



201710100037

Skagit County Auditor

10/10/2017 Page

1 of

\$75.00

211:11AM

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20174773  
OCT 10 2017

**SHELTER BAY  
ASSIGNMENT OF SUBLEASE**

Amount Paid \$  
Skagit Co. Treasurer  
Deputy

KNOW ALL MEN BY THESE PRESENTS THAT:

**THOMAS N. ROSADIUK and JUDITH A. SLAJER, husband and wife**

Lessee(s) of a certain sublease dated the 2nd day of August, 1972

Wherein SHELTER BAY COMPANY, a Washington corporation, appears as Lessor, recorded on the 6th day of November, 1974 in accordance with Short Form Sublease No. 143 (Master Lease No. 5020, Contract No. 14-20-0500-2949) in records of Skagit County, Auditor's Filing No. 809703, Volume 166, Pages 28-29, 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

**THOMAS N. ROSADIUK and JUDITH A. SLAJER, husband and wife**

Assignor(s), whose address is: 143 Lummi Drive, La Conner, WA 98257

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

**THOMAS N. ROSADIUK and JUDITH A. SLAJER, Trustees of the**

**Thomas Rosadiuk and Judith Slajer Revocable Trust, dated May 14, 2013**

Assignee(s), whose address is: 143 Lummi Drive, 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, 2018.

PRIOR ASSIGNMENT of Sublease from:

H. Walter Werme and Corrine C. Werme to Thomas N. Rosadiuk and Judith A. Slajer recorded under Auditor's File No. 200201180111.

THE REAL ESTATE described in said lease is as follows:

Lot #143, "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. **Together with the following described parcel:** Beginning at the Southwest corner of Lot 143; thence South 83°44'59" West to the intersection with the line of mean high tide; thence Northwesterly along the line of mean high tide to the intersection with a line projected South 53°30'00" West from the western most corner of Lot 143; thence North 53°30'00" East to the Western most corner of Lot 143; thence South 36°30'00" East a distance of 45.32 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

P129012

S3402360026

Geo ID: 5100-002-143-0000

IN WITNESS WHEREOF the parties have hereto signed this instrument this 2<sup>nd</sup> day of October, 2017.

Assignor(s):

Thomas N. Rosadiuk  
THOMAS N. ROSADIUK

Judith A. Slajer  
JUDITH A. SLAJER

Assignee(s):

Thomas N. Rosadiuk  
THOMAS N. ROSADIUK, Trustee

Judith A. Slajer  
JUDITH A. SLAJER, Trustee

STATE OF WASHINGTON )  
 ) SS.  
COUNTY OF SKAGIT )

On this 2nd day of October, 2017 before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared

**THOMAS N. ROSADIUK and JUDITH A. SLAJER** 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.



Megan Masonholder  
Notary Public in and for the State of  
Washington

Residing at Mount Vernon, WA  
My Commission Expires June 10, 2018

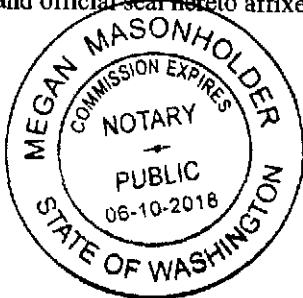
STATE OF WASHINGTON )  
 ) SS.  
COUNTY OF SKAGIT )

On this 2nd day of October, 2017 before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared

**THOMAS N. ROSADIUK and JUDITH A. SLAJER**

I CERTIFY that I know or have satisfactory evidence **Thomas N. Rosadiuk and Judith A. Slajer** 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 **Trustees of the Thomas Rosadiuk and Judith Slajer Revocable Trust dated May 14, 2013**, 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.



Megan Masonholder  
Notary Public in and for the State of  
Washington  
Residing at Mount Vernon, WA  
My Commission Expires June 10, 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.

Date: 10/05/2017



SHELTER BAY COMPANY

David Franklin, Manager