



201509040061

Skagit County Auditor

\$74.00

9/4/2015 Page

1 of

3 12:18PM

TICOR TITLE

70029231

After Recording Please Return To:

SHELTER BAY COMPANY

1000 Shoshone Drive

La Conner, WA 98257

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20153684

SEP 04 2015

Amount Paid \$ 2431.32

Skagit Co. Treasurer

By M6 Deputy

**SHELTER BAY
ASSIGNMENT OF SUBLEASE**

KNOW ALL MEN BY THESE PRESENTS THAT:

ELEANOR A. KUENZL, a married woman, as her separate estate, and ELEANOR A. KUENZL, as Co-Trustee and BRUCE K. KUENZL, as Successor Co-Trustee of the H & E Revocable Living Trust.

Lessee(s) of a certain sublease dated the 5th day of August, 1975, wherein SHELTER BAY COMPANY, a Washington corporation, appears as Lessor, recorded on the 8th day of September, 1981, in accordance with Short Form Sublease No. 610 (Master Lease No. 5086, Contract No. 14-20-0510-303) in records of Skagit County, Auditor's Filing No. 8109080032, Volume 452, Pages 175-176, 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

ELEANOR A. KUENZL, a married woman, as her separate estate, and ELEANOR A. KUENZL, as Co-Trustee and BRUCE K. KUENZL, as Successor Co-Trustee of the H & E Revocable Living Trust.

Assignor(s), whose address is: 1810 E. Division St. #140 Mt. Vernon, WA 98274

ASSIGNOR assigned and set over, and by these presents does grant, assign and set over unto the said MICHAEL MCQUEEN and MARYANN BANDOIAN, a married couple

Assignee, whose address is: 208-8750 Osler St. Vancouver BC V6p4e9

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. from time to time as they become due. 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, 2016.

PRIOR ASSIGNMENT. From James H. Peters and Betty J. Peters to Hilton O. Kuenzi and Eleanor Kuenzi as recorded in Auditor's File No. 9206170036, From Eleanor Kuenzi and Bruce Kuenzi to Eleanor Kuenzi as her separate property. As recorded in Auditor's File Number 201407230049.

THE REAL ESTATE described in said lease is as follows: Lot #610, "SURVEY OF SHELTER BAY DIV. 4, Tribal and Allotted Lands of Swinomish Indian Reservation," according to the Survey 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.

Situate in the County of Skagit, State of Washington.

S3302020304 Tax ID: #5100-004-610-0000

IN WITNESS WHEREOF the parties have hereto signed this instrument this 1 day of Sept 2015.

Assignor(s):

Eleanor A. Kuenzi, Co-Trustee
ELEANOR A. KUENZL, as Co-Trustee
Bruce K. Kuenzi, Successor Co-Trustee
BRUCE K. KUENZL, as Successor Co-Trustee
of the H & E Revocable Living Trust

Assignee(s):

Michael McQueen
Michael McQueen
Maryann Bandoian
Maryann Bandoian

STATE OF WASHINGTON)

) SS.

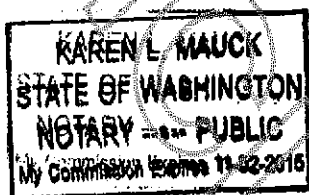
COUNTY OF SKAGIT)

On this 1st day of September, 2015 before me, the undersigned, a Notary Public in and for the State of WA, duly commissioned and sworn, personally appeared **ELEANOR A. KUENZI**, a married woman, as her separate estate, and **ELEANOR A. KUENZI**, as Co-Trustee.

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 the certificate above written.

Karen L. Mauck
Notary Public in and for the State of Washington



Residing at Snohomish
My Commission Expires 11-2-2015

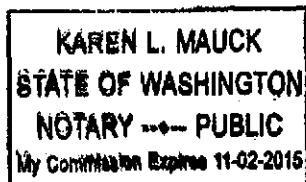
STATE OF WASHINGTON)

) SS.

COUNTY OF SKAGIT)

On this 1st day of September, 2015 before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared **BRUCE K. KUENZI**, as Successor Co-Trustee of the H & E Revocable Living Trust 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.



Karen L. Mauck
Notary Public in and for the State of Washington

Residing at Snohomish
My Commission Expires 11-2-2015

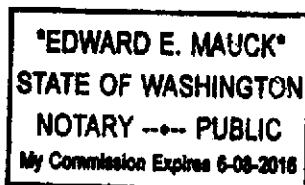
STATE OF WASHINGTON)

) SS.

COUNTY OF SKAGIT)

On this 1st day of September, 2015 before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared **MICHAEL MCQUEEN** and **MARYANN BANDOIAN** 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.



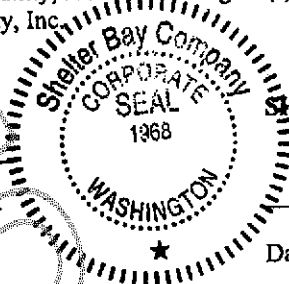
Edward E. Mauck
Notary Public in and for the State of WA
Residing at Snohomish
My Commission Expires 6-8-2016

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

9/02/2015



SHELTER BAY COMPANY

David Franklin, Manager