



202001300461

01/30/2020 11:07 AM Pages: 1 of 5 Fees: \$107.50
Skagit County Auditor

FILED FOR RECORD AT REQUEST OF:

Northwest Business Development Assoc.
9019 E. Appleway Blvd., Suite 200
Spokane Valley, WA 99212

Land Title and Escrow

01.17th 3389.0

ASSIGNMENT OF
ASSIGNMENT OF LEASES AND CASH COLLATERAL

Reference Number of Document Assigned: 20200300460
Grantor: NW Business Development Association
Grantee: U.S. Small Business Administration

Abbreviated Legal Description: Ptn Blk 1, Map of LaConner
& Ptn Tr 6, Plate 18, Tideland/LaConner

For a complete legal description see Exhibit **A** attached
hereto and incorporated herein by reference.

Assessor's Tax Parcel Number: 4129-018-006-0004 PID No.
P74455 and 4123-023-000-0105 PID No. P74103

FOR VALUE RECEIVED, the undersigned, NORTHWEST BUSINESS
DEVELOPMENT ASSOCIATION, a Washington nonprofit corporation,
hereby grants, assigns and transfers to the U.S. SMALL BUSINESS
ADMINISTRATION, all of its right, title and interest in and to
that certain Assignment of Leases and Cash Collateral dated
December 19, 2019, recorded January 30, 2020, under
Skagit County Auditor's File No. 202001300460, by and
between NOTIO FELIX, LLC, a Washington limited liability
company, and the undersigned.

DATED this 20th day of December, 2019

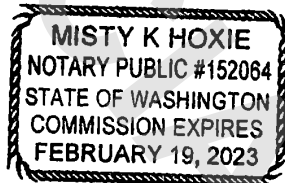
NORTHWEST BUSINESS
DEVELOPMENT ASSOCIATION

By Colleen Ruggles
COLLEEN RUGGLES, Vice President

STATE OF WASHINGTON)
) ss.
County of Spokane)

I certify that I know or have satisfactory evidence that COLLEEN RUGGLES signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as Vice President of NORTHWEST BUSINESS DEVELOPMENT ASSOCIATION, to be the free and voluntary act of such corporation, for the uses and purposes mentioned in the instrument.

DATED: December 20, 2019



Misty K. Hoxie
NOTARY PUBLIC in and for the
State Of Washington residing at
Spokane. My commission expires
2-19-23.

EXHIBIT APARCEL "A":

Block 1, "MAP OF LACONNER, WHATCOM COUNTY, WASHN. TERRY., 1872", as per plat recorded in Volume 2 of Plats, page 49, records of Skagit County, Washington,

EXCEPT that portion of said premises lying North of a line that is 50 feet South of and parallel with the North line of said Block,

ALSO EXCEPTING any portion of said premises lying below the line of mean high tide,

AND ALSO EXCEPTING the following:

Beginning at the intersection of the South line of fractional Block 1 of said "MAP OF LACONNER, WHATCOM COUNTY, WASH. TERRY., 1872", and the East line of the tidelands in front of and abutting on said Block 1;
thence Northerly along the East line of said Block 1, 100 feet to a point 165.2 feet from the intersection of the East line of said Block 1, produced Northerly and the South line of Lot 2, Section 36, Township 34 North, Range 2 East, W.M.;
thence West parallel with the South line of said Lot 2 to the East line of said tidelands and thence Southerly along the East line of said tidelands to the point of beginning.

Situate in the Town of La Conner, County of Skagit, State of Washington.

PARCEL "B":

Tract 6, Plate 18, "TIDE AND SHORE LANDS AT LACONNER", filed in the Office of the State Land Commission at Olympia, Washington,

EXCEPT the South 90 feet thereof.

Situate in the Town of La Conner, County of Skagit, State of Washington.

PARCEL "C":

That portion of Block 1, "MAP OF LACONNER, WHATCOM COUNTY, WASHN. TERRY., 1872", as per plat recorded in Volume 2 of Plats, page 49, records of Skagit County, Washington, lying North of a line that is 50 feet South of and parallel to the North line of said Block 1,

EXCEPT that portion thereof, if any, lying within tidelands.

Situate in the Town of La Conner, County of Skagit, State of Washington.

EXHIBIT APARCEL "D":

All interest in Harbor Area Lease between the State of Washington, as Lessor, and Nell Thorn LLC, as Lessee, dated December 17, 2014, recorded January 12, 2015, under Auditor's File No. 201501120101, further described as follows:

That portion of the Harbor Area lying in front of Tract 6, as shown on the 2003 Supplemental Map of La Conner Harbor as recorded under Auditor's File No. 200302060018, records of Skagit County, in Section 36, Township 34 North, Range 2 East, W.M., Skagit County, Washington, being more particularly described as follows:

Beginning at the Northeast corner of said Section 36;
thence along the North line of said Section 36, North 88°29'43" West, 1,994.19 feet to the 1892 Inner Harbor Line;
thence along said Inner Harbor Line South 03°43'17" West, 2,505.57 feet;
thence continuing along said Inner Harbor Line South 19°35'17" West, 167.37 feet to the true point of beginning;
thence North 88°23'10" West, 47.50 feet;
thence South 18°54'35" West, 97.80 feet;
thence South 70°54'39" East, 34.35 feet;
thence South 04°44'14" West, 30.34 feet;
thence South 88°45'03" East, 2.00 feet to the said Inner Harbor Line;
thence along said Inner Harbor Line North 19°35'17" East, 140.84 feet to the true point of beginning.

Situate in the Town of La Conner, County of Skagit, State of Washington.

PARCEL "E":

All interest in Harbor Area Lease between the State of Washington, as Lessor, and Nell Thorn LLC, as Lessee, dated December 17, 2014, recorded January 12, 2015, under Auditor's File No. 201501120102, further described as follows:

That portion of the unplatted first class tidelands lying between first class tideland Tracts 5 and 6 of Corrected Plate No. 18 of tide and shorelands of Section 36, LaConner Harbor filed in records of Commissioner of Public Lands on September 24, 1894, in Section 36, Township 34 North, Range 2 East, W.M., Skagit County, Washington, being more particularly described as follows:

EXHIBIT A

PARCEL "E" continued:

Beginning at the Northeast corner of said Section 36, as shown on the 2003 Supplemental Map of La Conner Harbor as recorded under Auditor's File No. 200302060018, records of Skagit County;
thence along the North line of said Section 36, North $88^{\circ}29'43''$ West, 1,994.19 feet to the 1892 Inner Harbor Line;
thence along said Inner Harbor Line South $03^{\circ}43'17''$ West, 2,505.57 feet;
thence continuing along said Inner Harbor Line South $19^{\circ}35'17''$ West, 167.37 feet to the true point of beginning;
thence continuing along the said Inner Harbor Line South $19^{\circ}35'17''$ West, 32.41 feet to the North line of Tract 6;
thence along said North line of Tract 6 South $88^{\circ}40'51''$ East, 28.87 feet to the approximate meander line;
thence along said meander line North $17^{\circ}45'44''$ East, 31.94 feet to the South line of Tract 5;
thence along said South line of Tract 5 North $88^{\circ}23'10''$ West, 27.75 feet to the true point of beginning.

Situate in the Town of La Conner, County of Skagit, State of Washington.

END OF EXHIBIT A