

AFTER RECORDING MAIL TO:



200708070043  
Skagit County Auditor

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Name Charles Nelson

Address 1135 SW 333rd St.

City, State, Zip Federal Way, WA 98023

Filed for Record at Request of:  
Charles T. and Maria K. Nelson, husband and wife  
Thomas K.L. and Robin Jones, husband and wife

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Jones, Robert F. and Jones, Sylvia M.

for and in consideration of \$47,982.74

in hand paid, conveys, and warrants to Nelson, Charles T. and Maria K. and Jones, Thomas K.L. and Robin  
the following described real estate, situated in the County of Skagit, state of Washington:

Unit 9-14 of 48<sup>th</sup> North Hangar Condominium, according to the Declaration of Condominium recorded in Skagit County, Washington on October 6, 2006 under Auditor's Number 200610060089, records of Skagit County, Washington and the Survey Map and Plans thereof recorded October 6, 2006, under Auditor's File No. 200610060088, records of Skagit County, Washington Situate in Skagit County, Washington.

3723  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

AUG 07 2007

Amount Paid \$ 959.45  
Skagit Co. Treasurer  
By [Signature] Deputy

Assessor's Property Tax Parcel/Account Number: P125170, P125177, P125178 AND P125185

Dated: 05/15/07

[Signature]  
ROBERT F JONES

[Signature]  
SYLVIA M. JONES

STATE OF Washington )  
COUNTY OF King )-ss

I certify that I know or have satisfactory evidence that Robert F. Jones & Sylvia M. Jones  
(~~he~~/are) the person(s) who appeared before me, and said person(s) acknowledged that (~~he~~/she/they) signed this instrument and acknowledged it to be (~~his~~/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: May 15, 2007

[Signature]  
Notary Public in and for the state of Washington  
My appointment expires: JUNE 3, 2007

Notary Public  
State of Washington  
STEPHEN M. MCKINNEY  
MY COMMISSION EXPIRES  
June 3, 2007

**ASSIGNMENT OF SUBLEASE  
AND CONVEYANCE OF CONDOMINIUM UNIT**

This Assignment of Sublease and Conveyance of Condominium Unit is entered into by and between Robert F. Jones and Sylvia M. Jones, a married couple (collectively, the "Grantor"), and Chuck Nelson and Maria Nelson, a married couple, and Thomas K. L. Jones and Robin Grendahl a married couple (collectively, the "Grantee").

WHEREAS, 48° North Aviation, LLC, a Washington limited liability company, is the original lessee (the "Ground Lessee") of land under that certain Lease Agreement between Ground Lessee and the Port of Anacortes ("Ground Lessor") dated December 4, 2003 and recorded under Skagit County Auditor's Recording Number 200509290125, as amended in accordance with that certain First Amendment of Lease dated March 30, 2006 and recorded under Skagit County Auditor's Recording Number 200606280155 (the lease, as amended, the "Ground Lease"); and

WHEREAS, Ground Lessee constructed improvements on the land and created a leasehold condominium called 48° North Hangar Condominium; and

WHEREAS, on November 20, 2006 and recorded under Skagit County Auditor's Recording Number 200701180064, Ground Lessee assigned its interest in the Ground Lease to the 48° North Hangar Owners Association (the "Association"); and

WHEREAS, on November 20, 2006, the Association subleased that portion of the Ground Lease allocated to the Unit (identified and described in section 1 below) to Ground Lessee (the "Sublease"); and

WHEREAS, the Sublease was subsequently assigned by Ground Lessee;

NOW, THEREFORE, in consideration of the mutual promises, covenants and contingencies, the parties agree as follows:

(1) **Sublease.** In consideration of ten dollars and other good and sufficient consideration in hand paid, Grantor assigns its interest in the Sublease to the Grantee for the following-described condominium unit, for a term commencing upon consent by the Port of Anacortes as contained herein, and ending upon the expiration date of the Ground Lease or its sooner termination according to its terms, including all of Grantor's interest in that portion of the improvements that are allocated to the Unit under the terms of the

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Declaration, which Unit is described as follows:

Unit 14 of 48° North Hangar Condominium, according to the Declaration of Condominium recorded in Skagit County, Washington on November 6, 2006 under Auditor's Number 200610060089 (the "Declaration").

