

When recorded return to:

Philip Stephan York
The Philip Stephen York Living Trust UAD March
10, 2011
PO Box 30618
Bellingham, WA 98228

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20235678

Mar 03 2023

Amount Paid \$7819.37
Skagit County Treasurer
By Kaylee Oudman Deputy

Filed for record at the request of:



1142 Broadway, Suite 200
Tacoma, WA 98402

Escrow No.: 222186-NCS

STATUTORY WARRANTY DEED

THE GRANTOR(S) Finn Aviation, LLC, a Washington limited liability company

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Philip Stephen York, Trustee of the Philip Stephen York Living
Trust UAD March 10, 2011

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

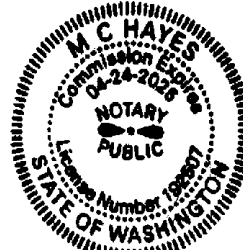
Subdivision: Unit 2, Skagit Airport Hangar Condo. Phase 4

Tax Parcel Number(s):

P129758, 4803-002-201-0000

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED
(continued)Dated: March 2, 2023Finn Aviation, LLC,
a Washington limited liability companyBY: [Signature]Loren Nees
ManagerState of Washington
County of Stacy

I certify that I know or have satisfactory evidence that Loren Nees is the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as Manager of Finn Aviation, LLC, to be free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 3-1-2023Name: M.C. HayesNotary Public in and for the State of WAResiding at: Mount VernonMy appointment expires: 4-24-2026

EXHIBIT "A"
Legal Description

Unit 201, SKAGIT AIRPORT HANGAR CONDOMINIUM, according to the Declaration of Condominium recorded on September 30, 2002, under Auditor's File Number 200209300320, and any amendments thereto, and as shown on Survey Map and Plans recorded September 30, 2002, under Auditor's File Number 200209300319 and any amendments thereto;

Situate in the County of Skagit, State of Washington.

EXHIBIT "B"

Exceptions

Exceptions Set forth on attached exhibit and by this reference made a part hereof as if fully incorporated herein.

Leasehold estate, as created by the instrument herein referred to as the Lease which is identified as follows:

Dated: July 1, 2008
 Recorded: May 11, 2009
 Recording No.: 200905110238, records of Skagit County, Washington
 Lessor: Port of Skagit County
 Lessee: Unit Owners Association of Skagit Airport Condominiums, Inc.

The Lessee's interest was assigned by successive instruments, the last of which was

Recorded: February 11, 2019
 Recording No.: 201902110081, records of Skagit County, Washington
 Assignee: Finn Aviation, LLC, a Washington limited liability company

Covenants, conditions and restrictions contained in Deed, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: April 2, 1958
 Recording No.: 563607

Modified by Recording No. 7912060047

Distribution Line Sale Agreement, including the terms, covenants and provisions thereof

Recording Date: June 8, 1959
 Recording No.: 581437

Covenants, conditions and restrictions contained in document but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: April 26, 1985
 Recording No.: 665304

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Cascade Natural Gas, Corp.
 Purpose: Gas pipeline
 Recording Date: May 28, 1987
 Recording No.: 8705280042

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company
 Purpose: Underground electric transmission and/or distribution system
 Recording Date: June 8, 1990
 Recording No.: 9006080044

EXHIBIT "B"**Exceptions
(continued)**

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: TCI Cablevision of Washington, Inc.
Purpose: utilities
Recording Date: October 27, 1997
Recording No.: 9710270162

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Public Utility District No. 1 of Skagit County
Purpose: waterlines
Recording Date: July 14, 1999
Recording No.: 9907140077

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Burlington
Purpose: sewer
Recording Date: September 30, 2002
Recording No.: 200209300008

Amended by Recording No. 202108250106

CONDOMINIUM DECLARATION CONTAINING COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS FOR SKAGIT AIRPORT HANGAR CONDOMINIUM, including the terms, covenants and provisions thereof

Recording Date: September 30, 2002
Recording No.: 200209300320

Amendment:

Recording No. 200210250127
Recording No. 200301290053
Recording No. 200303260108

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Skagit Airport Hangar Condominium - Phase 4:

Recording No: 200303260107

The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals: or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.