



201605180030

Skagit County Auditor \$77.00
5/18/2016 Page 1 of 5 10:37AM

When recorded return to:
James A. Cruse and Patricia A. Cruse
19915 Bella Vista Lane
Mount Vernon, WA 98274

Recorded at the request of:
Guardian Northwest Title
File Number: A111431

SPECIAL GRANT DEED

A111431

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Addison Johnson and Tamzan Johnson, husband and wife for and in consideration of **TEN DOLLARS (\$ 10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION**, in hand paid, grants and conveys to **James A. Cruse and Patricia A. Cruse, husband and wife** the following described estate, situated in the County of Skagit, State of Washington:

A leasehold interest in the following described property:

Unit 308, "SKAGIT AIRPORT HANGAR CONDOMINIUM, PHASE 3," according to the Survey Map and Set of Plans recorded January 29, 2003, under Auditor's File No. 200301290052, 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 and Second Amendment thereto recorded January 29, 2003, under Auditor's File No. 200301290053, records of Skagit County, Washington.

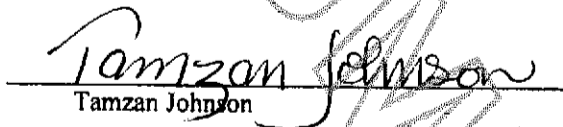
Situate in the County of Skagit, State of Washington.

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 Dean Holt Construction LLC dated October 1, 2001, which is recorded as 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 "A".

Tax Parcel Number(s): **P129755, 4803-003-308-0000**

Dated: May 13, 2016


Addison Johnson


Tamzan Johnson

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2016 1953
MAY 18 2016

Amount Paid \$ 750.82
Skagit Co. Treasurer
By *HB* Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Addison Johnson and Tamzan Johnson, the persons who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 5-13-16



Printed Name: SARAH G JOHNSON
Notary Public in and for the State of Washington
Residing at ORK HARBOR
My appointment expires: 6-8-19



UNRECORDED ORIGINAL DOCUMENT

EXHIBIT A

EXCEPTIONS:

A. PROTECTIVE COVENANTS, EASEMENTS AND/OR ASSESSMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded: April 2, 1958
Auditor's No.: 563607
Executed By: United States of America
Affects: Parcel A

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Recorded: December 6, 1979
Auditor's No.: 7912060047

B. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Skagit County
And: Puget Sound Power & Light Company
Dated: February 4, 1959
Recorded: June 18, 1959
Auditor's No.: 581437
Regarding: Distribution Line Sale Agreement
Affects: Parcel A

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Cascade Natural Gas Corporation
Recorded: May 28, 1987
Auditor's No.: 8705280042
Purpose: Pipelines and necessary appurtenances for transportation of gas
Affects: Parcel A

D. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Energy, Inc., formerly Puget Sound Power & Light Co.
Dated: May 15, 1990
Recorded: June 8, 1990
Auditor's No.: 9006080044
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities.
Affects: Parcel A

E. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: TCI Cablevision of Washington, Inc.
Recorded: October 27, 1997
Auditor's No.: 9710270162
Purpose: Communication lines
Affects: Parcel A

F. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County
Recorded: July 14, 1999
Auditor's No.: 9907140077
Purpose: Water Lines
Affects: Parcel A

G. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Skagit County
And: City of Burlington
Dated: September 24, 2002
Recorded: September 30, 2002
Auditor's No.: 200209300008
Regarding: Transfer of Sewer Facilities and Easement Rights
Affects: Parcel A

H. Terms, provisions, requirements and limitations contained in the Washington Condominium Act, Chapters 43 and 428, Laws of 1989 (R.C.W. 64.34) and as may be hereafter amended. (Affects: Parcel A)

I. RESERVATIONS, PROVISIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

Executed By: Board of County Commissioners of Skagit County, a
Municipal Corporation
Recorded: April 26, 1965
Auditor's 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.

J. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

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

K. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Skagit Airport Hangar Condominium - Phase 3
Recorded: January 29, 2003
Auditor's No.: 200301290052

L. 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