

SPECIAL GRANT DEED

GNW 22-14734

GRANTOR: Kathy Mischke
GRANTEES: Fred L. Osterhout and Kimberly A. Osterhout
ABBREVIATED LEGAL: Unite 406 Skagit Airport Hangar Condo Phase 1
TAX PARCEL P129739/4803-004-406-1000

For good and valuable consideration, receipt of which is hereby acknowledged, **Kathy Mischke**, as her separate estate, and for the Heirs and Devisees of David Mischke, deceased, grant and convey to **Fred L. Osterhout and Kimberly A. Osterhout**, a married couple, an estate for years in and to the following described real property situated in the County of Skagit, State of Washington:

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. The interest granted and conveyed herein is also subject to the Exceptions described on the attached Exhibit B.

DATED this 25 day of February, 2022.

SKAGIT COUNTY WASHINGTON
 REAL ESTATE EXCISE TAX
 Affidavit No. 2022-858
 Mar 07 2022
 Amount Paid \$965.00
 Skagit County Treasurer
 By Lena Thompson Deputy

Kathy Mischke


 Kathy Mischke

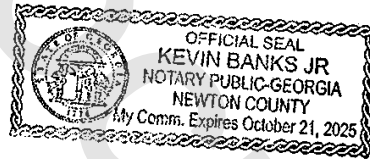
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Georgia)
STATE OF WASHINGTON)
Newton) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that **Kathy Mischke** is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

WITNESS my hand and official seal hereto affixed this 25 day of February, 2022.


Signature of Notary Public
Notary Public in and for the State of Washington
Residing at Cumtun GA
My commission expires 10/21/2025



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EXHIBIT "A"
Property Description

Closing Date: February 28, 2022

Buyer(s): Fred L. Osterhout and Kimberly A. Osterhout

Property Address: 15325 Crosswind Drive, Unit 406, Burlington, WA 98233

PROPERTY DESCRIPTION:

A leasehold interest in the following described property:

Unit 406, SKAGIT AIRPORT HANGAR CONDOMINIUM, PHASE 1, according to the Declaration of Condominium recorded September 30, 2002, under Auditor's File No. 200209300320, and any amendments thereto, records of Skagit County, Washington.

EXHIBIT B

1. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by United States of America, recorded April 2, 1958, as Auditor's File No. 563607.
Above covenants, conditions and restrictions were amended, recorded December 6, 1979 as Auditor's File No. 7912060047.
 2. 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 on February 4, 1959 and recorded June 18, 1959, as Auditor's File No. 581437.
 3. Easement, affecting a portion of subject property for the purpose of gas pipeline including terms and provisions thereof granted to Cascade Natural Gas Corporation recorded May 28, 1987 as Auditor's File No. 8705280042
 4. 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 on May 15, 1990 and recorded June 8, 1990, as Auditor's File No. 9006080044.
 5. Easement, affecting a portion of subject property for the purpose of communication lines including terms and provisions thereof granted to TCI Cablevision of Washington, Inc. recorded October 27, 1997, as Auditor's File No. 9710270162.
 6. Easement, including terms and provisions thereof affecting a portion of subject property for the purpose of water lines, in favor of Public Utility District No.1 of Skagit County, recorded July 14, 1999 as Auditor's File No. 9907140077.
 7. 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
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the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate

8. Reservations, provisions and/or exceptions contained in instrument executed by the Board of County Commissioners of Skagit County, a municipal corporation, recorded April 26, 1965 as Auditor's File No. 665304.

9. 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 Skagit Airport Hangar Condominium, Phase 2, recorded October 25, 2002 as Auditor's File No. 200210250126.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

10. Agreement, affecting subject property, regarding sanitary sewer and the terms and provisions thereof between Port of Skagit and City of Burlington, dated September 24, 2002, recorded September 30, 2002 as Auditor's File No. 200209300008.

11. Any tax, fee, assessments or charges as may be levied by Unit Owners Association of Skagit Airport Hangar Condominium.

12. Lease, and the terms and provisions thereof by Port of Skagit County and between Dean Holt Construction, LLC, dated October 1, 2001, recorded April 19, 2002 as Auditor's File No.200204190119.

Said Lease affects other property.

Said instrument was amended by documents recorded under Auditor's File No.200205240163 and 200206040077.

Said lease was assigned to the Unit Owners Association of Skagit Hangar Condominium, Inc., by document recorded as Auditor's File No. 200701290240. Said Assignment references another amendment to said

Lease which amendment was signed on February 23, 2006 and March 21, 2006.

UNOFFICIAL DOCUMENT
