

RETURN TO:

Garden Farms, Inc.
10602 Olive Street
Omaha, NB 68128



200505260153

Skagit County Auditor

5/26/2005 Page

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5 3:39PM

TITLE OF DOCUMENT:

GRANTOR:

GRANTEE:

ABBREV. LEGAL DESCRIPTION:

SPECIAL GRANT DEED

DEAN HOLT CONSTRUCTION, LLC

GARDEN FARMS, INC.

UNIT 803, BAYVIEW HANGAR CONDOMINIUM, AF #
200504220156

ASSESSOR'S PARCEL NO.4854-000-803-0000/P122699

LAND TITLE OF SKAGIT COUNTY

116405-S

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 **GARDEN FARMS, INC.**, a Nebraska Corporation

, hereinafter called "Grantee", a terminable 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 June 22, 2004, which is recorded at Auditor's File No. 200408230143, 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 16th day of May, 2005.

2635
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

DEAN HOLT CONSTRUCTION, LLC

MAY 26 2005

Amount Paid \$
Skagit Co. Treasurer
By [Signature] Deputy

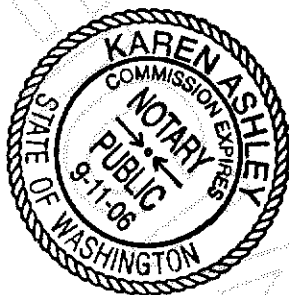
By: 925.00

[Signature]
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: May ^{18th} 17th, 2005



Karen Ashley
NOTARY PUBLIC in and for the State of
Washington.
Residing at: Sedro-Woolley
My commission expires: 9/11/06



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Skagit County Auditor

Escrow No.: 116405-SE

EXHIBIT "A"

LEGAL DESCRIPTION

A leasehold interest in the following described property:

Unit 803, "BAYVIEW HANGAR CONDOMINIUM," according to the Survey Map and Set of Plans recorded April 22, 2005, under Auditor's File No. 200504220155, and as described in Declaration of Condominium recorded April 22, 2005, under Auditor's File No. 200504220156.

Situate in the County of Skagit, State of Washington.



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EXHIBIT "B"

EXCEPTIONS:

- A. Restrictions imposed by instrument recorded on 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. Conditions and reservations contained in deeds recorded May 4, 1944 and May 22, 1944, under Auditor's File Nos. 371228 and 371693, respectively, as follows:

"Subject, however, to such easements and rights of way upon, across, or through the above-described lands as heretofore have been granted by the United States of America or its predecessors in title for the construction, operation and maintenance of public utility systems, streets, roads, walks, ditches and canals, and reserving to the United States of America's three-fourth interest in the oil, gas, coal, and other mineral rights of whatsoever nature upon, in or under the said lands, together with the usual mining rights, powers and privileges, including the right of access to and the use of such parts of the surface as may be necessary for mining and saving said minerals, except that the said grantees shall have the right to mine coal for their domestic use on the property."

- C. 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.

- D. Restrictions imposed by instrument recorded on 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.

E. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee:	Cascade Natural Gas Corporation, a Washington corporation
Purpose:	Gas pipeline
Area Affected:	An undisclosed portion of said premises
Dated:	Not disclosed
Recorded:	May 28, 1987
Auditor's No.:	8705280042

F. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee:	Public Utility District No. 1 of Skagit County
Purpose:	Underground waterline or lines
Area Affected:	A portion of Sections 3 and 4, described therein
Dated:	July 14, 1999
Recorded:	July 14, 1999
Auditor's No.:	9907140077



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EXCEPTIONS CONTINUED

- G. The effect, if any, of Lot Certifications recorded July 1, 1997 and August 19, 1998, under Auditor's File No. 9707010063, 9707010064, 9808190043, 9808190044, 9808190045, 9808190046, 9808190047, 9808190048, 9808190056, 9808190057, 9808190058, 9808190059, 9808190060 and 9808190061, records of Skagit County, Washington.
- H. Matters as disclosed and/or delineated on the face of "Master Plan Skagit Regional Airport Binding Site Plan, Phase 2," as recorded January 22, 2002, under Auditor's File No. 200201220162, records of Skagit County, Washington.
- I. Matters as disclosed and/or delineated on the face of "Skagit Regional Airport Binding Site Plan, Phase 2, Div. 1," as recorded January 22, 2002, under Auditor's File No. 200201220163, records of Skagit County, Washington.
- J. Matters as disclosed and/or delineated on the face of "Skagit Regional Airport Binding Site Plan, Phase 2, Div. 2," as recorded June 28, 2004, under Auditor's File No. 200406280198.
- K. Matters as disclosed and/or delineated on the face of "Bayview Hangar Condominium," as recorded April 22, 2005, under Auditor's File No. 200504220155.
- L. CONDOMINIUM DECLARATION CONTAINING COVENANTS, CONDITIONS RESTRICTIONS AND RESERVATIONS FOR BAYVIEW HANGAR CONDOMINIUM AND THE TERMS AND CONDITIONS THEREOF:

Grantor:
Grantee:
Recorded:
Auditor's No.:

Dean Holt Construction, LLC
The General Public
April 22, 2005
200504220156



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Skagit County Auditor