

CSD ATTORNEYS AT LAW P.S.
1500 RAILROAD AVE.
BELLINGHAM, WA 98225

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20252379
Date 07/25/2025

DOCUMENT TITLE:

STATUTORY WARRANTY DEED

REFERENCE NUMBER OF RELATED DOCUMENTS:

NONE

GRANTOR:

Van Zyverden, Inc., a Delaware Corporation, who acquired title as Van Zyverden Bros., Inc., a Mississippi Corporation

GRANTEE:

PORT OF SKAGIT COUNTY, a Washington Municipal Corporation

ABBREVIATED LEGAL DESCRIPTION:

LOT 5 & PTN. TRACT "X", AMENDED SKAGIT REGIONAL AIRPORT BINDING SITE PLAN
PHASE I

Full legal descriptions found on page3 of document.

ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBERS:

P129669 / 8012-000-005-0400
P115562 / 8012-000-005-0300
P120208 / 8012-000-999-2400

CSD ATTORNEYS AT LAW P.S.
1500 RAILROAD AVE.
BELLINGHAM, WA 98225

GNW 25-23492

DOCUMENT TITLE:

STATUTORY WARRANTY DEED

REFERENCE NUMBER OF RELATED DOCUMENTS:

NONE

GRANTOR:

VAN ZYVERDEN, INC., a Delaware corporation

GRANTEE:

PORT OF SKAGIT COUNTY, a Washington Municipal Corporation

ABBREVIATED LEGAL DESCRIPTION:

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STATUTORY WARRANTY DEED

THE GRANTOR, VAN ZYVERDEN, INC., a Delaware corporation, for valuable consideration which Grantor acknowledges having received, conveys and warrants to the PORT OF SKAGIT COUNTY, a Washington Municipal Corporation, the following described real estate, situated in the County of Skagit, State of Washington:

The approximately forty-two thousand four hundred eighty-eight square foot (42,488 ft²) building commonly referred to as Skagit County Parcel P129669, and any related improvements, located on a leasehold at the Skagit Regional Airport, Skagit County, Washington legally described as follows:

Lot 5 and that portion of Tract "X", as shown on Amended Skagit Regional Airport Binding Site Plan, Phase 1, recorded March 4, 2003, under Skagit County Auditor's File No. 200303040030, records of Skagit County, Washington, being previously described as: Lot 4, Skagit Regional Airport Binding Site Plan, Phase 1, recorded August 25, 1986, under Skagit County Auditor's File No. 8608250002, records of Skagit County, Washington.

Subject those liens, charges and encumbrances described in **EXHIBIT A** attached hereto and incorporated herein by this reference.

SIGNATURE ON FOLLOWING PAGE

Dated: 23 July 2025

Van Zyverden, Inc., a Delaware Corporation

By: Jacqueline VZ Hogan
Jacqueline VZ Hogan, Chief Executive Officer

STATE OF MISSISSIPPI
COUNTY OF LAUDERDALE

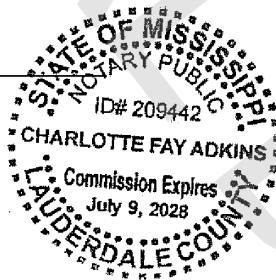
This record was acknowledged before me on this 23rd day of July, 2025, by Jacqueline VZ Hogan, Chief Executive Officer of Van Zyverden, Inc..

Charlotte Fay Adkins
(Signature of notary public)
Stamp

Notary

(Title of office)

My commission expires:



Order No.: 25-23492-TB

EXHIBIT A

1. Rights or claims of parties in possession, or claiming possession, not shown by the public records.
2. Any encroachment, encumbrance, violation, variation, adverse circumstance, discrepancies, conflicts in boundary lines or shortages in area affecting the title that would be disclosed by an accurate and complete and current survey of the land.
3. Easements, prescriptive rights, rights-of-way, liens or encumbrances, or claims thereof, not shown by the public records.
4. Any lien, or right to a lien, for contributions to employee benefit funds, or for state workers' compensation, or for services, labor, or material heretofore or hereafter furnished, all as provided by law, and not shown by the public records.
5. Taxes or special assessments which are not yet payable or which are not shown as existing liens by the public records.
6. Any lien for service, installation, connection, maintenance, tap, capacity, or construction or similar charges for sewer, water electricity, natural gas or other utilities, or for garbage collection and disposal not shown by the public records.
7. Unpatented mining claims, and all rights relating thereto.
8. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof.
9. Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.
10. Water rights, claims or title to water.
11. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the public records.
12. Reservations, provisions and/or exceptions contained in instrument executed by United States of America, recorded 4/2/1958 as Auditor's File No. 563607 (V. 293 Deeds Pg. 471). Said Reservation document was amended by deed recorded December 6, 1979 as Auditor's File No. 7912060047.
13. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded 6/8/1959, as Auditor's File No. 581437.
14. Reservations, provisions and/or exceptions contained in instrument executed by Skagit County, recorded 4/26/1965 as Auditor's File No. 665304.
15. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County, Washington, a municipal Corporation

Dated: February 11, 1976

Recorded: July 21, 1976 Auditor's No: 839509

Purpose: To lay, maintain, operate, relay and remove at any time a pipe or pipes, line or lines for the transportation of water, and if necessary to erect, maintain, operate and remove said lines, with right of ingress and egress to and from the same.

16. Easement, affecting a portion of subject property for the purpose of To cause noise, vibration, fumes, dust and other matters over the airport including terms and provisions thereof granted to Paccar recorded 12/21/1979 as Auditor's File No. 7912210064
17. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded 11/03/1986, as Auditor's File No. 8611030059.
18. Easement, affecting a portion of subject property for the purpose of underground pipelines including terms and provisions thereof granted to Cascade Natural Gas Corporation recorded 05/28/1987 as Auditor's File No. 8705280042.
19. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded 6/8/1990, as Auditor's File No. 9006080044.
20. Easement, affecting a portion of subject property for the purpose of fiber optic cables and related underground facilities including terms and provisions thereof granted to TCI Cablevision of Washington recorded 10/27/1997 as Auditor's File No. 9710270162
21. Easement, affecting a portion of subject property for the purpose of sewage facilities including terms and provisions thereof granted to City of Burlington recorded 9/30/2002 as Auditor's File No. 200209300008
22. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Amended Skagit Regional Airport Binding Site Plan, Phase I recorded 3/4/2003 as Auditor's File No. 200303040030.

Said Binding Site Plan replaces that certain survey recorded as Auditor's File No. 8608250002.
23. Easement, affecting a portion of subject property for the purpose of construct, install, operate, maintain, protect, improve, repair, and abandon in place a natural gas pipeline or pipelines, regulation devices, and metering equipment under, over, through, and across the subject property and other property including terms and provisions thereof granted to Cascade Natural Gas Corporation recorded on November 6, 2007 as Auditor's File No. 200711060073
24. Real property taxes not yet due and payable.