

WHEN RECORDED RETURN TO:

Simpson Thacher & Bartlett LLP
425 Lexington Avenue
New York, NY 10017
Attention: Joseph Donohue

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20263236
Sep 30 2026
Amount Paid \$119854.82
Skagit County Treasurer
By Kaylee Oudman Deputy

Document Title: Statutory Warranty Deed

Grantor: Elliott Bay Medical Properties Holdings III LLC
617 Eastlake Ave E, Suite 305, Seattle, WA 98109

Grantee: MOB Little Mountain LLC
One Town Square, Suite 1600, Southfield, MI 48076

Legal Description:

Abbreviated Legal Description: Lot 3, City of Mount Vernon Short Plat No. MV-2-00, Skagit County, Washington.

Full Legal Description: See Exhibit A attached on page 3.

Assessor's Tax Parcel Nos.: P118704/340429-1-007-0300

Reference Nos. of Documents Released or Assigned: Not applicable.

STATUTORY WARRANTY DEED

Elliott Bay Medical Properties Holdings III LLC, a Delaware limited liability company, for and in consideration of Ten Dollars and other good and valuable consideration in hand paid, conveys and warrants to **MOB Little Mountain LLC**, a Delaware limited liability company, that certain real estate, situated in the Skagit County, State of Washington, legally described on Exhibit A.

Subject, however, to (i) taxes and assessments not yet due and payable; (ii) all zoning and building laws, ordinances and regulations; and (iii) the exceptions to title more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

Dated: July 22, 2026

** Effective August 5, 2026

GRANTOR:

Elliott Bay Medical Properties Holdings III LLC,
a Delaware limited liability company

By: [Signature]

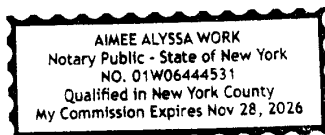
Name: Garret Overlock
Title: Authorized Person

STATE OF New York)
) ss.
COUNTY OF New York

On this 22 day of July, 2026, before me, the undersigned, a Notary Public in and for the State of New York, duly commissioned and sworn personally appeared Garret Overlock, known to me to be an Authorized Person of **Elliott Bay Medical Properties Holdings III LLC**, the limited liability company that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said limited liability company, for the purposes therein mentioned, and on oath stated that he/she was authorized to execute said instrument.

I certify that I know or have satisfactory evidence that the person appearing before me and making this acknowledgment is the person whose true signature appears on this document.

WITNESS my hand and official seal hereto affixed the day and year in the certificate above written.



[Signature]
Signature

Aimee Work
Print Name
NOTARY PUBLIC in and for the State of
New York
My commission expires 11/28/26

Exhibit A**Legal Description**

(2101 Little Mountain Lane, Mt. Vernon, WA 98274)

LOT 3, OF CITY OF MOUNT VERNON SHORT PLAT NO. MV-2-00, APPROVED DECEMBER 20, 2001, AND RECORDED DECEMBER 20, 2001, UNDER AUDITOR'S FILE NO. 200112200109, BEING A PORTION OF TRACT 3 OF CITY OF MOUNT VERNON SHORT PLAT NO. MV-3-83, APPROVED JULY 26, 1983 AND RECORDED JULY 28, UNDER AUDITOR'S FILE NO. 830729011, IN VOLUME 6 OF SHORT PLATS, PAGE 74, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

Exhibit B**Permitted Encumbrances**

1. Unpatented mining claims; (b) Reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) Water rights, claims or title to water, ditch or ditch right, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records; (d) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.
2. Reservations contained in Deed by Venture Properties and Cascade Medical Properties, recorded October 2, 1998, Recording Information: 9810020012.
3. Easement, including terms and provisions contained therein: Recording Information: 9905140144.
4. Easement, including terms and provisions contained therein: Recorded: November 15, 2001 Recording Information: 200111150022.
5. Any and all offers of dedication, conditions, restrictions, easements, boundary discrepancies or encroachments, notes and/or provisions shown or disclosed by Short Plat No. MV-2-00 recorded under recording number 200112200109.
6. The following deeds affecting the property herein described have been recorded within 36 months of the effective date of this commitment: Recording No.: 202410030055. Recording No.: 202503140056.
7. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/NSPS survey made by American National on August 15, 2024, last revised\ September 13, 2024, designated Job Number 202441715-1: a.) All overhead or underground utility and drainage lines, poles, meters, valves, tanks, and other appurtenances on the Land outside of known easements; b.) Location of fences, curbs, gates, or retaining walls on or belonging to the Land.
8. Rights of tenants, as tenants only, under an unrecorded lease, with no purchase options, rights of first offer, rights of first refusal and/or similar rights.
9. The lien of taxes and assessments for the year 2026, and subsequent years, a lien not yet due and payable.