

When recorded return to:  
Kenneth W. Hitt  
16457 Dike Road  
Mount Vernon, WA 98273

Recorded at the request of:  
Guardian Northwest Title & Escrow  
File Number: 116683



201811130059

11/13/2018 10:50 AM Pages: 1 of 3 Fees: \$101.00  
Skagit County Auditor

Statutory Warranty Deed

116683  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR David Danielson, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Kenneth W. Hitt, a single man the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:  
Unit 807, Bayview Hangar Condominium

Tax Parcel Number(s): P121746, 8052-000-018-0000, 129770, 4854-000-807-1000

A leasehold interest in the following described property:

Unit 807, "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.

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.

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 "A" attached hereto

Dated 11-9-18

David Danielson

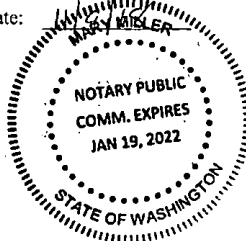
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2018 4987  
NOV 13 2018

Amount Paid \$1,251.<sup>00</sup>  
Skagit Co. Treasurer  
By Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

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

Date:



Printed Name: Mary Miller  
Notary Public in and for the State of Washington  
Residing at Stanwood  
My appointment expires: 01/19/2022

**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

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

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

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

Executed By: United States of America  
Recorded: May 4, 1944 and May 22, 1944  
Auditor's No.: 371228 and 371693

C. 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

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

Recorded: April 26, 1965  
Auditor's No.: 665304  
Executed By: Skagit County

E. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Cascade Natural Gas Corporation  
Recorded: May 28, 1987  
Auditor's No.: 8705280042  
Purpose: Pipeline and necessary appurtenances for transport of gas

F. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

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

G. 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  
Recorded: January 22, 2002  
Auditor's No.: 200201220162

H. 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

I. 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. 2  
Recorded: June 28, 2004  
Auditor's No.: 200406280198

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: Bayview Hangar Condominium  
Recorded: April 22, 2005  
Auditor's No.: 200504220155

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

Recorded: Dean Holt Construction LLC  
Auditor's No.: April 22, 2005  
Executed By: 200504220156

L. 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.

The company calls attention to provisions contained in the Washington Condominium Act (RCW 64) and Senate Bill 6175 Washington Uniform Common Interest Ownership Act requiring delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".