

Shelter Bay Company  
1000 Shoshone Dr.  
Waconner, WA. 98257



200501060059

Skagit County Auditor

1/6/2005 Page

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**SHELTER BAY  
ASSIGNMENT OF SUBLEASE**

*P84125 128 of Shelter Bay - 2*

**FIRST AMERICAN TITLE CO.**

*80232*

KNOW ALL MEN BY THESE PRESENTS THAT

**LORETTA E. STURTEVANT**, as her separate property, Lessee of a certain Sublease dated the 15th day of May, 1975, wherein **SHELTER BAY COMPANY**, a Washington corporation, appears as Lessor, recorded on the 4th day of November, 1976, in accordance with Short Form Sublease No. 128 (Master Lease No. 5020, Contract No. 14-20-0500-2949) in the records of Skagit County, Auditor's File No. 845443, Volume 241, Pages 190-191, hereinafter known as Assignor, for and in consideration of love and affection and other valuable consideration paid for assignment of said Sublease, receipt of which is hereby acknowledged by Loretta E. Sturtevant, **Assignor**, whose address is Virginia E. Jewkes, 54688 Dodds Way, North Fork, CA 93643

ASSIGNOR assigned and set over, and by these presents does grant, assign and set over unto **LORRAINE E. SORENSEN**, as her separate property, an undivided one half interest, and **VIRGINIA E. JEWKES**, as her separate property, an undivided one half interest, **Assignees**, whose address is Lorraine E. Sorensen, 350 Union Street, #610, San Francisco, CA 94133,

the within indenture of Sublease, and all right, title and interest now owned or hereafter acquired of said Assignor 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 nonprofit Washington corporation, in accordance with and 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 Assignees assume and agree 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 Assignees timely paid to Shelter Bay Company the annual lease payment of \$669 due and payable on the 1st day of July, 2004.

PRIOR ASSIGNMENTS of said Sublease are:

S. Merle Christensen, as trustee of the Christensen Family Trust, to Loretta Sturtevant, recorded August 28, 1987, Skagit County, Auditor's File No. 8708280038;

Bruce Cooper and Carroll Cooper to Orland M. Christensen and Sylvia M. Christensen, recorded November 4, 1976, Skagit County, Auditor's File No. 845443;

Loretta E. Sturtevant to Lorraine E. Sorensen, recorded December 29, 1987, Skagit County, Auditor's File No. 8712290047, fractional interest: 10/55;  
Loretta E. Sturtevant to Lorraine E. Sorensen, recorded January 4, 1988, Skagit County, Auditor's File No. 8801040012, fractional interest: 10/55;  
Loretta E. Sturtevant to Lorraine E. Sorensen, recorded February 14, 1989, Skagit County, Auditor's File No. 8902140065, fractional interest: 7.5/55;

Loretta E. Sturtevant to Virginia E. Jewkes, recorded December 29, 1987, Skagit County, Auditor's File No. 8712290048, fractional interest: 10/55;  
Loretta E. Sturtevant to Virginia E. Jewkes, recorded January 4, 1988, Skagit County, Auditor's File No. 8801040011, fractional interest: 10/55;  
Loretta E. Sturtevant to Virginia E. Jewkes, recorded February 14, 1989, Skagit County, Auditor's File No. 8902140064, fractional interest: 7.5/55;

THE REAL ESTATE described in said Sublease is as follows:

Lot No. 128, "REVISED MAP OF SURVEY OF SHELTER BAY DIV. 2, TRIBAL AND ALLOTTED LANDS OF SWINOMISH INDIAN RESERVATION", as recorded in Volume 43 of Official Records, Page 833, Records of Skagit County, Washington, together with the following described parcel:

Beginning at the most Northerly corner of Lot 128; thence North 60 Deg. 57' 48" West to an intersection with the line of mean high tide; thence in a Southerly direction along said line of mean high tide to an intersection with the Southerly line of Lot 128 projected Westerly; thence South 71 Deg. 46' 14" to the Southwest corner of Lot 128; thence North 9 Deg. 00' 00" West along the Westerly line of Lot 128 to the point of beginning.

IN WITNESS WHEREOF the parties have hereto signed this instrument the 23 day of November, 2004.

**ASSIGNOR**

LORETTA E. STURTEVANT

By Virginia E. Jewkes  
Virginia E. Jewkes, as Successor  
Attorney in Fact for Loretta E. Sturtevant  
under Individual Durable Power of Attorney  
dated December 12, 2000

**ASSIGNEES**

Lorraine E. Sorensen  
LORRAINE E. SORENSEN

Virginia E. Jewkes  
VIRGINIA E. JEWKES

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
# 79

JAN 06 2005

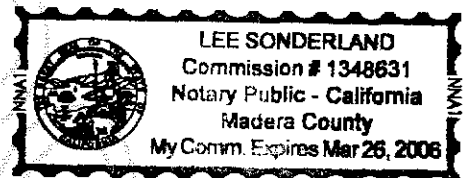
Amount Paid  
By Skagit Co. Treasurer  
Deputy

STATE OF CALIFORNIA )  
COUNTY OF MADERA ) ss

On November 23, 2004 before me, the undersigned notary public, personally appeared VIRGINIA E. JEWKES, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same as Successor Attorney in Fact for LORETTA E. STURTEVANT under Individual Durable Power of Attorney dated December 12, 2000.

WITNESS my hand and official seal.

Signature Lee Sonderland  
Notary Public in and for the State of California

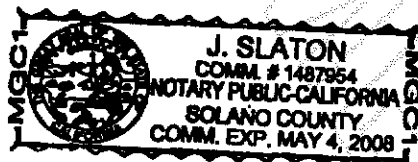


STATE OF CALIFORNIA )  
COUNTY OF SAN FRANCISCO ) ss

On November 18, 2004 before me, the undersigned notary public, personally appeared LORRAINE E. SORENSEN, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.

WITNESS my hand and official seal.

Signature J. Slaton  
Notary Public in and for the State of California

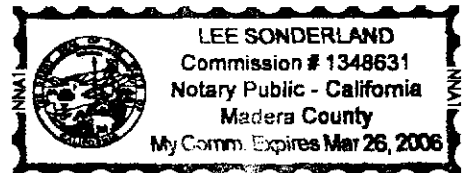


STATE OF CALIFORNIA )  
COUNTY OF MADERA ) ss

On November 23, 2004 before me, the undersigned notary public, personally appeared VIRGINIA E. JEWKES, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.

WITNESS my hand and official seal.

Signature Lee Sonderland  
Notary Public in and for the State of California



#### 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: 12/31/04



Judy L. Grosvenor  
Allan F. Ostberg, President  
Judy L. Grosvenor  
Community Manager

