

AFTER RECORDING RETURN TO:
ANACORTES MARINE ENTERPRISES, INC.
P.O. BOX 33368
SEATTLE, WA 98133



201404070063

Skagit County Auditor \$76.00
4/7/2014 Page 1 of 5 10:27AM

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

20 14 1087
APR 07 2014

Amount Paid \$ 1286.60
Skagit Co. Treasurer
By *Murr* Deputy

GUARDIAN NORTHWEST TITLE CO.

D82476

ANACORTES MARINA

A107368

4440-002-053-0002

PARTIAL ASSIGNMENT OF LEASE

In consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable considerations, the receipt and sufficiency which are hereby acknowledged, Jane H. Clark, as her separate estate as Assignor whose address is: 2215 Cascade Court, Anacortes, WA 98221

hereby conveys, assigns, transfers and sets over to Chris C. Dalziel and Jennifer Dalziel, husband and wife as Assignee whose address is: 3819 12th Street W., Anacortes, WA 98221

the leasehold interest in Skagit County, Washington as evidenced by Partial Assignment of Lease dated the 24th day of December, 1986, and recorded on February, 2, 1987 in Skagit County, Washington under Auditor's Filing No. 8702020045 (the "ANACORTES MARINE ENTERPRISES, INC., Partial Assignment") wherein ANACORTES MARINE ENTERPRISES, INC., a Washington corporation, appears as Grantor, and, W. Douglas Hughes and Patricia A. Hughes, husband and wife appear as Grantee,

Subsequent Partial Assignments of Lease, from:
Hughes to Plant Living Trust under file No. 9605130151
Plant Living Trust to Clark under file No. 200103010097
Estate of Clark to Clark under file No. 201204190035

said leasehold interest being more particularly described as follows:

The leasehold estate in apartment and/or moorage slip **B-53, Phase II** of the Anacortes Marina Condominium, a leasehold condominium, located in the leasehold estate created by those certain leases dated March 13, 1980 and April 22, 1981, as recorded on April 24, 1981 under Skagit County Auditor's Filing Numbers 8104240009 and 8104240010, respectively, as shown on the plans and Survey for Phase I recorded on June 1, 1981, in Volume 13 of Condominium Plats, Pages 32 through 38, inclusive, under Skagit County Auditor's Filing No. 8106010014, as shown on the Amendment to Survey of Phase I recorded on December 20, 1999, under Skagit County Auditor's Filing No. 199912200131, as shown on the Plans and Survey for Phase II recorded on August 12, 1981 in Volume 13 of Condominium Plats, Pages 42 through 44, inclusive, under Skagit County Auditor's Filing No. 8108120085, as shown on the Plans and Survey for Phase III recorded on June 16, 1983 in Volume 13 of Condominium Plats, Pages 66 through 68, inclusive, under Skagit County Auditor's Filing No. 8306160022, and as shown on the Plans and Survey for Phase IV recorded on July 19, 1983 in volume 13 of Condominium Plats, Pages 76 through 78, inclusive, under Skagit County Auditor's Filing No. 8307190013, and as identified by the Declaration recorded on June 1, 1981, under Skagit County Auditor's Filing No. 8106010012, as amended by Amendment recorded on

June 26, 1981, under Skagit County Auditor's Filing No. 8106260020, by Second Amendment recorded on August 12, 1981 under Skagit County Auditor's Filing No. 8108120086, by the Third Amendment recorded on June 16, 1983, under Skagit County Auditor's Filing No. 8306160023, and by the Fourth Amendment recorded on July 19, 1983, under Skagit County Auditor's Filing No. 8307190014.

TOGETHER WITH that undivided percentage interest in the Common Areas and Facilities as defined in RCW64.32.010(6) and Paragraph 7 of said Declaration appertaining to said apartment and/or moorage slip to be determined as provided in Paragraph 8.

