

When recorded return to:

Triton-America, LLC
1004 Commerical Ave. #249
Anacortes, WA 98221



200708070132
Skagit County Auditor

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File for Record at Request of
Land Title Company of Skagit
Escrow Number: 123845-PE

Grantor: Pioneer Point Marina, LLC
Grantee: Triton-America, LLC

LAND TITLE OF SKAGIT COUNTY

BILL OF SALE

For valuable consideration, receipt of which is acknowledged

PIONEER POINT MARINA, LLC, a Washington Limited Liability Company, as to the improvements only

("Seller"), hereby sells, assigns, transfers and delivers to **Triton-America, LLC**, a Washington Limited Liability Company ("Buyer"), all of Seller's right, title and interest in and to all items of personal property (the "Personal Property") described herein:

See attached Exhibit for equipment list

Said personal property is currently located at:

1320 Conner Way, LaConner, WA 98257

On the following described real property:

See Exhibit A attached hereto and made a part hereof.

Abbreviated Legal: LaConner Tidelands, Ptn Tr. 23, Plate 18

Tax Parcel Number(s): 4129-018-023-0200, L109122, 8594, P122153

3745
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 07 2007

Amount Paid \$ 13,306.50
Skagit Co. Treasurer
By *man* Deputy

Seller warrants to Buyer that Seller has good title to the Personal Property; that Seller has the right and authority to sell, assign, transfer and deliver the Personal Property to Buyer; and that any interest of Seller in the Personal Property is free and clear of liens, security interests, encumbrances and adverse claims. Said Personal Property is otherwise transferred to Buyer herein in its "as-is-where-is" condition, and without any other representation or warranty of Seller, expressed or implied.

This Bill of Sale is intended to pass title to the Personal Property from Seller to Buyer irrespective of whether any of said Personal Property is correctly characterized as a fixture as a matter of law.

Dated: July 31, 2007

Triton-America, LLC

Theodore A. Ginsburg

By: Theodore A. Ginsburg, Authorized Signer Member

Pioneer Point Marina, LLC

Ken Gundersen

By: Ken Gundersen, Managing Member

Babette Gunderson

By: Babette Gunderson, Member

STATE OF Washington
County of Skagit

}
} SS:

I certify that I know or have satisfactory evidence Kenneth Gunderson and Babette Gunderson
the person who appeared before
me, and said person acknowledged that the signed this instrument, on oath stated They are
authorized to execute the instrument and is Members
of Pioneer Point Marina, LLC
to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: August 7, 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 Theodore A. Ginsburg
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 Member
of Triton-America, LLC
to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: July 31, 2007



Karen Ashley
Karen Ashley
Notary Public in and for the State of Washington
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Assets	Description
1	Pressure Washer
2 Doz. +	Boat Chocks/Screw Jacks
1	32' Storage Trailer
1	32' Hauling Trailer
1	30' Hauling Trailer
1	34' Hauling Trailer
1	5000# Forklift
2	Washers
2	Dryers
1	Ice Machine
1	Phone System
12	Boat Blocking
1	1975 International Pickup
1	1997 Ford Diesel 4x4 Pickup
1	Engine Hoist
2	Engine Stands
1	Parts Sand Blaster
1	Air Compressor
1	Parts Cleaning Tank
1	Overhead Electric Hoist
Approx. 25 +	Mini Storage Units
1	Hydrolic Press
1	Band Saw
1	Set Forklift Extensions
1	Lot Misc. Facility Water & Electrical Fittings
4	Dock Carts



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EXHIBIT A

LEGAL DESCRIPTION:

That portion of Tract 23, LaConner Tidelands, Corrected Plate 18, lying in front of Section 36, Township 34 North, Range 2 East, W.M., as shown on the "2003 Supplemental Map of LaConner Harbor", recorded under Auditor's File No. 200302060018, records of Skagit County, Washington, being more particularly described as follows:

Beginning at the South quarter corner of said Section 36, as shown on said "2003 Supplemental Map of LaConner Harbor";
thence North 89°07'56" West, along the South line of said Section 36, a distance of 1,638.86 feet to the Inner Harbor line as shown on that certain Record of Survey recorded under Auditor's File No. 200402230122, records of said county and state, said point being the True Point of Beginning;
thence North 16°59'17" East, along said Inner Harbor line, a distance of 254.99 feet;
thence North 65°29'17" East, along said Inner Harbor line, a distance of 290.62 feet to the projection of the Northeasterly line of Tract "C" as shown on said Record of Survey, said point lying on Northwestern extension of the Southwesterly line of that certain tract described as Cannery Parcel in that certain Lease Agreement between the Town of LaConner and Olympic Fish Company as executed by the Town of LaConner on June 22, 1999;
thence South 43°53'41" East along said extension and along said Southwesterly line, a distance of 122.36 feet to an angle point thereon;
thence North 46°26'13" East, continuing to follow said Southwesterly line, a distance of 41.49 feet to a second angle point thereon;
thence South 43°49'27" East, continuing to follow said Southwesterly line, a distance of 163.06 feet to the most Southerly corner of said Cannery Parcel;
thence South 42°54'33" West along the Southeasterly line of Tract "C" as shown on said Record of Survey, a distance of 31.97 feet to an angle point thereon;
thence South 60°52'33" West, continuing along said Southeasterly line and along the Southeasterly line of Tract "D" as shown on said Record of Survey, a distance of 324.20 feet to an angle point thereon;
thence South 83°40'33" West along the Southerly line of said Tract "D", a distance of 118.00 feet to an angle point thereon;
thence North 88°56'40" West, continuing along its Southerly line, a distance of 145.82 feet to said Inner Harbor line;
thence North 16°59'17" East, along said Inner Harbor line, a distance of 4.50 feet to the True Point of Beginning.

Situate in the Town of LaConner, County of Skagit, State of Washington.



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