



201910080069

10/08/2019 03:37 PM Pages: 1 of 4 Fees: \$106.50
Skagit County Auditor

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

Land Title and Escrow

02-163246-0E

**SHELTER BAY
ASSIGNMENT OF SUBLEASE**

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019-4387
OCT 08 2019

Amount Paid \$ 2,546.84
Skagit Co. Treasurer
By *Mam* Deputy

KNOW ALL MEN BY THESE PRESENTS THAT:

LINETTA S. MILNE, Successor Trustee for The Manning Family Trust

Lessee(s) of a certain sublease dated the 29th day of July, 1972

Wherein SHELTER BAY COMPANY, a Washington corporation, appears as Lessor, recorded on the 3rd day of July, 1975 in accordance with Short Form Sublease No. 432 (Master Lease No. 5020, Contract No. 14-20-0500-2949) in records of Skagit County, Auditor's Filing No. 820096, Volume 187, Pages 360-361, 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

LINETTA S. MILNE, Successor Trustee for The Manning Family Trust

Assignor(s), whose address is: 1351 N. 180th Street, Shoreline WA 98133

ASSIGNOR assigned and set over, and by these presents does grant, assign and set over unto the said **MICHAEL R. WALDEN, A Married Person**

Assignee(s), whose address is: PO Box 403, Parker, AZ 85344

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 \$390.00 is due and payable on the 1st day of June, 2020.**

PRIOR ASSIGNMENT of Sublease from: Lona-Marie Milne to Lona-Marie Milne and Linetta Milne under Auditor's File No. 8906280037. Linetta Shawn Milne to Lona Marie Milne Manning by Quit Claim Deed under Auditor's File No. 9603140029. Lona Marie Milne Manning to The Manning Family Trust dated February 19, 1992 under Auditor's File No. 9603140030. Lona-Marie Manning, deceased, June 18, 2016, according to State of Washington, Certificate of Death #2016-025687. Richard Byington Manning, deceased, March 26, 2016, according to State of Washington, Certificate of Death #2016-013236.

THE REAL ESTATE described in said lease is as follows:

Lot #432, "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.

P129241

S3302020123

Geo ID: 5100-003-432-0000

IN WITNESS WHEREOF the parties have hereto signed this instrument this 7th day of October, 2019.

Assignor(s):

The Manning Family Trust

Linetta S Milne
LINETTA S. MILNE, Successor Trustee

Assignee(s):

(SIGNED IN COUNTERPART)

see attached
MICHAEL R. WALDEN

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

SHELTER BAY ASSIGNMENT OF SUBLEASE

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LINETTA S. MILNE, Successor Trustee for The Manning Family Trust

Assignor(s), whose address is: 1351 N. 180th Street, Shoreline WA 98133

ASSIGNOR assigned and set over, and by these presents does grant, assign and set over unto the said **MICHAEL R. WALDEN, A Married Person**

Assignee(s), whose address is: PO Box 403, Parker, AZ 85344

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 \$390.00 is due and payable on the 1st day of June, 2020.

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Situate in the County of Skagit, State of Washington.

P129241

S3302020123

Geo ID: 5100-003-432-0000

IN WITNESS WHEREOF the parties have hereto signed this instrument this 7th day of October, 2019.

Assignor(s):

The Manning Family Trust

Assignee(s):

(SIGNED IN COUNTERPART)

LINETTA S. MILNE, Successor Trustee

MICHAEL R. WALDEN

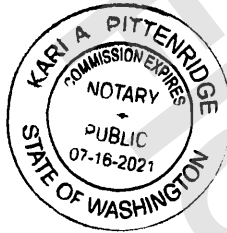
STATE OF WA)
COUNTY OF Skagit) SS.

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

LINETTA S. MILNE

I CERTIFY that I know or have satisfactory evidence that **Linetta S. Milne** 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 **Successor Trustee of the Manning Family Trust**, 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.



[Signature]
Notary Public in and for the State of WA

Residing at: Oak Harbor
My Commission Expires: 7/16/2021

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

MICHAEL R. WALDEN

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.

See attached

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: 10/08/2019



SHELTER BAY COMPANY

[Signature]

David Franklin, Manager

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

LINETTA S. MILNE

I CERTIFY that I know or have satisfactory evidence that **Linetta S. Milne** 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 **Successor Trustee of the Manning Family Trust**, 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 _____

Residing at:
 My Commission Expires:

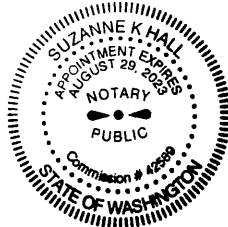
STATE OF Washington)
) SS.
 COUNTY OF Snohomish)

On this 7 day of October, 2019 before me, the undersigned, a Notary Public in and for the State of WA, duly commissioned and sworn, personally appeared

MICHAEL R. WALDEN

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.

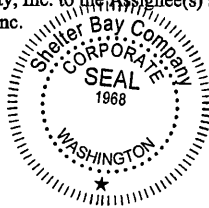


Suzanne K. Hall
 Notary Public in and for the State of
Washington
 Residing at: Cummins Island
 My Commission Expires: 8-29-23

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: 10/08/2019



SHELTER BAY COMPANY

David Franklin, Manager