

WHEN RECORDED RETURN TO:  
Tin Cup Holdings LLC., Mark A. Edson Member  
POB 501  
Thayne, WY 83127

REVIEWED BY  
SKAGIT COUNTY TREASURER  
DEPUTY Kaylee Oudman  
DATE 08/23/2024

Document Title: Memorandum of Marina Slip Sublease  
Grantor: Fidalgo Marina Owners Association  
Grantee: Tin Cup Holdings, LLC a Montana Limited Liability Co.  
Mark A. Edson, Member and Trustee of the Mark A. Edson Revocable Trust dated November 12, 2019, as sole member  
Abbr. Legal: Slip No. 16, "Fidalgo Marina Condominium" AF 9302250060, EX. B  
Full Legal: Page 4  
Tax Parcel Nos: P102526/ 4599-000-016-0005

MEMORANDUM OF MARINA SLIP SUBLEASE  
SLIP NO. 16, FIDALGO MARINA

THIS MEMORANDUM OF MARINA SLIP SUBLEASE ("MEMORANDUM"), is made this 23 day of August 2024, by and between FIDALGO MARINA OWNERS ASSOCIATION, INC., a Washington non-profit corporation ("Sub-Landlord") and Tin Cup Holdings, LLC a Montana Limited Liability Co., Mark A. Edson, Member and Trustee of the Mark A. Edson Revocable Trust dated November 12 2019, as sole member.

AGREEMENT

- Memorandum.** Sub-Landlord and Sub-Tenant have entered into that certain Marina Slip Sublease Agreement (the "Sublease") dated August 23 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. 16, 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..
- Term.** The term of the Sublease is effective on Aug 23 2024 and expires on January 1, 2034.
- 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: Tin Cup Holdings, LLC, a Montana Limited Liability Co.,  
Mark A. Edson, Member and Trustee of the Mark A. Edson  
Revocable Trust dated November 12, 2019, as sole member  
POB 501, Thayne, WY 83127

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:**

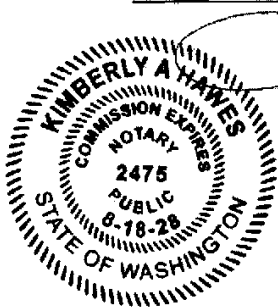
Fidalgo Marina Owners Association, Inc.  
Tim Schols, its Secretary

By: [Signature] Dated: 8/21/24  
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: 8-21-2024.



[Signature]  
(Signature)  
Print Name Kimberly A. Hawes  
My commission expires August 18, 2028

**SUB-TENANT:**

Tin Cup Holdings LLC., a Montana Limited Liability Company

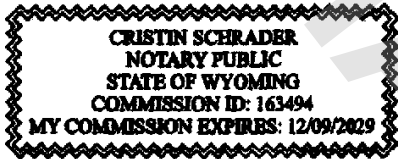
By: [Signature] Dated: 8-22-2024  
Mark A. Edson, Member and Trustee of the  
Mark A. Edson Revocable Trust dated November 12, 2019, as sole member

STATE OF Wyoming )  
 ) ss.  
COUNTY OF Lincoln )

I certify that I know or have satisfactory evidence that

Mark A. Edson  
is/are 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: 08/22/2024 [Signature]



(Signature)  
Print name: Cristin Schrader  
My commission expires: 12/09/2029

## EXHIBIT "A"

## LEGAL DESCRIPTION OF HARBOR AREA

Marina Slip No. 16, 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.