

WHEN RECORDED RETURN TO:

Hangar A LLC
Jeanette Widener
14029 Kenwanda Dr.
Snohomish, WA 98296

REVIEWED BY
SKAGIT COUNTY TREASURER
DEPUTY Lena Thompson
DATE 10/31/2024

Document Title: Memorandum of Marina Slip Sublease
Grantor: Fidalgo Marina Owners Association
Grantee: Hangar A LLC, a Washington Limited Liability Company
Jeanette Widener
Abbr. Legal: Slip No. 28, "Fidalgo Marina Condominium" AF 9302250060, EX. B
Full Legal: Page 4
Tax Parcel Nos: P102537/4599-000-028-0007

213650-LT

MEMORANDUM OF MARINA SLIP SUBLEASE
SLIP NO. 28, FIDALGO MARINA

THIS MEMORANDUM OF MARINA SLIP SUBLEASE ("MEMORANDUM"), is made this 31st day of October, 2024, by and between FIDALGO MARINA OWNERS ASSOCIATION, INC., a Washington non-profit corporation ("Sub-Landlord") and Hangar A LLC, a Washington Limited Liability Company, Jeanette Widener ("Sub-Tenant").

AGREEMENT

1. **Memorandum.** Sub-Landlord and Sub-Tenant have entered into that certain Marina Slip Sublease Agreement (the "Sublease") dated October 31st, 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. 28, 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 10/31/24 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

If to Sub-Tenant: Hangar A LLC, ^{Jeannette}Janette Widener
14029 Kenwanda Dr.
Snohomish, WA 98296

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:

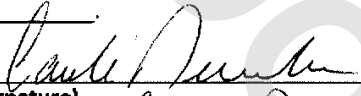
Fidalgo Marina Owners Association, Inc.
Tim Schols, its Secretary

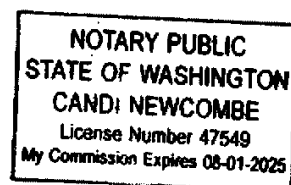
By:  Dated: 10/30/24
Tim Schols, its Secretary

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: 10/30/24


(Signature)
Print Name: Candie Newcombe
My commission expires 8/1/25



SUB-TENANT:

Hangar A LLC

By: *Jeannette Widener*

Jeannette Widener

Dated: 10/30/24STATE OF WashingtonCOUNTY OF Skagit

} ss.

I certify that I know or have satisfactory evidence that

Jeannette Widener 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.

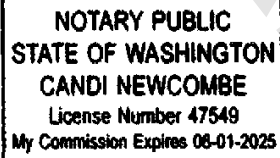
Dated: 10/30/24*Candi Newcombe*
(Signature)Print name: Candi NewcombeMy commission expires: 8/1/25

EXHIBIT "A"

LEGAL DESCRIPTION OF HARBOR AREA

Marina Slip No. 28, 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.