

Exhibit "A"

1 SHELTER BAY CONDOMINIUM SUBLEASE NO. R-101
2 EXHIBIT A: LEGAL DESCRIPTION OF LEASED PREMISES

3 Condominium Sublease No. R-101 Swinomish Indian Reservation
4 Lessor: Shelter Bay Company Business Lease No. 5020
5 Lessee: Fidalgo Inc. Contract No. 14-20-0500-2949

6 This Exhibit A is attached and incorporated by reference
7 and made a part of that certain Condominium Sublease No. R-101
8 dated the 25th day of May, 1973, between the Lessor
9 and Lessee above-stated. The leased premises leased in said
10 Condominium Sublease is located on the Swinomish Indian Reserva-
11 tion, Skagit County, Washington, and is a leasehold estate in a
12 portion of the land leased by the Lessor as Lessee in the Master
13 Lease as described in the Condominium Sublease of which this
14 Exhibit is part, and is a leasehold estate in parcels of condomi-
15 nium ownership of land and improvements as hereinafter set forth,
16 in accordance with and subject to the Declaration of Condominium
17 Covenants referred to in the Condominium Sublease.

18 The parcels of the leasehold estate are in land and improve-
19 ments as described in EXHIBITS to which the Declaration of Con-
20 dominium Covenants makes reference and by reference are incorpo-
21 rated and also made a part hereof. The EXHIBITS are as follows:

22 EXHIBIT A: "Shelter Bay Condominium Survey of Lot 1",
23 which consists of the first two sheets of
24 six sheets entitled: "Survey and Set of Plans
25 Shelter Bay Condominium Lot One", filed on
26 the 15th day of May, 1973, in the
27 Official Records of Skagit County, Washington,
28 Auditor's File No. 785022, Volume 117,
Pages 265, 266, inclusive.

EXHIBIT B: "Shelter Bay Condominium Building Plans - Lot 1",
which consist of the last four sheets of six (6)
sheets entitled: "Survey and Set of Plans Shelter
Bay Condominium Lot One", filed on the 15th day
of May, 1973 in the Official Records of
Skagit County, Washington, Auditor's File No.
785022, Volume 117 pages 267 to 270,
inclusive.

EXHIBIT C: "Shelter Bay Condominiums Declaration of Ownership
Lot 1", recorded with the Declaration of Condominium
Covenants on the 15th day of May, 1973, un-
der Auditor's File No. 785023, Volume 117
Pages 271 to 316, inclusive, Skagit County,
Washington.

In accordance with the Condominium Sublease; the Declaration
of Condominium Covenants; the EXHIBITS above-stated and subject
thereto the parcels are described as follows:



201207160164
Skagit County Auditor

Exhibit "A" - Continued

- 1 PARCEL NO. 1: Exclusive leasehold ownership, use and
2 possession of Condominium Residential
Unit No. R-101; and
- 3 PARCEL NO. 2: An undivided percentage interest of 14.67
4 per cent in the leasehold estate of the land,
building, structures and improvements located
5 and described in said EXHIBITS and described
as Common Areas and Facilities; and
- 6 PARCEL NO. 3: An exclusive easement for the benefit,
7 use and enjoyment of land, structures
and improvements located and described
8 in said EXHIBITS and described as Limited
Common Areas and Facilities, R-IA NO. 101
9 appurtenant to the Residential Unit No. 101.
- 10 PARCEL NO. 4: Reciprocal easements in the Common Areas
11 and Facilities of lot, or lots, annexed
or hereinafter annexed by the Declarant,
12 Shelter Bay Company, in the Project Area
described in the Declaration and in accor-
13 dance with the Declaration and Supplemental
Declaration or Declarations made by refer-
14 ence to the Declaration, and to which
Parcel No. 2 above-described is burdened
15 in accordance with the Declaration.

16 The leasehold estate of the Lessee is subject to the
17 following encumbrances:

- 18 1. Master Lease referred to in the Condominium Sublease;
- 19 2. Declaration of Protective Covenants of Shelter Bay,
20 Division No. 3, dated the 5th day of March, 1970,
as recorded in the Official Records of Skagit
21 County, Washington, Auditor's File No. 737015, Volume
43, Pages 843 to 853 inclusive, and Amendments thereof.

