



201706130029

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

CHICAGO TITLE  
620030605

SHELTER BAY  
ASSIGNMENT OF SUBLEASE

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20172586  
JUN 13 2017

KNOW ALL MEN BY THESE PRESENTS THAT:  
KEVIN C. KNUDSON and LORI A. KNUDSON, husband and wife

Amount Paid \$ 2301.20  
Skagit Co. Treasurer  
By *Wam* Deputy

Lessee(s) of a certain sublease dated the 7th day of July, 1975  
Wherein SHELTER BAY COMPANY, a Washington corporation, appears as Lessor, recorded on the 9th day of July, 1975 in accordance with Short Form Sublease No. 274 (Master Lease No. 5020, Contract No. 14-20-0500-2949) in records of Skagit County, Auditor's Filing No. 820333, Volume 188, Pages 117-118, 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 KEVIN C. KNUDSON and LORI A. KNUDSON, husband and wife

Assignor(s), whose address is: P.O. Box 1298, La Conner, WA 98257

ASSIGNOR assigned and set over, and by these presents does grant, assign and set over unto the said MONTE S. HICKS and PHYLLIS E. HICKS, husband and wife

Assignee(s), whose address is: 274 Cowlitz 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 1<sup>st</sup> day of June, 2017.

PRIOR ASSIGNMENT of Sublease from:  
Leslie M. Danner and David J. Pedersen to Kevin C. Knudson and Lori A. Knudson recorded under Auditor's File No. 200405270074.

THE REAL ESTATE described in said lease is as follows:  
Lot #274, "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, under Auditor's File No 737013 records of Skagit County, Washington.  
Situate in the County of Skagit, State of Washington.

P129118      S3402350082      Geo ID: 5100-002-274-0000

IN WITNESS WHEREOF the parties have hereto signed this instrument this 13<sup>th</sup> day of June, 2017.

Assignor(s):  
*Kevin C. Knudson*  
\_\_\_\_\_  
KEVIN C. KNUDSON

Assignee(s):  
*Monte S. Hicks*  
\_\_\_\_\_  
MONTE S. HICKS

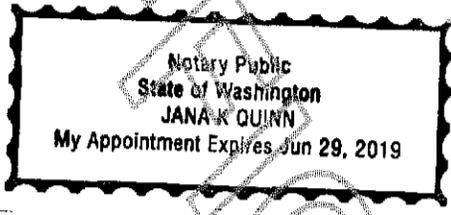
*Lori A. Knudson*  
\_\_\_\_\_  
LORI A. KNUDSON

*Phyllis E. Hicks*  
\_\_\_\_\_  
PHYLLIS E. HICKS

STATE OF Washington  
COUNTY OF Skaqit ) SS.

On this 7th day of June, 2017 before me, the undersigned, a Notary Public in and for the State of Washington duly commissioned and sworn, personally appeared **KEVIN C. KNUDSON and LORI A. KNUDSON** 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.



Jana K Quinn  
Notary Public in and for the State of Washington  
Residing at Granite Falls  
My Commission Expires 06/29/2019

STATE OF WA  
COUNTY OF Skaqit ) SS.

On this 12 day of June, 2017 before me, the undersigned, a Notary Public in and for the State of WA duly commissioned and sworn, personally appeared **MONTE S. HICKS and PHYLLIS E. HICKS** 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.



Karen Rickel  
Notary Public in and for the State of WA  
Residing at Redmond  
My Commission Expires 7.15.20

**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: 6/12/2017



SHELTER BAY COMPANY

David Franklin  
David Franklin, Manager