

**AFTER RECORDING MAIL TO:**

Mr. and Mrs. John V. Gubrud  
910 S. 38<sup>th</sup> Place  
Mount Vernon, Wa. 98274



200603170013  
Skagit County Auditor

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Filed for Record at Request of  
First American Title Of Skagit County  
Escrow Number: B87466

## Statutory Warranty Deed

Grantor(s): Thomas E. Loesch  
Grantee(s): John V. Gubrud and Claudette S. Gubrud  
Assessor's Tax Parcel Number(s): L107587, 8012-000-041-0200

FIRST AMERICAN TITLE CO.

B 87466-1

THE GRANTOR Thomas E. Loesch, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, as Part of an IRS 1031 Tax Deferred Exchange in hand paid, conveys and warrants to John V. Gubrud and Claudette S. Gubrud, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

A leasehold interest in the following described tract:

Lot 41, "AMENDED SKAGIT REGIONAL AIRPORT BINDING SITE PLAN, PHASE 1", as per plat recorded on March 4, 2003 under Auditor's File No. 200303040030, records of Skagit County, Washington.

Subject to covenants, conditions, restrictions and easements as per attached Exhibit "A"

Dated: 03/10/06

Thomas E. Loesch

#1208  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

MAR 17 2006

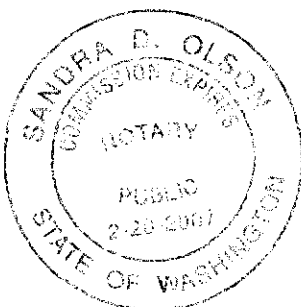
Amount Paid \$ 4900.00  
By Skagit Co. Treasurer  
Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Thomas E. Loesch, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 3-13-06

Sandra D. Olson



Notary Public in and for the State of Washington  
Residing at Burlington, WA  
My appointment expires: 2-28-07

**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.

NOTE: Said restrictions were made subordinate to easement conveyed to Bechtel Corporation under Auditor's File No. 674827 by instrument recorded April 8, 1966, under Auditor's File No. 681203.

**D. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:**

Grantee:	Bechtel Corporation, a Delaware Corporation
Dated:	October 29, 1965
Recorded:	November 19, 1965
Auditor's No:	674827
Purpose:	A permanent right of way and easement 30 feet in width, running in a generally Easterly-Westerly direction on which to lay, construct, maintain, operate, alter, repair, remove, change the size of and replace a pipe line, (with fitting, tie-overs, valves and appliances, including the right to erect Cathodic Protection equipment) for the transportation of limestone slurry or any other substances which can be transported through the pipe line
Area Affected:	Undisclosed location

**E. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:**

Grantee:	The City of Burlington, a municipal corporation
Dated:	June 17, 1975
Recorded:	July 15, 1975
Auditor's No:	820586
Purpose:	A permanent and temporary easement for the construction, installation, maintenance, repair, restoration and replacement of utilities for sewer purpose, together with ingress and egress thereto
Area Affected:	A 10 foot permanent easement and a 20 foot temporary easement over various locations. Reference is hereby made to the record for full particulars.

**F. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:**

Grantee:	Public Utility District No. 1 of Skagit County, Washington, a municipal Corporation
Dated:	February 11, 1976
Recorded:	July 21, 1976
Auditor's No:	839509
Purpose:	To lay, maintain, operate, relay and remove at any time a pipe or pipes, line or lines for the transportation of water, and if necessary to erect, maintain, operate and remove said lines, with right of ingress and egress to and from the same.



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Area Affected:

The North 30.0 feet of the South 40.0 feet of the West 1/2 of the Southeast 1/4, and the North 30.0 feet of the South 40.0 feet of the East 710 feet of the Southwest 1/4 of Section 34, Township 35 North, Range 3 East, W.M.

ALSO, a strip of land 30.0 feet in width located to the right of a line described as follows, said line being the left boundary line of said strip of land:

Beginning at a point on the South line of Section 34, Township 35 North, Range 3 East, W.M., 705.6 feet West of the South 1/4 corner of said Section 34, it being assumed the bearing of the South line of said Section 34 is due East and West; thence North 13°38' West 204.5 feet; thence North 47°18' West 194.0 feet; thence North 52°34' West 390.6 feet; thence North 54°48' West 378.6 feet; thence North 36°18' East 62.1 feet; thence North 54°40' West 40.0 feet, ALSO, a tract of land described as follows:

Beginning at a point on the South line of Section 34, Township 34 North, Range 3 East, W.M., 480 feet West of the South Quarter corner of said Section 34, it being assumed the bearing of the South line of said Section 34 is due East and West; thence North 0°40' West 2,573 feet; thence due West 25 feet; thence North 0°40' West 217 feet, thence due East 105 feet; thence South 0°40' East 217 feet; thence due West 40 feet; thence South 0°40' East 2,573 feet to the South line of said Section 34; thence due West 40 feet to the point of beginning.

