



201203280048

Skagit County Auditor

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After Recording Please Return To:

SHELTER BAY COMPANY

1000 Shoshone Drive

La Conner, WA 98257

LAND TITLE OF SKAGIT COUNTY

17-19496

SHELTER BAY ASSIGNMENT OF SUBLEASE

KNOW ALL MEN BY THESE PRESENT THAT:

JOHN M. WELLS, an unmarried man as his separate property and MARY L. NELSON, a married woman as her separate property, as Joint Tenants With Right of Survivorship

Lessee(s) of a certain sublease dated the 7th day of September, 1974,
Wherein SHELTER BAY COMPANY, a Washington corporation, appears as Lessor, recorded on the 7th day of December, 1978 in accordance with Short Form Sublease No. 779 (Master Lease No. 5086, Contract No. 14-20-0510-303) in records of Skagit County, Auditor's Filing No. 892695, Volume 343, Page 288 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

JOHN M. WELLS, an unmarried man as his separate property and MARY L. NELSON, a married woman as her separate property, as Joint Tenants With Right of Survivorship

Assignor(s), whose address is: Mary L. Nelson: 781 Lillooet Circle, La Conner, WA 98257
John M. Wells: 1911 18th Street #1, Bellingham, WA 98225

ASSIGNOR assigned and set over, and by these presents does grant, assign and set over unto the said **JOHN L. PEDERSEN and SHIRLEY D. PEDERSEN, husband and wife**

Assignee(s), whose address is: 804 Shoshone Drive, La Conner, 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 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 1st day of June, 2012.

PRIOR ASSIGNMENT of Sublease from:

John Pedersen and Shirley Pedersen to John M. Wells and Mary L. Nelson under Auditor's File No.

200703070012. In Reference to that certain Non Merger Deed in Lieu of
Foreclosure under Auditors File No. 201203150035

THE REAL ESTATE described in said lease is as follows:

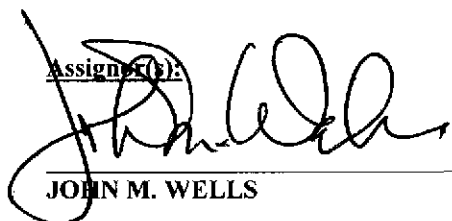
Lot No. 779, "SURVEY OF SHELTER BAY DIV. 4, Tribal and Allotted Lands of
Swinomish Indian Reservation", as recorded in Volume 48 of Official Records, pages
627 to 631 inclusive, records of Skagit County.

Situate in the County of Skagit, State of Washington.

P129452

IN WITNESS WHEREOF the parties have hereto signed this instrument this 19th Day of
March, 2012.

Assignor(s):


JOHN M. WELLS

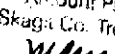
Assignee(s):


JOHN L. PEDERSEN


MARY L. NELSON


SHIRLEY D. PEDERSEN

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2012831
MAR 28 2012

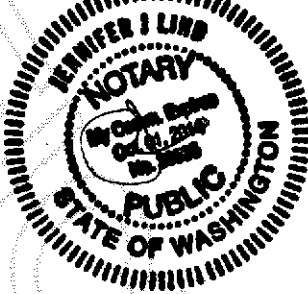
Amount Paid \$0
Skagit Co. Treasurer
By  Deputy

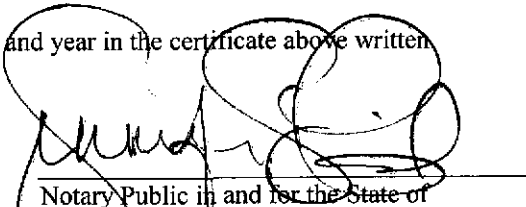
STATE OF Washington)
) SS.
COUNTY OF Skagit)

On this 20th day of March, 2012 before me, the undersigned, a Notary Public in
and for the State of Washington, duly commissioned and sworn, personally appeared
JOHN L. PEDERSEN and SHIRLEY D. PEDERSEN

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.



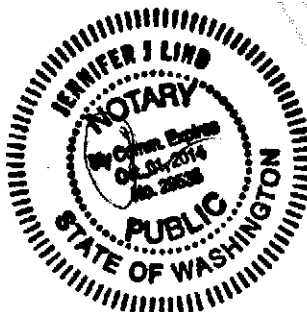

Notary Public in and for the State of
Washington
Residing at Bow
My Commission Expires 10/01/2014

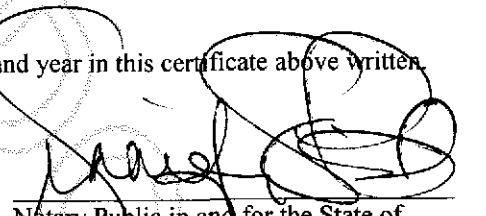
STATE OF Washington)
) SS.
COUNTY OF Skagit)

On this 19th day of March, 2012 before me, the undersigned, a Notary Public in
and for the State of Washington, duly commissioned and sworn, personally appeared
MARY L. NELSON

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



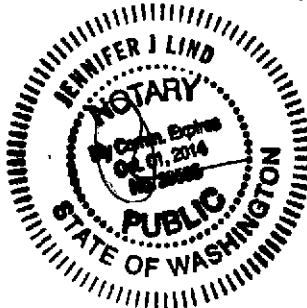

Notary Public in and for the State of
Washington
Residing at Bow
My Commission Expires: 10/01/2014

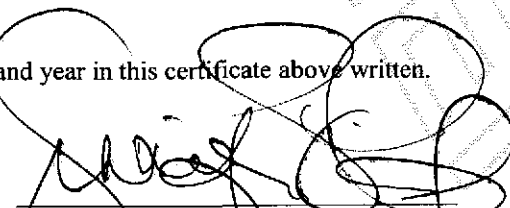
STATE OF Washington)
) SS.
COUNTY OF Skagit)

On this 19th day of March, 2012 before me, the undersigned, a Notary Public in
and for the State of Washington, duly commissioned and sworn, personally appeared
JOHN M. WELLS

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 this certificate above written.




Notary Public in and for the State of
Washington
Residing at Bow
My Commission Expires: 10/01/2014



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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: 3/20/12



Judy L. Grosvenor
Judy L. Grosvenor, Manager



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