



201010280135

Skagit County Auditor

10/28/2010 Page

1 of

8 4:09PM

When recorded return to:

Corporate Air Center, LLC
15452 Airport Drive
Burlington, WA 98233

Recorded at the request of:

File Number: A100545

Statutory Warranty Deed

A 100545

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Alyeska Ocean, Inc., a Washington corporation, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Corporate Air Center, LLC, a Washington limited liability company the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Lot 5, BSP PL06-0913;

Unit 1D, Bayview Executive Hangars Condominium;

3295
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Tax Parcel Number(s): P129778 8071-000-005-0100
P129815 4950-000-004-0000

OCT 28 2010

Amount Paid \$ 3729.65
Skagit Co. Treasurer
By *Lp* Deputy

Parcel Number One:

Lot 5 of Binding Site Plan No. PL06-0913 recorded June 18, 2007, under Auditor's File No. 200706180136, being a portion of Lot 80, "AMENDED SKAGIT REGIONAL AIRPORT BINDING SITE PLAN, PHASE 1, PL02-0127", dated February 28, 2003, recorded March 4, 2003, as Auditor's File No. 200303040030.

Said Lot 5 is subject to that certain Lease recorded as Auditor's File No. 200807160133 and amended by document recorded as Auditor's File No. 200709210100. This conveyance is TOGETHER WITH all rights of Grantor in said Lease.

Parcel Number Two:

Unit #1 D, Bayview Executive Hangars Condominium, as per Survey Map and Set of Plans recorded March 13, 2008, under Auditor's File No. 200803130039, and as described in Declaration of Condominium recorded March 13, 2008, under Auditor's File No. 200803100040, being a portion of Lot 81, "AMENDED SKAGIT REGIONAL AIRPORT BINDING SITE PLAN, PHASE 1, PL02-0127", dated February 28, 2003, recorded March 4, 2003, as Auditor's File No. 200303040030.

Said unit is a leasehold improvement that is subject to the Condominium Declaration recorded as Auditor's File No. 200803100040, that is subject to the Ground Lease that includes other property and that was recorded as Auditor's File No. 200807160136, 200807160137 and 200808290139. This conveyance is TOGETHER WITH all rights of Grantor in said Lease that are appurtenant to said Unit 1D.

By the Grantee's acknowledgment below, Grantee accepts and agrees to all the terms and provisions of the Lease documents referenced heretin.

Acknowledged and accepted by:

Corporate Air Center, LLC

Tim Lewis, Member

Ronaye Kos, Member

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey, as per Exhibit "A" attached hereto

Dated 9/30/2010

Alyeska Ocean, Inc.

By Jeff Hendricks, President

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Jeff Hendricks is/are the person(s) who appeared before me, and said person(s) acknowledge that he signed this instrument, on oath stated he is/are authorized to execute the instrument and acknowledge that as the President of Alyeska Ocean, Inc. to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 10-25-10

Vicki L Hoffman

Notary Public in and for the State of Washington

Residing at Anacortes, Washington

My appointment expires: 10/08/2013

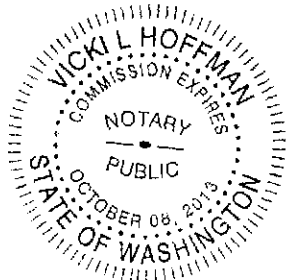


EXHIBIT A

EXCEPTIONS:

A. Restrictions and conditions imposed by Deed dated February 15, 1958, recorded April 2, 1958, under Auditor's File No. 563607, in Volume 293 of Deeds, Page 471, executed by United States of America, acting by and through the Administration of General Services to Skagit County, Washington, reference to which record being hereby made for full particulars.

Said restrictions were amended by document recorded December 6, 1979, under Auditor's File No. 7912060047.

