

When recorded return to:

Lesslie Kahns
Port Of Anacortes
317 Commercial Ave
Anacortes, WA 98221

REVIEWED BY
SKAGIT COUNTY TREASURER
DEPUTY Lena Thompson
DATE 07/23/2026

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 500169801

Chicago Title
500169801

DOCUMENT TITLE(S)

Assignment of Sublease

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED: _____

Additional reference numbers on page _____ of document

GRANTOR(S)

Charles Nelson, Maria Nelson, Thomas Jones and Robin Grendahl

☐ Additional names on page _____ of document**GRANTEE(S)**

Jeffery Meyer and Joan Meyer

☐ Additional names on page _____ of document☐ Additional names on page _____ of document**ABBREVIATED LEGAL DESCRIPTION**

Lot(s): Unit 9-14 of 48 Degrees North Hanger Condominium

Complete legal description is on page _____ of document

TAX PARCEL NUMBER(S)

P129796 / 4907-009-014-1000

Additional Tax Accounts are on page _____ of document

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

This Assignment of Sublease and Conveyance of Condominium Unit is entered into by and between **CHARLES & MARIA NELSON (50%)**, a married couple **AND THOMAS JONES & ROBIN GRENDahl (50%)**, a married couple (collectively, the "Grantor"), and **JEFFREY AND JOAN MEYER**, a married couple (collectively, the "Grantee"). *Jeffery Jr*

WHEREAS, 48° NORTH AVIATION, a WA 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 (the "Ground Lessor"), a Washington municipal corporation, 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 One Hundred Ten Thousand dollars (\$110,000.00) 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 Declaration, which Unit is described as follows:

Unit 9-14 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.

Assignment of Sublease
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(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 the 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 the lessee contained in the Ground Lease.

Dated this 21st day of July, 2026

Grantor(s)

By: _____
Charles Nelson

By: _____
Maria Nelson

By: _____
Thomas Jones

By: _____
Robin Grendahl

Grantee(s)

By: Jeffrey Meyer
Jeffrey Meyer
JEFFERY M

By: Joan Meyer
Joan Meyer

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(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 the 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 the lessee contained in the Ground Lease.

Dated this 21st day of July, 2026.

Grantor(s)

By: Charles Nelson
Charles Nelson

By: Maria Nelson
Maria Nelson

By: Thomas Jones
Thomas Jones

By: Robin Grendahl
Robin Grendahl

Grantee(s)

By: Jeffrey Meyer

By: Joan Meyer

Assignment of Sublease
And Conveyance of
Condominium Unit

State of Washington

)
) ss.
)

County of Snohomish

On this day personally appeared before me **Charles Nelson, Grantor**, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he/she 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 21st day of July, 2026.

TAYLOR K. SAMUEL
 NOTARY PUBLIC
 STATE OF WASHINGTON
 COMMISSION # 23035522
 COMMISSION EXPIRES 10/23/2027

Taylor K. Samuel

Notary Public in and for the State of Washington

Residing at Lynnwood, WAMy appointment expires: 10/23/2027

Notarized remotely online using communication technology via Proof.

State of Washington

)
) ss.
)

County of Snohomish

On this day personally appeared before me **Maria Nelson, Grantor**, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he/she 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 21st day of July, 2026.

TAYLOR K. SAMUEL
 NOTARY PUBLIC
 STATE OF WASHINGTON
 COMMISSION # 23035522
 COMMISSION EXPIRES 10/23/2027

Taylor K. Samuel

Notary Public in and for the State of Washington

Residing at Lynnwood, WAMy appointment expires: 10/23/2027

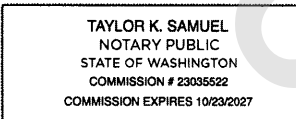
Notarized remotely online using communication technology via Proof.

Assignment of Sublease
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State of Washington)
) ss.
 County of Snohomish)

On this day personally appeared before me **Thomas Jones, Grantor**, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he/she 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 21st day of July, 2026.



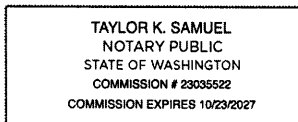
Taylor K. Samuel
 Notary Public in and for the State of Washington
 Residing at Lynnwood, WA
 My appointment expires: 10/23/2027

Notarized remotely online using communication technology via Proof.

State of Washington)
) ss.
 County of Snohomish)

On this day personally appeared before me **Robin Grendahl, Grantor**, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he/she 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 21st day of July, 2026.



Taylor K. Samuel
 Notary Public in and for the State of Washington
 Residing at Lynnwood, WA
 My appointment expires: 10/23/2027

Notarized remotely online using communication technology via Proof.

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State of Washington)

County of SKagit)

) ss.

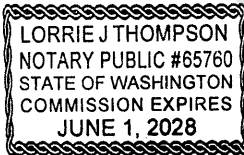
) to Jeffrey

On this day personally appeared before me **Jeffrey Meyer, Grantee**, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he/she 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 21 day of July, 2026

Lorrie J Thompson

Notary Public in and for the State of Washington

Residing at Sedro Woolley, WA.My appointment expires: 6-1-2028

State of Washington)

County of SKagit)

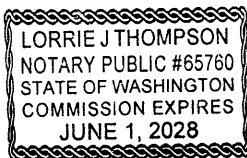
) ss.

On this day personally appeared before me **Joan Meyer, Grantee**, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he/she 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 21 day of July, 2026.

Lorrie J Thompson

Notary Public in and for the State of Washington

Residing at Sedro Woolley, WA.My appointment expires: 6-1-2028

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CONSENT OF PORT OF ANACORTES

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

Dated this 22nd day of July, 2026.

Port of Anacortes

By:

John Dumas
D12BER27E4A9417

John Dumas, Executive Director

Assignment of Sublease
And Conveyance of
Condominium Unit