

When recorded return to:

Stephen M. Kessinger

416 N. 3rd Street

La Conner, WA 98257

SKAGIT COUNTY WASHINGTON

REAL ESTATE EXCISE TAX

20172034

MAY 11 2017



201705110062

Skagit County Auditor

\$77.00

5/11/2017 Page

1 of

5 3:48PM

Amount Paid \$1019.⁶⁰
Skagit Co. Treasurer
By *Adam* Deputy

SPECIAL GRANT DEED

Land Title and Escrow

01-161765-0E

Document Title: Special Grant Deed

Reference Nos. of Documents Affected: N/A

Grantor: Garden Farms, Inc., a Nebraska Corporation

Grantee: Stephen M. Kessinger and Giuliana Nakashima, husband and wife

Assessor Parcel ID No.s: 4854-000-803-0000 / PID# 129766

Legal Description: Unit 803, Bayview Hangar Condo. Situate in Skagit County, Washington.

For good and valuable consideration, receipt of which is hereby acknowledged, **GARDEN FARMS, INC., a Nebraska Corporation**, hereinafter referred as "Grantor", grants and conveys to **STEPHEN M. KESSINGER AND GIULIANA NAKASHIMA**, husband and wife, hereinafter "Grantee", a terminable estate for years in and to following the described real property situated in County of Skagit, State of Washington.

FULL LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

Tax Parcel Numbers: 4854-000-803-0000 / PID# 129766

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 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 is also subject to the Exceptions described on the attached Exhibit B.

Dated this 6 day of May, 2017

GARDEN FARMS, INC.

By: [Signature] President

STATE OF Nebraska

SS

COUNTY OF Douglas

I certify that I know or have satisfactory evidence that RONALD L. PARKS is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she is authorized to execute the instrument and acknowledge it as the PRESIDENT of Garden Farms, Inc., a Nebraska Corporation to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: MAY 6, 2017



[Signature]
J. MICHAEL PRICE

Notary name printed or typed:

Notary Public in and for the State of

Residing at OMAHA NE

My appointment expires: 4/11/2019

EXHIBIT "A"

A leasehold interest in the following described property:

Unit 803, "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 County of Skagit, State of Washington.

EXHIBIT B

- 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 Gas pipeline

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 July 14, 1999

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.
- 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: Dean Holt Construction LLC,

Grantee: The General Public

Recorded: April 22, 2005

Auditor's No: 200504220156