

**SHELTER BAY
ASSIGNMENT OF SUBLEASE**

KNOW ALL MEN BY THESE PRESENT THAT:
PATRICK D. GARVEY, a single individual

ISLAND TITLE CO.
SB-15757✓

Lessee(s) of a certain sublease dated the 1st day of October, 1977
Wherein SHELTER BAY COMPANY, a Washington corporation, appears as Lessor, recorded on the 9th day of December, 1986 in accordance with Short Form Sublease No. 121 (Master Lease No. 5020 , Contract No. 14-20-0500-2949) in records of Skagit County, Auditor's Filing No. 8612090044 Volume 679 Pages 300-301 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
PATRICK D. GARVEY, a single individual
Assignor(s), whose address is: 77033 Sand Piper Drive, P.O. Box 799, Indian Wells CA 92210

ASSIGNOR assigned and set over, and by these presents does grant, assign and set over unto the said **BERNARD ROEDERER AND CLAUDIA ROEDERER, Husband and Wife**
Assignee(s), whose address is 121 Lummi 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 **\$585.00** is due and payable on the 1st day of July 2000

TAX PARCEL ID# 5100-002-121-0000

PRIOR ASSIGNMENT of Sublease from:
Edna Gates to Patrick Garvey under Auditor's file No. 9803250122

THE REAL ESTATE described in said lease is as follows:
Lot No. 121, Survey of Shelter Bay Division No. 2 as recorded June 27, 1969 in official records of Skagit County, Washington under Auditor's file No. 728258

(See attached for full legal description)

IN WITNESS WHEREOF the parties have hereto signed this instrument this 8th Day of MARCH, 2000

Assignor(s)

Patrick Garvey
PATRICK GARVEY

Assignee(s)

Bernard Roederer
BERNARD ROEDERER

Claudia Roederer
CLAUDIA ROEDERER

SKAGIT COUNTY WASHINGTON,
Real Estate Excise Tax

PAID **34305**

MAR 15 2000

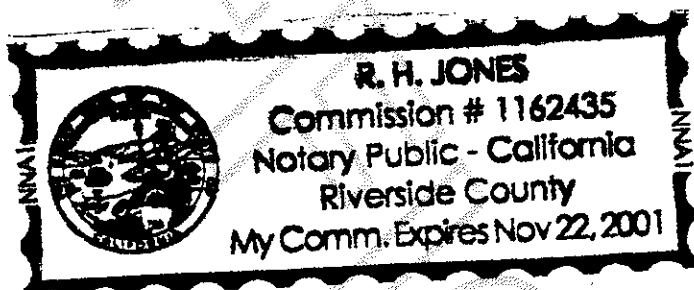
Amount Paid \$ **1,938.51**
Skagit County Treasurer
By: DC Deputy

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) SS.

On this 4TH day of MARCH 2000 before me, the undersigned, a Notary Public in and for the State of CALIFORNIA, duly commissioned and sworn, personally appeared PATRICK D. GARVEY

To me known to be the individual described in and who executed the foregoing instrument and acknowledged to me that HE signed and sealed the said instrument as HIS 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.



R. H. Jones
Notary public in and for the State of CALIFORNIA
Residing at LA QUINTA
My Commission Expires 11/22/01

STATE OF)
COUNTY OF) SS.

On this day of , before me, the undersigned, a Notary Public in and for the State of , duly commissioned and sworn, personally appeared

BERNARD ROEDERER AND CLAUDIA ROEDERER

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.

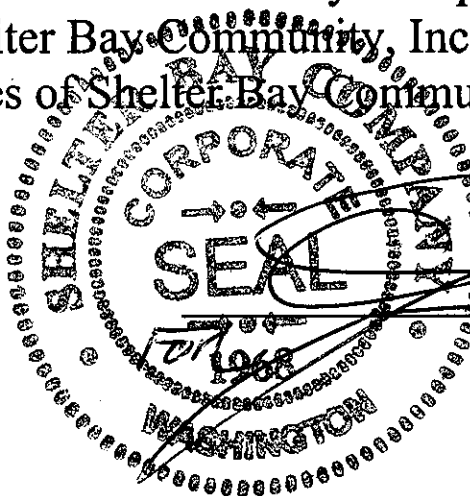
WITNESS my hand and official seal hereto affixed the day and year in this certificate above written.

