

When recorded return to:

Jeffery Paul Meyer and Joan Ellen Meyer
3619 W. 8th St
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20262332

Jul 23 2026

Amount Paid \$1765.00

Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:

**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 500169801

CHICAGO TITLE

500169801

STATUTORY WARRANTY DEED

THE GRANTOR(S) Charles T Nelson and Maria K Nelson, a married couple and Thomas K.L Jones and Robin Grendahl, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Jeffery Paul Meyer and Joan Ellen Meyer, a married couple

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

Unit 9-14 of 48 Degrees North Hangar Condominium, a leasehold condominium, according to the Declaration of Condominium recorded on October 6, 2006, under Auditor's File No. 200610060089, records of Skagit County, Washington and the Survey Map and Plans thereof recorded October 6, 2006, under Auditor's File No. 200610060088, records of Skagit County, Washington.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P129796 / 4907-009-014-1000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)Dated: 07/21/2026Charles T Nelson

Charles T Nelson

Maria K Nelson

Maria K Nelson

Thomas K L Jones

Thomas K.L Jones

Robin Grendahl

Robin Grendahl

State of WashingtonCounty of Snohomish

This record was acknowledged before me by means of communication technology

on 07/21/2026 by Charles T Nelson and Maria K Nelson

TAYLOR K. SAMUEL
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION # 23035522
COMMISSION EXPIRES 10/23/2027

Taylor K. Samuel

Notary Public

My commission expires: 10/23/2027

Notarized remotely online using communication technology via Proof.

State of WashingtonCounty of Snohomish

This record was acknowledged before me by means of communication technology

on 07/21/2026 by Thomas K L Jones and Robin Grendahl

TAYLOR K. SAMUEL
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION # 23035522
COMMISSION EXPIRES 10/23/2027

Taylor K. Samuel

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EXHIBIT "A"**Exceptions**

1. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;
 Recorded: October 6, 2006
 Auditor's No(s): 200610060089, records of Skagit County, Washington
2. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: March 10, 1977
 Auditor's No(s): 852445, records of Skagit County, Washington
 In favor of: City of Anacortes, a municipal corporation of the third class in Skagit County, Washington
 For: Underground water lines, manholes, pump houses, pumps and any and all other utility appurtenances
 Affects: Portion of said premises, as constructed
3. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: December 9, 1991
 Auditor's No(s): 9112090081, records of Skagit County, Washington
 In favor of: Puget Sound Power & Light Company
 For: Electric transmission and/or distribution line, together with necessary appurtenances
 Affects: Portion of said premises, as constructed
4. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: May 11, 1992
 Auditor's No(s): 9205110002, records of Skagit County, Washington
 In favor of: Puget Sound Power & Light Company
 For: Electric transmission and/or distribution line, together with necessary appurtenances
 Affects: Portion of said premises, as constructed
5. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: June 6, 1996
 Auditor's No(s): 9606060039, records of Skagit County, Washington
 In favor of: Cascade Natural Gas Company, a public utility in Skagit County, Washington
 For: A gas line and related appurtenances
 Affects: Portion of said premises, as constructed
6. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: August 21, 1996
 Auditor's No(s): 9608210031, records of Skagit County, Washington
 In favor of: Puget Sound Power & Light Company
 For: Electric transmission and/or distribution line, together with necessary

EXHIBIT "A"**Exceptions
(continued)**

- appurtenances
Affects: Portion of said premises, as constructed
7. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: January 6, 1997
Auditor's No(s): 9701060027, records of Skagit County, Washington
In favor of: Cascade Natural Gas Company, a public utility in Skagit County, Washington
For: A gas line
Affects: Portion of said premises, as constructed
 8. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: September 26, 2005
Auditor's No.: 200509260164, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances
 9. Agreement, including the terms and conditions thereof; entered into;
By: Port of Anacortes
And Between: The City of Anacortes
Recorded: January 23, 2007
Auditor's No. 200701230144, records of Skagit County, Washington
Providing: Native Growth Protection Easement
 10. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: October 6, 2006
Auditor's No(s): 200610060089, records of Skagit County, Washington
Imposed By: 48° North Aviation, LLC
 11. Encroachment of hangar on to runway as disclosed by Survey recorded April 3, 2001, under Auditor's File No. 200104030063, records of Skagit County, Washington
 12. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 48 DEGREES NORTH HANGAR CONDOMINIUM:
Recording No: 200610060088
 13. City, county or local improvement district assessments, if any.

EXHIBIT "A"Exceptions
(continued)

14. Assessments, if any, levied by City of Anacortes.
15. A leasehold estate, upon and subject to all of the provisions therein contained, as created by that certain lease;

Dated: December 4, 2003

Recorded: September 29, 2005

Auditor's No.: 200509290125, records of Skagit County, Washington

Lessor: Port of Anacortes, a Washington municipal corporation

Lessee: 48 degrees North Aviation LLC

Affects: Said premises and other property

And modified by First Amendment;

Recorded: June 28, 2006

Auditor's File No.: 200606280155, records of Skagit County, Washington

By sublease recorded January 18, 2007, under Auditor's File No. 200701180077, records of Skagit County, Washington. The 48 Degrees North Hangar Owners Association assigned its interest to 48° North Aviation, LLC.

By Assignment of sublease recorded January 30, 2007, recorded under recording number 200701300182, the lessees interest in Unit 9-14 was assigned to Robert F. Jones and Sylvia M. Jones, husband and wife.

By Assignment of sublease recorded August 7, 2007 under recording number 200708070043, the Lessees interest in Unit 9-14 was assigned to Charles T. Nelsen and Maria K. Nelson, a married couple and Thomas K. L. Jones and Robin Grendahl, a married couple

16. 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.