

Return address:

Land Title

P.O. Box 445

Burlington WA 98233



201305310176

Skagit County Auditor

\$79.00

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146193-0E

Document Title:

Assignment of Lease with
Consent thereto

Reference Number:

200406280198

Grantor(s):

☐ additional grantor names on page ____

1. Dean HOLT Construction LLC

2.

Grantee(s):

☐ additional grantee names on page ____

1. Heritage Flight Museum

2.

Abbreviated legal description:

☐ full legal on page(s) ____

PTN Lts 16+17

Skagit Reg. Airport BSP

PH2, Div. 2

Assessor Parcel / Tax ID Number:

☐ additional tax parcel number(s) on page ____

P 129780

ASSIGNMENT OF LEASE WITH CONSENT THERETO

LAND TITLE OF SKAGIT COUNTY

(Effective: May 31, 2013)

14619302

A. FOR VALUE RECEIVED, DEAN HOLT CONSTRUCTION, LLC, an inactive Washington limited liability company, and Dean Holt, the successor to all assets and liabilities of DEAN HOLT CONSTRUCTION, LLC as "Assignor," hereby grants, bargains, sells, assigns, transfers and delivers unto the HERITAGE FLIGHT MUSEUM, a Washington non-profit corporation, as "Assignee," Assignor's interest and position in and to the land lease dated the 1st of July, 2008 legally described as Lot 17 of Division 2 of the Phase II Binding Site Plan, dated June 28, 2004, recorded under Auditor's File Number 200406280198 ("Lot #17"), by and between the PORT OF SKAGIT COUNTY, a Washington municipal corporation, as "Lessor." The current assignment is requested because of the sale of the Assignor's improvements on the leasehold premises to Assignee.

B. The PORT OF SKAGIT COUNTY hereby consents to the Assignment of the Lease subject to and contingent upon compliance with the following agreements and conditions.

1. Assignee hereby unconditionally assumes all of Assignor's obligations contained in the Lease and accepts, agrees and covenants to comply with, and guarantees performance and fulfillment of, all the terms and conditions contained in the Lease.

2. Assignee hereby: (a) acknowledges that the Premises are subject to a "Commercial Lease" with VERTEX AVIATION SERVICES, LLC (A/K/A Vertex Aviation) a Washington limited liability company dated March 1, 2012 (hereinafter "Sublease") which Sublease is subject to the Consent to Sublease executed by the PORT OF SKAGIT COUNTY on February 8, 2013 and (b) agrees to assume the obligations of the Landlord under the Sublease as set out in the Consent to Sublease dated February 8, 2013.

3. Assignee hereby: (a) acknowledges that the Premises are subject to a month-to-month tenancy with GLACIER AVIATION, INC., a Washington corporation, and (b) agrees to assume the obligations of the Landlord.

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SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 31 2013

Amount Paid \$
Skagit Co. Treasurer
By Mary Deputy

4. Assignor hereby agrees to comply with all its financial obligations as Lessee incurred to the PORT OF SKAGIT COUNTY through the date of assignment or as thereafter may be determined to have been incurred prior to the date of assignment.

5. The Assignee hereby agrees that all notices and payments hereunder may be delivered or mailed as set forth herein. If delivered by messenger, courier (including overnight air courier) or facsimile transmittal, the same shall be deemed delivered when received at the street addresses or facsimile numbers listed below. All notices and payments mailed, whether sent by regular post or by certified or registered mail, shall be deemed to have been given on the second business day following the date of mailing, if properly mailed to the mailing addresses provided below, and shall be conclusive evidence of the date of mailing. The parties may designate new or additional addresses for mail or delivery by providing notice to the other party as provided in this section.

<u>To Lessor:</u>	<u>Street Address:</u> Port of Skagit County 15400 Airport Drive Burlington, WA 98233 Phone No.: (360) 757-0011	<u>Mailing Address:</u> Port of Skagit County P.O. Box 348 Burlington, WA 98233 Fax No.: (360) 757-0014
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<u>To Assignee:</u>	<u>Street Address:</u> Heritage Flight Museum 4165 Mitchell Way Bellingham, WA 98226 Phone No.: (360) 733-4422	<u>Mailing Address:</u> Heritage Flight Museum 4165 Mitchell Way Bellingham, WA 98226 Fax No.: (360) 733-4423
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C. The signature of the representative of DEAN HOLT CONSTRUCTION, LLC, an inactive Washington limited liability company, hereinafter made constitutes evidence of DEAN HOLT's guarantee of the matters set forth in paragraph B(4) above. The signature of the representative of HERITAGE FLIGHT MUSEUM hereinafter made constitutes evidence of HERITAGE FLIGHT MUSEUM's agreement to comply with the matters referenced in the paragraphs above and Assignee's guarantee of the performance and fulfillment of the obligations referenced in the paragraphs above. Both signatories

ASSIGNMENT OF LEASE
WITH CONSENT THERETO



acknowledge that each is fully authorized to execute this assignment/agreement on behalf of their respective corporation/company. This assignment, subject to Assignee taking title to the building on the Premises on Lot 17, and shall be effective when executed by Assignor and Assignee and consent is granted by Lessor as provided below.

