



Skagit County Auditor \$73.00
4/30/2015 Page 1 of 2 3:27PM

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

SHELTER BAY ASSIGNMENT OF SUBLEASE

Land Title and Escrow

151911-08
KNOW ALL MEN BY THESE PRESENTS THAT:

ANN H. HARDEE and GREGORY E. HARDEE, wife and husband

Lessee(s) of a certain sublease dated the 25th day of February 1973, wherein SHELTER BAY COMPANY, a Washington corporation, appears as Lessor, recorded on the 3rd day of January 1979, in accordance with Short Form Sublease No. 154 (Master Lease No. 5020, Contract No. 14-20-0500-2949) in records of Skagit County, Auditor's Filing No. 894111, Volume 346, Pages 228-229, 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

ANN H. HARDEE and GREGORY E. HARDEE, wife and husband

Assignor(s), whose address is: 14258 Via Baroda, San Diego CA 92130

ASSIGNOR assigned and set over, and by these presents does grant, assign and set over unto the said **DALE R. ZINSER and CHRISTINE A. ZINSER, Trustees on behalf of The Zinser Family Trust-Fund A**

Assignee(s), whose address is: 154 Nooka Place, 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 \$547.00 is due and payable on the 1st day of June, 2015.

PRIOR ASSIGNMENT of Sublease from: Joseph E. Pickett Jr. and Rachele A. Pickett, Trustees of the 2009 Joseph E. Pickett, Jr. and Rachele A. Pickett Family Trust dated April 2, 2009 to Ann H. Hardee and Gregory E. Hardee under Auditor's File No. 201305150097.

THE REAL ESTATE described in said lease is as follows:

Lot #154, "REVISED MAP OF SURVEY OF SHELTER BAY DIV. 2 Tribal and Allotted Lands of Swinomish Indian Reservations," as recorded March 17, 1970, in Volume 43 of official Records, Pages 833 through 838, records of Skagit County, Washington.

Together with the following described parcel:

Beginning at the Southeast corner of Lot 154; thence North 77°00'00" East to an intersection with the line of mean high tide; thence Northerly along the line of mean high tide to the intersection with a line projected South 79°43'44" East from the Northeast corner of Lot 154; thence North 79°43'44" West to the northeast corner of Lot 154; thence South 24°00'00" West a distance of 10.00 feet; thence South 34°30'00" East a distance of 51.14 feet to the point of beginning.

Subject to easement of record.

Situate in the County of Skagit, State of Washington.

P129023

Tax ID: 5100-002-154-0000

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20151480

IN WITNESS WHEREOF the parties have hereto signed this instrument this 10th day of APR 30 2015
April, 2015.

Assignor(s):

Ann H. Hardee

Gregory E. Hardee

Assignee(s):

Dale R. Zinser, Trustee

Christine A. Zinser, Trustee

Amount Paid \$ 4,819.90
Skagit Co. Treasurer
By *Mam* Deputy

STATE OF Washington

) SS.

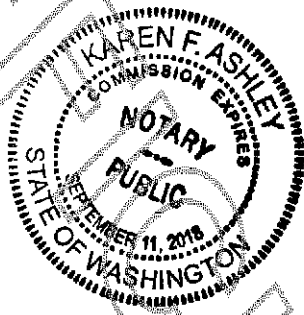
COUNTY OF Skagit

On this 7th day of April, 2015 before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared
ANN H. HARDEE and GREGORY E. HARDEE

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.

Karen Ashley



Karen Ashley
Notary Public in and for the State of Washington

Residing at: Sedro-Woolley
My Commission Expires: 9/11/2018

STATE OF Washington

) SS.

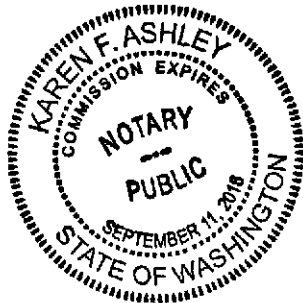
COUNTY OF Skagit

On this 27th day of April, 2015 before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared
DALE R. ZINSER and CHRISTINE A. ZINSER

I CERTIFY that I know or have satisfactory evidence **Dale R. Zinser and Christine A. Zinser** 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 the **Personal Representatives of The Zinser Family Trust-Fund A**, 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.

Karen Ashley



Karen Ashley
Notary Public in and for the State of Washington

Residing at: Sedro-Woolley

My Commission Expires: 9/11/2018

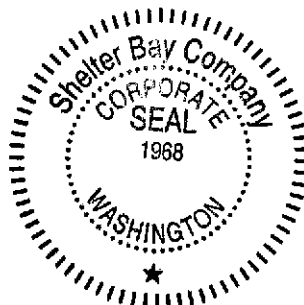
CONSENT OF LESSOR

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

David Franklin, Manager



Date:

4/30/2015