



200707200212

Skagit County Auditor

7/20/2007 Page

1 of

5 3:57PM

**WHEN RECORDED RETURN TO:**

Skagit County  
1800 Continental Place  
Mount Vernon, WA 98273

LAND TITLE OF SKAGIT COUNTY

**DOCUMENT TITLE(S):**

Assignment of Lease

*125140-8e*

**REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:**

**GRANTOR:**

EDGE ANALYTICAL, INC., a Washington Corporation

**GRANTEE:**

Skagit County, a Muncipal Corporation

**ABBREVIATED LEGAL DESCRIPTION:**

Lot 49, Am. Skagit Regional Airport BSP, Ph.1

**TAX PARCEL NUMBER(S):**

8012-000-049-0100, P115627, 8012-000-049-0200, L101547

## Assignment of Lease

THIS ASSIGNMENT is entered into as of July ~~17~~<sup>14</sup> 2007, by and between **Edge Analytical, Inc.**, a corporation ("Assignor") and **Skagit County**, a municipal corporation ("Assignee").

### Recitals

1. **Edge Analytical, Inc.**, a Washington corporation is the Lessee of a certain unrecorded lease dated July 16, 1991 as amended February 6, 1996 and again on February 11, 2004 wherein the **Port of Skagit County**, a political subdivision fo the State of Washington, is the Lessor.

2. Assignor and Assignee have entered into a Purchase and Sale Agreement dated March 1, 2007 (the "Agreement") for the sale of a commercial building and improvements located on leased real property (the "Real Property") described as

Lot 49, "AMENDED SKAGIT REGIONAL AIRPORT BINDING SITE PLAN, PHASE 1," as per plat recorded on March 4, 2003 under Auditor's File No. 200303040030, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

3. Assignee has entered into a new lease with Port of Skagit County and Assignor desires to assign any interest that it may have in and to the Real Property to Assignee.

### Agreements

In consideration of the sum of Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Assignor and Assignee hereby agree as follows:

1. Assignor grants, assigns, sets over, transfers, warrants, conveys, and sells to Assignee all of Assignor's right, title, and interest in and to the Assignor's leasehold estate and in the Real Property, now owned or hereafter acquired including any buildings, appurtenances and improvements thereto and also all estate, right, title, term of years yet to come, claim and demand whatsoever of, in or to or out of the same, to have and to hold the said estate and right, title and interest as lessee of the Port of Skagit County.

2. Assignor warrants that Assignor is the owner of all interests conveyed hereby; that Assignor has not transferred, sold, pledged, or assigned any of the building, improvements, appurtenances or leasehold rights or any right or interest therein; that Assignor has full and lawful authority to assign the Lease; and that Assignor will defend the assignment and sale under this Assignment against all persons claiming the same or any part thereof.



3. Assignor hereby agrees to indemnify and hold Assignee harmless from and against any loss, expense, or liability (including attorneys' fees, expenses of litigation, and costs of appeal) resulting from Assignor's breach of any of Assignor's responsibilities and obligations under any lease assigned hereunder which may accrue prior to the date hereof. Assignee hereby warrants that it has entered into a new lease with the Port of Skagit County effective as of the date hereof.

4. This Assignment shall inure to and be binding upon the parties hereto and their respective heirs, successors, and assigns.

5. This Assignment shall be governed by and construed in accordance with the laws of the state of Washington. In the event of dispute hereunder, any action, suit or arbitration shall be held in Skagit County.

EXECUTED as of July ~~19~~<sup>14</sup> 2007.

ASSIGNOR:

Edge Analytical, Inc.,

By

Patrick D. Miller  
Patrick D. Miller

Its President

BY

Charles Atwood  
Charles Atwood

Its Secretary

ASSIGNEE:

Skagit County,

By:

Gary Rowe - Skagit County Administrator

3455  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JUL 20 2007

Amount Paid \$ 3476.00  
Skagit Co. Treasurer  
By man Deputy



STATE OF Washington  
County of Skagit

}  
} SS:

I certify that I know or have satisfactory evidence Patrick D. Miller and Charles Atwood  
\_\_\_\_\_ the person who appeared before  
me, and said person acknowledged that they signed this instrument, on oath stated They are  
authorized to execute the instrument and is President and Secretary, respectively  
\_\_\_\_\_ of Edge Analytical, Inc.  
\_\_\_\_\_ to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: July 19~~th~~ 2007

Karen Ashley  
\_\_\_\_\_  
Karen Ashley  
Notary Public in and for the State of Washington  
Residing at Mount Vernon  
My appointment expires: 9/11/2010



STATE OF Washington }  
County of Skagit } SS:

I certify that I know or have satisfactory evidence Gary Rowe

15 the person who appeared before  
me, and said person acknowledged that he signed this instrument, on oath stated He is  
authorized to execute the instrument and is Skagit County Administrator  
of Skagit County  
to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: July 2007

Linda M Christensen

Notary Public in and for the State of Washington

Residing at Maent Vernon

My appointment expires: 8-2-2008



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