

When Recorded Return to:

AI PROJECT, LLC
c/o WKG, Inc.
601 Union Street, Suite 4100
Seattle, WA 98101

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

2013 5064
DEC 20 2013



201312200026

Skagit County Auditor \$82.00
12/20/2013 Page 1 of 11 9:32AM

Amount Paid \$142,405.⁰⁰
Skagit Co. Treasurer
By *man* Deputy

BARGAIN AND SALE DEED

Grantor: ALLEN D. ISRAEL, TRUSTEE, OF THE KONA RESIDENCE
REVOCABLE TRUST DATED DECEMBER 16, 1988, as
subsequently amended and restated

Grantee: AI PROJECT, LLC, a Washington limited liability company

Abbreviated Legal: All of Sections 4 & 5, Township 34 North, Range 1 East, W.M., (known
as Allan Island)

Full Legal: See Attachment A hereto AND TITLE OF SKAGIT COUNTY
147715-FA

Tax Parcel Number(s): See Attachment B hereto
P19059, see page 5 for all tax numbers

THE GRANTOR, ALLEN D. ISRAEL, TRUSTEE, OF THE KONA RESIDENCE
REVOCABLE TRUST DATED DECEMBER 16, 1988, as subsequently amended and restated,
for and in consideration of \$10.00 cash in hand paid and other good and valuable consideration,
bargains, sells and conveys to AI PROJECT, LLC, a Washington limited liability company, as
Grantee, the real estate, situated in the County of Skagit, State of Washington, legally described
in Exhibit A attached hereto, SUBJECT TO the exceptions set forth on Attachment C attached
hereto.

The Grantor for itself and for its successors in interest does by these presents expressly
limit the covenants of the deed to those herein expressed, and excludes all covenants arising or to

arise by statutory or other implication, and does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through, or under said Grantor and not otherwise, will forever warrant and defend the said described real estate.

EXECUTED as of the 10th day of December, 2013.

GRANTOR:

Kona Residence Trust:

Allen D. Israel

Allen D. Israel, Trustee of Kona Residence Trust Revocable Trust Agreement dated December 16, 1988, as subsequently amended and restated

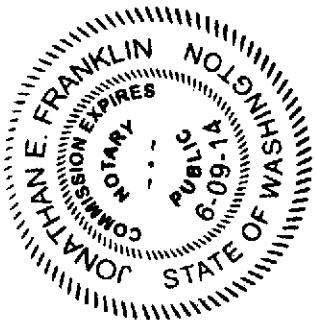
STATE OF WASHINGTON

ss.

COUNTY OF KING

This is to certify that on the 10th of December 2013, the undersigned, a notary public in the state of Washington, duly commissioned and sworn, personally appeared **ALLEN D. ISRAEL**, to me known to be an individual named as Trustee under that certain Kona Residence Trust Revocable Trust Agreement dated December 16, 1988, as subsequently amended and restated, and who executed the within and foregoing instrument as such Trustee on behalf of said Trust and who acknowledged that he executed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

WITNESS my hand and official seal the day and year in this certificate first written above.



Jonathan E. Franklin
(Signature of Notary)

JONATHAN E. FRANKLIN

(Legibly Print or Stamp Name of Notary)

Notary public in and for the state of Washington, residing at SEATTLE

My appointment expires 6-9-14



EXHIBIT A TO DEED
LEGAL DESCRIPTION

PARCEL "A":

All of Short Plat No. 516-80, approved June 16, 1981, recorded June 17, 1981 in Volume 5 of Short Plats, pages 81 through 84, under Auditor's File No. 8106170006, records of Skagit County, Washington, being a portion of Sections 4 and 5, Township 34 North, Range 1, W.M.

