

Return Address:

Legal Dept.  
City of Anacortes  
PO Box 547  
Anacortes, WA 98221



201104220089  
Skagit County Auditor

4/22/2011 Page 1 of 6 3:48PM

<b>Document Title(s) (for transactions contained therein):</b>	
1. Assignment of lease	
2.	GUARDIAN NORTHWEST TITLE CO.
3.	ACCOMMODATION RECORDING ONLY
4.	
<b>Reference Number(s) of Documents assigned or released:</b>	
(on page 1 of documents(s))	M4554
<b>Grantor(s)</b>	
1. City of Anacortes	
2.	
3.	
4.	
<b>Additional Names on page 2,3,4 of document.</b>	
<b>Grantee(s)</b>	
1. Sweet 16 Investments, LLC (Bill Wooding)	
2.	
3.	
4.	
<b>Additional Names on page 2,3,4 of document.</b>	
<b>Legal Description (abbreviated i.e. lot, block, plat or section, township, range)</b>	
A portion of Tracts 3 & 4, Plate 11, Tide and Shorelands of Anacortes Harbor, Sec. 30, Twp. 35 N., R. 2E, WM, Skagit County	
<b>Additional legal is on page _____ of document.</b>	
<b>Assessor's Property Tax Parcel/Account Number</b>	
350230-2-208-0400/P 33185	
<b>The Auditor/Recorder will rely on information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.</b>	

After Recording Return To:

CITY OF ANACORTES  
P.O. Box 547  
Anacortes, Washington 98221

**ASSIGNMENT OF LEASE AND CONSENT THERETO**

DATED THIS 11 DAY OF APRIL 2011

Abbreviated Legal Description: A portion of Tracts 3 & 4, Plate 11, Tide and Shorelands of Anacortes Harbor, Sec. 30, Twp. 35 N, R. 2 E, WM, Skagit County

Complete legal description set forth in lease assigned AF# 9208240135.

Assessor's Parcel/Tax ID Number: 350230-2-208-0400/P 33185

**A. RECITALS**

**WHEREAS**, the CITY OF ANACORTES, a Washington municipal corporation, ("Lessor"), and VITOMIR and MARIA RUZICH, husband and wife ("Assignor"), entered into a Lease Agreement, dated August 1, 1992, and recorded under Skagit County Auditor's file number 9208240135, as amended from time to time (the "Lease"), concerning the property formerly described therein (the "Premises"); and

**WHEREAS**, Assignor wishes to assign its full right title and interest in the Lease to SWEET 16 INVESTMENTS, LLC, ("Assignee"); and

**WHEREAS**, said Assignee has agreed to assume all past present and future obligations under the Lease and attorn to the Landlord under the Lease;

**WHEREAS**, the Landlord is willing to consent to the assignment from Assignor to Assignee on the following terms and conditions;

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

APR 22 2011

Amount Paid \$  
Skagit Co. Treasurer  
By *mlm* Deputy



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**NOW, THEREFORE, BASED ON THE FOREGOING, THE PARTIES NOW ACT AND AGREE AS FOLLOWS:**

**B. ASSIGNMENT**

**FOR VALUE RECEIVED:** (1) Assignor, hereby grants, conveys, warrants, assigns, transfers and delivers unto Assignee, the Lessee's entire right, title and interest in, to and under the Lease; and (2) Assignee hereby agrees to accept the foregoing assignment of the Lease. Assignor covenants and warrants to Assignee that Assignor is lawfully seized of an indefeasible leasehold estate in and to the Premises herein described, in accordance with the terms of the Lease, and has good right and full power to convey the same.

**C. CONSENT**

Lessor hereby consents to the foregoing Assignment of the Lease, in consideration of and subject to the following agreements and conditions:

1. Assignee hereby unconditionally: (a) assumes all of Assignor's past, present and future obligations contained in the Lease; and (b) accepts, and agrees and covenants to comply with, and guarantees performance and fulfillment of, all the terms and conditions contained in the Lease.

2. Assignor hereby agrees to comply with all its obligations as Lessee incurred to the Lessor through the date of assignment.

3. The Assignee hereby agrees that all notices and payments hereunder may be delivered or mailed as set forth herein. If delivered by messenger, courier (including overnight air courier) transmittal, the same shall be deemed delivered when received at the street addresses or facsimile numbers listed below. Lessor shall have no obligation to deliver any notice to Assignor. All notices and payments mailed, whether sent by regular post or by certified or registered mail, shall be deemed to have been given on the second business day following the date of mailing, if properly mailed to the mailing addresses provided below, and shall be conclusive evidence of the date of mailing. The parties may designate new or additional addresses for mail or delivery by providing notice to the other party as provided in this section.

**To Lessor:**

Mailing Address:  
City of Anacortes  
P.O. Box 547  
Anacortes, Washington 98221  
Phone No.: (360) 293-1900

**To Assignee:**

Mailing Address  
Sweet 16 LLC  
1601 GEORGIA PI  
ANACORTES WA 98221  
Phone No. (360) 708-8559

ASSIGNMENT OF LEASE AND CONSENT THERETO  
ASSIGNOR: VITOMIR and MARIA RUZICH, H&W  
ASSIGNEE: SWEET 16 INVESTMENTS, LLC

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The signature of Assignor hereinafter made constitutes evidence of Assignor's acceptance of the terms and conditions herein stated as set forth in Sections B and C above. The signature of the Assignee hereinafter made constitutes evidence of Assignee's acceptance of the terms and conditions herein stated and agreement to comply with the matters referenced in the Sections B and C above and Assignee's guarantee of the performance and fulfillment of the obligations in the Lease.

