

When recorded return to:

FHR ASSOCIATES, LLC
PO Box 1320
Anacortes, WA 98221

GNW 25-23526

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20251729

Jun 04 2025

Amount Paid \$6805.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) Dane A. Armstrong and Jacquelyn J. Armstrong, Trustees of the Revocable Armstrong Living Trust of Dane A. Armstrong and Jacquelyn J. Armstrong dated August 31, 2016, P.O. Box 1320, Anacortes, WA 98221,

for and in consideration of **ten dollars and other valuable consideration, as part of an IRS 1031 Tax Deferred Exchange**

in hand paid, conveys, and warrants to FHR ASSOCIATES, LLC, a Delaware Limited Liability Company

the following described real estate, situated in the County Skagit, State of Washington:

A leasehold interest in the following described property:

Unit 4019-7 of 48° NORTH HANGAR PHASE 11, a Leasehold Condominium, according to the Condominium Declaration recorded February 26, 2010 under Auditor's File No. 201002260161 and the Survey Map and Plans under Auditor's File No. 201002260160 and any amendments thereto, records of Skagit County, Washington.

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 "B" attached hereto

Tax Parcel Number(s): P130110/4992-007-007-0000

Dated: 6-3-25

the Revocable Armstrong Living Trust of Dane A. Armstrong and Jacquelyn J. Armstrong dated August 31, 2016

By: [Signature]
Dane A. Armstrong, Trustee

By: [Signature]
Jacquelyn J. Armstrong, Trustee

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 6/3/25, by Dane A. Armstrong and Jacquelyn J. Armstrong, Trustees of the Revocable Armstrong Living Trust of Dane A. Armstrong and Jacquelyn J. Armstrong dated August 31, 2016.

Signature

Title

My commission expires: 6/19/25



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EXHIBIT B

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9. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: City of Anacortes, a municipal corporation of the third class in Skagit County, Washington

Recorded: March 10, 1977

Auditor's No. 852445

Purpose: Underground water lines, manholes, pump houses, pumps and any and all other utility appurtenances

Area Affected: Portion of said premises, as constructed

10. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company

Recorded: December 9, 1991

Auditor's No. 9112090081

Purpose: Electric transmission and/or distribution line, together with necessary appurtenances

Area Affected: Portion of said premises, as constructed

11. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company

Recorded: May 11, 1992

Auditor's No. 92051 10002

Purpose: Electric transmission and/or distribution line, together with necessary appurtenances

Area Affected: Portion of said premises, as constructed

12. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Cascade Natural Gas Company, a public utility in Skagit County, Washington

Recorded: June 6, 1996

Auditor's No. 9606060039

Purpose: A gas line and related appurtenances

Area Affected: Portion of said premises, as constructed

13. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company

Recorded: August 21, 1996

Auditor's No. 9608210031

Purpose: Electric transmission and/or distribution line, together with necessary appurtenances

Area Affected: Portion of said premises, as constructed

14. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Cascade Natural Gas Company, a public utility in Skagit County, Washington

Recorded: January 6, 1997

Auditor's No. 9701060027

Purpose: A gas line

Area Affected: Portion of said premises, as constructed

15. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company

Recorded: September 26, 2005

Auditor's No. 200509260164

Purpose: Underground electric system, together with necessary appurtenances

16. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company

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Recorded: October 13, 2008
Auditor's No. 200810130105
Purpose: Underground electric system, together with necessary appurtenances

17. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Recorded: January 23, 2007
Auditor's No. 200701230144
Purpose: Native Growth Protection Easement
Area Affected: Said premises and other property

18. Terms, provisions, covenants, conditions, definitions, options, obligations and restrictions contained in the Condominium Declaration:

Recorded: February 26, 2010
Auditor's No.: 201002260161
Executed By: 48° North Hangar Phase II Owners Association

19. 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"

20. 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: 48° North Hangar A Leasehold Condominium Hangars Phase II
Recorded: February 26, 2010
Auditor's No.: 201002260160

21. 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: Amended 48° North Hangar A Leasehold Condominium Hangars Phase II
Recorded: March 10, 2010
Auditor's No.: 201003100063

22. 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: Affidavit of Correction to Amended 48° North Hangar A Leasehold Condominium Hangars Phase II
Recorded: May 6, 2010
Auditor's No.: 201005060053

23. Any tax, fee, assessments or charges as may be levied by 48° North Hangar Phase II Owners Association.

24. Municipal assessments, if any, levied by the City of Anacortes. This Company suggests that inquiry be made to the City of Anacortes for current assessment status.

25. LEASE, AND THE TERMS AND PROVISIONS THEREOF:

Lessor: Port of Anacortes, a Washington municipal corporation
Lessee: 48° North Aviation LLC

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Term: 30 Years Beginning On Mutual Execution
Dated: December 4, 2007
Recorded: February 26, 2010
Auditor's No.: 201002260162

By Assignment of Ground Lease recorded February 26, 2010, under Auditor's File No. 201002260163, records of Skagit County, the lessee's interest in the above referenced lease was assigned to 48° North Hangar Phase II Owners Association, a non-profit mutual benefit corporation.

26. ASSIGNMENT AND ASSUMPTION OF SUBLEASE, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Assignor: Michael R. Brown & Paulette C. Brown, husband and wife
Assignee: Banc Properties Partnership, a Washington General Partnership
Dated: April 9, 2021
Recorded: April 9, 2021
Auditor's No.: 202104090189

This Company notes Warranty Deed recorded as Auditor's File No. 202202150110 and Quit Claim Deed recorded as Auditor's File No. 202405090084, presuming to assign said Sublease to Dane A. Armstrong and Jacquelyn J. Armstrong, Trustees of the Revocable Armstrong Living Trust of Dane A. Armstrong and Jacquelyn J. Armstrong dated August 31, 2016.