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04/01/2022 03:06 PM Pages: 1 of 9 Fees: \$211.50
Skagit County Auditor

After Recording, Please Return to:

Port of Skagit County
15400 Airport Drive
Burlington, WA 98233

REVIEWED BY
SKAGIT COUNTY TREASURER
DEPUTY <u><i>Dena Thompson</i></u>
DATE <u>4.1.22</u>

COVENANT BINDING PROPERTIES

GRANTOR: PORT OF SKAGIT COUNTY, a Washington Municipal Corporation

GRANTEE: PORT OF SKAGIT COUNTY, a Washington Municipal Corporation

ABBREVIATED LEGAL DESCRIPTION: LOTS 10 AND 11 AMENDED SKAGIT REGIONAL AIRPORT BINDING SITE PLAN, PHASE 1, AF# 200303040030

TAX PARCEL NO(S): P115569
P115568

REF. NO. OF RELATED DOC(S):

RECITALS

WHEREAS, the **PORT OF SKAGIT COUNTY**, a Washington municipal corporation (the "Port"), owns Lot 9 (legally described in Exhibit "A" attached hereto), Lot 10 (legally described in Exhibit "B" attached hereto) and Lot 11 (Legally described in Exhibit "C" attached hereto), which properties are depicted on the map attached hereto as Exhibit "H".

WHEREAS, Skagit County approved a boundary line adjustment involving Lot 9, Lot 10, and Lot 11, which is depicted on the map attached hereto as Exhibit "I".

WHEREAS, along with the boundary line adjustment, the Port desires to consolidate the adjusted Lot 10 and Lot 11 into a single lot for purposes of development, which is legally described in Exhibit "G".

COVENANT

NOW THEREFORE, The Grantor does hereby covenant as follows:

The real property after the boundary line adjustment described in **Exhibit "G"**, which before the boundary line adjustment was comprised of Lot 11 and portions of Lots 9 and 10, shall be bound together, attached together, and become one single lot and shall not be sold or leased separately unless such action is determined by Skagit County or other appropriate governmental or judicial authority to be exempt or approved per the applicable zoning and subdivision regulations.

This covenant shall run with the land and shall be binding upon the Grantor's successors and assigns.

GRANTOR/GRANTEE:

THE PORT OF SKAGIT COUNTY



BY: Sara K. Young
ITS: Executive Director

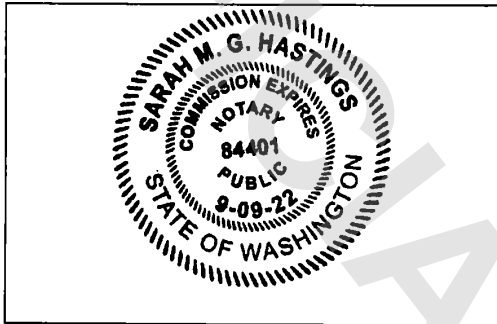
DATE: 3/28/2022

COVENANT TO BIND PROPERTIES - 2

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this day personally appeared before me Sara K. Young, to me known to be the Executive Director of the **PORT OF SKAGIT COUNTY** and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he/she was authorized to execute the said instrument on behalf of the corporation.

GIVEN under my hand and official seal this 20th day of March, 2022.



[NOTARY SEAL]

Sara K. Young
Print Name: _____
NOTARY PUBLIC in and for the State of Washington, Residing at Seco Valley
My Commission Expires: 9/09/2022

Exhibit "A"

**Port of Skagit County
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel Number P-115566)**

Lot 9, Amended Skagit Regional Airport Binding Site Plan, Phase 1, No. PL-02-0127, recorded under Skagit County Auditor's File No. 200303040030, being in a portion of the South 1/2 of Section 34, Township 35 North, Range 3 East, W.M.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the County of Skagit, State of Washington.



11-22-21

Exhibit "B"

**Port of Skagit County
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel Number P-115568)**

Lot 10, Amended Skagit Regional Airport Binding Site Plan, Phase 1, No. PL-02-0127, recorded under Skagit County Auditor's File No. 200303040030, being in a portion of the South 1/2 of Section 34, Township 35 North, Range 3 East, W.M.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the County of Skagit, State of Washington.



