

RETURN TO:

Kari J. Ware
18419 Peregrine Lane
Mount Vernon, WA 98274



200305070103
Skagit County Auditor

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TITLE OF DOCUMENT:

GRANTOR:

GRANTEE:

ABBREV. LEGAL DESCRIPTION:

SPECIAL GRANT DEED

DEAN HOLT CONSTRUCTION, LLC

Kari J. Ware

UNIT 218, SKAGIT AIRPORT HANGAR
CONDOMINIUM, AF#200303260107/Phase 4

ASSESSOR'S PARCEL NO: 4803-002-218-0000/L120107

LAND TITLE COMPANY OF SKAGIT COUNTY

SPECIAL GRANT DEED

10660SPE

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 **KARI J. WARE**, a married woman, as her separate estate 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 3rd day of May, 2003.

2160
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

DEAN HOLT CONSTRUCTION, LLC

MAY 07 2003

By:

DEAN HOLT, Its authorized Member

Amount Paid \$1530.00

Skagit Co. Treasurer

By

Deputy

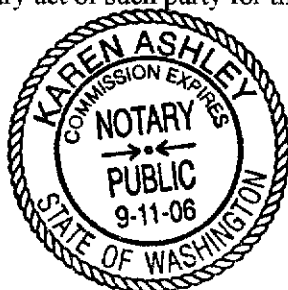
STATE OF WASHINGTON)

) 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: May 5, 2003



Karen Ashley
NOTARY PUBLIC in and for the State of
Washington.

Residing at: Sedro-Woolley

My commission expires: September 11, 2006

Escrow No.: 106605-PE

EXHIBIT "A"

LEGAL DESCRIPTION

A leasehold interest in the following described property:

Unit 218, "SKAGIT AIRPORT HANGAR CONDOMINIUM, PHASE 4," according to the Survey Map and Set of Plans recorded March 26, 2003, under Auditor's File No. 200303260107, and as described in Declaration of Condominium recorded September 30, 2002, under Auditor's File No. 200209300320 and First Amendment thereto recorded October 25, 2002, under Auditor's File No. 200210250127 and Second Amendment thereto recorded January 29, 2003, under Auditor's File No. 200301290053, and Third Amendment thereto recorded March 26, 2003, under Auditor's File No. 200303260108, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.



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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: | <u>Easement No. 1:</u> All street and road rights of way as now or hereafter designed, platted, and/or constructed within the above described property. <u>Easement No. 2:</u> 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 |



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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 ½ of Section 3, Township 34 North, Range 3 East, W.M., lying 10 feet each side of the following described centerline: 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 pipe.



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EXCEPTIONS CONTINUED:

H. (Continued):

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

FIRST AMENDMENT TO DECLARATION:

Recorded: October 25, 2002
Auditor's No.: 200210250127

SECOND AMENDMENT TO DECLARATION:

Recorded: January 29, 2003
Auditor's No.: 200301290053

THRID AMENDMENT TO DECLARATION:

Recorded: March 26, 2003
Auditor's No.: 200303260108



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