EXCEPT Lot 1C of said Short Plat.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

Lots 1 and 2, Short Plat No. 43-88, approved December 7, 1988, recorded December 7, 1988 in Volume 8 of Short Plats, page 96, under Auditor's File No. 8812070088, records of Skagit County, Washington; being Lot 1-C of Short Plat No. 516-80, as filed in Book 5 of Short Plats, pages 81 through 84, all in portions of Section 4 and 5, Township 34 North, Range 1 East, W.M.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

Lots A and B, Short Plat No. 5-79, approved May 1, 1979, recorded May 2, 1979 in Volume 3 of Short Plats, page 107, under Auditor's File No. 7905020011, records of Skagit County, Washington; being a portion of Sections 4 and 5, Township 34 North, Range 1 East, W.M.

Situate in the County of Skagit, State of Washington.

PARCEL "D":

Lots A, B, C, D, E, F, G and H of Skagit County Short Plat No. 512-80, approved October 7, 1980, recorded October 8, 1980 in Volume 4 of Short Plats, page 187, under Auditor's File No. 8010080001, records of Skagit County, Washington; being a portion of Section 5, Township 34 North, Range 1 East, W.M.

Situate in the County of Skagit, State of Washington.

PARCEL "E":

Vacated Lots A, B, C and D Short Plat No. 57-80, approved March 4, 1981, recorded March 4, 1981 in Volume 5 of Short Plats, page 31, under Auditor's File No. 8103040044, records of Skagit County, Washington; being a portion of Sections 4 and 5, Township 34 North, Range 1 East, W.M. and Sections 32 and 33, Township 35 North, Range 1 East.

Situate in the County of Skagit, State of Washington.



PARCEL "F":

Lot 10 and Tract "A" of that certain Survey recorded in Volume 1 of Surveys, pages 173 and 174, recorded February 20, 1976 under Auditor's File No. 830480, records of Skagit County, Washington; being a portion of Section 4, Township 34 North, Range 1 East, W.M.; Section 5, Township 34 North, Range 1 East, W.M.; Section 32, Township 35 North, Range 1 East, W.M.; and Section 33, Township 35 North, Range 1 East, W.M., Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

PARCEL "G":

A leasehold interest in the following described property:

The tidelands of the second class and bed of Burrows Bay, owned by the State of Washington, situate in front of Government Lot 1, Section 4, Township 34 North, Range 1 East, W.M., described as follows:

Beginning at the North meander corner of said Section 4;
thence South 26° East 33.0 feet;
thence South 18° West 105.6 feet;
thence South 20° East 92.4 feet;
thence South 50° West, 33.0 feet;
thence South 6°45' East 145.2 feet;
thence South 37° West 99.0 feet;
thence South 71° East 132.0 feet;
thence South 46°30' East 178.2 feet;
thence South 99.0 feet;
thence South 6°30' West 198.0 feet;
thence South 57°30' West 105.6 feet;
thence South 7° West 92.0 feet, more or less, to a point on the line of ordinary high water and true point of beginning of this description;
thence North 57° East 396.0 feet;
thence South 34° East 420.0 feet, more or less, to a point on the line of ordinary high water;
thence Westerly along the line of ordinary high water to the true point of beginning of this description.

Situate in the County of Skagit, State of Washington.



