

When recorded return to:

James Eidson and Angel Eidson
P.O. Box 2407
Mount Vernon, WA 98273SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20261289

Apr 30 2026

Amount Paid \$3765.00
Skagit County Treasurer
By Lena Thompson Deputy

GNW 26-25867

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kenneth W. Hitt, as his separate estate, 16457 Dike Road, Mount Vernon, WA 98273,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to James Eidson and Angel Eidson, a married couple

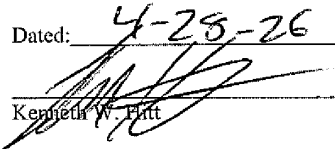
the following described real estate, situated in the County Skagit, State of Washington:

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.Abbreviated legal description: Property 1:
Unit 807, BAYVIEW HANGAR CONDOMINIUM

Said estate for years being described in and being further subject and subordinate in all respects to the terms and conditions of, the Ground Lease between Port of Skagit County and Dean Holt Construction, LLC dated June 22, 2004, which is recorded at Auditor's File No. 200408230143, 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.

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): P129770

Dated: 4-28-26
Kenneth W. HittStatutory Warranty Deed
LPB 10-05

Order No.: 26-25867-KH

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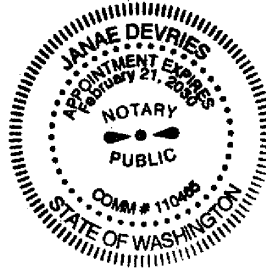
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 28th day of April, 2026, by Kenneth W. Hitt.

Signature

Title

My commission expires: 2-21-30



Statutory Warranty Deed
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EXHIBIT A
LEGAL DESCRIPTION

Property Address: 15031 Crosswind Drive, Unit 807, Burlington, WA 98233
Tax Parcel Number(s): P129770

Property Description:

A leasehold interest in the following described property:

Unit 807, BAYVIEW HANGAR CONDOMINIUM, according to the Survey Map and Set of Plans recorded April 22, 2005; under Auditor's File No. 200504220155, and as described in Declaration of Condominium recorded April 22, 2005, under Auditor's File No. 200504220156, and any amendments thereto.

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EXHIBIT B

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9. PROTECTIVE COVENANTS, EASEMENTS AND/OR ASSESSMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded: April 2, 1958

Auditor's No.: 563607

Executed By: United States of America

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Recorded: December 6, 1979

Auditor's No.: 7912060047

10. RESERVATIONS, PROVISIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

Executed By: United States of America

Recorded: May 4, 1944 and May 22, 1944

Auditor's No.: 371228 and 371693

11. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Skagit County

And: Puget Sound Power & Light Company

Dated: February 4, 1959

Recorded: June 18, 1959

Auditor's No.: 581437

Regarding: Distribution Line Sale Agreement

12. PROTECTIVE COVENANTS, EASEMENTS AND/OR ASSESSMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded: April 26, 1965

Auditor's No.: 665304

Executed By: Skagit County

13. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Cascade Natural Gas Corporation

Recorded: May 28, 1987

Auditor's No. 8705280042

Purpose: Pipeline and necessary appurtenances for transport of gas

14. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 Skagit County

Recorded: July 14, 1999

Auditor's No. 9907140077

Purpose: Water Lines

15. 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: Skagit Regional Airport Binding Site Plan, Phase 2

Recorded: January 22, 2002

Auditor's No.: 200201220162

16. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS,

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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: Skagit Regional Airport Binding Site Plan, Phase 2 Div. 1
Recorded: January 22, 2002
Auditor's No.: 200201220163

17. 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: Skagit Regional Airport Binding Site Plan Phase 2, Div. 2
Recorded: June 28, 2004
Auditor's No.: 200406280198

18. 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: Bayview Hangar Condominium
Recorded: April 22, 2005
Auditor's No.: 200504220155

19. Terms, provisions, covenants, conditions, definitions, options, obligations and restrictions contained in the Condominium Declaration and recorded on April 22, 2005 as Auditor's File No.200504220156 may be contained in the bylaws adopted pursuant to said Declaration.

Please be advised that any provision contained in this document, or in a document that is attached, linked, or referenced in this document, that under applicable law illegally discriminates against a class of individuals based upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable.

20. 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"

21. Any tax, fee, assessments or charges as may be levied by Unit Owners Association of Bayview Hangar Condominium.

22. LEASE, AND THE TERMS AND PROVISIONS THEREOF:

Lessor: Port of Skagit County
Lessee: Dean Holt Construction, LLC
Term: 31 years
Dated: June 22, 2004
Recorded: August 23, 2004
Auditor's No.: 200408230143
Affects: Includes other property

Said Lease was also recorded as Auditors File No. 200504200106.

ASSIGNMENT OF SUBLEASE BY SUCCESSIVE ASSIGNMENTS AND THE TERMS AND

Statutory Warranty Deed
LPB 10-05

CONDITIONS THEREOF:

Assignee: Kenneth W. Hitt, a single man

Dated: November 9, 2018

Recorded: November 13, 2018

Auditor's No.: 201811130059

For your information, in accordance with Paragraph 3 of the Department of Revenue's WAC 458-61A-106, excise tax is due on any improvement situate on the subject lot. The affidavit to be filed must reflect the total price and deduct there from the amount allocated to the leasehold estate. The resulting taxable sales price would, therefore, be the value of the improvements. The county Treasurer has taken the position that the minimal taxable sales price shall be the assessed value of the improvements on the tax rolls.