



202604270148

04/27/2026 01:42 PM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor

Return Address:

Document Title:

Memorandum of Marina Slip Sublease

Reference Number (if applicable):

202604080039

Grantor(s):

☐ additional grantor names on page ____

- 1) Fidalgo Marina Owners Association
- 2) _____

Grantee(s):

☐ additional grantor names on page ____

- 1) Ainsley A. Campbell
- 2) Ainsley A. Campbell Trust

Abbreviated Legal Description:

☐ full legal on page(s) ____

Slip No. 10, 23, Fidalgo Marina Condominium

Assessor Parcel /Tax ID Number:

☐ additional parcel numbers on page ____

P102519, P102533

WHEN RECORDED RETURN TO:

Ainsley A. Campbell
9210 Horseshoe Bar Rd., Loomis, CA 95650

Document Title: Memorandum of Marina Slip Sublease
 Related Documents: Bargain and Sale Deed, AF 202604080039
 Grantor: Fidalgo Marina Owners Association
 Grantee: Ainsley A. Campbell, Trustee of the Ainsley A. Campbell Separate Property Trust dtd 12/23/24
 Abbr. Legals: Slip Nos. 10, 23, "Fidalgo Marina Condominium" AF 199302250060, EX. B
 Full Legals: Page 3
 Tax Parcel Nos: Unit 10, P102519/4599-000-010-0009, Unit 23, P102533/4599-000-023-0002

MEMORANDUM OF MARINA SLIP SUBLEASE
SLIP NOS. 10 and 23 FIDALGO MARINA

THIS MEMORANDUM OF MARINA SLIP SUBLEASE ("MEMORANDUM"), is made this 21 day of April, 2026, by and between FIDALGO MARINA OWNERS ASSOCIATION, INC., a Washington non-profit corporation ("Sub-Landlord") and Ainsley A. Campbell, Trustee of the Ainsley A. Campbell Separate Property Trust dtd 12/23/24 ("Sub-Tenant").

AGREEMENT

1. **Memorandum.** Sub-Landlord and Sub-Tenant have entered into that certain Marina Slip Sublease Agreement (the "Sublease") dated 4/21/26, 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. 10 and Marina Slip No. 23, as shown on Exhibit "B" to the Fidalgo Condominium Declaration, recorded under Skagit County Auditor's File No. 199302250060, lying within a portion of the Harbor Area and tidelands legally described on Exhibit "A" attached hereto and incorporated herein..
2. **Term.** The term of the Sublease is effective on 4/21/26 and expires on January 1, 2034.
3. **Termination.** This Memorandum of Marina Slip Sublease replaces and terminates any previous memorandums and assignments.
4. **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

Fidalgo Marina Owners Association, Inc. - Memorandum of Marina Slip Sublease

If to Sub-Tenant: Ainsley A. Campbell
9210 Horseshoe Bar Rd., Loomis, CA 95650

5. 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:

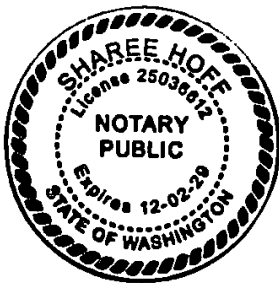
Fidalgo Marina Owners Association, Inc.
Tim Schols, its Secretary

By: [Signature] Dated: 4/27/26
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: 04/27/2026.



Sharee Hoff
(Signature)
Print Name: Sharee Hoff
My commission expires 12-02-2029

SUB-TENANT:

By: Ainsley Ann Campbell
 Ainsley Ann Campbell
 as Trustee of the Ainsley A Campbell Separate
 Property Trust dtd 12/23/24

Dated: 4/21/26

STATE OF California)
) ss.
 COUNTY OF Placer)

I certify that I know or have satisfactory evidence that

Ainsley Ann Campbell is/a
 re 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: 4-21-2026



Holly Rutledge
 (Signature)
 Print name: Holly Rutledge
 My commission expires: 4-21-2029

EXHIBIT "A"

LEGAL DESCRIPTION OF HARBOR AREA

Marina Slip No. 10, as shown on Exhibit "B" to Condominium Declaration recorded under Recording No. 19302250060, 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.

Marina Slip No. 23, as shown on Exhibit "B" to Condominium Declaration recorded under Recording No. 19302250060, 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.