When recorded return to:
Halcyon MHP LLC, a Delaware limited liability company
4717 Parkhurst Dr. Po. Box 822
Bellingham, WA 98229

Filed for record at the request of:

CHICAGO TITLE COMPANY OF WASHINGTON
NATIONAL COMMERCIAL SERVICES
701 5th Avenue, Suite 2700
Seattle, WA 98104
Escrow No.: 194210-SC

BARGAIN AND SALE DEED

THE GRANTOR(S)

Halcyon Mobile Home Park Inc., a Washington corporation

for and in consideration of Ten And No 100 Dollars ($10.00) , and other valuable consideration in hand paid, bargains, sells, and conveys to

Halcyon MHP LLC, a Delaware limited liability company

the following described real estate, situated in the County of King, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

Portion of the Northwest quarter of the Northeast quarter of Section 30-26N-4E

Tax Parcel Number(s): 302604-9117

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF
BARGAIN AND SALE DEED

(continued)

Dated: December 3, 2019

Halcyon Mobile Home Park Inc.

BY: Anthony Rico, President

Unofficial Copy
BARGAIN AND SALE DEED
(continued)

State of Washington
County of King

I certify that I know or have satisfactory evidence that Anthony Riccio is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the President of Halcyon Mobile Home Park, Inc. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 12/5/19

Name: Brian Fitzgerald
Notary Public in and for the State of WA
Residing at: 20311 4th Ave S, SeaTac, WA 98198
My appointment expires: 12/18/19

[Notary Seal]

[Official Copy]
EXHIBIT "A"

Legal Description

That portion of the East half of the Northwest quarter of the Northeast quarter of Section 30, Township 26 North, Range 4 East, Willamette Meridian, in King County, Washington, described as follows:

Beginning at the intersection of the North line of North 121st Street and the East line of Stone Avenue both as established by Ordinance No. 87368;
Thence North along the East line of Stone Avenue to an intersection with a line 30 feet North of and parallel with the South line of the North quarter of said subdivision;
Thence East along the last described parallel line to the West line of Ashworth Avenue;
Thence South along said West line of Ashworth Avenue to an intersection with the North line of Westwood Village Addition;
Thence West along said North line of said plat and South along the West line of said plat to the North line of North 121st Street;
Thence West along the North line of said street to the Point of Beginning;

Except therefrom the following two tracts of land:

The South 74.87 feet of the following described tract of land:
Beginning at the Northeast corner of Lot 1, Westwood Village Addition, according to the plat thereof recorded in Volume 47 of Plats, Page 4, records of King County, Washington;
Thence North along the West line of Ashworth Avenue North, as established, a distance of 524.13 feet to a line 30.00 feet North of, and parallel with the South line of the North quarter of said East half of the Northwest quarter of the Northeast quarter;
Thence North 89°19'00" West, along said line 96.25 feet;
Thence South, parallel with the West line of said Ashworth Avenue North, 523.93 feet to the North line of above said Westwood Village Addition;
Thence South 89°12'00" East, along said North line, 96.25 feet to the True Point of Beginning; and

The North 74.87 feet of the South 149.74 feet of the following described tract of land:
Beginning at the Northeast corner of Lot 1, Westwood Village Addition, according to the plat thereof recorded in Volume 47 of Plats, Page 4, records of King County, Washington;
Thence North along the West line of Ashworth Avenue North, as established, a distance of 524.13 feet to a line 30.00 feet North of, and parallel with the South line of the North quarter of said East half of the Northwest quarter of the Northeast quarter;
Thence North 89°19'00" West, along said line 96.25 feet;
Thence South, parallel with the West line of said Ashworth Avenue North, 523.93 feet to the North line of above said Westwood Village Addition;
Thence South 89°12'00" East, along said North line, 96.25 feet to the True Point of Beginning.

Situate in the City of Seattle, County of King, State of Washington.

EXCEPT manufactured homes located thereon.
EXHIBIT "B"
Exceptions

Exceptions Set forth on attached Exhibit "B" and by this reference made a part hereof as if fully incorporated herein.

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

   Granted to:  King County
   Purpose:  Drainage pipe
   Recording Date:  October 11, 1949
   Recording No.:  3946767
   Affects:  A portion of said premises as described in document

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

   Granted to:  Pacific Northwest Bell Telephone Company, a Washington corporation
   Purpose:  Telephone and telegraph lines
   Recording Date:  May 15, 1964
   Recording No.:  5736391
   Affects:  A portion of said premises

   Note:  The description contained therein is not sufficient to determine its exact location within the property herein described.

3. Agreement and the terms and conditions thereof:

   Between:  Halcyon Hospital, Inc.
   And:  Seattle Water Department
   Recording Date:  July 15, 1964
   Recording No.:  5761512
   Regarding:  Temporary water service

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

   Granted to:  Washington Natural Gas Company, a Washington corporation
   Purpose:  Gas pipeline(s) and appurtenances
   Recording Date:  August 27, 1985
   Recording No.:  8508270809
   Affects:  A portion of said premises

   Note:  The description contained therein is not sufficient to determine its exact location within the property herein described.

5. Right of Entry Agreement and the terms and conditions thereof:

   Between:  Halcyon Mobile Home Park
   And:  TCI Cablevision of Washington, Inc.
   Recording Date:  January 8, 1994
   Recording No.:  940105634
   Regarding:  Cable television service