Exhibit "C"

**Port of Skagit County
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel Number P-115569)**

Lot 11, Amended Skagit Regional Airport Binding Site Plan, Phase 1, No. PL-02-0127, recorded under Skagit County Auditor's File No. 200303040030, being in a portion of the South 1/2 of Section 34, Township 35 North, Range 3 East, W.M.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the County of Skagit, State of Washington.



12-22-11

Exhibit "G"

**Port of Skagit County
(Lot 11 AFTER Boundary Line Adjustment)
Portion of Lot 9 (P-115566), Portion of Lot 10 (P-15568) and Lot 11 (P-115569)
After Boundary Line Adjustment**

That portion of Lot 9, Amended Skagit Regional Airport Binding Site Plan, Phase 1, No. PL-02-0127, recorded under Skagit County Auditor's File No. 200303040030, being in a portion of the South 1/2 of Section 34, Township 35 North, Range 3 East, W.M. described as follows:

BEGINNING at the Westerly most corner of said Lot 9, common with Lot 10 of said Amended Skagit Regional Airport Binding Site Plan, Phase 1;
thence North 35°00'00" East along the common line between said Lots 9 and 10 for a distance of 201.33 feet;
thence South 12°46'55" West for a distance of 217.48 feet, more or less, to the Southwesterly line of said Lot 9, also being the Northeasterly right-of-way margin of Higgins Airport Way, at a point bearing South 55°00'00" East from the POINT OF BEGINNING;
thence North 55°00'00" West along said Southwesterly line of Lot 9 for a distance of 82.24 feet to the POINT OF BEGINNING.

TOGETHER WITH Lot 10, Amended Skagit Regional Airport Binding Site Plan, Phase 1, No. PL-02-0127, recorded under Skagit County Auditor's File No. 200303040030, being in a portion of the South 1/2 of Section 34, Township 35 North, Range 3 East, W.M.

EXCEPT that portion described as follows:

BEGINNING at the Southeasterly corner of said Lot 10, common with Lot 9 of said Amended Skagit Regional Airport Binding Site Plan, Phase 1;
thence North 35°00'00" East along the common line between said Lots 9 and 10 for a distance of 201.33 feet to the TRUE POINT OF BEGINNING;
thence continue North 35°00'00" East along said common line for a distance of 111.88 feet to the Northeast corner of said Lot 10;
thence North 60°34'34" West along the Northeasterly line of said Lot 10, common with Lots 13 and "G" of said Amended Skagit Regional Airport Binding Site Plat, Phase 1, for a distance of 61.48 feet, more or less, to a point bearing North 4°58'56" East from the TRUE POINT OF BEGINNING;
thence South 4°58'56" West for a distance of 122.31 feet, more or less, to the TRUE POINT OF BEGINNING.

TOGETHER WITH Lot 11, Amended Skagit Regional Airport Binding Site Plan, Phase 1, No. PL-02-0127, recorded under Skagit County Auditor's File No. 200303040030, being in a portion of the South 1/2 of Section 34, Township 35 North, Range 3 East, W.M.

ALL OF THE ABOVE BEING SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the County of Skagit, State of Washington.

