

After Recording Please Return To:  
SHELTER BAY COMPANY  
1000 Shoshone Drive  
La Conner, WA 98257



200911190058

Skagit County Auditor

11/19/2009 Page 1 of 2 2:19PM

## SHELTER BAY ASSIGNMENT OF SUBLEASE

KNOW ALL MEN BY THESE PRESENT THAT:

**REBEKAH J. NEAR**, a married person, as her separate estate and **JOHN H. NEAR**, as to his community property interest if any and homestead rights, for and in consideration of transfer to wholly owned Limited Liability Company

Lessee(s) of a certain sublease dated the 6<sup>th</sup> day of May, 1973

Wherein SHELTER BAY COMPANY, a Washington corporation, appears as Lessor, recorded on the 29<sup>th</sup> day of March, 1978 in accordance with Short Form Sublease No. 713 (Master Lease No. 5086, Contract No. 14-20-0510-303 ) in records of Skagit County, Auditor's Filing No. 876361, Volume 310, Pages 293 – 294, 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

**REBEKAH J. NEAR**, a married person, as her separate estate and **JOHN H. NEAR**, as to his community property interest if any and homestead rights, for and in consideration of transfer to wholly owned Limited Liability Company

Assignor(s), whose address is: PO Box 277, Anacortes, WA 98221

ASSIGNOR assigned and set over, and by these presents does grant, assign and set over unto the said **ORCA RENTAL HOMES, LLC**, a Washington Limited Liability Company.

Assignee(s), whose address is: PO Box 277, Anacortes, WA 98221

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 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 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 \$304.00 is due and payable on the 1<sup>st</sup> day of June, 2010.

PRIOR ASSIGNMENT of Sublease from:

John H. Near to Rebekah J. Near under Auditor's File No. 200608140210.

THE REAL ESTATE described in said lease is as follows:

Lot 713, Survey of Shelter Bay Division No. 4 according to the survey thereof recorded July 8, 1970, in Volume 48 of Official Records, pages 627 through 631, under Auditor's File No. 740962, records of Skagit County, Washington.

Situated in Skagit County, Washington.

P84710

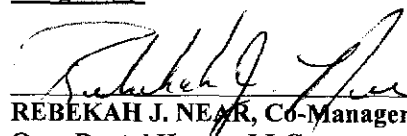
IN WITNESS WHEREOF the parties have hereto signed this instrument this 5<sup>th</sup> Day of November, 2009.

Assignor(s):

  
REBEKAH J. NEAR

  
JOHN H. NEAR

Assignee(s):

  
REBEKAH J. NEAR, Co-Manager of  
Orca Rental Homes, LLC

  
JOHN H. NEAR, Co-Manager of  
Orca Rental Homes, LLC

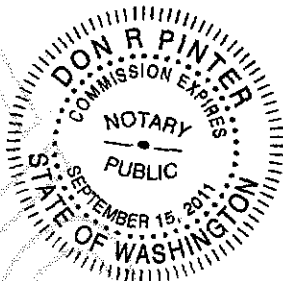
STATE OF WASHINGTON )  
COUNTY OF SKAGIT ) SS.

On this 5TH day of NOVEMBER, 2009 before me, the undersigned, a Notary Public in and for the State of WASHINGTON, duly commissioned and sworn, personally appeared

**REBEKAH J. NEAR and JOHN H. NEAR**

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 the certificate above written.



[Signature]  
Notary Public in and for the State of

Residing at COPEVILLE, WA  
My Commission Expires 9-15-11

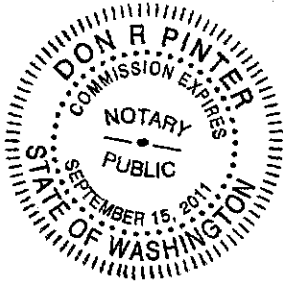
STATE OF WASHINGTON )  
COUNTY OF SKAGIT ) SS.

On this 5TH day of NOVEMBER, 2009 before me, the undersigned, a Notary Public in and for the State of WASHINGTON, duly commissioned and sworn, personally appeared

**REBEKAH J. NEAR and JOHN H. NEAR**

I CERTIFY that I know or have satisfactory evidence **Rebekah J. Near and John H. Near** are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated they are authorized to execute the instrument and are **Co-Managers of Orca Rental Homes, LLC**, to be the free and voluntary act of such party for the uses and purposes mentioned in this document.

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

Residing at COPEVILLE, WA  
My Commission Expires: 9-15-11

### 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.

Date: 11/13/09



**SHELTER BAY COMPANY**

[Signature]  
Judy L. Grosvenor, Manager

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
3558

NOV 19 2009

Amount Paid \$0  
Skagit Co. Treasurer  
By [Signature] Deputy



200911190058  
Skagit County Auditor