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T-45474

MEMORANDUM OF LEASE AGREEMENT

Shelter Bay Lease  
Swinomish Indian Reservation

Short Form Sublease No. 765  
(Master Lease No. 5086, Contract  
No. 14-20-0510-303)

THIS INDENTURE, made this 1st day of October, 1975, between  
SHELTER BAY COMPANY, a Washington corporation, hereinafter called LESSOR, and  
ALVA BALES and LEONA M. BALES, husband and wife  
whose address is: 19224 Filbert Road, Bothell, Washington 98011  
hereinafter called LESSEE:

## WITNESSETH:

WHEREAS, Lessor is the owner of the leasehold estate of the real property of which the premises sublet hereunder are a part, under that certain Business Lease No. 5086, Contract No. 14-20-0510-303, approved by the Department of the Interior, United States Government, Bureau of Indian Affairs, Portland Area Office, Portland, Oregon, filed therewith on July 31, 1969, 122-270, Branch of Realty, Titles & Records Section, which lease was recorded on the 11th day of August, 1969, in the official records of Skagit County, Washington, under Auditor's File No. 729786, Volume 34, Pages 821 to 879 inclusive.

WHEREAS, the Lessor and the Lessee have entered into a certain Sublease known as Shelter Bay Lease, Swinomish Indian Reservation, Sublease No. 765 (Master Lease No. 5086, Contract No. 14-20-0510-303) of even date herewith for real estate more particularly described herein.

NOW THEREFORE, Lessor does hereby lease to Lessee, and Lessee does hereby lease from the Lessor, the premises hereinafter described, in consideration of the rents reserved and payments to be paid and in accordance with the terms, covenants, declarations, conditions, reservations and exceptions as set forth in that certain sublease above stated between the parties hereto and bearing even date herewith:

Lot No. 765 in accordance with Survey of Shelter Bay, Division #4, located in Skagit County, Washington, as approved by the Department of Interior, Bureau of Indian Affairs, Portland Area Office, Portland, Oregon, on file therewith and recorded on the 8th day of July, 1970, in Volume 48, Pages 627 thru 631, under Auditor's File No. 740962, Skagit County, Washington, by reference incorporated herein as though set forth in full, subject to Business Lease No. 5086 and Shelter Bay, Division #4 Declaration of Protective Covenants, dated the 19th day of June, 1970, on file with the Department of Interior, United States Government, Bureau of Indian Affairs, Portland Area Office, Portland, Oregon, and recorded in the official records of Skagit County, Washington, under Auditor's File No. 740963, Volume 48, Pages 632 to 642 inclusive, on the 8th day of July, 1970.

IN WITNESS WHEREOF, the parties have signed and sealed this instrument the day and year first above written, and whereby the Lessee does hereby acknowledge a receipt of the following:

1.

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Shelter Bay Lease  
Swinomish Indian Reservation

Short Form Sublease No. 765  
(Master Lease No. 5086,  
Contract No. 14-20-0510-303)

1. A signed copy of that certain sublease known as Sublease No. 765 (Master Lease Contract No. 14-20-0510-303);
2. A copy of the Survey of Shelter Bay Division #4;
3. A copy of Shelter Bay Division #4 Declaration of Protective Covenants; and
4. A copy of the Articles of Incorporation and By-Laws of Shelter Bay Community, Inc.

SIGNATURES

LESSOR

SHELTER BAY COMPANY

By [Signature]  
(Authorized Agent)



STATE OF WASHINGTON )  
                                  SKAGIT       : ss.  
COUNTY OF KING        )

LESSEE

Alva Bales  
Husband  
Leona M. Bales  
Wife

On this 1st day of October, 19 75, before me,  
personally appeared JOHN OSBERG  
to me known to be the person authorized by SHELTER BAY COMPANY to execute  
the foregoing instrument, and acknowledged 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  
said instrument, and that the seal affixed is the corporate seal of said  
corporation.

GIVEN under my hand and official seal the day and year last above  
written.



[Signature]  
NOTARY PUBLIC in and for the State  
of Washington, residing at LaConner

Received for record at Alb. R. 1975 8:52A  
at request of Land Title Co.  
Luella Henry, Auditor Skagit Co., Washington

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