

**WHEN RECORDED RETURN TO:**

**KJELL AND KATERIE SCHEI  
PO BOX 121  
MEDINA, WA 98039**

**DOCUMENT TITLE(S):**  
**Assignment of Lease**

**REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:**

201110140007

:  
**Offspring Investments LLC**

:  
**Kjell D. Schei and Katerie F. Schei**

**ABBREVIATED LEGAL DESCRIPTION:**  
**BUILDING ONLY ON RP 127532 SLIP 5 Twin Bridges Marina 11-34-2**

**TAX PARCEL NUMBER(S):**  
**P130635**

**ASSIGNMENT OF LEASE**

THIS ASSIGNMENT, by and between Offspring Investments LLC, an Oregon limited liability company (hereinafter, "Assignor") and Kjell D. Schei and Katerie F. Schei, husband and wife (hereinafter, "Assignees"), agree and declare as follows:

WHEREAS, on September 9, 2007, Alyeska Marine LLC as tenants entered into that certain COMMERCIAL LEASE AGREEMENT ("the Lease") with Twin Bridge Marine Park, LLC for Boathouse Slip #5, a copy of which is attached hereto and incorporated herein and marked "Exhibit 1," and

WHEREAS, on October 7, 2011, Alyeska Marine LLC assigned its interest in the Lease to Offspring Investments LLC, and

WHEREAS, in return for valuable consideration, the receipt of which is hereby acknowledged, Assignor has agreed to assign to Assignee, all its rights, title and interest in and to said Lease, which Assignee agrees to assume and perform the obligations thereof;

NOW, THEREFORE, it is agreed as follows:

1. In consideration of the premises and other good and valuable consideration, 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 and assumes said 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.

3. Assignor further warrants that Assignor is in compliance with all terms of the Lease, has paid all Rent due under its terms and will indemnify and hold harmless Assignee in the event of any breach of Assignor's warranties herein.

4. The current term of the Lease ends on Aug. 31, 2028, with one, ten-year extension term remaining.

Dated this 2nd 11 day of November, 2020.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2020-4768  
Nov 10 2020  
Amount Paid \$4005.00  
Skagit County Treasurer  
By Marissa Guerrero Deputy

**ASSIGNMENT OF LEASE**

THIS ASSIGNMENT, by and between Offspring Investments LLC, an Oregon limited liability company (hereinafter, "Assignor") and Kjell D. Schei and Katerie F. Schei, husband and wife (hereinafter, "Assignees"), agree and declare as follows:

WHEREAS, on September 9, 2007, Alyeska Marine LLC as tenants entered into that certain COMMERCIAL LEASE AGREEMENT ("the Lease") with Twin Bridge Marine Park, LLC for Boathouse Slip #5, a copy of which is attached hereto and incorporated herein and marked "Exhibit 1," and

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3. Assignor further warrants that Assignor is in compliance with all terms of the Lease, has paid all Rent due under its terms and will indemnify and hold harmless Assignee in the event of any breach of Assignor's warranties herein.

4. The current term of the Lease ends on \_\_\_\_\_, with one, ten-year extension term remaining.

Dated this 26 day of October, 2020.


**Assignor**

**Assignee**

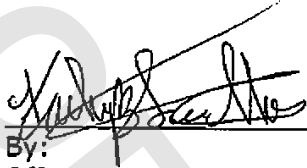
By: \_\_\_\_\_  
Offspring Investments LLC

By:   
Kjell D. Schei

By: \_\_\_\_\_  
Offspring Investments LLC

By:   
Katerie F. Schei

**Assignor**



By:  
Offspring Investments LLC

**Assignee**

By:  
Kjell D. Schei



By:  
Offspring Investments LLC

By:  
Katerie F. Schei



STATE OF \_\_\_\_\_ )  
 ) ss.  
 COUNTY OF \_\_\_\_\_ )

I certify that I know of have satisfactory evidence that Kathryn B. Lowther and Fred R. Lowther are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they are authorized to execute the instrument and acknowledged it as managers of Offspring Investments LLC, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

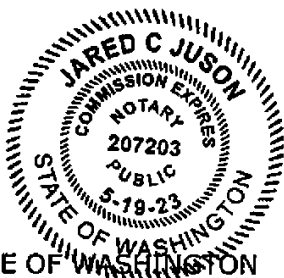
IN WITNESS WHEREOF, this \_\_\_\_ day of \_\_\_\_\_, 2020, I have hereunto set my hand and affixed my official seal.