**EXHIBIT B TO DEED
TAX PARCEL NUMBERS**

<u>Account No.</u>	<u>Year</u>	<u>Account No.</u>	<u>Year</u>
340105-0-001-0003	2013	340105-0-001-1407	2013
Property I.D. No.: P19059 (Affects portion of Parcel "A")		Property I.D. No.: P19073 (Affects portion of Parcel "A")	
340105-0-001-0102	2013	340105-0-001-1506	2013
Property I.D. No.: P19060 (Affects portion of Parcel "A")		Property I.D. No.: P19074 (Affects portion of Parcel "A")	
340105-0-001-0201	2013	340105-0-001-1605	2013
Property I.D. No.: P19061 (Affects portion of Parcel "A")		Property I.D. No.: P19075 (Affects Lot 1 of Parcel "B")	
340105-0-001-0300	2013	340105-0-001-1704	2013
Property I.D. No.: P19062 (Affects Lot A of Parcel "C")		Property I.D. No.: P19076 (Affects Lot 2 of Parcel "B")	
340105-0-001-0409	2013	340105-0-001-1803	2013
Property I.D. No.: P19063 (Affects portion of Parcel "D")		Property I.D. No.: P19077 (Affects portion of Parcel "F")	
340105-0-001-0516	2013	340105-0-001-1900	2013
Property I.D. No.: P19064 (Affects portion of Parcel "A")		Property I.D. No.: P101306 (Affects Lot B of Parcel "D")	
340105-0-001-0607	2013	340105-0-001-2000	2013
Property I.D. No.: P19065 (Affects portion of Parcel "F")		Property I.D. No.: P101307 (Affects Lot C of Parcel "D")	
340105-0-001-0706	2013	340105-0-001-2100	2013
Property I.D. No.: P19066 (Affects Lot A of Parcel "E")		Property I.D. No.: P101308 (Affects Lot D of Parcel "D")	
340105-0-001-0805	2013	340105-0-001-2200	2013
Property I.D. No.: P19067 (Affects Lot B of Parcel "C")		Property I.D. No.: P101309 (Affects Lot F of Parcel "D")	
340105-0-001-0904	2013	340105-0-001-2300	2013
Property I.D. No.: P19068 (Affects portion of Parcel "D")		Property I.D. No.: P101310 (Affects Lot G of Parcel "D")	
340105-0-001-1001	2013	340105-0-001-2400	2013
Property I.D. No.: P19069 (Affects Lot B of Parcel "E")		Property I.D. No.: P101311 (Affects Lot H of Parcel "D")	
340105-0-001-1100	2013		
Property I.D. No.: P19070 (Affects Lot C of Parcel "E")			
340105-0-001-1209	2013		
Property I.D. No.: P19071 (Affects Lot D of Parcel "E")			
340105-0-001-1308	2013		
Property I.D. No.: P19072 (Affects portion of Parcel "F")			



EXHIBIT C TO DEED
PERMITTED EXCEPTIONS

A. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, AND PROVISION FOR THE LEVY OF ASSESSMENTS AS CONTAINED IN INSTRUMENT:

Dated: February 17, 1978
Recorded: February 5, 1988
Auditor's No.: 8802050013
Executed By: The Basic Company, a Limited Partnership

Said instrument is a re-recording of Auditor's File No. 874413.

NOTE: The easements created by said instrument are delineated upon the face of Survey attached thereto and on the face of Short Plat Nos. 5-79, 57-80, 512-80, 516-80 and 43-88.

AMENDMENTS TO DECLARATION AND THE TERMS AND CONDITIONS THEREOF:

Dated: June 8, 1981, February 3, 1988, August 14, 1989 and
December 9, 1989
Auditor's Nos.: 8106170008, 8802050014, 8908220002 and 8912130014

B. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: The owners, their successors and/or assigns of Lots 8, 9, 10
and 11 of Allan Island Estates
Purpose: Ingress, egress and utilities
Area Affected: As shown on the face of Short Plat No. 512-80
Dated: August 6, 1980
Recorded: August 7, 1980
Auditor's No.: 8008070002

C. Matters contained on the face of Short Plat No. 516-80, as follows:

1. Roads are not constructed to Skagit County Ordinance Standards as per VP-80-006, November 26, 1980;
2. All roads are private;
3. Allan Island is not serviced by public transportation, access by private means only;
4. Short Plat Number and date of approval shall be included in all deeds and contracts;
5. Sewage Disposal - Private Septic Tanks;
6. Water of sufficient quantity and/or quality for normal domestic purposes is not provided at the time of filing the plat, the buyer should inquire and investigate as to availability of said water;
7. All maintenance and construction of roads are the responsibility of the lot owners;
8. Zoning Classification - Rural;



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C. (continued):

9. Acreage of lots does not include "Allan Island Road" or "All Island Road South";

10. Resolution lane, resolution court, Chatham Lane and Adventure Lane that comprise Parcel "B", also those portions of Allan Island Road as shown through Lots 1A and 1C and lying across easement "E" (A.F. 874413) are included in the Allan Island Estates Owners Association, Inc., by deed recorded under Auditor's File No. 8106160007.

