



SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

201907150126

07/15/2019 03:17 PM Pages: 1 of 4 Fees: \$104.50
Skagit County Auditor

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

Land Title and Escrow

201907150126
JUL 15 2019

Amount Paid \$ 600.00
By *[Signature]*
Skagit Co. Treasurer
Deputy

**SHELTER BAY
ASSIGNMENT OF SUBLEASE**

02-1705130E

KNOW ALL MEN BY THESE PRESENTS THAT:

LAURA JACKSON, as Personal Representative for the Estate of Vernon A. Jackson

Lessee(s) of a certain sublease dated the 6th day of February, 1978

Wherein SHELTER BAY COMPANY, a Washington corporation, appears as Lessor, recorded on the 18th day of September, 1979 in accordance with Short Form Sublease No. 560 (Master Lease No. 5020, Contract No. 14-20-0500-2949) in records of Skagit County, Auditor's Filing No. 7909180044, Volume 379, Pages 159-160, 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

LAURA JACKSON, as Personal Representative for the Estate of Vernon A. Jackson

Assignor(s), whose address is: 4323 Taggart Street, Portland, OR 97206

ASSIGNOR assigned and set over, and by these presents does grant, assign and set over unto the said **RICCARDO CLEMENTI and CARYMAN R. KOMM, each Unmarried, as their Separate Property**

Assignee(s), whose address is: 27728 23rd Avenue SE, Federal Way, WA 98003

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 \$1,015.00 is due and payable on the 1st day of June, 2020.

PRIOR ASSIGNMENT of Sublease from: Vernon A. Jackson and Laura A. Jackson, as Personal Representative of the Estate of Geraldine R. Jackson to Vernon A. Jackson under Auditor's File No. 201104010061. Vernon Jackson, deceased, per Notice of Death of Incapacitated Person, Superior Court of the State of Washington for Skagit County, No. 12-4-00060-3, filed March 8, 2019. Laura Jackson named Personal Representative of the Estate of Vernon A. Jackson, per Letters Testamentary, Superior Court of the State of Washington for Skagit County, No. 19-4-00097-29, filed April 5, 2019.

THE REAL ESTATE described in said lease is as follows:

Lot #560, "SURVEY OF SHELTER BAY DIVISION NO. 3, Tribal and Allotted Lands of Swinomish Indian Reservation", as recorded in Volume 43 of Official Records, pages 839 to 842, inclusive, under Auditor's File No. 737014, and amendment thereto recorded in Volume 66 of Official Records, page 462, under Auditor's File No. 753731, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

P129315

S3302020426

Geo ID: 5100-003-560-0000

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

Assignor(s):

(SIGNED IN COUNTERPART)

LAURA JACKSON,
Personal Representative for the Estate
of Vernon A. Jackson

Assignee(s):

[Signature]
RICCARDO CLEMENTI

[Signature]
CARYMAN R. KOMM

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

SHELTER BAY ASSIGNMENT OF SUBLEASE

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LAURA JACKSON, as Personal Representative for the Estate of Vernon A. Jackson

Assignor(s), whose address is: 4323 Taggart Street, Portland, OR 97206

ASSIGNOR assigned and set over, and by these presents does grant, assign and set over unto the said **RICCARDO CLEMENTI and CARYMAN R. KOMM, each Unmarried, as their Separate Property**

Assignee(s), whose address is: 27728 23rd Avenue SE, Federal Way, WA 98003

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 \$1,015.00 is due and payable on the 1st day of June, 2020.**

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Situate in the County of Skagit, State of Washington.

P129315

S3302020426

Geo ID: 5100-003-560-0000

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

Assignor(s):

Assignee(s):

Laura Jackson personal rep.
LAURA JACKSON,
Personal Representative for the Estate
of Vernon A. Jackson

(SIGNED IN COUNTERPART)

RICCARDO CLEMENTI

(SIGNED IN COUNTERPART)

CARYMAN R. KOMM



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

LAURA JACKSON

I CERTIFY that I know or have satisfactory evidence **Laura Jackson** is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated she is authorized to execute the instrument and is the **Personal Representative of the Estate of Vernon A. Jackson**, 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:

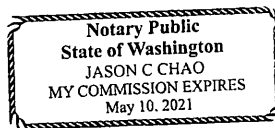
STATE OF WA)
COUNTY OF KING) SS.

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

RICCARDO CLEMENTI and CARYMAN R. KOMM

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 WA.

Residing at: Pierce County
My Commission Expires: 05-10-21

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: 7/11/2019



SHELTER BAY COMPANY

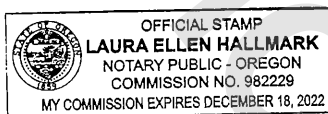
David Franklin, Manager



STATE OF Oregon)
COUNTY OF Multnomah) SS.

On this 10 day of July, 2019 before me, the undersigned, a Notary Public in and for the State of Oregon, duly commissioned and sworn, personally appeared LAURA JACKSON, as personal Representative of the Estate of Vernon A. Jackson. I CERTIFY that I know or have satisfactory evidence Laura Jackson is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated she is authorized to execute the instrument and is the **Personal Representative of the Estate of Vernon A. Jackson**, 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.



Laura Ellen Hallmark
Notary Public in and for the State of

Residing at: Multnomah
My Commission Expires: 12-18-2022

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

RICCARDO CLEMENTI and CARYMAN R. KOMM

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: 7/11/2019



SHELTER BAY COMPANY

David Franklin
David Franklin, Manager