G. Terms and conditions of that certain "Quit Claim Deed and Agreement" between the Port of Skagit County and Skagit County, recorded March 3, 1987, under Auditor's File No. 8703030001.

H. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee:	Cascade Natural Gas Corporation, a Washington Corporation
Dated:	May 18, 1987
Recorded:	May 28, 1987
Auditor's No:	8705280042
Purpose:	Gas pipeline
Area Affected:	As described therein

I. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee:	Puget Sound Power & Light Company, a Washington Corporation
Dated:	May 15, 1990
Recorded:	June 8, 1990
Auditor's No:	9006080044
Purpose:	"... utility systems for purposes of transmission, distribution and sale of gas and electricity. . ."
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.

J. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee:	Puget Sound Power & Light Company, a Washington Corporation
Dated:	October 20, 1986
Recorded:	November 3, 1986
Auditor's No:	8611030059
Purpose:	"... utility systems for purposes of transmission, distribution and sale of gas and electricity. . ."



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Area Affected:

#1: A right of way 30 feet in width, having 15 feet of such width on each side of a centerline described as follows:

Beginning at a point on the West line of said property that is approximately 15 feet South of the Northwest corner of Section 4; thence following the approximate bearings and distances of: East 3,426 feet; thence South 720 feet; thence East 125 feet to its terminus.

#2: A right of way 10 feet in width, having 5 feet of such width on each side of a centerline described as follows:

Beginning at a point on the West line of said property that is approximately 570 feet South of the Northwest corner thereof; thence following the approximate bearing and distances of South 78° East, 1,485 feet to its terminus.

#3: A right of way 20 feet in width, having 10 feet of such width on each side of a centerline described as follows:

Beginning at a point on the East line of said property that is approximately 1,320 feet West of the Northeast corner of Section 3; thence following the approximate bearings and distances of West 1,740 feet to a point hereinafter referred to as Point A; thence South 12° West 210 feet; thence returning to said Point A; thence South 82° West, 220 feet; thence again returning to said Point A; thence North 14° West, 320 feet to a point hereinafter referred to as Point B; thence North 78° West 470 feet; thence North 46° West 620 feet; thence North 28° West, 150 feet; thence returning to said Point B; thence North 14° West 920 feet to a point hereinafter referred to as Point C; thence continuing North 14° West 170 feet; thence returning to said Point C; thence East 60 feet; thence North 50 feet to the terminus of this description.

K. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee:	TCI Cablevision of Washington, Inc., a Washington State Corporation
Dated:	October 21, 1997
Recorded:	October 27, 1997
Auditor's No:	9710270162
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

L. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING BINDING SITE PLAN:

Binding Site Plan:	Amended Skagit Regional Airport Binding Site Plan, Phase 1
Recorded:	March 4, 2003
Auditor's No:	200303040030

Said matters include but are not limited to the following:

1. All maintenance and construction of corporate roads shall be the responsibility of the Port of Skagit County.
2. No building permits shall be issued for residential and/or commercial structures which are not, at the time of application, determined to be within an official designated boundary of a Skagit County Fire District.
3. Water Source: Public Utility District No. 1
4. Sanitary Sewer Source: City of Burlington.
5. Tracts "A" through "Z", inclusive, shown hereon are designated as protected critical areas/wetlands per Skagit Win Phase III Wetland Management Plan.
6. Future impacts to or development of any protected critical area parcel contained in the Binding Site Plan will be pursuant to Skagit Win Phase III Wetland Management Plan as developed under Skagit County Critical Areas Ordinance 14.06 and as it was amended by Skagit County Code 14.24 or by any future amendment to said code.



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7. In no case shall the county accept a dedication or any obligation as to any such road, street, and/or alley until the same and all roads, streets, and/or alleys connecting the same to the full, current County Road System have been brought to full County Road Standards and right of way deed has been transferred to and accepted by the County.
8. "RPZ Tract" is a parcel in the runway protection zone and is not a building lot. Any future development of said tract is subject to FAA review.
9. Easements for ingress, egress, and utilities are hereby granted as follows:
  - 20 feet wide over, under, and across Lot 3 in favor of Lot 2
  - 30 feet wide over, under, and across Lot 6 in favor of Lot 7
  - 25 feet wide over, under, and across Lot 32 in favor of Lot 31
10. Utility Locates were not provided for this survey. Utilities as depicted on sheets 7 through 9 are shown in their approximate locations as derived from engineering shop drawings. Other utilities may exist. Contractors should contact utility locate services prior to digging.
11. The Binding Site Plan number and date of approval shall be included in all deeds and contracts.
12. Parking requirements will be determined with the individual building permit application.
13. Landscaping requirements for each lot shall conform to the Skagit County Landscaping code in effect at the time of building permit application. Safety requirements imposed by the Federal Aviation Administration will supersede Skagit County landscaping code requirements.
14. Taxi way, object free area.
15. Pedestrian Circulation Trail.
16. Runway Safety area(s).
17. Building Setback designations.
18. Building Setbacks in AVR zone.



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