

Being re-recorded to add legal.

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SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

JAN 11 1990

Amount Paid \$7665.18
By Skagit Co. Treasurer
On Deputy

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ASSIGNMENT OF LEASE

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REQUEST

FOR VALUE RECEIVED, POTLATCH R.V. RESORT, INC., formerly known as SWINOMISH CHANNEL DEVELOPMENT CORPORATION (change of name only), as Assignor, hereby grant, bargain, sell, assign, transfer and deliver unto ADVANCE RESORTS OF AMERICA, INC., as Assignee, Assignor's interest and position in and to the lease dated the 1st day of February, 1985, as amended March 7, 1989, by and between the PORT OF SKAGIT COUNTY, as Lessor, and SWINOMISH CHANNEL DEVELOPMENT CORPORATION as Lessee, said lease being the lease under which Assignor claims right, title and interest from the PORT OF SKAGIT COUNTY. This assignment is made pursuant to that certain agreement between JAMES A. COBB, individually, and JAMES A. COBB holding the controlling interest in POTLATCH R.V. RESORT, INC. as First Party, and ADVANCE RESORTS OF AMERICA, INC. as Second Party, dated November 30, 1989.

Consent by the PORT OF SKAGIT COUNTY to this Assignment of Lease is based on:

1. The Assignee's assumption of all of Assignor's obligations contained in the above referenced lease, and acceptance of, and agreement and covenant to comply with, all the terms and conditions contained in the above referenced lease, the amendment thereto dated March 7, 1989, between the PORT OF SKAGIT COUNTY, as Lessor, and SWINOMISH CHANNEL DEVELOPMENT CORPORATION, as Lessee, copies of which are attached hereto as Exhibits "A" and "B".
2. The Assignee's personal guarantee of the performance and fulfillment of obligations of the above referenced lease and amendments thereto.
3. The Assignor's financial obligations to the PORT OF SKAGIT COUNTY being current.
4. The Assignee's proof of being a financially responsible Assignee.

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FIRST AMERICAN TITLE CO.

5. That Assignor's interest in said Lease was assigned for security purposes May 7, 1985 in favor of the Valley Bank/Small Business Administration.

The signatures of the Assignee hereinafter made constitute evidence of Assignee's agreement to comply with the matters referenced in the paragraphs above and Assignee's personal guarantee of the performance and fulfillment of the obligations referenced in the paragraphs above.

DATED this 30 day of November, 1989.

ASSIGNORS:

POTLATCH R. V. RESORT, INC.
f/k/a
SWINOMISH CHANNEL DEVELOPMENT
CORPORATION

By

James A. Cobb
JAMES A. COBB
Its President

James A. Cobb
JAMES A. COBB
Individually

ASSIGNEES:

ADVANCE RESORTS OF AMERICA, INC.

By

Steve Olson
STEVE OLSON, Its President

1ST AM

Steve Olson
STEVE OLSON,
Individually

VALLEY BANK/SMALL BUSINESS ADMINISTRATION hereby approves the foregoing Assignment of Lease.

VALLEY BANK/SMALL
BUSINESS ADMINISTRATION

By

David Howard Mueller

STATE OF WASHINGTON)
COUNTY OF Skagit) ss.

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On this 1st day of December, 1989, before me, the undersigned Notary Public in and for the State of Washington, duly

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commissioned and sworn, personally appeared JAMES A. COBB, to me known to be the President of POTLATCH R.V. RESORT, INC. f/k/a SWINOMISH CHANNEL DEVELOPMENT CORPORATION, the corporation that executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he was duly authorized to execute the same and that the seal affixed is the corporate seal of said corporation.

WITNESS my hand and official seal hereto the day and year in this certificate first above written.

Kathleen E. Watson
NOTARY PUBLIC in and for the
State of Washington, residing
at Brew, Washington
My Commission Expires: 3-17-92

STATE OF WASHINGTON)
COUNTY OF Skagit) ss.

