

**Return Address:**

Ken and Susan Kruger  
2803 E 9<sup>th</sup> St #5  
Newberg, OR 97132



201801190043

Skagit County Auditor

\$77.00

1/19/2018 Page

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4 11:32AM

**WASHINGTON STATE COUNTY AUDITOR/RECORDER'S INDEXING FORM (Cover Sheet)**

Please print or type information

**Document Title(s)** (or transactions contained therein):

1. Assignment of Sublease and Conveyance of Unit

**Reference Number(s) of Documents assigned or released:**

Auditor's File No.:

201802260162

Document Title:

CHICAGO TITLE  
620033029

**Grantor(s)** (Last name first, then first name and initials):

1. 48 Degrees LLC, a Washington Limited Liability Company
- 2.
- 3.
4. Additional names on page 1 of document.

**Grantee(s)** (Last name first, then first name and initials):

1. Kruger, Ken
2. Kruger, Susan
- 3.
4. Additional names on page 1 of document.

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

Unit(S): 4019-4 Condo: 48 DEGREES NORTH HANGAR PHASE II

**Assessor's Property Tax Parcel/Account Number:**

P130107/4992-007-004-0000

Additional legal is on page 2 of document.

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

**AFTER RECORDING MAIL TO:**

Ken and Susan Krueger  
2803 E 9<sup>th</sup> St. #5  
Newberg, OR 97132

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2018 214  
JAN 19 2018

Amount Paid \$ 5,505. 20  
Skagit Co. Treasurer  
By *MAN* Deputy

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**ASSIGNMENT OF SUBLEASE AND CONVEYANCE OF CONDOMINIUM  
UNIT**

WHEREAS, the Grantor, **48° North Aviation, LLC, a Washington limited liability company**, is the original lessee of land under that certain Lease Agreement between Grantor and the Port of Anacortes ("Ground Lessor") dated December 4, 2007 and recorded under Skagit County Auditor's Recording Number **201002260162**, (the "Ground Lease"); and

WHEREAS, Grantor has constructed improvements on the land and created a leasehold condominium in the land and improvements; and

WHEREAS, on February 26, 2010, and recorded under Skagit County Auditor's Recording Number 201002260163, Grantor assigned its interest in the Ground Lease to the 48° North Hangar Phase II Owners Association (the "Association"); and

WHEREAS, on April 1, 2010, the Association subleased that portion of the Ground Lease allocated to the Unit (identified and described in section 1 below) to the Grantor (the "Sublease"); and

NOW, THEREFORE, in consideration of the mutual promises, covenants, and contingencies, the parties agree as follows:

(1) **Sublease.** In consideration of ten dollars and other good and sufficient consideration in hand paid, Grantor assigns its interest in the Sublease to the Grantee, **Ken Kruger and Susan Kruger, husband and wife**, for the following condominium unit, for a term commencing upon consent by the Port of Anacortes as contained herein, and

ending upon the expiration date of the Ground Lease or its sooner termination according to its terms, including all of Grantor's interest in that portion of the improvements that are allocated to the Unit under the terms of the Declaration, which Unit is described as follows:

4019-4

Unit ~~4019-5~~ of 48° NORTH HANGAR PHASE II, a Leasehold Condominium, according to the Condominium Declaration recorded February 26, 2010 under Auditor's File No. 201002260161 and the Survey Map and Plans under Auditor's File No. 201002260160 and any amendments hereto, records of Skagit County, Washington  
Situating in Skagit County, Washington

APN/Parcel ID(s): P130107/4992-007-004-0000

(2) **Ground Lease.** All terms of the Ground Lease are incorporated within this document by this reference. Grantee is charged with a responsibility to be knowledgeable with all terms and conditions of the Ground Lease.

(3) **Condominium Association.** Grantee is not a party or third-party beneficiary under the Ground Lease. The Association will be responsible for paying rent and all other sums due under the Ground Lease to the Ground Lessor. Grantee and other Unit Owners are each responsible for paying to the Association a share (computed according to the "Allocated Interest" for their respective Unit as defined in the Declaration) of the rent and other sums due under the Ground Lease. The Association will collect the proportionate rents paid on the Ground Lease by the Unit Owners in the form of Assessments. For purposes of sections 64.34.220(2) and (3) of the Revised Code of Washington, the Association is designated as the representative of the Unit Owners on all matters relating to the Ground Lease including the collection of proportionate rents paid on the Ground Lease by the Unit Owners.

(4) **Termination of Ground Lease.** In the event that the Association fails to pay in full the rent due under the Ground Lease to Ground Lessor, or otherwise fails to cure a default under the Ground Lease which would entitle the Ground Lessor to terminate the Ground Lease (whether such default is due to the action of the Association, Grantee, other unit owner(s), or others), the Ground Lessor may terminate the entire Ground Lease and the entire interest of the Grantee and/or all the other Unit Owners in their respective Units, including where Grantee or other Unit Owners make timely payment of their proportionate share of the rent for the Ground Lease and/or otherwise comply with all covenants other than the payment of rent which if violated would entitle the Ground Lessor to terminate the Ground Lease.

(5) **Grantor's Liability.** Notwithstanding anything contained herein, Grantor shall at all times remain liable to the Ground Lessor for any and all obligations of the lessee contained in the Ground Lease.

Dated this 12 day of January, 2018.

48 DEGREES NORTH AVIATION, LLC, A WASHINGTON LIMITED LIABILITY COMPANY

BY: [Signature]  
ADAM JONES, its MEMBER

State of Washington )  
County of Snohomish ) ss.

On this day personally appeared before me **Adam Jones**, to me known to be a member of **48° North Aviation, LLC**, a Washington limited liability company, that executed the within and foregoing instrument, and acknowledged 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 he was authorized to execute said instrument.

Given under my hand and official seal this 12 day of January, 2018.

[Signature]  
Notary Public in and for the State of Washington

