

When recorded return to:

Banc Properties

2606 Washington Blvd.
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-1535

Apr 09 2021

Amount Paid \$5205.00

Skagit County Treasurer

By Marissa Guerrero Deputy

GNW 21-10821

STATUTORY WARRANTY DEED

THE GRANTOR(S) Michael R. Brown and Paulette C. Brown, a married couple,

for and in consideration of Ten Dollars and Other Valuable Consideration as part of an IRS Tax Deferred Exchange

in hand paid, conveys, and warrants to Banc Properties, a Washington ^{General} Partnership

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Abbreviated legal description:

Unit 4019-7 of 48° North Hangar Phase 2

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: 4/9/21

Michael R. Brown
Michael R. Brown

Paulette C. Brown
Paulette C. Brown

STATE OF WASHINGTON
COUNTY OF SKAGIT

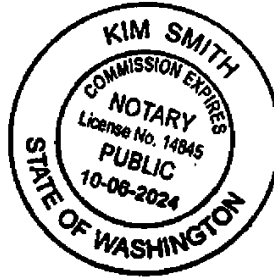
I certify that I know or have satisfactory evidence that Michael R. Brown and Paulette C. Brown are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 9 day of April, 2021

Kim Smith
Signature

Notary
Title

My appointment expires: 10-6-2024



Statutory Warranty Deed
LPB 10-05

**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 4019-7 Airport Road, Anacortes, WA 98221
Tax Parcel Number(s): P130110/4992-007-007-0000

Property Description:

A leasehold interest in the following described property:

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

Situated in Skagit County, Washington.

EXHIBIT B
21-10821-KS

1. 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

2. 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

3. 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

4. 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

5. 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

6. 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

7. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Statutory Warranty Deed
LPB 10-05

Grantee: Puget Sound Power & Light Company

Recorded: September 26, 2005

Auditor's No. 200509260164

Purpose: Underground electric system, together with necessary appurtenances

8. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company

Recorded: October 13, 2008

Auditor's No. 200810130105

Purpose: Underground electric system, together with necessary appurtenances

9. 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

10. 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

11. 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

12. 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

13. 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

14. 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:

Statutory Warranty Deed
LPB 10-05

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

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

16. 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.

As a courtesy we believe the following email address for this City is:

Anacortes utilitybilling@cityofanacortes.org

17. LEASE, AND THE TERMS AND PROVISIONS THEREOF:

Lessor: Port of Anacortes, a Washington municipal corporation

Lessee: 48° North Aviation LLC

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.