



201904150086

04/15/2019 12:53 PM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

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

CHICAGO TITLE
620037746

**SHELTER BAY
ASSIGNMENT OF SUBLEASE**

KNOW ALL MEN BY THESE PRESENTS THAT:

ROSIE EXCHANGE PROPERTIES, LLC, a Colorado Limited Liability Company

Lessee(s) of a certain sublease dated the 14th day of October, 1974
Wherein SHELTER BAY COMPANY, a Washington corporation, appears as Lessor, recorded on the 22nd
day of June, 1983 in accordance with Short Form Sublease No. 341 (Master Lease No. 5020, Contract No.
14-20-0500-2949) in records of Skagit County, Auditor's Filing No. 8306220017, Volume 519, Pages 472-
473, 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
ROSIE EXCHANGE PROPERTIES, LLC, a Colorado Limited Liability Company

Assignor(s), whose address is: 6627 Bright Water Trail, Littleton, CO 80125

ASSIGNOR assigned and set over, and by these presents does grant, assign and set over unto the said
PEGGY M. LADD and MARC K. LADD, A Married Couple

Assignee(s), whose address is: 341 Snohomish 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: Andrew Hall and Cynthia Ann Hall to Rosie Exchange Properties,
LLC, a Colorado Limited Liability Company under Skagit County Auditor's File No. 200506150008.

THE REAL ESTATE described in said lease is as follows:

Lot #341, "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.

P129693

S340235172

Geo ID: 5100-002-341-0000

IN WITNESS WHEREOF the parties have hereto signed this instrument this 10 day of
April, 2019.

Assignor(s):
ROSIE EXCHANGE PROPERTIES, LLC

Assignee(s):


By: **JOHN ROSIE, Managing Member**

(SIGNED IN COUNTERPART)
PEGGY M. LADD

(SIGNED IN COUNTERPART)
MARC K. LADD

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20191340
APR 15 2019

Amount Paid \$ 3 874.72
Skagit Co. Treasurer
By *MAM* Deputy

STATE OF COLORADO)
COUNTY OF DOUGLAS) SS.

On this 10 day of APRIL, 2019 before me, the undersigned, a Notary Public in and for the State of COLORADO, duly commissioned and sworn, personally appeared

JOHN ROSIE

I CERTIFY that I know or have satisfactory evidence **John Rosie** 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 acknowledge that he is a **Managing Member of ROSIE EXCHANGE PROPERTIES, LLC**, 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.

ANNE NICHOLAS
NOTARY PUBLIC - STATE OF COLORADO
Notary ID #20094028479
My Commission Expires 9/2/2021

Anne Nicholas

Notary Public in and for the State of
COLORADO

Residing at: JEFFERSON CO
My Commission Expires: 9-2-2021

STATE OF _____)
COUNTY OF _____) SS.

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

PEGGY M. LADD and MARC K. LADD

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:
My Commission Expires:

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: 4/15/2019



SHELTER BAY COMPANY
David Franklin

David Franklin, Manager

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

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ASSIGNMENT OF SUBLEASE**

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Assignor(s), whose address is: 6627 Bright Water Trail, Littleton, CO 80125

ASSIGNOR assigned and set over, and by these presents does grant, assign and set over unto the said
PEGGY M. LADD and MARC K. LADD, A Married Couple

Assignee(s), whose address is: 341 Snohomish 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
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Assignee(s) assumes and agrees to pay the annual lease payments provided for in said sublease and the
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Pages 833 through 838, under Auditor's File No 737013 records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

P129693 S340235172 Geo ID: 5100-002-341-0000

IN WITNESS WHEREOF the parties have hereto signed this instrument this 4-11-19 day of
_____, 2019.

Assignor(s):
ROSIE EXCHANGE PROPERTIES, LLC

(SIGNED IN COUNTERPART)

By: JOHN ROSIE, Managing Member

Assignee(s):

Peggy M Ladd
PEGGY M. LADD

Marc K Ladd
MARC K. LADD

STATE OF _____)
) SS.
COUNTY OF _____)

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

JOHN ROSIE

I CERTIFY that I know or have satisfactory evidence **John Rosie** 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 acknowledge that he is a **Managing Member of ROSIE EXCHANGE PROPERTIES, LLC**, 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 _____

Residing at:
My Commission Expires:

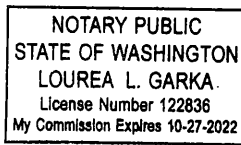
STATE OF WA)
) SS.
COUNTY OF Snohomish)

On this 11 day of April, 2019 before me, the undersigned, a Notary Public in and for the State of WA, duly commissioned and sworn, personally appeared

PEGGY M. LADD and MARC K. LADD

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.



Lourea L. Garka
Notary Public in and for the State of
Washington

Residing at: Arlington
My Commission Expires: 10/27/2022

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: 4/15/2019



SHELTER BAY COMPANY
[Signature]
David Franklin, Manager