



201906280082

06/28/2019 12:20 PM Pages: 1 of 3 Fees: \$101.00
Skagit County Auditor

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

Land Title
172533

**SHELTER BAY
ASSIGNMENT OF SUBLEASE**

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019 2629
JUN 28 2019

KNOW ALL MEN BY THESE PRESENTS THAT:
WALTER C. ZOLLARS, III, An Unmarried Man

Amount Paid \$ *1930.96*
By *WJ* Skagit Co. Treasurer Deputy

Lessee(s) of a certain sublease dated the 15th day of August, 1973

Wherein SHELTER BAY COMPANY, a Washington corporation, appears as Lessor, recorded on the 22nd day of August, 1986 in accordance with Short Form Sublease No. 148 (Master Lease No. 5020, Contract No. 14-20-0500-2949) in records of Skagit County, Auditor's Filing No. 8608220052, Volume 663, Pages 230-231, 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
WALTER C. ZOLLARS, III, An Unmarried Man

Assignor(s), whose address is: 11 Eagles Nest Drive, La Conner, WA 98257

ASSIGNOR assigned and set over, and by these presents does grant, assign and set over unto the said
MARC C. SMITH and HEATHER K.C. SMITH, A Married Couple

Assignee(s), whose address is: 4265 133rd Avenue NE, Bellevue, WA 98006

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 \$858.00 is due and payable on the 1st day of June, 2020.**

PRIOR ASSIGNMENT of Sublease from: Milton R. Walter and Sue M. Walter to Walter C. Zollars, III, under Auditor's File No. 201409150101.

THE REAL ESTATE described in said lease is as follows: *P12907*
Lot #148, "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:

COMMENCING AT A POINT OF BEGINNING, WHICH IS THE POINT WHERE THE COMMON BOUNDARY LINE OF EACH LOT AND TRACT L ABOVE-STATED MEET AND JOIN ONE ANOTHER AND INTERSECT A POINT ON THE COMMON BOUNDARY LINE THAT RUNS BETWEEN AND SEPARATES EACH LOT ONE FROM THE OTHER; THENCE FROM SAID POINT OF BEGINNING A DISTANCE OF TEN (10) FEET ALONG THE COMMON BOUNDARY LINE THAT SEPARATES EACH LOT FROM THE OTHER AND AWAY FROM TRACT L; THENCE FROM SAID POINT ALONG A LINE LOCATED ON EACH LOT THAT IS PERPENDICULAR TO THE COMMON LOT LINE SEPARATING EACH LOT ONE FROM THE OTHER AND THAT MEETS, INTERSECTS AND JOINS TWO LINES, A LINE ON EACH LOT THAT IS LOCATED ON EACH LOT A DISTANCE OF FIVE FEET RUNNING PARALLEL TO AND ADJACENT FROM THE COMMON LOT LINE SEPARATING EACH LOT ONE FROM THE OTHER AND A DISTANCE OF TEN FEET BETWEEN AND RUNNING PARALLEL TO ONE ANOTHER ON EACH LOT TO THE COMMON BOUNDARY LINE OF EACH LOT WITH TRACT L; THENCE ALONG EACH OF SAID PARALLEL LINES ON EACH OF SAID LOTS TOWARD TRACT L AND TO POINTS OF SEPARATE INTERSECTION WHERE EACH OF SAID PARALLEL LINES MEETS AND JOIN THE COMMON BOUNDARY OF TRACT L WITH EACH OF SAID LOTS; THENCE FROM SAID POINTS OF INTERSECTION ON EACH OF SAID LOTS WITH THE COMMON BOUNDARY LINE OF TRACT L WITH EACH OF SAID LOTS ALONG EACH OF SAID COMMON BOUNDARY LINES TO THE POINT

OF BEGINNING; ALL OF SAID LOTS AND BOUNDARY LINES AND POINTS OF INTERSECTION ARE MADE IN REFERENCE TO AND/OR ARE DESCRIBED IN THE SURVEY OF SHELTER BAY, DIVISION #2, ABOVE-STATED. COMMENCING AT TWO POINTS OF BEGINNING, WHICH ARE THE POINTS WHERE THE TWO PARALLEL LINES (THE BEARINGS OF WHICH ARE (S 5° 30' 00" E) ON EACH OF THE LOTS ABOVE-DESCRIBED, RUN PARALLEL TO AND ADJACENT WITH THE COMMON LOT LINE SEPARATING EACH LOT ONE FROM THE OTHER, A DISTANCE OF FIVE FEET FROM SAID COMMON LOT LINE AND A DISTANCE OF TEN (10) FEET PARALLEL TO AND FROM ONE ANOTHER TO THE INTERSECTIONS OF EACH LINE WITH THE BOUNDARY LINES SEPARATING EACH LOT FROM TRACT L; THENCE FROM EACH OF SAID TWO POINTS OF BEGINNING ALONG TWO PARALLEL LINES (THE BEARINGS OF WHICH ARE (S 50° 30' 00" E) EXTENDED PARALLEL ONE TO THE OTHER TO A POINT ON EACH LINE WHICH MAY BE CONNECTED BY A LINE PERPENDICULAR TO EACH AND WHERE ONE OF SAID POINTS IS AT THE MEANDERING LINE OF THE MEAN HIGHER HIGH WATER LINE OF THE TIDAL WATERS ON TRACT L AND WHERE SAID LINE DRAWN PERPENDICULAR WOULD LIE ENTIRELY BEYOND THE MEANDERING LINE OF MEAN HIGH WATER ON TRACT L; THENCE CONTINUING ON EACH OF SAID PARALLEL LINES EXTENDED A DISTANCE OF EIGHTY-FIVE (85) FEET ON TRACT L TO TWO POINTS OF TERMINATION; THENCE FROM SAID TWO POINTS OF TERMINATION, ONE ON EACH OF SAID LINES, ALONG A LINE CONNECTING AND PERPENDICULAR TO EACH OF SAID PARALLEL LINES.

Situate in the County of Skagit, State of Washington.

P129017

S3402360031

Geo ID: 5100-002-148-0000

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

Assignor(s):


WALTER C. ZOLLARS, III

Assignee(s):


MARC C. SMITH


HEATHER K.C. SMITH

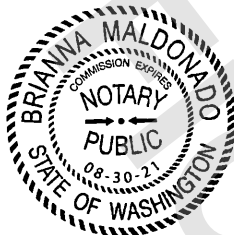
STATE OF WA)
COUNTY OF Skagit) SS.

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

WALTER C. ZOLLARS, III

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 the certificate above written.



Brianna Maldonado

Notary Public in and for the State of WA

Residing at: Mt. Vernon WA 98273
My Commission Expires: 08/30/2021

STATE OF WA)
COUNTY OF Skagit) SS.

On this 26 day of June, 2019 before me, the undersigned, a Notary Public in and for the State of WA, duly commissioned and sworn, personally appeared

MARC C. SMITH and HEATHER K.C. SMITH

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.



Brianna Maldonado

Notary Public in and for the State of

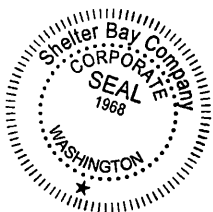
Residing at: Mt. Vernon WA 98273
My Commission Expires: 08/30/2021

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: June 27, 2019

SHELTER BAY COMPANY



Lawrie Wisniewski

~~David Franklin, Manager~~

Lawrie Wisniewski, Board Secretary