Notary Public in and for the State of
Residing at
My Commission Expires:

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 member ship in Shelter Bay Community, Inc. to the Assignee(s) subject to the approval of the Board of Trustees of Shelter Bay Community, Inc.

Date: 3/13/00



SHELTER BAY COMPANY

Allan F. Osberg
Allan F. Osberg, President



200003150072

Kathy Hill, Skagit County Auditor
3/15/2000 Page 2 of 5 12:17:27PM

**SHELTER BAY
ASSIGNMENT OF SUBLEASE**

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PATRICK D. GARVEY, a single individual

Lessee(s) of a certain sublease dated the 1st day of October, 1977
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PATRICK D. GARVEY, a single individual

Assignor(s), whose address is: 77033 Sand Piper Drive, P.O. Box 799, Indian Wells CA 92210

ASSIGNOR assigned and set over, and by these presents does grant, assign and set over unto the said **BERNARD ROEDERER AND CLAUDIA ROEDERER, Husband and Wife**

Assignee(s), whose address is 121 Lummi 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 **\$585.00** is due and payable on the 1st day of July 2000

PRIOR ASSIGNMENT of Sublease from:

Edna Gates to Patrick Garvey under Auditor's file No. 9803250122

THE REAL ESTATE described in said lease is as follows:

Lot No. 121, Survey of Shelter Bay Division No. 2 as recorded June 27, 1969 in official records of Skagit County, Washington under Auditor's file No. 728258

IN WITNESS WHEREOF the parties have hereto signed this instrument this 8 Day of March 00,

Assignor(s)

PATRICK GARVEY

Assignee(s)

BERNARD ROEDERER

CLAUDIA ROEDERER

CLAUDIA ROEDERER



200003150072

Kathy Hill, Skagit County Auditor

3/15/2000 Page 3 of 5 12:17:27PM

STATE OF)
COUNTY OF) SS.
)

On this day of , before me, the undersigned, a Notary Public in and for the State of , duly commissioned and sworn, personally appeared

PATRICK D. GARVEY

To me known to be the individual described in and who executed the foregoing instrument and acknowledged to me that HE signed and sealed the said instrument as HIS 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.

Notary public in and for the State of

Residing at
My Commission Expires

STATE OF *Hawaii*)
COUNTY OF *Hawaii*) SS.
)

On this *8th* day of *March*, *2000* before me, the undersigned, a Notary Public in and for the State of *Hawaii* , duly commissioned and sworn, personally appeared

BERNARD ROEDERER AND CLAUDIA ROEDERER

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.

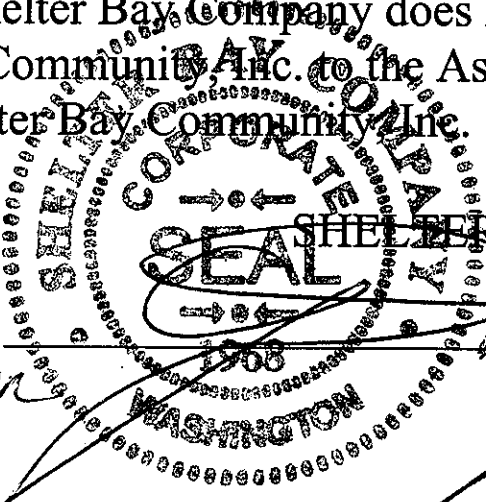
[Signature]

Notary Public in and for the State of
Hawaii
Residing at *Kamuela, Hawaii*
My Commission Expires: *Feb. 25, 2002*

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 member ship in Shelter Bay Community, Inc. to the Assignee(s) subject to the approval of the Board of Trustees of Shelter Bay Community, Inc.

Date: *3/13/00*

FOR


Allan E. Osberg, President



200003150072

Kathy Hill, Skagit County Auditor

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EXHIBIT "A"

Order No.: B15757

Lot 121 of REVISED MAP SURVEY OF SHELTER BAY DIV. 2, Tribal and Allotted Lands of Swinomish Indian Reservations, as recorded March 17, 1970, in Volume 43 of Official Records, pages 833 through 838, records of Skagit County, Washington.

Situated in Skagit County, Washington.

- END OF EXHIBIT "A" -



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Kathy Hill, Skagit County Auditor

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