

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

201903290064  
03/29/2019 11:50 AM Pages: 1 of 2 Fees: \$100.00  
Skagit County Auditor

Land Title and Escrow

01-171097-  
OE

**SHELTER BAY  
ASSIGNMENT OF SUBLEASE**

KNOW ALL MEN BY THESE PRESENTS THAT:

**JAMES ROBERT HAYS and ANNE ZIESMER-HAYS, Husband and Wife**

Lessee(s) of a certain sublease dated the 15<sup>th</sup> day of July, 1977

Wherein SHELTER BAY COMPANY, a Washington corporation, appears as Lessor, recorded on the 18<sup>th</sup> day of July, 1979 in accordance with Short Form Sublease No. 867 (Master Lease No. 5020, Contract No. 14-20-0500-2949) in records of Skagit County, Auditor's Filing No. 860792, Volume 276, Pages 8-9, 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  
**JAMES ROBERT HAYS and ANNE ZIESMER-HAYS, Husband and Wife**

Assignor(s), whose address is: PO Box 1195 PMB 83, La Conner, WA 98257

ASSIGNOR assigned and set over, and by these presents does grant, assign and set over unto the said  
**GREGORY J. HAMILTON, An Unmarried Individual**

Assignee(s), whose address is: 867 Kalispell 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 \$1,171.00 is due and payable on the 1<sup>st</sup> day of June, 2019.**

PRIOR ASSIGNMENT of Sublease from: Madge L. Hall to James Robert Hays and Anne Ziesmer-Hays under Auditor's File No. 201003310085.

THE REAL ESTATE described in said lease is as follows:

Lot #867, AMENDED SURVEY OF SHELTER BAY DIV. 5, Tribal and Allotted Lands of Swinomish Indian Reservation, according to the plat thereof recorded on June 2, 1976, in Volume 1 of Surveys, pages 184 through 186, under Auditor's File No. 836134, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

P129517

S3302020064

Geo ID: 5100-005-867-0000

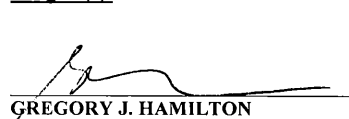
IN WITNESS WHEREOF the parties have hereto signed this instrument this 25th day of March, 2019.

Assignor(s):

  
JAMES ROBERT HAYS

  
ANNE ZIESMER-HAYS

Assignee(s):

  
GREGORY J. HAMILTON

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20191122

MAR 29 2019

Amount Paid \$ 5154.54  
Skagit Co. Treasurer  
By HB Deputy

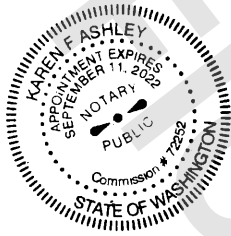
STATE OF Washington )  
 ) SS.  
COUNTY OF Skagit )

On this 25th day of March , 2019 before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared

**JAMES ROBERT HAYS and ANNE ZIESMER-HAYS**

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.



*Karen Ashley*  
Notary Public in and for the State of Washington

Residing at: Sedro-Woolley  
My Commission Expires: 9/11/2022

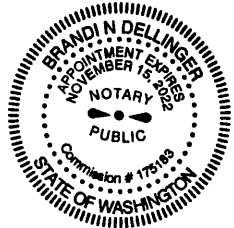
STATE OF Washington )  
 ) SS.  
COUNTY OF Skagit )

On this 28th day of March , 2019 before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared

**GREGORY J. HAMILTON**

to me known to be the individual described in and who executed the foregoing instrument and acknowledged to me that he signed and sealed the said instrument as his 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.



*Brandi N. Dellinger*  
Notary Public in and for the State of Washington  
Brandi N. Dellinger

Residing at: Sedro-Woolley  
My Commission Expires: 11/15/2022

11/15/2022

### 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: 3/28/2019



SHELTER BAY COMPANY

*David Franklin*  
David Franklin, Manager