCOM COUNTY, WASHINGTON.

1943361.2

Exhibit B to Bargain and Sale Deed

Permitted Exceptions

A. All liens, encumbrances, easements, covenants, conditions and restrictions, whether on- or off-record described on Schedule 1;

B. Liens for taxes on real property not yet delinquent, and liens for any general and special assessments of record against the property not yet delinquent; and

C. Rights of tenants, as tenants only, under the leases or occupancy agreements reflected on Schedule 1.

Schedule 1

1. A Leasehold estate, upon and subject to all of the provisions therein contained as created by instrument:

Dated: August 4, 1994
Disclosed by: Memorandum of Lease
Dated: August 4, 1994
Recorded: August 8, 1994
Recording No.: 940808059
Lessor: BRIAR DEVELOPMENT COMPANY
Lessee: HAGGEN, INC., a Washington corporation

The Lessee's interest was assigned by instrument:

Dated: June 2, 2016
Recorded: June 3, 2016
Recording No.: 2016-0600324
Assignee: SAFEWAY INC., a Delaware corporation

Memorandum of Fifth Amendment to Lease dated December 28, 2020, to be recorded substantially concurrent herewith.

2. Easement including the terms, covenants and provisions thereof, as granted by instrument:

Recorded: April 4, 1991
Recording No.: 910404080
Records of: Whatcom County, Washington
In favor of: PUGET SOUND POWER & LIGHT COMPANY
For: Underground electric transmission and/or distribution lines and appurtenances thereto
Affects: Portion of said premises

3. Easement including the terms, covenants and provisions thereof, as granted by instrument:

Recorded: August 12, 1991
Recording No.: 910812027
Records of: Whatcom County, Washington
In favor of: PUGET SOUND POWER & LIGHT COMPANY
For: Underground electric transmission and/or distribution lines and appurtenances thereto
Affects: Right-of-way, 10 feet in width, as constructed across Tracts 1, 2, 3 and 4, Bellingham Marketplace Short Plat

4. Terms and conditions of Planned Development Contract #90-0:

Executed by: CITY OF BELLINGHAM, et al.
Recorded: August 20, 1990
Recording No.: 900820093

Said instrument has been amended or modified by the following instrument:

Recorded: August 9, 1991
Recording No.: 910809005

5. Terms and conditions of Reciprocal Easement Agreement:

1943361.2

Executed by: **BELLINGHAM MARKETPLACE ASSOCIATES LIMITED PARTNERSHIP; and BRIAR DEVELOPMENT COMPANY**

Recorded: July 2, 1991

Recording No.: 910702171

Affects: Said premises

Said instrument has been amended or modified by the following instrument;

Recorded: July 2, 1992, and October 11, 1991

Recording No.: 910702174 and 911011189, respectively

6. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, notes, dedications, agreements, encroachments, setback lines and statements, if any, as set forth or delineated on Bellingham Marketplace Short Plat, recorded December 14, 1990, under Whatcom County Auditor's File No. 901214047.

1943361.2