

RETURN TO:

ERIC CHAUVIN
16429 LOOKOUT LANE
BOW, WA 98232



200210140040

Skagit County Auditor

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TITLE OF DOCUMENT:

GRANTOR:

GRANTEE:

ABBREV. LEGAL DESCRIPTION:

SPECIAL GRANT DEED

DEAN HOLT CONSTRUCTION, LLC

CHAUVIN

UNIT 403 , SKAGIT AIRPORT HANGAR

CONDOMINIUM, AF # 200209300320

ASSESSOR=S PARCEL NO.:L119550

LAND TITLE COMPANY OF SKAGIT COUNTY

P-103225-E

SPECIAL GRANT DEED

For good and valuable consideration, receipt of which is hereby acknowledged, **DEAN HOLT CONSTRUCTION, LLC**, a Washington Limited Liability Company hereinafter referred to as Grantor, grants and conveys to **ERIC CHAUVIN, /a/ married /man, /as/ his/ separate /estate** and **LINDA CHAUVIN**, husband and wife hereinafter called Grantee, an estate for years in and to the following described real property situated in the County of Skagit, State of Washington:

See attached Exhibit "A"

Said estate for years being described in, and being further subject and subordinate in all respects to the terms and conditions of, the Ground Lease between Port of Skagit County and Grantor dated October 1, 2001, which is recorded at Auditor's File No. 200204190119, records of Skagit County, Washington. A partial assignment of said Ground Lease is further granted herein to Grantee, to the extent required to facilitate full use and enjoyment of the Unit herein described in accordance with the terms of said Declaration and RCW 64.34.220. The interest granted and conveyed herein is also subject to the Exceptions described on the attached Exhibit B.

DATED this 9th day of October, 2002.

DEAN HOLT CONSTRUCTION, LLC

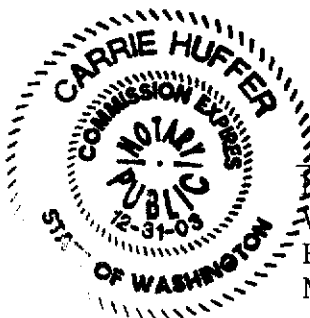
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
#481
OCT 14 2002
Amount Paid \$ 5,737.75
By
Skagit Co. Treasurer

By: 
DEAN HOLT, Its authorized Member

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I hereby certify that I know or have satisfactory evidence that DEAN HOLT is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the authorized Member of DEAN HOLT CONSTRUCTION, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: October 9th, 2002.



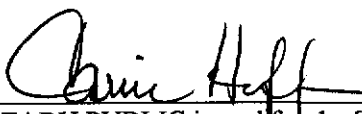

NOTARY PUBLIC in and for the State of
Washington.
Residing at: Mount Vernon Burlington
My commission expires: February 22, 2005
12-31-03

Exhibit A

A leasehold interest in the following described property:

Unit 403, SKAGIT AIRPORT HANGAR CONDOMINIUM, PHASE I, according to the Survey Map and Set of Plans recorded September 30, 2002, under Auditor's File No. 200209300319, and as described in Declaration of Condominium recorded September 30, 2002, under Auditor's File No. 200209300320.

Situate in the County of Skagit, State of Washington.



Exhibit "B"

Schedule "B-1"

EXCEPTIONS:

A. Restrictions imposed by instrument recorded April 2, 1958, under Auditor's File No. 563607.

NOTE: By instrument recorded December 6, 1979, under Auditor's File No. 7912060047, paragraph 3 on page 6 of said instrument has been released.

B. Terms and conditions of that certain Distribution Line Sale Agreement between Skagit County and Puget Sound Power & Light Company recorded June 8, 1959, under Auditor's File No. 581437.

C. Restrictions imposed by instrument recorded April 26, 1965, under Auditor's File No. 665304, as follows:

Provided, however, that should the Grantees or either of them, fail to operate and maintain the above-described property as an airport for a period of 3 months, then and in that event, the same shall revert to and become the property of Skagit County.

D. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Port of Skagit County, a municipal corporation
Purpose: Cascade Natural Gas Corporation, a Washington corporation
Area Affected: Gas pipeline
Dated: May 18, 1987
Recorded: May 28, 1987
Auditor's No.: 8705280042
Affects: As described therein

E. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Washington corporation
Purpose: The right to construct, operate, maintain, repair, replace and enlarge an underground electric transmission and/or distribution system
Area Affected: Easement No. 1: All street and road rights of way as now or hereafter designed, platted, and/or constructed within the above-described property.
Easement No. 2: A strip of land 12 feet in width across all lots, tracts and spaces located within the above-described property being parallel to and coincident with the boundaries of all private/public street and road rights of way
Dated: May 15, 1990
Recorded: June 8, 1990
Auditor's No.: 9006080044

- Continued -



Schedule "B-1"

EXCEPTIONS CONTINUED:

F. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: TCI Cablevision of Washington, Inc., a
Washington State corporation
Purpose: The non-exclusive perpetual easement right,
privilege and authority enabling the Grantee
to do all things necessary or proper in the
construction and maintenance of underground
fiber optic conduction or related
underground facilities
Area Affected: All of Phase I
Dated: October 21, 1997
Recorded: October 27, 1997
Auditor's No.: 9710270162

G. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit
County
Purpose: The construction and maintenance of
underground waterline or lines, or related
underground facilities
Area Affected: Portion of Section 3 and Section 4 of
Township 34 North, Range 3 East, W.M.
Dated: July 14, 1999
Recorded: July 14, 1999
Auditor's No.: 9907140077

H. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: The City of Burlington, a Washington
municipal corporation
Purpose:

A perpetual, non-exclusive easement right, privilege and authority
enabling the Grantee to do all things necessary or proper in the
construction, repair and maintenance of underground sanitary sewer
line or lines, or related underground facilities, including the right
to construct, operate, maintain, inspect, improve, remove, restore,
alter, pipes, line or lines or related facilities along with
necessary appurtenances for the transportation of sanitary sewer.

Area Affected:

A 20-foot wide strip of land in a portion of the Skagit Regional
Airport Binding Site Plan, Phase 1, as recorded under Auditor's File
No. 8608250002, records of Skagit County, Washington, being also in
portions of the Tie Down Area, Lots 2, 3, 4, and 5 of the Skagit
Regional Airport Binding Site Plan, Phase 2, Division 1, as recorded
under Skagit County Auditor's File No. 200201220163, and also in the
unplatted portions of the North 1/4 of Section 3, Township 34 North,
Range 3 East, W.M., lying 10 feet each side of the following
described centerline:

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Schedule "B-1"

EXCEPTIONS CONTINUED:

H. (Continued):

Area Affected continued:

Beginning at the Westerly intersection of Higgins Airport Way and the road commonly known as Airport Drive; thence along the centerline of said Higgins Airport Way, South 55°00'00" East, 402.27 feet to the intersection of said Higgins Airport Way and Watertank Road; thence South 38°30'20" East, 528.42 to an existing sanitary sewer manhole and the point of beginning; thence along an existing sanitary sewer pipeline the following courses:

South 34°01'44" West, 105.40 feet;
South 28°45'23" East, 204.67 feet;
South 29°29'13" East, 158.48 feet;
South 9°47'32" East, 244.91 feet;
South 10°08'54" East, 471.13 feet;
South 58°39'33" West, 654.25 feet;
South 0°45'26" West, 283.00 feet;
South 57°43'48" West, 162.71 feet to a point on the Easterly line of said Tie Down Area which lies North 32°35'19" West, 11.68 feet from the Southeasterly corner of said Area;
thence South 57°43'48" West, 256.53 feet;
thence South 57°26'26" West, 352.33 feet to a point on the Easterly line of said Lot 5 which lies North 32°21'58" West, 38.89 feet from the Southeasterly corner of said Lot;
thence South 57°26'26" West, 47.65 feet to an existing sanitary sewer manhole;
thence continue South 57°26'26" West, 5.00 feet to the terminus of said described centerline.

Dated: September 24, 2002
Recorded: September 30, 2002
Auditor's No.: 200209300008

I. CONDOMINIUM DECLARATION CONTAINING COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS FOR SKAGIT AIRPORT HANGAR CONDOMINIUM AND THE TERMS AND CONDITIONS THEREOF:

Executed By: Dean Holt Construction, LLC
Recorded: September 30, 2002
Auditor's No.: 200209300320

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