



201912200021

12/20/2019 09:27 AM Pages: 1 of 3 Fees: \$105.50  
Skagit County Auditor

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:

**JO ANN RAILTON, In Her Capacity as the Personal Representative of the Estate of Robert G. Railton, under Skagit County Superior Court case #19-4-00262-29**

Lessee(s) of a certain sublease dated the 1<sup>st</sup> day of March, 1978  
Wherein SHELTER BAY COMPANY, a Washington corporation, appears as Lessor, recorded on the 27<sup>th</sup> day of October, 1981 in accordance with Short Form Sublease No. 870 (Master Lease No. 5020, Contract No. 14-20-0500-2949) in records of Skagit County, Auditor's Filing No. 8110270027, Volume 457, Pages 276-277, 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  
**JO ANN RAILTON, In Her Capacity as the Personal Representative of the Estate of Robert G. Railton, under Skagit County Superior Court case #19-4-00262-29**

Assignor(s), whose address is: 870 Kalispell Drive, La Conner, WA 98257

ASSIGNOR assigned and set over, and by these presents does grant, assign and set over unto the said  
**JO ANN RAILTON, An Unmarried Woman**

Assignee(s), whose address is: 870 Kalispell 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 \$1,171.00 is due and payable on the 1<sup>st</sup> day of June, 2020.**

PRIOR ASSIGNMENT of Sublease from: Gary J. Kapphahn and Jane A. Kapphahn to Robert G. Railton and Jo Ann Railton under Auditor's File No. 8407020016. Robert G. Railton, deceased, July 11, 2019, according to State of Washington, Department of Health, Certificate of Death Number 2019-031118. Jo Ann Railton named Personal Representative of the Estate of Robert G. Railton, per Letters Testamentary, Superior Court of the State of Washington for Skagit County, No. 19-4-00262-29.

THE REAL ESTATE described in said lease is as follows:

Lot #870, AMENDED SURVEY OF SHELTER BAY DIV. 5, Tribal and Allotted Lands of Swinomish Indian Reservation, according to the plat thereof recorded on June 2, 1976, in Volume 1 of Surveys, pages 184 through 186, under Auditor's File No. 836134, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

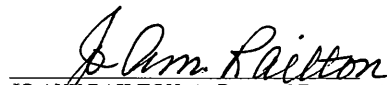
P129520

S3302020067

Geo ID: 5100-005-870-0000

IN WITNESS WHEREOF the parties have hereto signed this 9 day of December, 2019.

Assignor(s):

  
JO ANN RAILTON, As Personal Representative  
of the Estate of Robert G. Railton

  
JO ANN RAILTON


Assignee(s):

  
JO ANN RAILTON

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20195475

DEC 20 2019

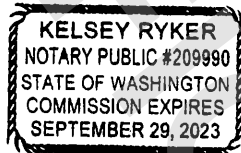
Amount Paid \$ 0  
Skagit Co. Treasurer  
By  Deputy

STATE OF WASHINGTON )  
 ) SS.  
 COUNTY OF SKAGIT\_ )

On this \_\_\_\_\_ day of December, 2019 before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared **JO ANN RAILTON**.

I CERTIFY that I know or have satisfactory evidence **Jo Ann Railton** 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 Robert G. Railton**, 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.



Dated: December 9, 2019

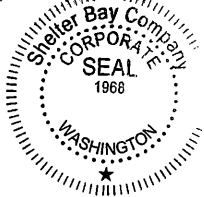
*Kelsey Ryker*

Notary Public in and for the State  
 of Washington, residing at Macortes  
 My Commission Expires: 9/29/23

### 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: 12/09/2019



SHELTER BAY COMPANY

*David Franklin*  
 David Franklin, Manager

SUPERIOR COURT OF THE STATE OF  
WASHINGTON FOR SKAGIT COUNTY**FILED**  
Skagit County Clerk  
Skagit County, WA  
07/29/19**Estate of ROBERT G RAILTON:**

No. 19-4-00262-29

LETTERS TESTAMENTARY

**I. BASIS**

1.1 The last will of ROBERT G RAILTON late of SKAGIT County, State of WASHINGTON was duly exhibited proven and recorded in this court on July 29, 2019.

1.2 In that will JO ANN RAILTON is named personal representative.

1.3 The personal representative has qualified.

**II. CERTIFICATION**

THIS IS TO CERTIFY THAT JO ANN RAILTON is authorized by this court to execute the will of the above decedent according to law.

DATED on this the 29th day of July, 2019.

MELISSA BEATON  
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

Kristen Denton, Deputy Clerk

**III. CERTIFICATE OF COPY**

STATE OF WASHINGTON  
COUNTY OF SKAGIT

ss

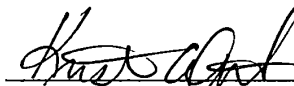
I, MELISSA BEATON, Clerk of the Superior Court of Skagit County, certify that the above is a true and correct copy of the Letters Testamentary in the above-named case which was entered of record on July 29, 2019.

I further certify that these letters are now in full force and effect.

DATED: July 29, 2019

MELISSA BEATON  
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

BY

  
Deputy Clerk