Print \_\_\_\_\_  
 Notary Public In And For The State of \_\_\_\_\_  
 , Residing at: \_\_\_\_\_  
 My Commission Expires: \_\_\_\_\_

STATE OF WASHINGTON )  
 ) ss.  
 COUNTY OF \_\_\_\_\_ )

I certify that I know of or have satisfactory evidence that Kjell D. Schei and Katerie F. Schei are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they are authorized to execute the instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

IN WITNESS WHEREOF, this 2<sup>nd</sup> day of November, 2020, I have hereunto set my hand and affixed my official seal.



Print Jared C. Juson  
 Notary Public In And For The State of \_\_\_\_\_  
 , Residing at: Bellevue, WA  
 My Commission Expires: 5/19/23

STATE OF WASHINGTON )  
 ) ss.  
 COUNTY OF King )

STATE OF Oregon )  
COUNTY OF Benton ) ss.



I certify that I know of have satisfactory evidence that Kathryn B. Lowther and Fred R. Lowther are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they are authorized to execute the instrument and acknowledged it as managers of Offspring Investments LLC, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

IN WITNESS WHEREOF, this 26 day of October, 2020, I have hereunto set my hand and affixed my official seal.



Brande Lynn Grassel  
Print Brande Lynn Grassel  
Notary Public In And For The State of Oregon  
, Residing at: Council Bluffs  
My Commission Expires: 03/02/2024

STATE OF WASHINGTON )  
COUNTY OF \_\_\_\_\_ ) ss.

I certify that I know of or have satisfactory evidence that Kjell D. Schei and Katerie F. Schei are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they are authorized to execute the instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

IN WITNESS WHEREOF, this \_\_\_\_ day of \_\_\_\_\_, 2020, I have hereunto set my hand and affixed my official seal.

Print \_\_\_\_\_  
Notary Public In And For The State of \_\_\_\_\_  
, Residing at: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

STATE OF WASHINGTON )  
COUNTY OF \_\_\_\_\_ ) ss.

I certify that I know of have satisfactory evidence that \_\_\_\_\_ is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as manager of \_\_\_\_\_, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

IN WITNESS WHEREOF, this \_\_\_\_ day of \_\_\_\_\_, 2020, I have hereunto set my hand and affixed my official seal.

Print \_\_\_\_\_  
Notary Public In And For The State of \_\_\_\_\_  
Washington, Residing at: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

**Twin Bridge Marine Park, LLC**, hereby consents to the above assignment and accepts Kjell D. Schei as Tenant under said Lease in the place and stead of Offspring Investments LLC, who are released from any further liability on said Lease. Twin Bridges Marine Park, LLC acknowledges that Marina charges and fees are fully paid through October 21, 2020. The current term of the Lease, as validly extended previously, ends on August 31, 2028 with one, ten-year extension term of the Lease remaining commencing September 1, 2028 and ending August 31, 2038. Twin Bridge Marine Park, LLC further acknowledges and agrees that Offspring Investments LLC is deemed to have hereby validly extended the term of the Lease, commencing on September 1, 2018 and ending August 31, 2028 subject to being in compliance with and not in breach of any term or condition of the Lease as of September 1, 2018. The acknowledgement and agreement herein set forth is subject to the payment of a Five Hundred Dollar (\$500) fee.

Dated: 11/10/2020, 2020.

Twin Bridge Marine Park, LLC

By: Bill Youngsman  
Bill Youngsman  
Managing Member



## Legal Description of Marina Property

DK12 DT19 BAT INT OF S LI S & M RLY WI LI MEAN HI  
TIDE PADILLA BAY TH SELY ALG S LI SD RLY TO INT WI CO  
RD TH WLY ALG N LI CO RD TO LI MEAN HI TH NWLY TPB  
PTN N SEC 2 11 & 12.

TAX PARCEL P130635.