22 Coupled with the ownership of the leasehold estate
of the Condominium Sublease are all the rights to the use of the
23 roads, utilities, beaches, paths, parks, trails and other recrea-
tional facilities of "Shelter Bay" described in the Condominium
24 Sublease and to the membership of the properties in each of the
non-profit corporations of Shelter Bay Community, Inc. and
25 Fidalgo Homeowners' Association;

26 IN WITNESS WHEREOF, the Lessor and Lessee have
caused this EXHIBIT to be executed and sealed of even date with
27 the Condominium Sublease.

28 LESSOR: SHELTER BAY COMPANY LESSEE: FIDALGO INC.

By: [Signature] By: [Signature]
(Title) (Title)



Exhibit "B" to Condominium Sublease

**SHELTER BAY CONDOMINIUM ASSIGNMENT OF LEASEHOLD ESTATE
AND ACCEPTANCE AND AGREEMENT**

Assignment of Condominium
Sublease No. **R-101**

Swinomish Indian Reservation
Business Lease No. 5020
Contract No. 14-20-0500-2949

Lessor: Shelter Bay Company
Lessee: Fidalgo, Inc.

Assignor(s): **RICHARD V. WINKEL, an unmarried person**

Assignee(s): **ALLEN D. ELLIOTT and CHRIS ELLIOTT, husband and wife**

For valuable consideration, receipt of which is hereby acknowledged, the undersigned Assignor(s) hereby conveys, transfers and assigns to the Assignee (s):

ALLEN D. ELLIOTT and CHRIS ELLIOTT, husband and wife

Address: PO Box 743, La Conner, WA 98257

All right, title and interest now owned or hereinafter acquired in the leasehold estate of the undersigned and of the Lessee in Condominium Sublease No. **R-101**, dated the 25th day of May, 1973, wherein SHELTER BAY COMPANY, a Washington corporation, appears as Lessor and FIDALGO, INC., a Washington corporation appears as Lessee, and for the purposes of recording recorded by an instrument entitled " Shelter Bay Memorandum of Condominium Sublease" in Official Records of Skagit County, Washington under File No. 817716 on the 19th day of May, 1975, covering the following described real property situated in the Swinomish Indian Reservation, Skagit County, Washington:

In accordance with Shelter Bay Condominium Sublease No. **R-101** above stated, attached by reference and incorporated here. (Legal description as set out in the Condominium Sublease)

- Subject to:
1. Property taxes, if any,
 2. Business Lease No. 5020 (Master Lease)

Declaration of Protective Covenants of Shelter Bay; Declaration of Condominium Covenants of Shelter Bay and Supplemental Declarations, recorded in the office of the Auditor of Skagit County, Washington.

The undersigned:
ALLEN D. ELLIOTT and CHRIS ELLIOTT, husband and wife

Assignee(s) named in the foregoing Assignment, hereby accept(s) said Assignment and hereby individually or jointly and severally, agree to keep, perform and be bound by all of the terms, covenants and conditions contained in said Lease on the part of the Lessee therein to be kept and performed to all intents and purposes as though the undersigned Assignee(s) were the original Lessee thereunder.

All notices intended for the Lessee under said Lease shall be mailed to the undersigned at the following address: PO Box 743, La Conner, WA 98257

Dated this 12th, day of July, 2012.

Assignor(s):



RICHARD V. WINKEL

Assignee(s):



ALLEN D. ELLIOTT



CHRIS ELLIOTT



201207160164
Skagit County Auditor

STATE OF Washington)
) SS.
COUNTY OF Skagit)

On this 12 day of July, 2012 before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared **RICHARD V. WINKEL**,

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.



MARCIE K. PALECK
Marcie Paleck
Notary Public in and for the State of Washington

Residing at Mount Vernon
My Commission Expires:
October 15, 2012

STATE OF Washington)
) SS.
COUNTY OF Skagit)

On this 12 day of July, 2012 before me, the undersigned, a Notary Public in and for the State of _____, duly commissioned and sworn, personally appeared **ALLEN D. ELLIOTT and CHRIS ELLIOTT**,

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.



MARCIE K. PALECK
Marcie Paleck
Notary Public in and for the State of Washington

Residing at Mount Vernon
My Commission Expires:
October 15, 2012



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