

When recorded, return to:
Law Office of Alan R. Souders
Post Office Box 1950
Anacortes, Washington 98221



200701290102
Skagit County Auditor

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Title of Document: Special Grant Deed
Grantor: Bayview Executive Hangars, LLC
Grantee: Offspring Investments, LLC
Abbreviated Legal Description: Hangar # F, Lot 6, 11964B Higgins Airport Way, Burlington, WA
Complete Legal Description: See Exhibit A
Parcel # / Assessor's ID #: P123285 / 8012-000-080-0106

SPECIAL GRANT DEED

For good and valuable consideration, receipt of which is hereby acknowledged, Bayview Executive Hangars, LLC, a Washington Limited Liability Company hereinafter referred to as Grantor, grants and conveys to Offspring Investments, LLC, an Oregon Limited Liability Company, hereinafter referred to as Grantee, Hangar # F (limited solely to the improvement on the real property), together with a fractional leasehold interest in the following described real property situated in the County of Skagit, State of Washington: See Exhibit "A".

Said conveyance includes a partial assignment in that certain lease between the Port of Skagit County (as Lessor) and Bayview Executive Hangars (as Lessee), dated June 22, 2004. Grantor assigns to Grantee a 0.10 fractional leasehold interest in the Amended Skagit Regional Airport Binding Site Plan, Phase I, Lot 80, Acres 1.68, recorded under Skagit County Auditor's File No. 200303040030 (formerly Skagit Regional Airport Binding Site Plan Phase I, AF # 8608250002.)

Dated this 25 day of Jan, 2007. Bayview Executive Hangars, LLC
By: Brian Hofferth
Brian Hofferth, authorized Member

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SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JAN 29 2007

State of Washington)
) SS.
County of Skagit)

Amount Paid \$ 406340
Skagit Co. Treasurer
By [Signature] Deputy

I hereby certify that I know or have satisfactory evidence that Brian Hofferth is the person who appeared before me, and he acknowledged that he signed this instrument, on oath stated that he was authorized to execute this instrument as the authorized Member of Bayview Executive Hangars, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument. Dated this 25th day of January, 2007.

Alan R. Souders
Notary Public in and for the
State of Washington,
Residing at Sedo - Woolley
My commission expires: 11-29-2010.

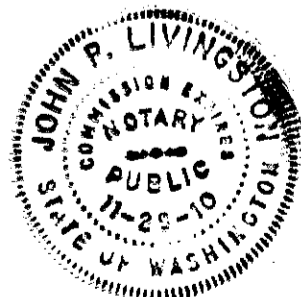


EXHIBIT "A"

Legal Description

All leasehold improvements on Lot 6 of that certain Survey recorded May 17, 2005, under Auditor's File No. 200505170135, together with Grantor's leasehold interest in said Lot 6 of said survey, said Lot 6 being a portion of Lot 80, AMENDED SKAGIT REGIONAL AIRPORT BINDING SITE PLAN, PHASE I, PL02-0127, dated February 28, 2003, recorded March 4, 2003, under Auditor's File No. 200303040030, records of Skagit County, Washington; and being a portion of Section 3, Township 34 North, Range 3 East, W.M., and of Sections 33 and 34, Township 35 North, Range 3 East, W.M.

Situate in the County of Skagit, State of Washington



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