



201412300091

Skagit County Auditor

\$74.00

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

SHELTER BAY ASSIGNMENT OF SUBLEASE

KNOW ALL MEN BY THESE PRESENTS THAT:

Iola S. Ratcliff, Personal Representative of the Estate of HOWARD E. RATCLIFF, Skagit County Superior Court Case No. 14-4-00161-4.

Lessee(s) of a certain sublease dated the 20th day of October, 1970, wherein SHELTER BAY COMPANY, a Washington corporation, appears as Lessor, recorded on the 1st day of November, 1974, in accordance with Short Form Sublease No. 559 (Master Lease No. 5020, Contract No. 14-20-0500-2949) in records of Skagit County, Auditor's Filing No. 809564, Volume 165, Pages 442-443, 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

Iola S. Ratcliff, Personal Representative of the Estate of HOWARD E. RATCLIFF, Skagit County Superior Court Case No. 14-4-00161-4.

Assignor(s), whose address is: 4301 Kiowa Drive, Mount Vernon WA 98273

ASSIGNOR assigned and set over, and by these presents does grant, assign and set over unto the said

RONALD RATCLIFF and GERALD RATCLIFF, *Tenants in Common. J.S.R.*

Assignee(s), whose address is: Ronald: 23 Ship Street, Jamestown RI 02835
Gerald: P.O. Box 172, Coulee Dam WA 99116

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 \$235.00 is due and payable on the 1st day of June, 2015.**

PRIOR ASSIGNMENT of Sublease from:

Jack W. Thomas and Betty L. Thomas to Howard E. Ratcliff and R. Jean Ratcliff under Auditors File No. 8904280043. Howard E. Ratcliff and R. Jean Ratcliff to Howard E. Ratcliff via State of Washington Dept. of Health Death Certificate #146 5 03806 of R. Jean Ratcliff deceased January 12, 1995.

THE REAL ESTATE described in said lease is as follows:

Lot #559, "SURVEY OF SHELTER BAY DIVISION NO. 3, Tribal and Allotted Lands of Swinomish Indian Reservation", as recorded in Volume 43 of Official Records, pages 839 to 842, inclusive, under Auditor's File No. 737014, and amendment thereto recorded in Volume 66 of Official Records, page 462, under Auditor's File No. 753731, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

P129314

Tax ID: 5100-003-559-0000

IN WITNESS WHEREOF the parties have hereto signed this instrument this 30th day of

December, 2014 *J.S.R.*

Assignor(s):

Iola S. Ratcliff, Administrator
Iola S. Ratcliff, Personal Representative of
the Estate of HOWARD E. RATCLIFF

SKAGIT COUNTY WASHINGTON

REAL ESTATE EXCISE TAX

20144969

DEC 30 2014

Assignee(s):

Ronald Ratcliff 22 Dec 2014
RONALD RATCLIFF

(SIGNED IN COUNTERPART)

GERALD RATCLIFF

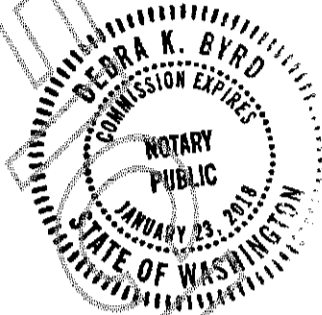
Amount Paid \$ 0
Skagit Co. Treasurer
By *nam* Deputy

STATE OF WASHINGTON)
) SS.
COUNTY OF SKAGIT)

On this 30th day of December, 2014, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared
IOLA S. RATCLIFF

I CERTIFY that I know or have satisfactory evidence **Iola S. Ratcliff** is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated she is authorized to execute the instrument and is the **Personal Representative of the Estate of Howard E. Ratcliff, Skagit County Superior Court Case No. 14-4-00161-4**, 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 the certificate above written.



Debra K. Byrd
Notary Public in and for the State of Washington

Residing at La Conner WA
My Commission Expires 01-23-2018

STATE OF Rhode Island)
) SS.
COUNTY OF Newport)

On this 22 day of December, 2014, before me, the undersigned, a Notary Public in and for the State of Rhode Island, duly commissioned and sworn, personally appeared
RONALD RATCLIFF

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.

Heather R. Lopes
Notary Public in and for the State of RI

Residing at RI
My Commission Expires

HEATHER R. LOPES
NOTARY PUBLIC-RHODE ISLAND
ID #751789
MY COMMISSION EXPIRES 07-01-2018

STATE OF)
) SS.
COUNTY OF)

On this _____ day of _____, 2015 before me, the undersigned, a Notary Public in and for the State of _____, duly commissioned and sworn, personally appeared
GERALD RATCLIFF

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.

(SIGNED IN COUNTERPART)

Notary Public in and for the State of _____


Residing at _____
My Commission Expires _____

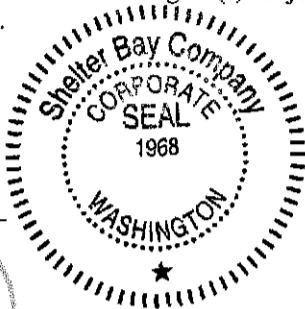


CONSENT OF LESSOR

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


David Franklin, Manager



Date: 12/30/2014



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