



200404020222

Skagit County Auditor

4/2/2004 Page

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2 3:55PM

Tax # 5100-002-140-0000

LAND TITLE OF SKAGIT COUNTY

111201-SE

**SHELTER BAY
ASSIGNMENT OF SUBLEASE**

KNOW ALL MEN BY THESE PRESENT THAT:

RONALD GRATE and E. CAROLYN GRATE, husband and wife

Lessee(s) of a certain sublease dated the 8th day of October, 1969
Wherein SHELTER BAY COMPANY, a Washington corporation, appears as Lessor, recorded on the 3rd
day of August, 1972 in accordance with Short Form Sublease No. 140 (Master Lease No. 5020 ,
Contract No. 14-20-0500-2949) in records of Skagit County, Auditor's Filing No. 772027
Volume ~ Pages ~ 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
RONALD GRATE and E. CAROLYN GRATE, husband and wife

Assignor(s), whose address is: 1272 Arrow Head Road, Camano Island, WA 98293

ASSIGNOR assigned and set over, and by these presents does grant, assign and set over unto the said
PATRICK C. BRACKEEN and CAROL A. BRACKEEN, husband and wife

Assignee(s), whose address is:

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 \$548.00 is due and payable on the
1st day of July 2004

PRIOR ASSIGNMENT of Sublease from:

Kenneth Koster to Ronald and Carolyn Grate under Auditor's File No. 9808310213

THE REAL ESTATE described in said lease is as follows:

Lot No. 140, Survey of Shelter Bay Division No. 2 as recorded June 27, 1969 in official records of Skagit
County, Washington under Auditor's Filing No. 728258

Together with the following described parcel:

Beginning at the Northwest corner of Lot 140; Thence North 66°00'00" West to the line of mean high tide
thence Southerly along the line of mean high tide to an intersection with a line projected North 47°28'58"
West from the Southwest corner of Lot 140; thence South 47°28'58" East to the Southwest corner of lot 140;
thence North 13°00'00" East a distance of 63.16 feet to the point of beginning.
Subject to easement of record.

IN WITNESS WHEREOF the parties have hereto signed this instrument this 11th Day of
March, 2004Assignor(s)
RONALD GRATE
E. CAROLYN GRATEAssignee(s)
PATRICK C. BRACKEEN
CAROL A. BRACKEEN1598
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 02 2004

Amount Paid \$ 94.34
By Skagit Co. Treasurer
Deputy

STATE OF Washington)

) SS.

COUNTY OF Skagit)

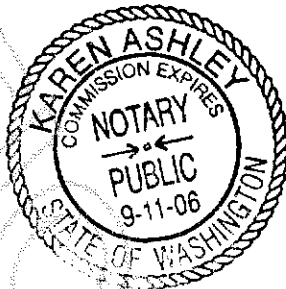
On this 12th day of March, 2004 , before me, the undersigned, a Notary Public in and for the State of Washington , duly commissioned and sworn, personally appeared

RONALD GRATE and E. CAROLYN GRATE

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.

Karen Ashley



Karen Ashley
Notary public in and for the State of Washington

Residing at Sedro-Woolley
My Commission Expires 9/11/06

STATE OF New Mexico)
COUNTY OF Bernalillo) SS.

On this 29th day of March, 2004 , before me, the undersigned, a Notary Public in and for the State of New Mexico , duly commissioned and sworn, personally appeared

PATRICK C. BRACKEEN and CAROL A. BRACKEEN

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.



OFFICIAL SEAL
ALICIA MARTINEZ
NOTARY PUBLIC
STATE OF NEW MEXICO

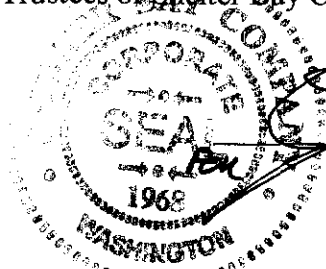
My Commission Expires: 7/5/06

Alicia Martinez
Notary Public in and for the State of New Mexico
Residing at Bank of America
My Commission Expires: 7/5/06

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: 3/31/04



SHELTER BAY COMPANY

Allan F. Osberg
Allan F. Osberg, President



200404020222
Skagit County Auditor