

FILED FOR RECORD AT THE
REQUEST OF/RETURN TO:
Pioneer Point Marina, LLC
1320 Conner Way
P.O. Box 1383
La Conner, Washington 98257



200411040070
Skagit County Auditor

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BILL OF SALE / TRANSFER

Grantor (s) JDH PARTNERSHIP, LLC, a Washington limited liability company
Grantee (s) PIONEER POINT MARINA, LLC, a Washington limited liability company
Additional Grantor(s) on page(s)
Additional Grantee(s) on page(s)
Abbreviated Legal: Ptn Tract 23, La Conner Tidelands, S36, T34N, R2E, W.M.
Additional Legal on page(s)
Skagit County Personal Property Tax Account 4129-018-023-0200, P109122.

THE UNDERSIGNED Transferor, for and in consideration of making a record of a mere change in identity, pursuant to WAC 458-61-375(1), does hereby transfer and convey to Pioneer Point Marina, LLC, ("Transferee") any and all interests in leasehold improvements now located at 1320 Conner Way, LaConner, Washington, including all buildings located on the real property as described on the attached Exhibit "A", and including all personal property and other assets identified in Skagit County Personal Property Tax Account 4129-018-023-0200, P109122.

Transferor warrants that it is the owner of the aforesaid property and has good right and full authority to transfer its interest in the Property. The Property is transferred "as is," "where is," and "with all faults," and Transferor disclaims any warranty, express or implied, with respect to the condition, grade, suitability, accuracy, or physical condition of the assets or tangible personal property.

DATED this 22nd day of October, 2004.

TRANSFEROR: SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
JDH PARTNERSHIP, LLC

NOV 01 2004

By:

KEN GUNDERSEN, MEMBER

Amount Paid \$
Skagit Co. Treasurer
By

Sp

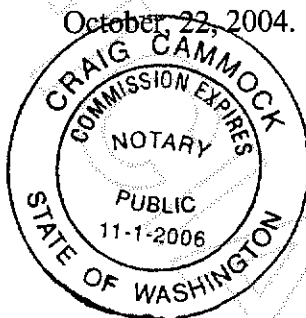
STATE OF WASHINGTON)

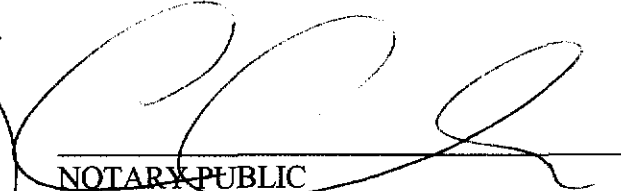
) SS

COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that KEN GUNDERSON is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as a Member of JDH PARTNERSHIP, LLC, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: October 22, 2004.




NOTARY PUBLIC

Printed Name: Craig E. Cammock

My appointment expires: 11-01-06



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Exhibit "A"

Parcel "A"

That portion of Tract 23, La Conner Tidelands corrected Plat 18, and also portion of the adjoining harbor area bound by the inner and outer harbor lines, being portion of Section 36, Township 34 North, Range 2 East, W.M., more particularly described as follows:

Beginning at a stone monument which bears North 89° 49' 36" West, a distance of 1385.42 feet from the South ¼ corner of Section 36, Township 34 North, Range 2 East, W.M., as shown on survey map Book 3 of Surveys, page 180, under Auditor's File No. 8204220020, records of Skagit County, Washington; thence North 59° 22' 00" East along the easterly lines of said Tract 23, a distance of 166.79 feet; thence to a point on a southeasterly projection of a chain link fence, said point being the true point of beginning; thence continue North 59° 22' 00" East a distance of 157.41 feet; thence North 41° 24' 00" East a distance of 37.83 feet; thence North 42° 22' 44" West to the outer harbor line; thence 64° 10' 00" West along the outer harbor line to a point that bears North 42° 22' 44" West from the true point of beginning; thence South 42° 22' 44" East to the true point of beginning.

EXCEPT that portion lying Easterly of the Westerly boundary of Conner Way as described in Ordinance No. 496 adopted by the Town Council of the Town of La Conner on June 8, 1982.

Situate in the County of Skagit, State of Washington.

Parcel B:

That portion of Tract 23, La Conner Tidelands corrected Plat 18, and also that portion of the adjoining harbor area bounded by the inner and outer harbor lines, being a portion of Section 36, Township 34 North, Range 2 East, W.M., more particularly described as follows:

Beginning at a stone monument which bears North 80° 49' 36" West, a distance of 1385.42 feet from the South ¼ corner of Section 36, Township 34 North, Range 2 East, W.M., as shown on survey map on Book 3 of Surveys, page 180, under Auditor's File No. 8204220020, records of Skagit County, Washington; thence North 59° 22' 00" East along the Easterly lines of said Tract 23 a distance of 166.79 feet; thence North 42° 22' 44" West a distance of 308.07 feet, more or less, to the outer harbor line; thence Southwesterly and Southerly along said outer harbor line to the South line of said Section 36; thence North 89° 32' 47" East to a point that lies South 82° 10' 00" West from the point of beginning; thence North 82° 10' 00" East a distance of 188.00 feet to the point of beginning.

EXCEPT that portion lying Easterly of the Westerly boundary of Conner Way as described in Ordinance No. 496 adopted by the Town Council of the Town of La Conner on June 6, 1982.

Situate in the County of Skagit, State of Washington.



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