

AFTER RECORDING MAIL TO:

Charles M. Drackett, Jr., Manager
PO Box 317
Lewisville, IN 47352



201909300256

09/30/2019 03:38 PM Pages: 1 of 7 Fees: \$109.50
Skagit County Auditor

Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 01-174060-OE ✓

Land Title and Escrow

Statutory Warranty Deed

THE GRANTORS THOMAS D. FOUTS and JUDITH B. FOUTS, who acquired title as THOMAS D. FOUTS and JUDITH H. FOUTS husband and wife, and DEB BEAR, formerly known as DEBRYN BEAR and also formerly known as DEBORAH ANN BEAR, as her separate property, in indeterminate undivided interests for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to DIY Travel LLC, a Washington limited liability company the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Unit 405, Skagit Airport Hangar Condo., Ph. 1.

For Full Legal See Attached Exhibit "A"

Subject to: Permitted Exceptions attached hereto as Exhibit "B".

Tax Parcel Number(s): 4803-004-405-1000, P129738

Dated September 25, 2019

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20194265
SEP 30 2019

Amount Paid \$ 878.98
By *HP* Skagit Co. Treasurer Deputy

Thomas D. Fouts

Thomas D. Fouts

Judith B. Fouts

Judith B. Fouts

Deb Bear

Deb Bear

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Thomas D. Fouts, Judith B. Fouts and Deb Bear** are the persons who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: September 26, 2019

Shelley Miner

Shelley Miner
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 5/15/23



EXHIBIT A

Leasehold estate affecting the following land created by the instrument herein referred to as the Lease which is identified as follows:

Dated: July 1, 2008
Recorded: May 11, 2009
Auditor's File No.: 200905110238
Lessor: Port of Skagit County, a Washington municipal corporation
Lessee: Unit Owners of Skagit Airport Condominium Inc.
For a term of: 30 years

A leasehold interest in the following described property:

Unit 405, "SKAGIT AIRPORT HANGAR CONDOMINIUM, PHASE I," according to the Survey Map and Set of Plans recorded September 30, 2002, under Auditor's File No. 200209300319, and as described in Declaration of Condominium recorded September 30, 2002, under Auditor's File No. 200209300320.

Situate in the County of Skagit, State of Washington.

EXHIBIT B

LEASE AND THE TERMS AND CONDITIONS THEREOF:

Lessor: Port of Skagit County, a Washington municipal corporation
Lessee: Unit Owners Association of Skagit Airport Condominium Inc.
For a Term of: 30 years
Recorded: May 11, 2009
Auditor's No.: 200905110238

- A. Restrictions imposed by instrument recorded 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. 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.
- C. Restrictions imposed by instrument recorded 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.

- D. **EASEMENT AND THE TERMS AND CONDITIONS THEREOF:**

Grantee: Port of Skagit County, a municipal corporation
Purpose: Cascade Natural Gas Corporation, a Washington corporation
Area Affected: Gas pipeline
Dated: May 18, 1987
Recorded: May 28, 1987
Auditor's No.: 8705280042
Affects: As described therein

- E. **EASEMENT AND THE TERMS AND CONDITIONS THEREOF:**

Grantee: Puget Sound Power & Light Company,
a Washington corporation
Purpose: The right to construct, operate, maintain, repair, replace and enlarge an underground electric transmission and/or distribution system

Area Affected:

Easement No. 1: All street and road rights of way as now or hereafter designed, platted, and/or constructed within the above described property.

Easement No. 2: A strip of land 12 feet in width across all lots, tracts and spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights of way.

Dated: May 15, 1990
 Recorded: June 8, 1990
 Auditor's No.: 9006080044

F. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: TCI Cablevision of Washington, Inc., a Washington State corporation

Purpose: The non-exclusive perpetual easement right, privilege and authority enabling the Grantee to do all things necessary or proper in the construction and maintenance of underground fiber optic conduction or related underground facilities

Area Affected: All of Phase I
 Dated: October 21, 1997
 Recorded: October 27, 1997
 Auditor's No.: 9710270162

G. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County

Purpose: The construction and maintenance of underground waterline or lines, or related underground facilities

Area Affected: Portion of Section 3 and Section 4 of Township 34 North, Range 3 East, W.M.
 Dated: July 14, 1999
 Recorded: July 14, 1999
 Auditor's No.: 9907140077

H. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: The City of Burlington, a Washington municipal corporation

Purpose:

A perpetual, non-exclusive easement right, privilege and authority enabling the Grantee to do all things necessary or proper in the construction, repair and maintenance of underground sanitary sewer line or lines, or related underground facilities, including the right to construct, operate, maintain, inspect, improve, remove, restore, alter, pipes, line or lines or related facilities along with necessary appurtenances for the transportation of sanitary sewer.

Area Affected:

A 20-foot wide strip of land in a portion of the Skagit Regional Airport Binding Site Plan, Phase 1, as recorded under Auditor's File No. 8608250002, records of Skagit County, Washington, being also in portions of the Tie Down Area, Lots 2, 3, 4, and 5 of the Skagit Regional Airport Binding Site Plan, Phase 2, Division 1, as recorded under Skagit County Auditor's File No. 200201220163, and also in the unplatted portions of the North ½ of Section 3, Township 34 North, Range 3 East, W.M., lying 10 feet each side of the following described centerline: Beginning at the Westerly intersection of Higgins Airport Way and the road commonly known as Airport Drive; thence along the centerline of said Higgins Airport Way, South 55°00'00" East, 402.27 feet to the intersection of said Higgins Airport Way and Watertank Road; thence South 38°30'20" East, 528.42 to an existing sanitary sewer manhole and the point of beginning; thence along an existing sanitary sewer pipeline the following courses:

South 34°01'44" West, 105.40 feet;
 South 28°45'23" East, 204.67 feet;
 South 29°29'13" East, 158.48 feet;
 South 9°47'32" East, 244.91 feet;
 South 10°08'54" East, 471.13 feet;
 South 58°39'33" West, 654.25 feet;
 South 0°45'26" West, 283.00 feet;
 South 57°43'48" West, 162.71 feet to a point on the Easterly line of said Tie Down Area which lies North 32°35'19" West, 11.68 feet from the Southeasterly corner of said Area;
 thence South 57°43'48" West, 256.53 feet;
 thence South 57°26'26" West, 352.33 feet to a point on the Easterly line of said Lot 5 which lies North 32°21'58" West, 38.89 feet from the Southeasterly corner of said Lot;
 thence South 57°26'26" West, 47.65 feet to an existing sanitary sewer manhole;
 thence continue South 57°26'26" West, 5.00 feet to the terminus of said described centerline.

Dated: September 24, 2002
 Recorded: September 30, 2002
 Auditor's No.: 200209300008

I. 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 FOR SKAGIT AIRPORT HANGAR CONDOMINIUM:

Recorded: October 25, 2002
 Auditor's No.: 200210250127

SECOND AMENDMENT TO DECLARATION FOR SKAGIT AIRPORT HANGAR CONDOMINIUM:

Recorded: January 29, 2003

Auditor's No.: 200301290053

THIRD AMENDMENT TO DECLARATION FOR SKAGIT AIRPORT HANGAR CONDOMINIUM:

Recorded: March 26, 2003

Auditor's No.: 200303260108