



201909200120

09/20/2019 02:12 PM Pages: 1 of 4 Fees: \$106.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019 4097
SEP 20 2019

Amount Paid \$ 2977.60
Skagit Co. Treasurer
By *[Signature]* Deputy

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

Land Title and Escrow
01-174122-0E

**SHELTER BAY
ASSIGNMENT OF SUBLEASE**

KNOW ALL MEN BY THESE PRESENTS THAT:
JOANNE B. ELSTON, Trustee of The Elston Living Trust dated May 16, 2018

Lessee(s) of a certain sublease dated the 15th day of August, 1977
Wherein SHELTER BAY COMPANY, a Washington corporation, appears as Lessor, recorded on the 21st
day of March, 1979 in accordance with Short Form Sublease No. 194 (Master Lease No. 5020, Contract No.
14-20-0500-2949) in records of Skagit County, Auditor's Filing No. 7903210018, Volume 355, Pages 471-
472, 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
JOANNE B. ELSTON, Trustee of The Elston Living Trust dated May 16, 2018

Assignor(s), whose address is: 5561 Madrid Court, Sparks, NV 89436

ASSIGNOR assigned and set over, and by these presents does grant, assign and set over unto the said
TRACY PEGG, An Unmarried Person

Assignee(s), whose address is: 194 Salish Place, 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 \$1,015.00 is
due and payable on the 1st day of June, 2020.**

PRIOR ASSIGNMENT of Sublease from: Ronald F. Reagan and Suzanne J. Reagan to Judson R. Elston and
Joanne B. Elston under Auditor's File No. 200710050075. Judson R. Elston and Joanne B. Elston to Judson
R. Elston and Joanne B. Elston, Trustees of the Elston Living Trust, dated May 16, 2018 under Auditor's File
No. 201807250020. By Quitclaim Deed, from Judson R. Elston and Joanne B. Elston to Judson R. Elston
and Joanne B. Elston, Trustees of the Elston Living Trust, dated May 16, 2018 under Auditor's File No.
201808070033. Judson Robert Elston, deceased June 4, 2019, according to State of Washington, Department
of Health, Certificate of Death No. 2019-026033.

THE REAL ESTATE described in said lease is as follows:

Lot #194, "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.

P129059

S3302020040

Geo ID: 5100-002-194-0000

IN WITNESS WHEREOF the parties have hereto signed this instrument this 17th day of
September, 2019.

Assignor(s):
The Elston Living Trust dated
May 16, 2018

Assignee(s):

[Signature]
JOANNE B. ELSTON, Trustee

(SIGNED IN COUNTERPART)
TRACY PEGG

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

**SHELTER BAY
ASSIGNMENT OF SUBLEASE**

KNOW ALL MEN BY THESE PRESENTS THAT:
JOANNE B. ELSTON, Trustee of The Elston Living Trust dated May 16, 2018

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JOANNE B. ELSTON, Trustee of The Elston Living Trust dated May 16, 2018

Assignor(s), whose address is: 5561 Madrid Court, Sparks, NV 89436

ASSIGNOR assigned and set over, and by these presents does grant, assign and set over unto the said
TRACY PEGG, An Unmarried Person

Assignee(s), whose address is: 194 Salish Place, 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 \$1,015.00 is due and payable on the 1st day of June, 2020.**

PRIOR ASSIGNMENT of Sublease from: Ronald F. Reagan and Suzanne J. Reagan to Judson R. Elston and Joanne B. Elston under Auditor's File No. 200710050075. Judson R. Elston and Joanne B. Elston to Judson R. Elston and Joanne B. Elston, Trustees of the Elston Living Trust, dated May 16, 2018 under Auditor's File No. 201807250020. By Quitclaim Deed, from Judson R. Elston and Joanne B. Elston to Judson R. Elston and Joanne B. Elston, Trustees of the Elston Living Trust, dated May 16, 2018 under Auditor's File No. 201808070033. Judson Robert Elston, deceased June 4, 2019, according to State of Washington, Department of Health, Certificate of Death No. 2019-026033.

THE REAL ESTATE described in said lease is as follows:
Lot #194, "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.

P129059 S3302020040 Geo ID: 5100-002-194-0000


IN WITNESS WHEREOF the parties have hereto signed this instrument this 17th day of September, 2019.

Assignor(s):
The Elston Living Trust dated
May 16, 2018

Assignee(s):

(SIGNED IN COUNTERPART)

JOANNE B. ELSTON, Trustee



TRACY PEGG

STATE OF Nevada)
) SS.
COUNTY OF WASHOE)

On this 19 day of September, 2019 before me, the undersigned, a Notary Public in and for the State of Nevada, duly commissioned and sworn, personally appeared

JOANNE B. ELSTON

I CERTIFY that I know or have satisfactory evidence that **Joanne B. Elston** is the person who appeared before me, and said person acknowledged she signed this instrument, on oath stated she is authorized to execute the instrument, and is **Trustee of The Elston Living Trust dated May 16, 2018**, to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

WITNESS my hand and official seal hereto affixed the day and year in the certificate above written.



Diana Lee Miller
Notary Public in and for the State of Nevada

Residing at: 1285 BARING BLVD.
SPARKS, NV 89434
My Commission Expires:
03/22/2023

STATE OF Washington)
) SS.
COUNTY OF _____)

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

TRACY PEGG

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

Notary Public in and for the State of Washington

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: 9/20/2019



SHELTER BAY COMPANY
[Signature]

David Franklin, Manager

STATE OF Nevada)
) SS.
COUNTY OF _____)

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

JOANNE B. ELSTON

I CERTIFY that I know or have satisfactory evidence that **Joanne B. Elston** is the person who appeared before me, and said person acknowledged she signed this instrument, on oath stated she is authorized to execute the instrument, and is **Trustee of The Elston Living Trust dated May 16, 2018**, to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

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 Nevada

Residing at:
My Commission Expires:

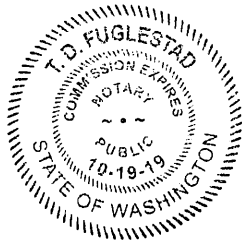
STATE OF Washington)
) SS.
COUNTY OF King)

On this 19 day of September, 2019 before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared

TRACY PEGG

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



[Handwritten Signature]

Notary Public in and for the State of Washington

Residing at: Kirkland
My Commission Expires: Oct 19 2019

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: 9/20/2019



SHELTER BAY COMPANY

[Handwritten Signature]

David Franklin, Manager