11. 10 foot utility easement abutting the Westerly line of Resolution Lane; the Southerly line of Resolution Court; the Westerly and Southerly line of Adventure Lane, the Westerly line of Chatham Lane, all as shown on the face of Short Plat No. 516-80.

12. Protective Well easement for Tracts 6A, 6B, 7C and 7D as shown on the face of Short Plat No. 516-80.

13. Access easement for Tract 7B over the Northwesterly 40 feet of Tract 7A and a 10 feet utility easement over the Southeasterly 10 feet of the Northwesterly 50 feet of Tract 7A as shown on the face of Short Plat No. 16-80.

D. EASEMENT, INCLUDING TERMS AND CONDITIONS THEREOF:

Disclosed By:	Short Plat
Purpose:	Access
Area Affected:	30 foot "existing easement" as shown on the face of the Short Plat.

E. Matters contained on the face of Short Plat No. 57-80, as follows:

1. Water of sufficient quantity and/or quality for normal domestic purposes is not provided at the time of filing the plat, the buyer should inquire and investigate as to availability of said water;
2. All maintenance and construction of roads are the responsibility of the lot owners and the responsibility of maintenance shall be in direct relationship to usage of the road;
3. Short Plat Number and date of approval shall be included in all deeds and contracts;
4. Method of sewage disposal private septic tank;
5. No access road shall be constructed, see Variance No. VP-80-003 granted July 23, 1980;
6. No public transportation is provided to Allan Island, access is by private boat or airplane.
7. 60 foot easement for ingress, egress and utilities as shown on the face of Short Plat No. 57-80.



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F. Matters contained on the face of Short Plat No. 512-80, as follows:

1. Lots will be served by individual wells. Skagit County requires a 100 foot control zone surrounding each well. The buyer should inquire and investigate as to the location and existence of adjoining systems before constructing any buildings or drilling any wells and the buyers should cooperate in the location of wells to prevent problems with these overlapping control zone.
2. Short Plat Number and date of approval shall be included in all deeds and contracts;
3. Sewage Disposal - Private Septic Tanks;
4. Water of sufficient quantity and/or quality for normal domestic purposes is not provided at the time of filing the plat, the buyer should inquire and investigate as to availability of said water;
5. All maintenance and construction of roads are the responsibility of the lot owners and the responsibility of maintenance shall be in direct relationship to usage of the road;
6. Zoning Classification - Rural;
7. Those areas marked Drainfield Easement shall be left in a natural state. There will be no roads, plants or buildings placed in the areas so designated;
8. No access road shall be constructed. (See Variance No. VP-80-003 granted July 23, 1980.)
9. No public transportation is provided to Allan Island. Access is by private boat or airplane.
10. Drainage easement in favor of Tract "F" as shown on the face of Short Plat No. 512-80.
11. 30 foot easement for ingress, egress and utilities over Tracts "E", "F", "G" and "H" as shown on the face of Short Plat No. 512-80.
12. Drainfield easement and drainfield access easement for Tract "E" as shown on the face of Short Plat No. 512-80.

G. Matters contained on the face of Short Plat No. 43-88, as follows:

1. Roadway Variance as per V.P. 80-006;
2. Short Plat Number and date of approval shall be included in all deeds and contracts;
3. Sewage Disposal - Private Septic tanks;
4. All maintenance and construction of roads are the responsibility of the lot owners and the responsibility of maintenance shall be in direct relationship to usage of the road;
5. Zoning Classification - Rural;



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G. (continued):

6. Water of sufficient quantity and/or quality for normal domestic purposes is not provided at the time of filing the plat and the buyer should inquire and investigate as to availability of said water. However Lot 1 is currently being served by an existing well located on Lot 12-C which is reserved for use by the residence on Lot 1 until such time as the community water system is installed.

7. Property Division by Variance No. V-88-001 (Skagit County)

H. Terms and conditions of Conditional Use Permit No. CU-77-023, as recorded May 19, 1982, under Auditor's File No. 8205190035.

I. Terms and conditions of Shoreline Permit No. 18-80, constructive notice of which is given in revision thereto, said revision being recorded December 21, 1983, under Auditor's File No. 8312210013.

