

FILED FOR RECORD AT REQUEST OF
AND WHEN RECORDED RETURN TO:



Skagit County Auditor \$81.00
7/7/2017 Page 1 of 9 3:56PM

Thomas J. Parkes
Foster Pepper PLLC
1111 Third Avenue, Suite 3000
Seattle, Washington 98101

STATUTORY WARRANTY DEED

Grantors: JUDITH ANDREA ATTERBY,
SIMON CHRISTOPHER TURNER,
JULIAN STEFAN TURNER,
AMANDA JANE GIRLING, and
JEREMY PETER TURNER,
each as to an undivided 1/5 interest as tenants in common

Grantee: CHANNEL CROSSING LIMITED LIABILITY COMPANY,
a Washington limited liability company

Legal Description: Portion of NE Quarter of SE Quarter of Section 22, Township
35N, Range 1E, W.M., Skagit County, Washington;
Full legal description on Exhibit A.

Assessor's Tax Parcel ID#: 350122-0-018-0002, P 31586

Reference # (if applicable): N/A

The Grantors, JUDITH ANDREA ATTERBY, SIMON CHRISTOPHER TURNER, JULIAN STEFAN TURNER, AMANDA JANE GIRLING, and JEREMY PETER TURNER, each as to an undivided 1/5 interest as tenants in common, as a capital contribution to Grantee, the receipt and sufficiency of which are hereby acknowledged, hereby convey and warrant to CHANNEL CROSSING LIMITED LIABILITY COMPANY, a Washington limited liability company, the following described real estate, situated in the County of Skagit, State of Washington:

The real property described on Exhibit A attached hereto, subject to the permitted exceptions described on Exhibit B attached hereto, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2017 3095
JUL 07 2017

51597272.1

Amount Paid \$ 0
Skagit Co. Treasurer
By HB Deputy

The contribution of such property is made for the benefit of Janspec US Holdings, Inc., a Wyoming corporation, which corporation is the wholly owned subsidiary of Janspec Holdings Limited, a Canadian corporation, all of the preferred shares of which corporation are owned either directly or indirectly by such Grantors (reference WAC 458-61A-211(2)(a)), which capital contribution is made in connection with the formation of Grantee, and in exchange for Janspec US Holdings, Inc.'s membership interest in Grantee as to which no taxable gain is recognized (reference WAC 458-61A-212(2)(e)).

[Signatures on the following 5 pages.]

JUDITH ANDREA ATTERBY
as her sole and separate property
as to an undivided 1/5 interest

DATED as of May 16, 2017.

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

PROVINCE OF British Columbia

CITY OF Sidney

ss.

On this 16 day of May, 2017, before me, TODD WIEBE, a Notary Public, personally appeared JUDITH ANDREA ATTERBY, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me the execution of said instrument to be the free and voluntary act and deed of the said person, for the uses and purposes therein mentioned, and on oath stated that said person was authorized to execute the instrument.

WITNESS my hand and official seal hereto affixed the day and year first above written.

(Signature of Notary)

TODD WIEBE

(Legibly Print or Stamp Name of Notary)

Notary public in and for the Province of

British Columbia

My appointment expires Permanent

Todd G. Wiebe
Notary Public
101 - 9830 Second St.
Sidney, BC V8L 3C6
My Commission is Permanent

SIMON CHRISTOPHER TURNER,
as his sole and separate property
as to an undivided 1/5 interest

DATED as of June 23, 2017.

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

PROVINCE OF B.C.S. |
CITY OF La Paz | ss.

On this 23 day of JUNE, 2017, before me, _____ a Notary Public, personally appeared SIMON CHRISTOPHER TURNER, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me the execution of said instrument to be the free and voluntary act and deed of the said person, for the uses and purposes therein mentioned, and on oath stated that said person was authorized to execute the instrument.

WITNESS my hand and official seal hereto affixed the day and year first above written.

(Signature of Notary)
(Legibly Print or Stamp Name of Notary)
Notary public in and for the Province of _____
My appointment expires _____



UNOFFICIAL DOCUMENT

JULIAN STEFAN TURNER,
as his sole and separate property
as to an undivided 1/5 interest

DATED as of April 24, 2017.

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

PROVINCE OF BRITISH COLUMBIA |
CITY OF MISSION | ss.

On this 24 day of APRIL, 2017, before me, JASON A. HUGHES, a Notary Public, personally appeared JULIAN STEFAN TURNER, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me the execution of said instrument to be the free and voluntary act and deed of the said person, for the uses and purposes therein mentioned, and on oath stated that said person was authorized to execute the instrument.

