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03/25/2019 03:51 PM Pages: 1 of 3 Fees: \$101.00
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20191060
MAR 25 2019

Amount Paid \$ 2,529.04
Skagit Co. Treasurer
By *Mdm* Deputy

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

Land Title and Escrow

SHELTER BAY
ASSIGNMENT OF SUBLEASE

02-170905-0E

KNOW ALL MEN BY THESE PRESENTS THAT:

PEGGY L. DUEHNING, As her Separate Property AND AS Administrator of the Estate of Douglas A. Duehning (deceased), Superior Court of the State of Washington, King County, Superior Court Probate Cause No. 18-4-06197-8-SEA

Lessee(s) of a certain sublease dated the 24th day of February, 1973
Wherein SHELTER BAY COMPANY, a Washington corporation, appears as Lessor, recorded on the 18th day of October, 1984 in accordance with Short Form Sublease No. 150 (Master Lease No. 5020, Contract No. 14-20-0500-2949) in records of Skagit County, Auditor's Filing No. 8410180036, Volume 578, Pages 456-457, 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 **PEGGY L. DUEHNING, As her Separate Property AND AS Administrator of the Estate of Douglas A. Duehning (deceased), Superior Court of the State of Washington, King County, Superior Court Probate Cause No. 18-4-06197-8-SEA**

Assignor(s), whose address is: 262 Quillayute Drive, La Conner, WA 98257

ASSIGNOR assigned and set over, and by these presents does grant, assign and set over unto the said **KIMBERLY LOMARD, An Unmarried Person**

Assignee(s), whose address is: 150 Swinomish 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 1st day of June, 2019.**

PRIOR ASSIGNMENT of Sublease from: Loren R. Gerard and La Donna E. Gerard to Douglas A. Duehning and Peggy L. Duehning under Auditor's File No. 199912290001. Douglas A. Duehning deceased August 23, 2017, according to State of Washington, Department of Health, Certificate of Death No. 2017-036897. To Peggy L. Duehning as Administrator of the Estate of Douglas A. Duehning (deceased), Superior Court of the State of Washington, King County, Superior Court Probate Cause No. 18-4-06197-8-SEA.

THE REAL ESTATE described in said lease is as follows:

Lot #150, "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.

P129019

S3402360033

Geo ID: 5100-002-150-0000

IN WITNESS WHEREOF the parties have hereto signed this instrument this 22nd day of March, 2019.

Assignor(s):

Assignee(s):

Peggy Duehning
PEGGY DUEHNING

Kimberly Lombard
KIMBERLY LOMARD

Peggy Duehning
PEGGY DUEHNING, Administrator
of the Estate of Douglas A. Duehning

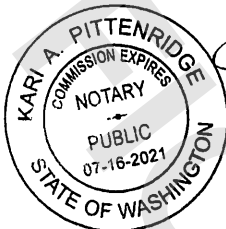
STATE OF WA)
) SS.
COUNTY OF Snohomish)

On this 22nd day of March, 2019 before me, the undersigned, a Notary Public in and for the State of WA, duly commissioned and sworn, personally appeared

PEGGY DUEHNING

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.



[Signature]
Notary Public in and for the State of WA
Residing at: Sak Harbor
My Commission Expires: 7/16/2021

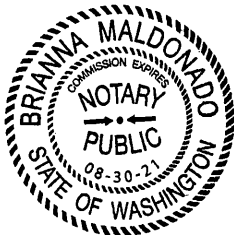
STATE OF WA)
) SS.
COUNTY OF Snohomish)

On this 22nd day of March, 2019 before me, the undersigned, a Notary Public in and for the State of WA, duly commissioned and sworn, personally appeared

KIMBERLY LOMBARD

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.



[Signature]
Notary Public in and for the State of WA
Residing at: Mt. Vernon WA 98273
My Commission Expires: 08/30/2021

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: 3/25/2019

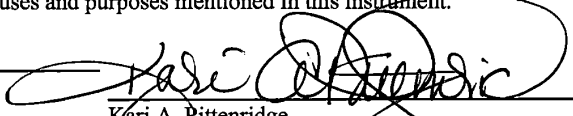


SHELTER BAY COMPANY
[Signature]
David Franklin, Manager

STATE OF WA }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Peggy L. Duehing is the person(s) who appeared before me, and said person(s) acknowledged that she signed this instrument, on oath stated she are/is authorized to execute the instrument as Administrator of The Estate of Douglas A. Duehning to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: March 22, 2019



Kari A. Pittenridge
Notary Public in and for the State of Washington
Residing at Oak Harbor
My appointment expires: 7/16/2021

