

WHEN RECORDED RETURN TO:

Wild Bills Aviation Inc
15732 Tustin Village Way
Tustin, CA 92780



201009150095
Skagit County Auditor

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CHICAGO TITLE 620011127

DOCUMENT TITLE(S)

Assignment of Sublease and Conveyance
of Condominium unit

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:

GRANTOR(S): 480 North Aviation LLC, a Washington
limited liability company

GRANTEE(S): Wild Bill's Aviation, a California Corp.

ABBREVIATED LEGAL DESCRIPTION: Unit 4017-6, of North
Hangar Phase II

TAX PARCEL NUMBER(S): P32356, P106729

AFTER RECORDING MAIL TO:

Wild Bill's Aviation Inc.
15732 Tustin Village Way
Tustin, CA, 92780

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

WHEREAS, the Grantor, 48° North Aviation, LLC, a Washington limited liability company, is the original lessee of land under that certain Lease Agreement between Grantor and the Port of Anacortes ("Ground Lessor") dated December 4, 2007 and recorded under Skagit County Auditor's Recording Number **201002260162**, (the "Ground Lease"); and

WHEREAS, Grantor has constructed improvements on the land and created a leasehold condominium in the land and improvements; and

WHEREAS, on February 26, 2010, and recorded under Skagit County Auditor's Recording Number 201002260163, Grantor assigned its interest in the Ground Lease to the 48° North Hangar Phase II Owners Association (the "Association"); and

WHEREAS, on April 1, 2010, the Association subleased that portion of the Ground Lease allocated to the Unit (identified and described in section 1 below) to the Grantor (the "Sublease"); and

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, **Wild Bill's Aviation Inc., a California Corporation** for the following 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 Declaration, which Unit is described as follows:



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SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2803

SEP 15 2010

Amount Paid \$ 6057.00
By Skagit Co. Treasurer
Mam Deputy

Unit ~~4017-6~~ of 48° NORTH HANGAR PHASE II, a Leasehold Condominium, according to the Condominium Declaration recorded on February 26, 2010 und Auditor's file No. 201002260161 and the Survey and Plans under Auditor's File No. 201002260160, records of Skagit County, Washington.

Situated in Skagit County, Washington

- (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) **Grantor's Liability.** Notwithstanding anything contained herein, Grantor shall at all times remain liable to the Ground Lessor for any and all obligations of the lessee contained in the Ground Lease.



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Dated this 22~~nd~~ day of September, 2010.

48 DEGREES NORTH AVIATION, LLC, A WASHINGTON LIMITED LIABILITY COMPANY

BY: [Signature]
ADAM JONES, its MEMBER

State of Washington)
County of Snohomish) ss.

On this day personally appeared before me **Adam Jones**, to me known to be a **member** of **48° North Aviation, LLC**, a Washington limited liability company, that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said company, for the uses and purposes therein mentioned, and on oath stated he was authorized to execute said instrument.

Given under my hand and official seal this 22 day of June, 2010.



[Signature]
Notary Public in and for the State of Washington



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