

When recorded return to:

Skagit Airport EAA Chapter 818
19696 Landing Road
Mount Vernon, WA 98273

214276-LT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20250494

Feb 24 2025

Amount Paid \$3513.80
Skagit County Treasurer
By Lena Thompson Deputy

PERSONAL REPRESENTATIVE DEED

GRANTOR: Estate of John C. Black
GRANTEE: Skagit Airport Hanger EAA Chapter 818
TAX PARCEL: 4803-004-400-1000, P129734
ABBREVIATED LEGAL: Unit 400, Skagit Airport Hanger Condo, Ph 1

1. Grantor. I, Jeanne E. Kleyn am the duly appointed, qualified, and acting Personal Representative of the Estate of John C. Black, deceased, Chelan County Superior Court Probate No. 24-4-00366-04.

2. Decedent's Estate. Decedent John C. Black died testate on August 22, 2024. On September 20, 2024 Jeanne Kleyn was appointed Personal Representative of Decedent's estate and granted Nonintervention Powers.

3. Will Provision. Under the provisions of Decedent's Will *Skagit Airport EAA Chapter 818, Washington* is heir to an estate for years in Hanger 400 at the Skagit County Airport.

4. Grantee, Defeasance, and Contingent Grantee. *Skagit Airport EAA Chapter 818, Washington* is the Primary Grantee, but if within 5 years of the date John C. Black died (August 22, 2024) the Primary Grantee:

- a) ceases to be an active Washington nonprofit corporation, or
- b) loses it 501(c)3 tax exempt status, or
- c) does not stay current paying fees to the Unit Owners Association of Skagit Airport, or
- d) in the reasonable opinion of the Personal Representative of my estate, EAA Chapter 818 fails to use the property for EAA Chapter 818 activities, or

e) attempts to transfer title to the property to a third party except that the property may be sold or traded when the proceeds are used primarily to acquire a different hanger or facility for *Skagit Airport EAA Chapter 818, Washington* to use,

then the title transfer herein to *Skagit Airport EAA Chapter 818, Washington* shall be automatically defeased, and the property herein conveyed shall pass to The Nature Conservancy, tax identification number 53-0242652, formed under Section 501(c)(3) of the U.S. Internal Revenue Code.

5. Real Property. The property transferred is an estate for years in the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the Grantor therein:

For Full Legal Description See Attached Exhibit "A"

Said estate for years being described in, and being further subject and subordinate in all respects to the terms, conditions, and amendments to the Ground Lease between Port of Skagit County and Dean Holt Construction, LLC dated October 1, 2001, which is recorded at 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 64.34.220.

6. Consideration. This conveyance is made in consideration of Decedent's gift to *Skagit Airport EAA Chapter 818, Washington*.

7. Conveyance. Grantor conveys and warrants to *Skagit Airport EAA Chapter 818, a Washington nonprofit corporation, DBA Skagit Airport EAA Chapter 818, Washington*, the real property described in this Deed together with all rights associated with it, all existing debt, and all after-acquired title of the Grantor, subject to the provisions for defeasance stated herein.

DATED: February 21, 2025.

Estate of John C. Black

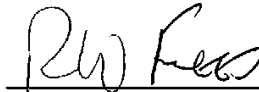
By:

Jeanne E. Kleyn, P.R.
Jeanne E. Kleyn
Personal Representative

Skagit Airport EAA Chapter 818, a Washington nonprofit corporation, DBA Skagit Airport EAA Chapter 818, Washington, hereby accepts the property herein conveyed including all restrictions and conditions of defeasement stated in this deed.

Skagit Airport EAA Chapter 818,
Washington

By:



Rod Freed, Vice President

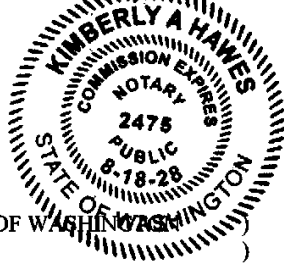
STATE OF WASHINGTON)

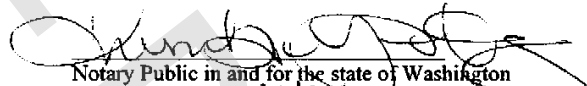
ss.

COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that **Jeanne E. Kleyn** is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument, and acknowledged it as the Personal Representative of Estate of John C. Black, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Given under my hand and official seal this 21st day of February, 2025.




Notary Public in and for the state of Washington
Residing at: Oak Harbor
My commission expires August 18, 2028

STATE OF WASHINGTON)

ss.

COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that **Rod Freed** is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument, and acknowledged it as the Secretary of *Skagit Airport EAA Chapter 818, a Washington nonprofit corporation, DBA Skagit Airport EAA Chapter 818, Washington*, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Given under my hand and official seal this 21st day of February, 2025.



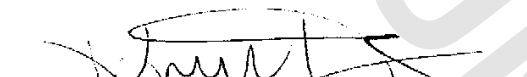

Notary Public in and for the state of Washington
Residing at: Oak Harbor
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EXHIBIT "A"

LEGAL DESCRIPTION

Parcel Number: 4803-004-400-1000/P129734

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.