J. Terms and conditions of Special Use Permit No. SP-84-022, as recorded September 24, 1984, under Auditor's File No. 8409240008.

K. Terms and conditions of Variance No. V88-001.ORD as recorded February 18, 1988, under Auditor's File No. 8802180044.

L. Paramount rights and easements in favor of the United States to regulate commerce, navigation, fishing and the production of power.

M. VACATION OF LOT LINES AND THE TERMS AND CONDITIONS THEREOF:

Owner:	Kona Residence Revocable Trust dated December 16, 1988
Dated:	October 13, 1994
Recorded:	October 10, 1994
Auditor's No.:	9410190059
As Follows:	

"Owner, by this Vacation of Lot Lines, hereby vacates a portion of certain internal lot lines within the Property as set forth below: Tract A of Skagit County Short Plat No. 5-79, approved May 1, 1979, and recorded May 2, 1979, in Volume 3 of Short Plats, page 107, under Auditor's File No. 7905020011, records of Skagit County, Washington; being a portion of Sections 4 and 5, Township 34 North, Range 1 East, W.M.; is hereby combined with the following lots: Lots 4A, 4B and 4C of that certain Short Plat No. 516-80, approved June 16, 1981, and recorded June 17, 1981, in Volume 5 of Short Plats, pages 81 through 84, under Auditor's File No. 8106170006, records of Skagit County, Washington; being a portion of Sections 4 and 5, Township 34 North, Range 1 East, W.M.; the entirety of which hereafter shall be one lot, the legal description of which is set forth in Exhibit A attached hereto and by this reference made a part hereof. The existing configuration of the Property is depicted in Exhibit B attached hereto and by this reference made a part hereof. The new configuration of the Property, as contemplated by this Vacation of Lot Lines, is depicted in Exhibit C attached hereto and by this referenced made a part hereof.



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N. DECLARATION OF COVENANT AND THE TERMS AND CONDITIONS THEREOF:

Executed By: Allen D. Israel, as Trustee of the Kona Residence Trust
Dated: January 25, 1995
Recorded: February 22, 1995
Auditor's No.: 9502220067
As Follows:

"the grantor(s) agree(s) and covenant(s) that said grantor(s) its heirs, successors and/or assigns will not construct, maintain, or suffer to be constructed or maintained upon the said land of the grantor(s) and within 100 (One Hundred) feet of the well herein described, so long as the same is operated to furnish water for public consumption, any potential source of contamination, such as septic tanks and drainfields, sewerlines, underground storage tanks, roads, railroad tracks, vehicles, structures, burns, feed stations, grazing animals, enclosures for maintaining fowl or animal manure, liquid or dry chemical storage, herbicides, insecticides, hazardous waste, or garbage of any kind or description."



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N. DECLARATION OF COVENANT AND THE TERMS AND CONDITIONS THEREOF:

Executed By: Allen D. Israel, as Trustee of the Kona Residence Trust
Dated: January 25, 1995
Recorded: February 22, 1995
Auditor's No.: 9502220067
As Follows:

"the grantor(s) agree(s) and covenant(s) that said grantor(s) its heirs, successors and/or assigns will not construct, maintain, or suffer to be constructed or maintained upon the said land of the grantor(s) and within 100 (One Hundred) feet of the well herein described, so long as the same is operated to furnish water for public consumption, any potential source of contamination, such as septic tanks and drainfields, sewerlines, underground storage tanks, roads, railroad tracks, vehicles, structures, burns, feed stations, grazing animals, enclosures for maintaining fowl or animal manure, liquid or dry chemical storage, herbicides, insecticides, hazardous waste, or garbage of any kind or description."

O. LEASE AND THE TERMS AND CONDITIONS THEREOF:

Lessor: State of Washington
Lessee: Kona Residence Trust
Term: July 1, 2012, until June 30, 2024
Recorded: May 15, 2012
Auditor's No.: 201205150052

P. MATTERS DISCLOSED BY RECORD OF SURVEY:

Prepared by: Azimuth Northwest, Inc.
Recorded: December 3, 2010
Auditor's File No.: 20102030114



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