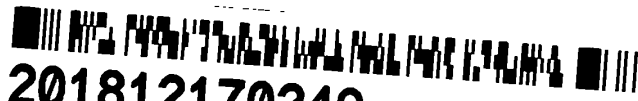


After Recording, please return to:

Land Title & Escrow of Skagit & Island C
111 E George Hopper Rd.
Burlington, WA 98233



201812170249

12/17/2018 04:03 PM Pages: 1 of 6 Fees: \$104.00
Skagit County Auditor

ACCOMMODATION
RECORDING ONLY

Recording Cover Page

02-170248-O

Document Title(s) (for transactions contained therein):

1. Assignment of Lease
- 2.
- 3.
- 4.

Reference Number(s) of Documents assigned or released:
(on page ____ of documents(s))

Grantor(s)

1. Tod Hendricks and Rod Hendricks (Assignors)
- 2.
- 3.
- 4.

Additional Names on page ____ of document.

Grantee(s)

1. Boatshed, LLC, a Washington Limited Liability Company (Assignee)
- 2.
- 3.
- 4.

Additional Names on page ____ of document.

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

Lt 1 Twin Bridges Marina Div 1
Slip #4 Twin Bridges Marina

Additional legal is on page 5 of document.

Assessor's Property Tax Parcel/Account Number

P20279 P124830

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2018 5487

DEC 17 2018

Amount Paid \$ 3694.94

By *nam* Skagit Co. Treasurer
Deputy

Assignment of Lease

02-170248-0

THIS ASSIGNMENT, by and between Boatshed, LLC, a Washington Limited Liability Company, (hereinafter collectively, "Assignee), whose address is 3865 W. Mercer Way, Mercer Island WA 98040, AND Tod Hendricks and Rodney Hendricks (hereinafter collectively, "Assignor"), whose address is 4541 Anaco Beach Road, Anacortes WA 98221 AS FOLLOWS:

WHEREAS, on December 31, 2004, Professional Leasing Group, LLC, a Delaware corporation, entered into that certain COMMERCIAL LEASE AGREEMENT ("the Lease") with Twin Bridge Marine Park, LLC, a copy of which is not attached hereto, and;

WHEREAS, on January 1, 2006, Professional Leasing Group, LLC assigned all of its right title and interest in and to said lease to Favour Leasing, LLC, a Utah LLC, a copy of which Assignment is not attached hereto, and;

WHEREAS on February 20, 2011, Favour Leasing, LC, a Utah LLC, assigned all of it's right, title and interest in and to said lease to Alyeska Marine, LLC, a copy of which Assignment is not attached hereto, and;

WHEREAS, on February 19, 2014, Alyeska Marine, LLC, assigned all of it's right, title and interest in and to said lease to Tod Hendricks and Rodney Hendricks, a copy of which Assignment is not attached hereto, and;

WHEREAS, in return for valuable consideration, the receipt of which is hereby acknowledged, Assignor has agreed to assign to Assignee, all its right, title and interest in and to said Lease to Assignee.

NOW, THEREFOR, it is agreed as follows:

1. In consideration of the premises, Assignor hereby assigns to Assignee all of its right, title and interest in and to the said Lease, together with all rights and privileges pertaining thereto.
2. Assignee accepts the above assignment and subjects itself to all the promises and covenants therein contained. Assignee agrees to assume all of the obligations of "Tenant" under said lease and will hold harmless assignor from any claims or obligations arising out of the lease or leased premises after this date.
3. Assignor warrants that the lease has been extended according to its terms for the first Extension Term until March 31, 2015.
4. Assignor further warrants that Assignor is in compliance with all terms of the Lease, has paid all Rent due under its terms until Dec. 31, 2018 and will indemnify and hold harmless Assignee in the event of any breach of Assignor's warranties therein.

Dated: December 13, 2018

Assignor



Tod Hendricks



Rodney Hendricks

Assignee

Boatshed, LLC

See attached

By: James F. Nordstrom, Managing Member

Twin Bridge Marine Park, LLC hereby consents to the above assignment and confirms and accepts Boatshed, LLC as Tenant under said Lease in the place and stead of Tod Hendricks and Rodney Hendricks, who is released from any further liability on said lease. Twin Bridges Marine Park, LLC acknowledges that all basic rent due has been fully paid up through Dec. 31, 2018.

Dated: December 13, 2018

Twin Bridge Marine Park, LLC

By: see attached.

William Youngsman, Managing Member

Dated: December 13, 2018

Assignor



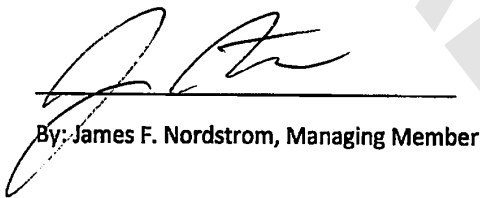
Tod Hendricks



Rodney Hendricks

Assignee

Boatshed, LLC


By: James F. Nordstrom, Managing Member

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Dated: December 13, 2018

Twin Bridge Marine Park, LLC

By: See attached

William Youngsman, Managing Member

Dated: December 13, 2018

Assignor




Tod Hendricks



Rodney Hendricks

Assignee

Boatshed, LLC

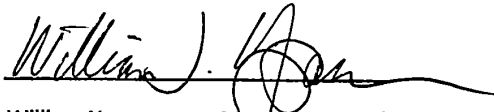


By: James F. Nordstrom, Managing Member

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Dated: December 13, 2018

Twin Bridge Marine Park, LLC

By: 

William Youngsman, Managing Member

Legal Description

Slip 4, DR 12 DR 19 BAT INTOF S LIS & M RPLY WI LI MEAN HI TIDE PADILLA BAY TH SELT ALGS LI RLY TO
INT WI CO RD TH WLY ALG N LI CO RD TO LI MEAN HI TIDE TH NWLY TPB PTN IN SE 2 11 & 12

Tax Parcel Number(s):

P124830/340211-0-014-0405

Located on P20279/8094-000-001-0000