ASSIGNOR:

By: *Vitomir Ruzich*  
Vitomir Ruzich

Date: 3/31/11

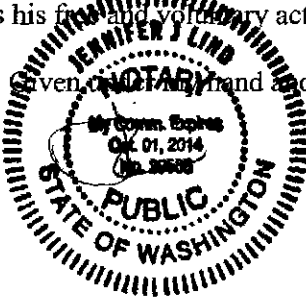
ASSIGNOR:

By: *Maria Ruzich*  
Maria Ruzich

Date: 3/31/11

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SKAGIT )

On this day personally appeared before me Vitomir Ruzich 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.

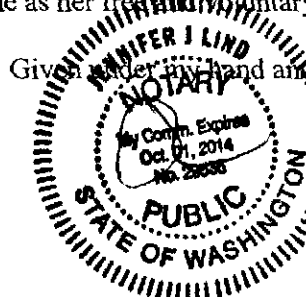


Given under my hand and official seal this 31<sup>st</sup> day of March 2011.

*Jennifer J. Lind*  
Notary Public in and for the state of  
Washington, residing at Belle  
My commission expires: 10/01/2014  
Printed Name: Jennifer J. Lind

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SKAGIT )

On this day personally appeared before me Maria Ruzich 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 31<sup>st</sup> day of March 2011.

*Jennifer J. Lind*  
Notary Public in and for the state of  
Washington, residing at Yson  
My commission expires: 10.01.2014  
Printed Name: Jennifer J. Lind

ASSIGNMENT OF LEASE AND CONSENT THERETO  
ASSIGNOR: VITOMIR and MARIA RUZICH, H&W  
ASSIGNEE: SWEET 16 INVESTMENTS, LLC



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ASSIGNEE:

SWEET 16 INVESTMENTS, LLC

By:

Printed Name:

Its:

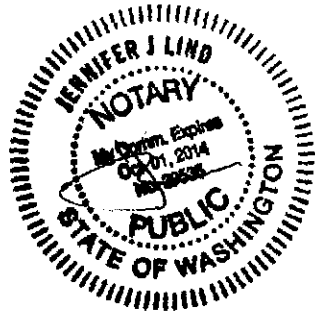
Date:

William W. Wooding  
William W. Wooding  
Member  
3/31/11

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SKAGIT )

On this 31<sup>st</sup> day of March 2011 before me, the undersigned, a Notary Public in and for the state of Washington, duly commissioned and sworn, personally appeared William W. Wooding, to me known to be the Member of SWEET 16 INVESTMENTS, LLC, a Washington limited liability company, the entity that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said limited liability company, for the uses and purposes therein mentioned, and on oath stated that he/she is authorized to execute the said instrument.

Witness my hand and official seal hereto affixed the say and year first above written.



Jennifer J. Lind  
Notary Public in and for the state of  
Washington, residing at 1000  
My commission expires: 10/01/2014  
Printed Name: Jennifer J. Lind

ASSIGNMENT OF LEASE AND CONSENT THERE  
ASSIGNOR: VITOMIR and MARIA RUZICH, H&W  
ASSIGNEE: SWEET 16 INVESTMENTS, LLC



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UNRECORDED  
DECLARATION

**CONSENT TO ASSIGNMENT**

The Lessor hereby consents to the assignment and amendment of the above-referenced Lease, on the terms and conditions hereinbefore set forth.

**CITY OF ANACORTES**

Attest:

By: *Dean Maxwell*  
Dean Maxwell  
Its: Mayor  
Date: *4/11/11*

By: *Steve Hoglund*  
Steve Hoglund  
Its: Finance Director  
Date: *4.11.11*

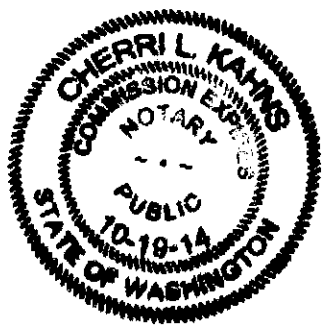
Approved as to form:

By: *Bradford E. Furlong*  
Bradford E. Furlong, WSBA #12924  
City Attorney

STATE OF WASHINGTON )  
  ) ss.  
COUNTY OF SKAGIT    )

On this *11* day of *April* 2011 before me, the undersigned, a Notary Public in and for the state of Washington, duly commissioned and sworn, personally appeared Dean Maxwell, to me known to be the Mayor of the City of Anacortes, a municipal corporation, the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument,

Witness my hand and official seal hereto affixed the day and year first above written.



*Cherril Kahns*  
Notary Public in and for the state of Washington  
Residing at: *Mant Vernon*  
My commission expires: *10-19-14*  
Printed Name: *Cherril L. Kahns*

ASSIGNMENT OF LEASE AND CONSENT THERETO  
ASSIGNOR: VITOMIR and MARIA RUZICH, H&W  
ASSIGNEE: SWEET 16 INVESTMENTS, LLC