SUBJECT TO THE FOLLOWING:

1. The terms, provisions, definitions, covenants, options, obligations and restrictions contained in said Condominium Declaration or any amendments or restatements thereof or as may be contained in any By-Laws adopted pursuant to Subparagraph 9.5 of said Declaration or any amendments or restatements thereof;
2. The liability of assessments due or to become due the ANACORTES MARINA OWNERS ASSOCIATION to bear all common expenses of the property as provided in Paragraph 12 of said Condominium Declaration or any amendments or restatements thereof and the agreement of ANACORTES MARINE ENTERPRISES, INC., the lessee pursuant to said Harbor Area Lease No. 2510 and the Declarant of said Condominium, to pay upon receipt of said payments from said ANACORTES MARINA OWNERS ASSOCIATION, and payments of such payments by Assignee to said ANACORTES MARINA OWNERS ASSOCIATION, Assignee's prorata share of the maintenance assessment and other costs required to maintain the leases described in paragraphs 5 and 6 of the ANACORTES MARINE ENTERPRISES INC., Partial Assignment;
3. The terms, provisions and limitations contained in the Horizontal Property Regimes Act, Chapter 156, Laws of 1963, as now or hereafter amended (commonly known and referred to as RCW64.32 et seq.);
4. All easements, reservations, restrictions, covenants, conditions, and agreements of record;
5. That certain Harbor Area Lease No. 2510 dated March 13, 1980, recorded on April 24, 1981, under Skagit County Auditor's Filing No. 8104240009 and the assignment thereof recorded on August 12, 1981, under Skagit County Auditor's Filing No. 8108120087 (THIS HARBOR LEASE EXPIRED ON FEBRUARY 1, 2010, OCCUPANCY IS NOW HELD UNDER A MONTH TO MONTH TENANCY, AND APPLICATION FOR A NEW LEASE HAS BEEN MADE AND IS PENDING);
6. That certain lease dated April 22, 1981, recorded on April 24, 1981, under Skagit County Auditor's Filing No. 8104240010; and
7. That certain Consent to Assignment and approval dated August 5, 1981, executed by the Department of Natural Resources of the State of Washington and ANACORTES MARINE ENTERPRISES, INC.

Said Apartment and/or Moorage Slip is for moorage purposes and uses only.

The post office address of the property is 2415 'T' Avenue, Anacortes, Washington 98221.

This Partial Assignment of Lease is subject to the terms and conditions of the Assignment of Lease recorded on August 12, 1981, under Skagit County Auditor's Filing No. 8108120087 and the provisions of Subparagraph 23.5 of said Declaration which restricts the right of Assignee as an owner to sell, assign, and/or transfer Assignee's Apartment and/or Moorage Slip or any interest therein without the prior written consent of ANACORTES MARINA ENTERPRISES, INC. or its successors or the ANACORTES



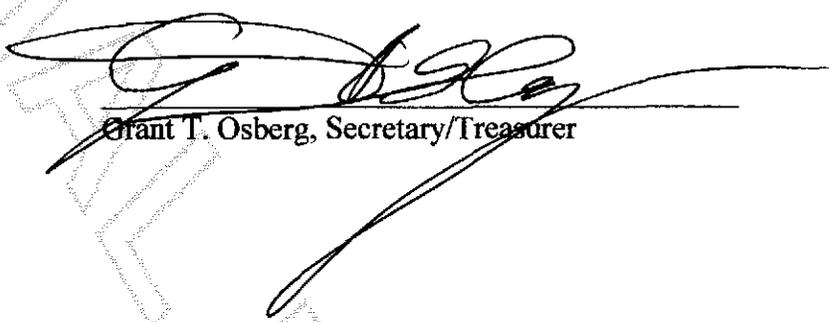
CONSENT OF DECLARANT

ANACORTES MARINE ENTERPRISES, INC., Grantor in the above described ANACORTES MARINE ENTERPRISES, INC., Partial Assignment, does hereby consent to the above assignment of the aforesaid Partial Assignment subject to payments being made from time to time by the Assignee(s) hereof in accordance with said Partial Assignment to cover purchase of Partial Assignment and assessments for the ANACORTES MARINA OWNERS ASSOCIATION, as they become due. This consent does not relieve the Assignor(s) from the obligation to make said payments in the event the Assignee(s) does not make said payments, and by the consent ANACORTES MARINE ENTERPRISES, INC., does hereby consent to this assignment of membership in the ANACORTES MARINA OWNERS ASSOCIATION to the Assignee(s) subject to the approval of the Board of Trustees of the ANACORTES MARINA OWNERS ASSOCIATION.

CERTAIN LEASES REFERENCED IN THIS PARTIAL ASSIGNMENT EXPIRED ON FEBRUARY 1, 2010, OCCUPANCY IN NOW HELD UNDER A MONTH TO MONTH TENANCY, AND APPLICATION FOR A NEW LEASE HAS BEEN MADE AND IS PENDING.

ANACORTES MARINE ENTERPRISES, INC.

Date: 4/3/2014


Grant T. Osberg, Secretary/Treasurer



Skagit County Auditor
4/7/2014 Page

5 of

\$76.00
5 10:27AM