B. DISTRIBUTION LINE SALE AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

First Party:	Skagit County, a Political Subdivision of the State of Washington
Second Party:	Puget Sound Power & Light Company, a Massachusetts Corporation
Dated:	February 4, 1959
Recorded:	June 8, 1959
Auditor's No.:	581437
Deed Records:	Volume 302, page 437
Providing:	For maintenance, etc., of the existing electrical distribution system

C. PROVISION FOR REVERSION OF TITLE CONTAINED IN DEED:

Grantor:	Board of County Commissioners of Skagit County, a Municipal Corporation
Grantee:	Port of Skagit County, a Municipal Corporation, and the Port of Anacortes, a Municipal Corporation
Dated:	February 3, 1965
Recorded:	April 26, 1965
Auditor's No.:	665304
Deed Records:	Volume 345, page 509
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.



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D. 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: To construct, install, operate, maintain, protect, repair and replace underground pipelines and necessary appurtenances for the transportation of gas
Area Affected: Undisclosed portion of the Port of Skagit County property

E. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: TCI Cablevision of Washington, Inc.
Dated: October 21, 1997
Recorded: October 27, 1997
Auditor's No.: 9710270162
Purpose: Construction and maintenance of underground fiber optic conduction or related underground facilities
Area Affected: Not disclosed of record

F. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING RECORDED SURVEY:

Recorded: August 25, 1986
Auditor's No.: 8608250002
Affects: Subject property and other property

G. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING RECORDED SURVEY:

Recorded: March 4, 2003
Auditor's No.: 200303040030
Affects: Subject property and other property

H. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Co.
Recorded: June 8, 1990
Auditor's No.: 9006080044
Purpose: Right to enter said premises to operate, maintain, repair, underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines.
Affects: Said premises and other property



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I. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1
Recorded: July 21, 1976
Auditor's No.: 839509
Purpose: Water lines and related facilities
Area Affected: A 30 foot wide strip of land plus additional rights of access thereto

J. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: October 12, 2006
Auditor's No.: 200610120166
Affects: Parcel No. One

LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: June 18, 2007
Auditor's No.: 200706180137

K. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: December 11, 2006
Auditor's No.: 200612110162
Affects: Parcel No. Two

L. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: February 28, 2007
Auditor's No.: 200702280167
Regarding: BSP PL06-0913

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.



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M. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SURVEY:

Name: BSP PL06-0913
Recorded: June 18, 2007
Auditor's No.: 200706180136
Affects: Parcel No. One

N. Terms, provisions, covenants, conditions, definitions, options, obligations and restrictions contained in the Condominium Declaration and as may be contained in the bylaws adopted pursuant to said Declaration.

Recorded: March 13, 2008
Auditor's File No.: 200803130040
Affects: Parcel No. Two

O. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: July 18, 2008
Auditor's No.: 200807180023
Regarding: "... Aircraft Operations and Noise Disclosure..."

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

P. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Paccar Inc., a Delaware Corporation
Dated: Not disclosed
Recorded: December 21, 1979
Auditor's No.: 7912210064
Purpose: For the right to cause above, over and upon the adjacent lands of Skagit Regional Airport all noise, vibration, fumes, dust and all other effects caused by activities incidental to operation of a vehicle and machinery research and development center, or by other industrial activities
Area Affected: Portion Parcel Number Three



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Q. 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: The right to construct, operate, maintain,
repair, replace and enlarge one or more
electric transmission and/or distribution lines
Area Affected: Portion of Parcel Number Three

R. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Washington
Corporation
Dated: Not disclosed
Recorded: April 30, 1993
Auditor's No: 9304300062
Purpose: "... utility systems for purposes of transmission,
distribution and sale of gas and electricity. . . "
Area Affected: Portion of Parcel Number Three

S. Deleted

T. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING
SURVEY:

Name: Skagit Regional Airport Binding Site Plan, Phase
2, Div. 1
Recorded: January 22, 2002
Auditor's No.: 200201220163

U. Deleted



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V. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: City of Burlington
Recorded: February 23, 2005
Auditor's No. 200502230063
Purpose: Sewer line and related facilities
Area Affected: Parcel Number Four

Said Easement amends Easement recorded as Auditor's File No. 200209300008.

Parcel No. Five is affected by Paragraphs "A", "B", "C", "D", "E", "G" and "V" above plus the following Paragraphs:

W. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County
Dated: July 14, 1999
Recorded: July 14, 1999
Auditor's No. 9907140077
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.

X. 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.: 200301290052

THIRD AMENDMENT TO DECLARATION:

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



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