

**Return Address:**

DAVID DANIELSON

1303 RANCH ROAD

CAMANO ISLAND WA 98282



200906110063

Skagit County Auditor

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**LAND TITLE OF SKAGIT COUNTY**

133820-PE

**Document Title(s) (for transactions contained therein):**

1. GRANT DEED
- 2.
- 3.
- 4.

**Reference Number(s) of Documents assigned or released:  
(on page of documents(s))****Grantor(s)**

1. NICHOLAS P WEBB
2. SARAH E WEBB
- 3.
- 4.

**Additional Names on page of document.****Grantee(s)**

1. DAVID E DANIELSON
2. GEINETTE SYLVIA DANIELSON
- 3.
- 4.

**Additional Names on page of document.****Legal Description (abbreviated i.e. lot, block, plat or section, township, range)**

UNIT 807 BAYVIEW HANGAR CONDO

**Additional legal is on page of document.****Assessor's Property Tax Parcel/Account Number**

L122703

The Auditor/Recorder will rely on information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

RETURN TO:

David Danielson  
1303 Ranch Road  
Camano Island, WA 98282

TITLE OF DOCUMENT:

GRANTOR:

GRANTEE:

ABBREV. LEGAL DESCRIPTION:

SPECIAL GRANT DEED

NICHOLAS P. WEBB AND SARAH E. WEBB  
DAVID DANIELSON AND GINETTE DANIELSON  
UNIT 807, BAYVIEW HANGAR CONDOMINIUM, AF  
# 200504220156

ASSESSOR'S PARCEL NO.4854-000-807-0000,  
L122703

**SPECIAL GRANT DEED**

For good and valuable consideration, receipt of which is hereby acknowledged, **NICHOLAS P. WEBB and SARAH E. WEBB, husband and wife** hereinafter referred to as "Grantor", grants and conveys to **DAVID E. DANIELSON and GINETTE SYLVIA DANIELSON, husband and wife**

, 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 9th day of June, 2009.

1666  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JUN 11 2009

Amount Paid \$ 939.50  
Skagit Co. Treasurer  
By *them* Deputy

*Nicholas P. Webb by Sarah E. Webb*  
Nicholas P. Webb *as his attorney in fact*

*Sarah E. Webb*  
Sarah E. Webb



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Skagit County Auditor

STATE OF Washington }  
COUNTY OF Skagit } SS:

On this 10 day of June, 2009 before me personally appeared \_\_\_\_\_  
Sarah E. Webb, to me known to be the individual described in and  
who executed the foregoing instrument her self and as Attorney in Fact for \_\_\_\_\_  
Nicholas P. Webb and acknowledged that she signed and  
sealed the same as the free and voluntary act and deed for her self and also as the  
free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein  
mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not  
been revoked and that the said principal is now living, and is not incompetent.

Given under my hand and official seal the day and year last above written.  
(Seal)



Karen Ashley  
Karen Ashley  
Notary Public in and for the State of Washington  
Residing at Sedro-Woolley  
My appointment expires: 9/11/2010



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**Schedule "A-1"**

**133820-PE**

**DESCRIPTION:**

A leasehold interest in the following described property:

Unit 807, "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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## 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                                       |

- 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.



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EXCEPTIONS CONTINUED:

- 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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