On this 1st day of December, 1989, before me, the undersigned Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared JAMES A. COBB, to me known to be the individual described in said the above document, and acknowledged to me that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

WITNESS my hand and official seal hereto the day and year in this certificate first above written.

Kathleen E. Watson
NOTARY PUBLIC in and for the
State of Washington, residing
at Brew, Washington
My Commission Expires:

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OREGON
STATE OF WASHINGTON)
COUNTY OF TILLAMOOK) ss.

On this 30th day of November, 1989, before me, the undersigned Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared STEVE OLSON, to me known to be the President of ADVANCE RESORTS OF AMERICA, INC., the corporation that executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he was duly authorized to execute the same and that the seal affixed is the corporate seal of said corporation.

WITNESS my hand and official seal hereto the day and year in this certificate first above written.

DeAnne Stockton
NOTARY PUBLIC in and for the
State of Oregon, residing
at Nehalem Ore
My Commission Expires: 5-11-92

LSI AM

OREGON
STATE OF WASHINGTON)
COUNTY OF TILLAMOOK) ss.

On this 30th day of November, 1989, before me, the undersigned Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared STEVE OLSON, to me known to be the individual described in said the above document, and acknowledged to me that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

WITNESS my hand and official seal hereto the day and year in this certificate first above written.

DeAnne Stockton
NOTARY PUBLIC in and for the
State of Oregon, residing
at Nehalem Ore
My Commission Expires: 5-11-92

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CONSENT TO ASSIGNMENT

The PORT OF SKAGIT COUNTY hereby consents to the assignment of the above-referenced lease, and specifically, on the conditions hereinbefore set forth.

DATED this 5th day of December, 1989.

PORT OF SKAGIT COUNTY

By

Fred R. Miller
Fred R. Miller, Commission President

Attest:

John E. Henriot
Secretary Pro Tem, John E. Henriot

STATE OF WASHINGTON)
COUNTY OF SKAGIT) ss.

On this 5th day of December, 1989, before me, the undersigned Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared FRED R. MILLER and JOHN E. HENRIOT to me known to be the President and Secretary, respectively, of the Port Commission of the PORT OF SKAGIT COUNTY, a municipal corporation, the corporation that executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they were duly authorized to execute the same and that the seal affixed is the corporate seal of said corporation.

WITNESS my hand and official seal hereto the day and year in this certificate first above written.



Cheryl Kay Parker
NOTARY PUBLIC in and for the
State of Washington, residing
at Mosier Vernon
My Commission Expires: 3/1/90

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A leasehold interest in the following described property:

That portion of Government Lot 1 in Section 36, Township 34 North, Range 2 East, W.M., described as follows:

Commencing at the Northeast corner of said Section 36; thence South 0 degrees 04'05" West along the East line of said Government Lot 1, a distance of 634.17 feet to a point on the North right-of-way line of the main drainage ditch of Drainage District No. 15; thence North 89 degrees 33'21" West along the North right-of-way line of said ditch, a distance of 807.80 feet; thence North 0 degrees 00'15" West, a distance of 60.00 feet to the true point of beginning of this property description; thence North 89 degrees 33'21" West, a distance of 101.04 feet to the Southeast corner of that certain tract of land leased to James A. Cobb, et ux, by Lease recorded under Auditor's File No. 893079; thence North 0 degrees 26'39" East along the East line of the land lease to the said James A. Cobb a distance of 130.00 feet to the Northeast corner thereof; thence North 89 degrees 33'21" West along the North line of the said James A. Cobb tract and said tract extended, a distance of 560.00 feet; thence North 0 degrees 26'39" East, a distance of 172.73 feet; thence North 89 degrees 39'31" East, a distance of 658.66 feet to the East line of that certain tract of land conveyed to the Port of Skagit County, a Municipal Corporation, by deed recorded under Auditor's File No. 812898, records of Skagit County, Washington; thence South 0 degrees 00'15" East along the East line of the said Port of Skagit tract, a distance of 311.78 feet to the true point of beginning of this property description.

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