- (2) **Ground Lease.** All terms of the Ground Lease are incorporated within this document by this reference. Grantee is charged with a responsibility to be knowledgeable with all terms and conditions of the Ground Lease.
- (3) **Condominium Association.** Grantee is not a party or third-party beneficiary under the Ground Lease. The Association will be responsible for paying rent and all other sums due under the Ground Lease to the Ground Lessor. Grantee and other Unit Owners are each responsible for paying to the Association a share (computed according to the "Allocated Interest" for their respective Unit as defined in the Declaration) of the rent and other sums due under the Ground Lease. The Association will collect the proportionate rents paid on the Ground Lease by the Unit Owners in the form of Assessments. For purposes of sections 64.34.220(2) and (3) of the Revised Code of Washington, the Association is designated as the representative of the Unit Owners on all matters relating to the Ground Lease including the collection of proportionate rents paid on the Ground Lease by the Unit Owners.
- (4) **Termination of Ground Lease.** In the event that the Association fails to pay in full the rent due under the Ground Lease to Ground Lessor, or otherwise fails to cure a default under the Ground Lease which would entitle the Ground Lessor to terminate the Ground Lease (whether such default is due to the action of the Association, Grantee, other unit owner(s), or others), the Ground Lessor may terminate the entire Ground Lease and the entire interest of the Grantee and/or all the other Unit Owners in their respective Units, including where Grantee or other Unit Owners make timely payment of their proportionate share of the rent for the Ground Lease and/or otherwise comply with all covenants other than the payment of rent which if violated would entitle the Ground Lessor to terminate the Ground Lease.
- (5) **Ground Lessee's Liability.** Notwithstanding anything contained herein, Ground Lessee shall at all times remain liable to the Ground Lessor for any and all obligations of

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the lessee contained in the Ground Lease.

Dated this 18<sup>th</sup> day of July, 2007.

**Grantor(s)**

Robert F. Jones  
Robert F. Jones

Sylvia M. Jones  
Sylvia M. Jones

**Grantee(s)**

Chuck Nelson  
Chuck Nelson

Maria Nelson  
Maria Nelson

Thomas K.L. Jones  
Thomas K.L. Jones

Robin Grendahl  
Robin Grendahl

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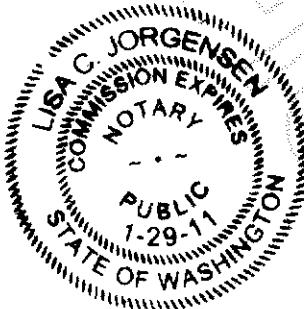
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State of Washington )  
 ) ss.  
County of King )

On this day personally appeared before me **Robert F. Jones**, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 18<sup>th</sup> day of July, 2007.

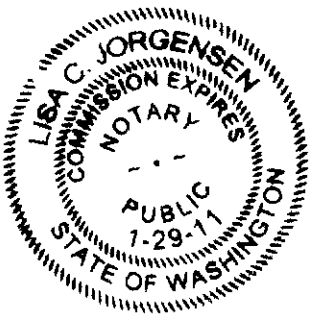


Lisa C. Jorgensen  
Notary Public in and for the State of Washington  
Residing at Pierce  
My appointment expires: 1-29-11

State of Washington )  
 ) ss.  
County of King )

On this day personally appeared before me **Sylvia M. Jones**, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 18<sup>th</sup> day of July, 2007.



Lisa C. Jorgensen  
Notary Public in and for the State of Washington  
Residing at Pierce  
My appointment expires: 1-29-11

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State of Washington )  
 ) ss.  
County of King )

On this day personally appeared before me **Chuck Nelson**, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 18<sup>th</sup> day of July, 2007.

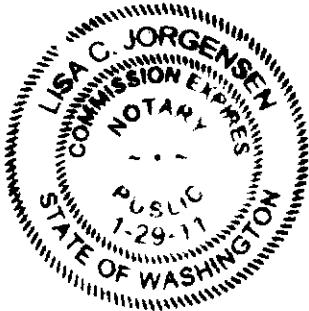


Lisa C. Jorgensen  
Notary Public in and for the State of Washington  
Residing at Pierce  
My appointment expires: 1-29-11

State of Washington )  
 ) ss.  
County of King )

On this day personally appeared before me **Maria Nelson**, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 18 day of July, 2007.



Lisa C. Jorgensen  
Notary Public in and for the State of Washington  
Residing at Pierce  
My appointment expires: 1-29-11

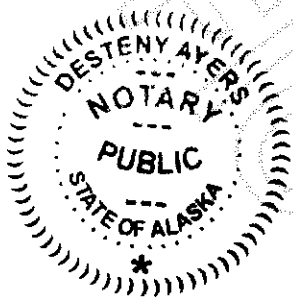
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State of Washington )  
 ) ss.  
County of King )

On this day personally appeared before me **Thomas K.L. Jones**, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 13<sup>th</sup> day of July, 2007.



Desteny Ayers  
Notary Public in and for the State of ~~Washington~~ Alaska  
Residing at Anchorage  
My appointment expires: 10-17-09

State of Washington )  
 ) ss.  
County of King )

On this day personally appeared before me **Robin Grendahl**, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 13<sup>th</sup> day of July, 2007.



Desteny Ayers  
Notary Public in and for the State of ~~Washington~~ Alaska  
Residing at Anchorage  
My appointment expires: 10-17-09

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**CONSENT OF PORT OF ANACORTES**

Port of Anacortes, a Washington municipal corporation, hereby consents to the foregoing Assignment of Sublease and Conveyance of Condominium Unit.

**Port of Anacortes**

By: \_\_\_\_\_  
Robert W. Hyde, Executive Director

7/27/07  
Date

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