

WHEN RECORDED RETURN TO:
BrosMonroe, LLC.
28201 Northeast 66th Street
Camas, WA 98607

REVIEWED BY
SKAGIT COUNTY TREASURER
DEPUTY Lena Thompson
DATE 07/26/2024

Document Title: Memorandum of Marina Slip Sublease
Grantor: Fidalgo Marina Owners Association
Grantee: BrosMonroe, LLC a Washington Limited Liability Co.
Abbr. Legal: Slip No. 25, "Fidalgo Marina Condominium" AF 9302250060, EX. B
Full Legal: Page 4
Tax Parcel Nos: P102535/ 4599-000-025-0004

MEMORANDUM OF MARINA SLIP SUBLEASE
SLIP NO. 25, FIDALGO MARINA

THIS MEMORANDUM OF MARINA SLIP SUBLEASE ("MEMORANDUM"), is made this 25th day of July, 2024, by and between FIDALGO MARINA OWNERS ASSOCIATION, INC., a Washington non-profit corporation ("Sub-Landlord") and BrosMonroe, LLC a Washington Limited Liability Co., Dan Monroe, Manager and Mike Monroe, Manager.

AGREEMENT

1. **Memorandum.** Sub-Landlord and Sub-Tenant have entered into that certain Marina Slip Sublease Agreement (the "Sublease") dated July 25, 2024, 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. 25, 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 July 25, 2024 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, Inc.
3101 V. Place
Anacortes, WA 98221

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

If to Sub-Tenant: BrosMonroe, LLC a Washington Limited Liability Co.
Dan Monroe, Manager and Mike Monroe, Manager
28201 Northeast 66th Street, Camas, WA 98607

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

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

SUB-LANDLORD:

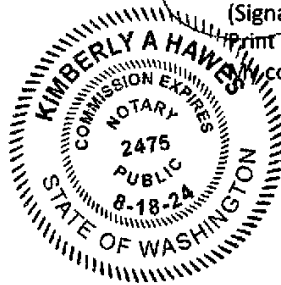
Fidalgo Marina Owners Association, Inc.
Tim Schols, its Secretary

By: [Signature] Dated: 7/24/24
Tim Schols, its Secretary

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that Tim Schols 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: July 24, 2024



(Signature)

Print Name:

commission expires

Kimberly Hawes
August 18, 2024

SUB-TENANT:

By: Dan Monroe
Dan Monroe, Manager, BrosMonroe, LLC

Dated: 7/25/2024

By: Mike Monroe
Mike Monroe, Manager, BrosMonroe, LLC

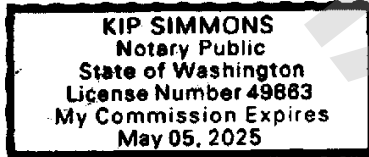
Dated: 7/25/24

STATE OF WASHINGTON
COUNTY OF KING } ss.

I certify that I know or have satisfactory evidence that

DANIEL MONROE AND MICHAEL MONROE 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: 07-25-2024



(Signature)

Print name: KIP V. SIMMONS

My commission expires: 05-05-2025

EXHIBIT "A"

LEGAL DESCRIPTION OF HARBOR AREA

Marina Slip No. 25, 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.