

WHEN RECORDED RETURN TO:

Justin Graham
5916 SE 29th Street
Mercer Island, WA 98040

REVIEWED BY
SKAGIT COUNTY TREASURER
DEPUTY Lena Thompson
DATE 09/20/2023

CHICAGO TITLE COMPANY
620054528

Document Title: Memorandum of Marina Slip Sublease

Grantor: Fidalgo Marina Owners Association

Grantee: Justin Graham

Abbr. Legal: Slip No. 47, "Fidalgo Marina Condominium" AF 9302250060, EX. B

Full Legal: Page 4

Tax Parcel Nos: P102577 / 4599-000-047-0006

MEMORANDUM OF MARINA SLIP SUBLEASE
SLIP NO. 47, FIDALGO MARINA

THIS MEMORANDUM OF MARINA SLIP SUBLEASE ("MEMORANDUM"), is made this 20th day of September 2023, by and between FIDALGO MARINA OWNERS ASSOCIATION, a Washington non-profit corporation ("Sub-Landlord") and Justin Graham, Trustee of the Justin Graham Revocable Trust ("Sub-Tenant").

AGREEMENT

1. Memorandum. Sub-Landlord and Sub-Tenant have entered into that certain Marina Slip Sublease Agreement (the "Sublease") dated September 20, 2023, pursuant to which Sub-Landlord is leasing to Sub-Tenant, all right, title and interest in and to and under the said Sublease the Premises commonly known as Marina Slip No. 47, as shown on Exhibit "B" to the Fidalgo Condominium Declaration, recorded under Skagit County Auditor's File No. 9302250060, lying within a portion of the Harbor Area and tidelands legally described on Exhibit "A" attached hereto and incorporated herein..
2. Term. The term of the Sublease is effective on September 20, 2023 and expires on January 1, 2034.
3. Notice. All notices, requests, demands and other communications required or permitted hereunder shall be in writing and shall be given by: (a) hand delivery; (b) first-class mail postage prepaid and registered or certified mail; or (c) overnight receipted courier service, which notice is addressed to the party at the address set forth below, or such other address as may hereafter be designated in writing by the party. Notices given in accordance with this Section shall be effective upon receipt or when receipt is refused.

If to Sub-Landlord: Fidalgo Marina Owners Association
3101 V. Place
Anacortes, WA 98221

If to Sub-Tenant: Justin Graham, Trustee of the Justin Graham Revocable Trust
5916 SE 59th Street, Mercer Is., WA 98040

4. Additional Terms of Sublease. Additional and supplementary terms, conditions, covenants and agreements pertaining to the Premises are set forth in the Sublease.

Fidalgo Marina Owners Association, Inc. - Memorandum of Marina Slip Sublease

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IN WITNESS WHEREOF, this Memorandum has been executed the date and year first above written.

SUB-LANDLORD:

Fidalgo Marina Owners Association
Karol Stubbs, it's Secretary

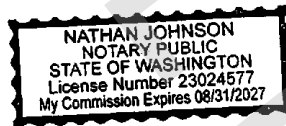
By: Karol Stubbs Dated: 9-12-23
Karol Stubbs, It's Secretary

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that Karol Stubbs signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the Secretary of Fidalgo Marina Owners Association to be the free and voluntary act of such party for the uses and purposed mentioned in this in the instrument.

Dated: 9/12/2023

Nathan Johnson
(Signature)
Print Name: Nathan Johnson
My commission expires 8/31/2027



SUB-TENANT:

By: [Signature] Dated: 9/15/23
Justin Graham, Trustee of the Justin Graham Revocable Trust

By: _____ Dated: _____

STATE OF WA
COUNTY OF King) ss.

I certify that I know or have satisfactory evidence that

Justin Graham is/a
re the person(s) who appeared before me and said person(s) acknowledged that they signed this
instrument and acknowledged it to be a free and voluntary act for the uses and purposes mentioned in
the instrument.

Dated: 09/15/2023
Tatyana N Ulyanchuk
(Signature)
Print name: TATYANA N ULYANCHUK
My commission expires: 03/27/2027

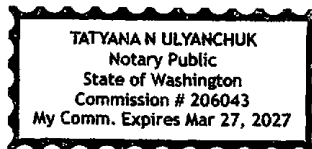


EXHIBIT "A"

LEGAL DESCRIPTION OF HARBOR AREA

Marina Slip No. 47, as shown on Exhibit "B" to Condominium Declaration recorded under Recording No. 9302250060, and amendments thereto, Skagit County, Washington, lying within the Harbor Area described in the Lease from the State of Washington, Department of Natural Resources, as lessor, to The City of Anacortes, as lessee, recorded under Recording No. 201702030107, and in the sublease from the City of Anacortes, as sublessor, to Fidalgo Marina Owners Association, a Washington non-profit corporation, as sublessee, recorded under Recording No. 201704260024, records of said County.