

AFTER RECORDING MAIL TO:

**Mr. John C. Black and Mrs. Jeanne E. Kleyn
P.O. Box 742
Laconner, WA 98257**

**Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 01-181241-OE**

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-4762
Nov 10 2020
Amount Paid \$1205.00
Skagit County Treasurer
By Marissa Guerrero Deputy

Statutory Warranty Deed

THE GRANTOR PATRICK DONOVAN, an unmarried person, as his separate property for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **JOHN C. BLACK and JEANNE E. KLEYN, a married couple** a terminable estate for years in and to the following described real estate, situated in the County of **Skagit**, State of **Washington**

Abbreviated Legal:
Unit 400, Skagit Airport Hangar Condo, Ph 1

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): **4803-004-400-1000, P129734**

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 Grantor dated October 1, 2001, which is recorded under Auditor's File No. 200204190119, 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.

Subject to the exceptions set forth in Exhibit "B" attached hereto.

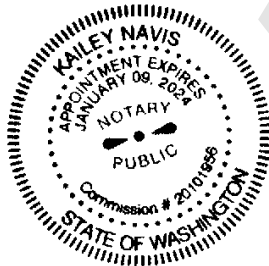
Dated November 4, 2020


Patrick Donovan

STATE OF Washington }
COUNTY } SS:
OF Whatcom

I certify that I know or have satisfactory evidence that Patrick Donovan is / are the person(s) 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.

Dated: 11-5-2020



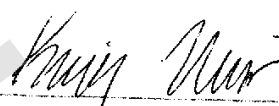

Notary Public in and for the State of Washington
Residing Bellingham
My appointment expires 01-09-2024

EXHIBIT A

A leasehold interest in the following described property:

Unit 400, "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"

ALTA COMMITMENT
SCHEDULE B-1

Title Order No.: 01-181241-OE

- 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.

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions.

ALTA COMMITMENT SCHEDULE B-1

Title Order No.: **01-181241-OE**

E. (continued):

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.

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**ALTA COMMITMENT
SCHEDULE B-1**Title Order No.: **01-181241-OE**

H. (continued):

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

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**ALTA COMMITMENT
SCHEDULE B-1**

Title Order No.: **01-181241-OE**

**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

J. Any question as to mis-numbered or identified condominium unit.

END OF SCHEDULE B-1

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