WITNESS my hand and official seal hereto affixed the day and year first above written.

JASON A. HUGHES
Barrister & Solicitor
33066 First Avenue,
Mission, B.C. V2V 1G3
604-826-1266

[Signature]
(Signature of Notary)

(Legibly Print or Stamp Name of Notary)
Notary public in and for the Province of
BRITISH COLUMBIA
My appointment expires December 31, 2017

A. Girling
AMANDA JANE GIRLING,
as her sole and separate property
as to an undivided 1/5 interest

DATED as of ^{May} April 12, 2017.

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

PROVINCE OF BRITISH COLUMBIA

CITY OF Vancouver

ss.

On this 12 day of May, 2017, before me, NATHAN GANAPATHI, a Notary Public, personally appeared AMANDA JANE GIRLING, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me the execution of said instrument to be the free and voluntary act and deed of the said person, for the uses and purposes therein mentioned, and on oath stated that said person was authorized to execute the instrument.

WITNESS my hand and official seal hereto affixed the day and year first above written.

Nathan S. Ganapathi
(Signature of Notary)

(Legibly Print or Stamp Name of Notary)

Notary public in and for the Province of

My appointment expires _____

Nathan S. Ganapathi
Ganapathi Law Group
Suite 501 - 1155 Robson Street
Vancouver, BC V6E 1B5
T: (604) 689-9222
F: (604) 689-4888

JP
JEREMY PETER TURNER,
as his sole and separate property
as to an undivided 1/5 interest

DATED as of MAY 12, 2017.

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

PROVINCE OF BRITISH COLUMBIA | SS.
CITY OF Vancouver

On this 12 day of May, 2017, before me, NATHAN GANAPATHI, a Notary Public, personally appeared JEREMY PETER TURNER, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me the execution of said instrument to be the free and voluntary act and deed of the said person, for the uses and purposes therein mentioned, and on oath stated that said person was authorized to execute the instrument.

WITNESS my hand and official seal hereto affixed the day and year first above written.

Nathan S. Ganapathi
(Signature of Notary)

(Legibly Print or Stamp Name of Notary)
Notary public in and for the Province of

My appointment expires _____

Nathan S. Ganapathi
Ganapathi Law Group
Suite 501 - 1155 Robson Street
Vancouver, BC V6E 1B5
T: (604) 689-9222
F: (604) 689-4888

EXHIBIT A
TO
STATUTORY WARRANTY DEED

Legal Description of Property

That portion of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 22, Township 35 North, Range 1 East, W.M., described as follows:

Beginning at the Southwest corner of said Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$;
thence North $0^{\circ}57'37''$ West along the West line of said subdivision, a distance of 568.64 feet to the Northerly line of Oakes Avenue, being the true point of beginning;
thence continue North $0^{\circ}57'37''$ West a distance of 309.33 feet;
thence South $52^{\circ}56'22''$ East a distance of 203.44 feet to the Northerly line of Oakes Avenue;
thence South $29^{\circ}56'$ West along said Northerly line of Oakes Avenue a distance of 153.67 feet;
thence South $56^{\circ}22'50''$ West along said Northerly line of Oakes Avenue, a distance of 96.65 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.

EXHIBIT B
TO
STATUTORY WARRANTY DEED

Permitted Exceptions

1. Municipal assessments and impact fees, if any, levied by the City of Anacortes.
2. EASEMENTS AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Port of Anacortes
Purpose: Aviation easement
Dated: May 13, 1968
Recorded: October 29, 1969
Disclosed By Auditor's Nos.: 732439, 732440, 732441, 732442, 732443, 732444
and 732445

Note: Corrections filed under Auditor's File Numbers 763225, 763226, 763227.

3. Terms and conditions contained in city of Anacortes Ordinance No. 1441 as recorded February 23, 1968, under Auditor's File No. 710582 and amendment recorded June 21, 1968 under Auditor's File No. 715020.

4. MATTERS DISCLOSED BY RECORDS OF SURVEY:

Recorded: June 19, 1980 and April 3, 2001
Auditor's File No.: 8006190004 and 200104030063, respectively

5. DEVELOPMENT AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Between: City of Anacortes
And: Port of Anacortes
Dated: March 29, 2005
Recorded: April 21, 2005
Auditor's No.: 200504210031
Regarding: The development of certain real property located
within the City for aviation purposes

6. ANACORTES AIRPORT SUB-AREA PLAN:

Dated: March 29, 2005
Recorded: April 21, 2005
Auditor's No.: 200504210032