

Order No:

When recorded return to:
Wild Bill's Aviation Inc.
15732 Tustin Village Way
Tustin, CA 92780



Skagit County Auditor
11/17/2016 Page

1 of

\$76.00

4 10:37AM

Order No. A110192

SPECIAL WARRANTY DEED
(Not Statutory)

THE GRANTOR(S) **Corporate Air Center, L.L.C., a Washington Limited Liability Company** for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, bargains, sells, and conveys to **Wild Bill's Aviation Inc., a California Corporation** the following described estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal:

GUARDIAN NORTHWEST TITLE CO.

A110192

Unit 511, Skagit Airport Hangar Condominium Phase 2

Complete legal description attached hereto as Exhibit "A" and made a part hereof.

Tax Parcel Number(s): **P129746, 4803-005-511-0000**

"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 described in Exhibit "B" attached hereto."

Dated: 11/09/2016

Corporate Air Center, LLC

Timothy C. Lewis

By: Timothy C. Lewis, Member

Ronaye Kos

By: Ronaye Kos, Member

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20165210
NOV 17 2016

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 4010.00
Skagit Co. Treasurer
By: [Signature] Deputy

I certify that I know or have satisfactory evidence that Timothy C. Lewis and Ronaye Kos are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it as the Members of Corporate Air Center LLC, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 11-15-16

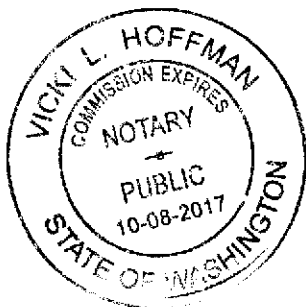
Vicki L. Hoffman

Vicki L. Hoffman

Notary Public in and for the State of Washington

Residing at Coupeville, Washington

My appointment expires: 10/08/2017



Order No:

EXHIBIT A

Legal Description

A leasehold interest in the following described property:

Unit 511, 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.

EXHIBIT B

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

Order No:

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 42B, 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 2
Recorded: October 25, 2002
Auditor's No.: 200210250126

L. CONDOMINIUM DECLARATION CONTAINING COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS FOR SKAGIT AIRPORT HANGAR CONDOMINIUM AND THE TERMS AND PROVISIONS THEREOF:

Recorded: September 30, 2002
Auditor's No.: 200209300320
Executed By: Dean Holt Construction, LLC

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