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03/25/2025 01:12 PM Pages: 1 of 2 Fees: \$304.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2025 08 36
MAR 25 2025

Amount Paid \$ 0
Skagit Co. Treasurer
By LT Deputy

**ANACORTES MARINA
PARTIAL ASSIGNMENT OF LEASE**

In consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable considerations, the receipt and sufficiency which are hereby acknowledged,

Grantor/borrower: KENNETH A. OHLSEN and MARGIE A. ELIASON, a married couple.

Grantee/assignee/beneficiary: KENNETH A. OHLSEN and MARGIE A. ELIASON, Trustees of THE ELIASON OHLSEN FAMILY TRUST dated December 17, 2024.

Assessor's Tax Parcel ID#: P82270

Legal Description: Unit E-41, Anacortes Marina Condominium, Phase I, Apartment and/or moorage slip_E-41, Phase I of the Anacortes Marina Condominium (the "Condominium"), according to the Condominium Declaration of Anacortes Marina Condominium recorded under Skagit County Auditor's Filing No. 8106010012, as amended by amendment recorded under Skagit County Auditor's Filing Nos. 8106260020, 8108120086, 8306160023, 8307190014, 201705250013(a re-recording of 201606170112), and 201811080010 (as amended and as it may in the future be amended, the "Condominium Declaration"), and as shown on the Plans and Survey recorded under Skagit County Auditor's Filing Nos. 8106010014, 199912200131,8108120085, 8306160022 and 8307190013.

Together with that undivided percentage interest in the Common Areas and Facilities appertaining to the Apartment and/or Moorage Slip.

The leasehold interest is hereafter referred to as the "Apartment and/or Moorage Slip".

THE APARTMENT AND/OR MOORAGE SLIP IS SUBJECT TO ALL EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, CONDITIONS AND AGREEMENTS OF RECORD INCLUDING, WITHOUT LIMITATION, THE FOLLOWING:

1. The terms and conditions of that certain Lease, dated April 22, 1981, by and between Fidalgo, Inc., as lessor, and Anacortes Marine Enterprises, Inc., as lessee, recorded on April 24, 1981, under Skagit County Auditor's Filing No. 8104240010, as it may be amended (the "Fidalgo Lease");
2. The terms and conditions of that certain Aquatic Lands Lease No. 22- A02510, dated as of April 5, 2017, by and between the State of Washington Department of Natural Resources, as lessor, and Anacortes Marina Owners Association, as lessee, recorded on May 11, 2017, under Skagit County Auditor's Filing No. 201705110008, as it may be amended (the "DNR Lease");
3. The terms, provisions; definitions, covenants; options, obligations and restrictions contained in the Condominium Declaration or in any By-Laws adopted pursuant to the Condominium Declaration;
4. The liability of the Apartment and/or Moorage Slip for assessments due or to become due to the Anacortes Marina Owners Association pursuant to the Condominium Declaration, including, without limitation, the Apartment and/or Moorage Slip's prorata share of sums due under the Fidalgo Lease and DNR Lease;
5. The terms, provisions and limitations contained in the Horizontal Property Regimes Act, Chapter 156, Laws of 1963, as now or hereafter amended (commonly known and referred to as RCW64.32 et seq.);

The Apartment and/or Moorage Slip may be used for moorage purposes only. The post office address of the property is 2415 'T' Avenue, Anacortes, Washington 98221.

THE GRANTORS, KENNETH A. OHLSEN and MARGIE A. ELIASON, a married couple, for consideration of transfer to trust, conveys and quits to KENNETH A. OHLSEN and MARGIE A. ELIASON, Trustees of THE ELIASON OHLSEN FAMILY TRUST dated December 17, 2024, the above described real estate.

DATED this 17th day of DECEMBER, 2024

Kenneth A Ohlsen
KENNETH A. OHLSEN

Margie A Eliason
MARGIE A. ELIASON

STATE OF WASHINGTON)
COUNTY OF King)

On this day personally appeared before me KENNETH A. OHLSEN and MARGIE A. ELIASON, known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 17th day of Dec, 2024.



Catherine Janicki
NOTARY PUBLIC in and for the State
of Washington, residing at Newcastle WA
My commission expires: 5-7-2027