



Skagit County Auditor 7/20/2017 Page 1 of 2 11:44AM \$74.00

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

Land Title and Escrow

02-163360-  
DE

SHELTER BAY  
ASSIGNMENT OF SUBLEASE

KNOW ALL MEN BY THESE PRESENTS THAT:

DALE R. ZINSER and CHRISTINE A. ZINSER, Trustees of The Zinser Family Trust-Fund A, dated January 18, 2005

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

DALE R. ZINSER and CHRISTINE A. ZINSER, Trustees of The Zinser Family Trust-Fund A, dated January 18, 2005

Assignor(s), whose address is: 22522 170<sup>th</sup> Ave. SE, Monroe, WA 98272

ASSIGNOR assigned and set over, and by these presents does grant, assign and set over unto the said BRADFORD JOHN READING and MARY KATHLEEN READING, a married couple

Assignee(s), whose address is: 13903 28<sup>th</sup> Drive SE, Mill Creek, WA 98012

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:

Ann H. Hardee and Gregory E. Hardee to Dale R. Zinser and Christine A. Zinser, Trustees on behalf of the Zinser Family Trust-Fund A recorded under Auditor's File No. 201504300160

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

3402360037S

Geo ID: 5100-002-154-0000

IN WITNESS WHEREOF the parties have hereto signed this instrument this 17 day of July, 2017.

Assignor(s):

Dale R. Zinser  
DALE R. ZINSER, Trustee

Assignee(s):

Bradford John Reading  
BRADFORD JOHN READING  
Mary Kathleen Reading  
MARY KATHLEEN READING

Amount Paid \$ 5060.20  
JUL 20 2017  
20173318  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

STATE OF WA )  
COUNTY OF Snohomish ) SS.

On this 14 day of July, 2017 before me, the undersigned, a Notary Public in and for the State of WA, duly commissioned and sworn, personally appeared

**DALE R. ZINSER**

I CERTIFY that I know or have satisfactory evidence **Dale R. Zinser** is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated he is authorized to execute the instrument and is the **Trustee on behalf of The Zinser Family Trust-Fund A, dated January 18, 2005** 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.



Notary Public in and for the State of WA

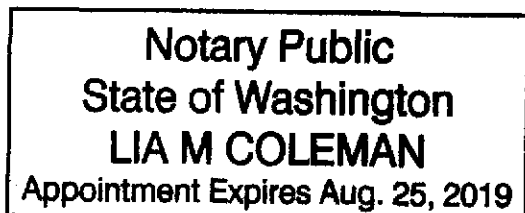
Residing at 1411 1st Ave  
My Commission Expires 5-15-19

STATE OF WASHINGTON )  
COUNTY OF SKAGIT ) SS.

On this 19th day of JULY 2019, 2017 before me, the undersigned, a Notary Public in and for the State of WASHINGTON, duly commissioned and sworn, personally appeared

**BRADFORD JOHN READING and MARY KATHLEEN READING** 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.



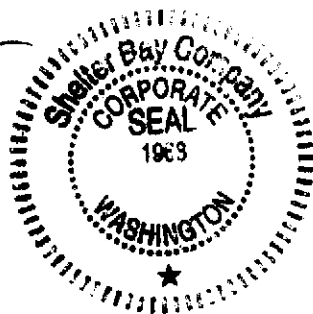
Notary Public in and for the State of

Residing at MOUNT VERNON  
My Commission Expires 8/25/2019

### 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: 7/19/2017



SHELTER BAY COMPANY

David Franklin, Manager