



199912290001

Kathy Hill, Skagit County Auditor
12/29/1999 Page 1 of 2 8:54:26AM

LAND TITLE COMPANY OF SKAGIT COUNTY
P-91492-E

SHELTER BAY ASSIGNMENT OF SUBLEASE

KNOW ALL MEN BY THESE PRESENT THAT:

LOREN R. GERARD AND LA DONNA E. GERARD, husband and wife

Lessee(s) of a certain sublease dated the 24th day of February, 1973
Wherein SHELTER BAY COMPANY, a Washington corporation, appears as Lessor, recorded on the 18th day of October, 1984 in accordance with Short Form Sublease No. 150 (Master Lease No. 5020 , Contract No. 14-20-0500-2949) in records of Skagit County, Auditor's Filing No. 8410180036 Volume 578 Pages 456-457 hereinafter known as Assignor, for and in consideration of the sum of ten dollars and other valuable consideration paid for assignment of said sublease, receipt of which is hereby acknowledged by

LOREN R. GERARD AND LA DONNA E. GERARD, husband and wife

Assignor(s), whose address is: 150 Swinomish Drive, LaConner, WA 98257

ASSIGNOR assigned and set over, and by these presents does grant, assign and set over unto the said

DOUGLAS A. DUEHNING AND PEGGY L. DUEHNING husband and wife

Assignee(s), whose address is 150 Swinomish Drive, LaConner, WA 98257

The within indenture of Sublease, and all right, title and interest now owned or hereafter acquired, of said Assignor(s), in said Sublease including any buildings and appurtenances thereto, and also all estate, right, title, term of years yet to come, claim and demand whatsoever of, in to or out of the same, to have and to hold the said estate and right, title and interest of the Lessee(s) as a member of Shelter Bay Community, Inc., a Non-profit Washington corporation in accordance with the subject to the Articles of Incorporation and By-Laws and rules and regulations of Shelter Bay Community, Inc. As a part of the consideration the Assignee(s) assumes and agrees to pay the annual lease payments provided for in said sublease and the maintenance fees and assessments, if any, of Shelter Bay Community, Inc. from time to time as they become due. The next annual sublease payment payable to Shelter Bay Company, in the amount of **\$315.00** is due and payable on the 1st day of July 2000

PRIOR ASSIGNMENT of Sublease from:

None

THE REAL ESTATE described in said lease is as follows:

Lot 150 Survey of Shelter Bay, Division No.2, recorded the 27th day of June, 1969 in official records of Skagit County, Washington under auditor's filing No. 728258

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IN WITNESS WHEREOF the parties have hereto signed this instrument this 17th Day of

DEC, 1999

Assignor(s)

Loren R. Gerard
LOREN R. GERARD

La Donna E. Gerard
LA DONNA E. GERARD

Assignee(s)

Douglas A. Duehning
DOUGLAS A. DUEHNING

Peggy L. Duehning
PEGGY L. DUEHNING

33102
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

DEC 29 1999

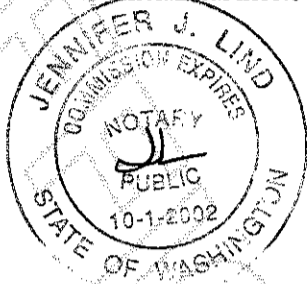
Amount Paid \$ 3,595.50
Skagit County Treasurer
By: OC Deputy

STATE OF Washington)
) SS.
COUNTY OF Skagit)

On this 17th day of December 1999 before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared **LOREN R. GERARD AND LA DONNA E. GERARD**

To me known to be the individual described in and who executed the foregoing instrument and acknowledged to me that They signed and sealed the said instrument as Their free and voluntary act and deed for the uses and purposes therein mentioned.

WITNESS my hand and official seal hereto affixed the day and year in the certificate above written.



Jennifer J. Lind
Notary public in and for the State of Washington
Residing at Mount Vernon
My Commission Expires 10/01/02

STATE OF Washington)
) SS.
COUNTY OF Skagit)

On this 17th day of December 1999 before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared **DOUGLAS A. DUEHNING AND PEGGY L. DUEHNING**

To me known to be the individuals described in and who executed the foregoing instrument and acknowledged to me that They signed and sealed the said instrument as Their free and voluntary act and deed for the uses and purposes therein mentioned.

WITNESS my hand and official seal hereto affixed the day and year in this certificate above written.



Jennifer J. Lind
Notary Public in and for the State of Washington
Residing at Mount Vernon
My Commission Expires: 10/01/02

CONSENT OF LESSOR

SHELTER BAY COMPANY, Seller in the above described Sublease, does hereby consent to the above assignment of the aforesaid Sublease, subject to payments being made from time to time by the Assignee(s) hereof in accordance with said sublease to cover purchase of sublease, annual lease payments and maintenance fees and assessments for Shelter Bay Community, Inc. as they become due. This consent does not relieve the Assignor(s) from the obligation to make said payments in the event the Assignee(s) does not make said payment, and by this consent Shelter Bay Company does hereby consent to the assignment of membership in Shelter Bay Community, Inc. to the Assignee(s) subject to the approval of the Board of Trustees of Shelter Bay Community, Inc.

SHELTER BAY COMPANY

Date: 12/16/99

FOR

Allan E. Osberg
Allan E. Osberg, President



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Kathy Hill, Skagit County Auditor