

RETURN ADDRESS

Karey Schoenfeld

1610 C Street, Ste. 207

Vancouver, WA 98663



201510290098

Skagit County Auditor \$80.00
10/29/2015 Page 1 of 8 3:57PM

Please print neatly or type information

Document Title(s)

Partial Assignment of Lease

Reference Number(s) of related documents:

201006150072

Additional Reference #'s on page

Grantor(s) (Last name, First name and Middle Initial)

Donald B. Alm and Jennifer B. Alm

Additional grantors on page

Grantee(s) (Last name, First name and Middle Initial)

Donald B. Alm and Jennifer B. Alm, Trustees of the
Donald B. Alm and Jennifer B. Alm Revocable Trust dated October 6, 2015

Additional grantees on page

Legal Description: (abbreviated form: i.e. lot, block, plat or section township, range, quarter/quarter)

ANACORTES MARINA CONDO 1 DOCK A-13

Additional legal is on page

Assessor's Property Tax Parcel/Account Number

P82202

Additional parcel #'s on page

The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

I am requesting an emergency nonstandard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording process may cover up or otherwise obscure some part of the text of the original document.

Signature of Requesting Party

PARTIAL ASSIGNMENT OF LEASE

DATED: October 6, 2015

BETWEEN: Donald B. Alm and Jennifer B. Alm (“Assignor”)
4713 NW 151st Street
Vancouver, WA 98685

AND: Donald B. Alm and Jennifer B. Alm, Trustees of the (“Assignee”)
Donald B. Alm and Jennifer B. Alm Revocable Trust
dated October 6, 2015
4713 NW 151st Street
Vancouver, WA 98685

RECITALS:

By Partial Assignment of Lease dated June 8, 2010 (the “Lease”), Anacortes Marine Enterprises, Inc. leased to Assignor, Boat Slip A-13 of the Anacortes Marina Condominium, more fully described in the Anacortes Marine Partial Assignment of Lease dated June 8, 2010, and recorded in Skagit County under Auditor’s File No. 201006150072.

Assignors desire to transfer their interest in the Lease to Assignee.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2015 4418
OCT 29 2015

AGREEMENT:

ARTICLE 1
ASSIGNMENT

Amount Paid \$0
Skagit Co. Treasurer
By Nam Deputy

1.1 Assignor hereby assigns to Assignee all of Assignor’s interest in and to the Lease, effective October 6, 2015.

1.2 Assignor agrees that it is to remain liable for the faithful performance of all its agreements in the Lease, and that any consent by the Grantor of the Lease to this or any subsequent assignment or transfer shall not release Assignor from any of Assignor’s obligations under the Lease or be deemed to be a consent to any subsequent transfer or assignment to another person or entity.

ARTICLE 2
ASSUMPTION

Assignee hereby accepts the foregoing assignment by Assignor, and agrees to perform and observe all the agreements, covenants, conditions and provisions to be performed and

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



201006150072
Skagit County Auditor

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LAND TITLE OF SKAGIT COUNTY
132488-SAG

**ANACORTES MARINA
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, **Curtis E. Carlson and Dona M. Seely, husband and wife, dba See Car Marine Charters**, as Assignor, whose address is: 16730 Shore Drive NE, Lake Forest Park, WA 98155

hereby conveys, assigns, transfers and sets over to **Donald B. Alm and Jennifer B. Alm, husband and wife**, as Assignee whose address is: 4713 N.W. 151st Street, Vancouver, WA 98685

the leasehold interest in Skagit County, Washington as evidenced by Partial Assignment of Lease dated the 1st day of August, 1981, and recorded on August 31, 1981 in Skagit County, Washington under Auditor's Filing No. 8105310001 (the "ANACORTES MARINE ENTERPRISES, INC., Partial Assignment") wherein ANACORTES MARINE ENTERPRISES, INC., a Washington corporation, appears as Grantor, and, Norman and Betty Doane, Husband and Wife appear as Grantee,

Prior Partial Assignments of Lease, from:
David & Celeste Johnson to Curtis Carlson & Dona Seely - File # 200412150126

said leasehold interest being more particularly described as follows:
P82202/4436-001-013-0009

The leasehold estate in apartment and/or moorage slip **A-13, Phase I** 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 MARINE ENTERPRISES, INC. or its successors or the ANACORTES MARINA OWNERS ASSOCIATION which consent shall not be unreasonably withheld provided any owner desiring to sell, assign, or transfer any interest in owner's apartment

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: June 14, 2010


Grant T. Osberg, Secretary/Treasurer