

Return Address:

Christopher E. Fletcher
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200806300259

Skagit County Auditor

6/30/2008 Page

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6 4:21PM

LAND TITLE OF SKAGIT COUNTY

SPECIAL GRANT DEED

Grantor: RAY L. SIZEMORE

Grantee: DSN AVIATION HOLDINGS LLC

Legal Description (abbr.): UNIT 501, SKAGIT AIRPORT HANGAR
CONDOMINIUM,
AF #200209300320/PHASE 2

Assessor's Tax Parcel Number: 4803-005-501-0000/L119712

For good and valuable consideration, receipt of which is hereby acknowledged, RAY L. SIZEMORE, as his separate property, hereinafter referred to as "Grantor", grants and conveys to DSN AVIATION HOLDINGS LLC, a Washington Limited Liability Company, 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 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.

The Grantor represents and warrants as follows:

1. At the time of making and delivering the within and foregoing instrument, the Grantor was indefeasibly vested of the interest in the property hereinbefore described and had full power to convey such interest.
2. The property is free of all encumbrances except as specifically noted in the Special Grant Deed.
3. The Grantee and the Grantee's heirs and assigns will have quiet and peaceable possession of the property, and Grantor will defend the Grantee's interest as described in this Special Grant Deed in any lawsuit.

DATED this 25th day of June, 2008.

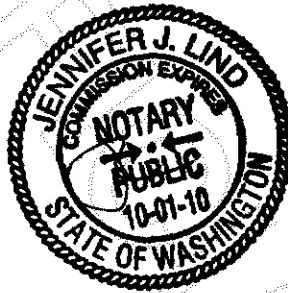
Grantor:

RAY L. SIZEMORE

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this day personally appeared before me RAY L. SIZEMORE, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 25th day of June, 2008.



Jennifer J. Lind
JENNIFER J. LIND
NOTARY PUBLIC in and for
the State of Washington
Residing at ~~Sedro Woolley~~ BOR
My commission expires: ~~08/11/2010~~
10/01/2010

2153
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 30 2008

Amount Paid \$ 3443.96
Skagit Co. Treasurer
By *MF*



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Escrow No.: 130086-SE

EXHIBIT "A"

LEGAL DESCRIPTION

A leasehold interest in the following described property:

Unit 501, Building No. 5, SKAGIT AIRPORT HANGAR CONDOMINIUM, PHASE 2, according to the Survey Map and Set of Plans recorded October 25, 2002, under Auditor's File No. 200210250126, 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.

Situate in the County of Skagit, State of Washington.



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EXHIBIT "B"

Schedule "B-1"

130086-SE

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 pipeline the following courses:



Schedule "B-1"

130086-SE

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

THIRD AMENDMENT TO DECLARATION:

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



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