

# UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS (front and back) CAREFULLY

A. NAME & PHONE OF CONTACT AT FILER [optional]

B. SEND ACKNOWLEDGMENT TO: (Name and Address)

Skagit State Bank  
301 E. Fairhaven Ave  
P O Box 285  
Burlington, WA 98233



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Skagit County Auditor

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1. DEBTOR'S EXACT FULL LEGAL NAME - insert only one debtor name (1a or 1b) - do not abbreviate or combine names

1a. ORGANIZATION'S NAME <b>PIONEER POINT MARINA, LLC</b>				
OR	1b. INDIVIDUAL'S LAST NAME			
	FIRST NAME	MIDDLE NAME	SUFFIX	
1c. MAILING ADDRESS <b>P O BOX 1271</b>		CITY <b>LACONNER</b>	STATE <b>WA</b>	POSTAL CODE <b>98257-1271</b>
1d. SEE INSTRUCTIONS		ADD'L INFO RE ORGANIZATION DEBTOR	1e. TYPE OF ORGANIZATION <b>LLC</b>	1f. JURISDICTION OF ORGANIZATION <b>WA</b>
1g. ORGANIZATIONAL ID #, if any				<input checked="" type="checkbox"/> NONE

2. ADDITIONAL DEBTOR'S EXACT FULL LEGAL NAME - insert only one debtor name (2a or 2b) - do not abbreviate or combine names

2a. ORGANIZATION'S NAME				
OR	2b. INDIVIDUAL'S LAST NAME			
	FIRST NAME	MIDDLE NAME	SUFFIX	
2c. MAILING ADDRESS		CITY	STATE	POSTAL CODE
2d. SEE INSTRUCTIONS		ADD'L INFO RE ORGANIZATION DEBTOR	2e. TYPE OF ORGANIZATION	2f. JURISDICTION OF ORGANIZATION
2g. ORGANIZATIONAL ID #, if any				<input type="checkbox"/> NONE

3. SECURED PARTY'S NAME (or NAME of TOTAL ASSIGNEE of ASSIGNOR S/P) - insert only one secured party name (3a or 3b)

3a. ORGANIZATION'S NAME <b>Skagit State Bank</b>				
OR	3b. INDIVIDUAL'S LAST NAME			
	FIRST NAME	MIDDLE NAME	SUFFIX	
3c. MAILING ADDRESS <b>301 E. Fairhaven Ave, P O Box 285</b>		CITY <b>Burlington</b>	STATE <b>WA</b>	POSTAL CODE <b>98233</b>
				COUNTRY <b>USA</b>

4. This FINANCING STATEMENT covers the following collateral:

All Accounts, General Intangibles and Fixtures; whether any of the foregoing is owned now or acquired later; all accessions, additions, replacements, and substitutions relating to any of the foregoing; all records of any kind relating to any of the foregoing; all proceeds relating to any of the foregoing (including insurance, general intangibles and other accounts proceeds) including but not limited to the following: Assignment of Rent/Lease income from operations of Pioneer Point Marina, LLC.

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PTN Tr 23 LaConner Tideland

5. ALTERNATIVE DESIGNATION (if applicable)	LESSEE/LESSOR	CONSIGNEE/CONSIGNOR	BAILEE/BAILOR	SELLER/BUYER	AG LIEN	NON-UCC FILING
6. <input checked="" type="checkbox"/> This FINANCING STATEMENT is to be filed [for record] (or recorded) in the REAL ESTATE RECORDS. Attach Addendum	7. Check to REQUEST SEARCH REPORT(S) on Debtor(s) [optional]		All Debtors			
8. OPTIONAL FILER REFERENCE DATA		Debtor 1		Debtor 2		

# UCC FINANCING STATEMENT ADDENDUM

FOLLOW INSTRUCTIONS (front and back) CAREFULLY

## 9. NAME OF FIRST DEBTOR (1a or 1b) ON RELATED FINANCING STATEMENT

9a. ORGANIZATION'S NAME <b>PIONEER POINT MARINA, LLC</b>		
OR	9b. INDIVIDUAL'S LAST NAME	FIRST NAME MIDDLE NAME, SUFFIX

## 10. MISCELLANEOUS:

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## 11. ADDITIONAL DEBTOR'S EXACT FULL LEGAL NAME - insert only one name (11a or 11b) - do not abbreviate or combine names

11a. ORGANIZATION'S NAME				
OR	11b. INDIVIDUAL'S LAST NAME	FIRST NAME	MIDDLE NAME	SUFFIX
11c. MAILING ADDRESS		CITY	STATE	POSTAL CODE COUNTRY
11d. SEE INSTRUCTIONS	ADD'L INFO RE ORGANIZATION DEBTOR	11e. TYPE OF ORGANIZATION	11f. JURISDICTION OF ORGANIZATION	11g. ORGANIZATIONAL ID #, if any <input type="checkbox"/> NONE

## 12. ADDITIONAL SECURED PARTY'S or ASSIGNOR S/P'S NAME - insert only one name (12a or 12b)

12a. ORGANIZATION'S NAME				
OR	12b. INDIVIDUAL'S LAST NAME	FIRST NAME	MIDDLE NAME	SUFFIX
12c. MAILING ADDRESS		CITY	STATE	POSTAL CODE COUNTRY

13. This FINANCING STATEMENT covers ☐ timber to be cut or ☐ as-extracted collateral, or is filed as a ☒ fixture filing.


14. Description of "real estate":

Schedule A-1

## 16. Additional collateral description:

15. Name and address of a RECORD OWNER of above-described real estate (if Debtor does not have a record interest)

**PIONEER POINT MARINA, LLC**  
1320 CONNER WAY  
LACONNER, WA 98257  
  
TOWN OF LACONNER  
P O BOX 400  
LACONNER, WA 98257

  
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## 17. Check only if applicable and check only one box.

Debtor is a ☐ Trust or ☐ Trustee acting with respect to property held in trust or ☐ Decedent's Estate

## 18. Check only if applicable and check only one box.

- ☐ Debtor is a TRANSMITTING UTILITY
- ☐ Filed in connection with a Manufactured-Home Transaction - effective 30 years
- ☐ Filed in connection with a Public-Finance Transaction - effective for 30 years

## DESCRIPTION:

PARCEL "A":

That portion of Tract 23, LaConner Tidelands corrected Plate 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  $89^{\circ}49'36''$  West, a distance of 1,385.42 feet from the South  $\frac{1}{4}$  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  $59^{\circ}22'00''$  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 chainlink fence, said point being the true point of beginning;

thence continue North  $59^{\circ}22'00''$  East a distance of 157.41 feet;

thence North  $41^{\circ}24'00''$  East a distance of 37.83 feet;

thence North  $42^{\circ}22'44''$  West to the outer harbor line;

thence South  $64^{\circ}10'00''$  West along the outer harbor line to a point that bears North  $42^{\circ}22'44''$  West from the true point of beginning;

thence South  $42^{\circ}22'44''$  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 LaConner on June 8, 1982.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of Tract 23, LaConner Tidelands corrected Plate 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  $89^{\circ}49'36''$  West, a distance of 1,385.42 feet from the South  $\frac{1}{4}$  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  $59^{\circ}22'00''$  East along the Easterly lines of said Tract 23 a distance of 166.79 feet;

thence North  $42^{\circ}22'44''$  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  $89^{\circ}32'47''$  East to a point that lies South  $82^{\circ}10'00''$  West from the point of beginning;

thence North  $82^{\circ}10'00''$  East a distance of 118.00 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 LaConner on June 6, 1982.

Situate in the County of Skagit, State of Washington.



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Skagit County Auditor