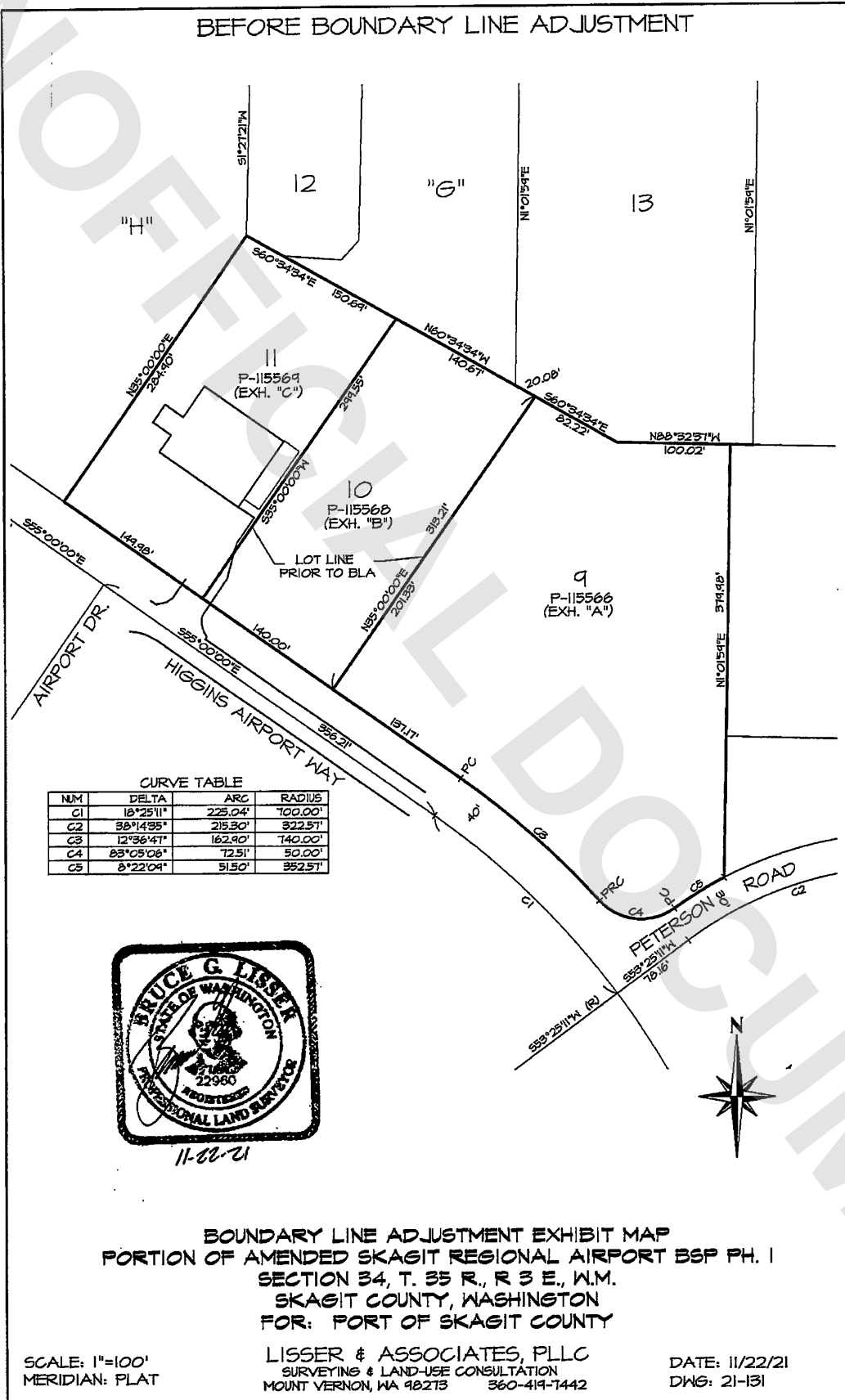
Containing 91,577 sq ft, 2.10 acres

All of the above to be considered a single lot for building purposes.



EXHIBIT "H"

BEFORE BOUNDARY LINE ADJUSTMENT



BOUNDARY LINE ADJUSTMENT EXHIBIT MAP
 PORTION OF AMENDED SKAGIT REGIONAL AIRPORT BSP PH. I
 SECTION 34, T. 35 R., R 3 E., W.M.
 SKAGIT COUNTY, WASHINGTON
 FOR: PORT OF SKAGIT COUNTY

SCALE: 1"=100'
 MERIDIAN: PLAT

LISSE & ASSOCIATES, PLLC
 SURVEYING & LAND-USE CONSULTATION
 MOUNT VERNON, WA 98275 360-414-1442

DATE: 11/22/21
 DWG: 21-131

EXHIBIT "I"

AFTER BOUNDARY LINE ADJUSTMENT