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ASSIGNOR:

DEAN HOLT CONSTRUCTION, LLC
an inactive Washington
limited liability company

Dean Holt 5.31.13
Dean Holt, Manager Date

ASSIGNEE/LESSEE:

HERITAGE FLIGHT MUSEUM
a Washington non-profit corporation

Greg Anders 3.17.13
Greg Anders Date

DEAN HOLT, individually, and as
Successor to Dean Holt Construction, LLC

Dean Holt 5.31.13
Dean Holt Date

Date

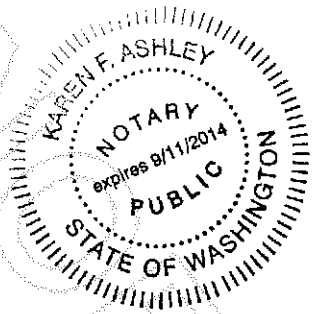
STATE OF WASHINGTON)
) SS.
COUNTY OF SKAGIT)

On this 31ST day of MAY 2013, before me, the undersigned, a Notary Public in and for the state of Washington, duly commissioned and sworn, personally appeared Dean Holt, to me known to be the Manager of Dean Holt Construction, LLC, an inactive Washington limited liability company, the company that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said company, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument.

Witness my hand and official seal hereto affixed the day and year first above written.

Karen Ashley

ASSIGNMENT OF LEASE
WITH CONSENT THERETO

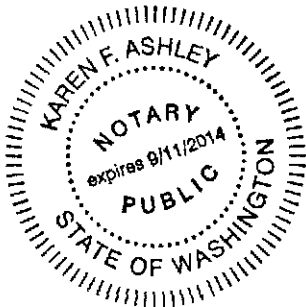


Notary Public in and for the state of
Washington, residing at SEDRO-WOOLLEY
My commission expires: 9/11/2014
Printed Name: KAREN ASHLEY

STATE OF WASHINGTON)
) SS.
COUNTY OF SKAGIT)

On this 31ST day of MAY, 2013, before me, personally appeared DEAN HOLT, to me known to be the individual described in and who executed the within instrument and acknowledged he signed and sealed the same as his free and voluntary act and deed for the uses and purposes herein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



Karen Ashley
Notary Public in and for the state of
Washington, residing at SEDRO-WOOLLEY
My commission expires: 9/11/2014
Printed Name: KAREN ASHLEY

STATE OF WASHINGTON)
) SS.
COUNTY OF SKAGIT)

On this 31ST day of MAY, 2013, before me personally appeared GREG ANDERS and N/A to me known to be the President and Secretary, respectively, of the corporation that executed the within and 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 authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.


ASSIGNMENT OF LEASE
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A circular notary seal for Karen F. Ashley, a Notary Public in the State of Washington. The seal features the text "KAREN F. ASHLEY" at the top, "NOTARY PUBLIC" in the center, and "STATE OF WASHINGTON" at the bottom. The expiration date "expires 9/11/2014" is also present. The seal is surrounded by a decorative border of small, repeating patterns.

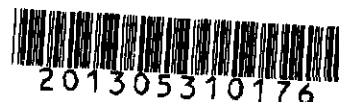
CONSENT TO ASSIGNMENT

DATED this 31st day of May, 2013.

By: 
Patricia H. Botsford-Martin
Its: Executive Director

On this 31ST day of MAY, 2013, before me personally appeared Patricia H. Botsford-Martin, to me known to be the Executive Director 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

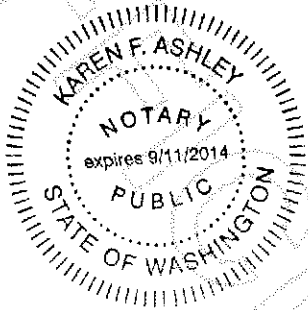
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deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that she was duly authorized to execute the same and that the seal affixed is the corporate seal of said corporation.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.



Karen Ashley
(Signature)

KAREN ASHLEY

(Print Name)

Notary Public in and for the state of
Washington, residing at SEDRO-WOOLLEY

My commission expires: 9/11/2014

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