

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



202002040062

02/04/2020 03:12 PM Pages: 1 of 4 Fees: \$108.50  
Skagit County Auditor

**Land Title and Escrow**

02-173462-0E

**SHELTER BAY  
ASSIGNMENT OF SUBLEASE**

KNOW ALL MEN BY THESE PRESENTS THAT:

JANET L. TOOM, as Trustee of The John C. and Janet L. Toom Family Trust, dated October 1, 1990

Lessee(s) of a certain sublease dated the 20<sup>th</sup> day of August, 1975

Wherein SHELTER BAY COMPANY, a Washington corporation, appears as Lessor, recorded on the 16<sup>th</sup> day of June, 1977 in accordance with Short Form Sublease No. 749 (Master Lease No. 5086, Contract No. 14-20-0510-303) in records of Skagit County, Auditor's Filing No. 858463, Volume 270, Pages 381-382, 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 JANET L. TOOM, as Trustee of The John C. and Janet L. Toom Family Trust, dated October 1, 1990

Assignor(s), whose address is: 230 W. Laurel Street, #302, San Diego, CA 92101

ASSIGNOR assigned and set over, and by these presents does grant, assign and set over unto the said JAMES LEWIS KANE and LESLIE KAREN LEVENBERG, A Married Couple

Assignee(s), whose address is: 107 Mission Creek Road, Cashmere, WA 98815

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 \$703.00 is due and payable on the 1<sup>st</sup> day of June, 2020.

PRIOR ASSIGNMENT of Sublease from: Eugene R. and Joan Marie Marble to Janet L. Toom, Trustee for the John C. and Janet L. Toom Family Trust, under Auditor's File No. 200810030079. John C. Toom, deceased, August 7, 2001, according to State of California, County of San Diego, Certificate of Death, Local Registration No. 3 200137 012493.

THE REAL ESTATE described in said lease is as follows:

Lot #749, "SURVEY OF SHELTER BAY DIV. 4, Tribal and Allotted Lands of Swinomish Indian Reservation," according to the Survey recorded July 8, 1970, in Volume 48 of Official Records, pages 627 through 631, under Auditor's File No. 740962, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

P129435

S3302020225

Geo ID: 5100-004-749-0000

IN WITNESS WHEREOF the parties have hereto signed this instrument this 30<sup>th</sup> day of January, 2020.

**Assignor(s):**

The John C. and Janet L. Toom Family  
Trust, dated October 1, 1990

**Assignee(s):**

JANET L. TOOM, Trustee

JAMES LEWIS KANE

(SIGNED IN COUNTERPART)

LESLIE KAREN LEVENBERG

Amount Paid \$2438.  
By Skagit Co. Treasurer  
Deputy

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2020437  
FEB 04 2020

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1000 Shoshone Drive  
La Conner, WA 98257

### SHELTER BAY ASSIGNMENT OF SUBLEASE

KNOW ALL MEN BY THESE PRESENTS THAT:

**JANET L. TOOM, as Trustee of The John C. and Janet L. Toom Family Trust, dated October 1, 1990**

Lessee(s) of a certain sublease dated the 20<sup>th</sup> day of August, 1975

Wherein SHELTER BAY COMPANY, a Washington corporation, appears as Lessor, recorded on the 16<sup>th</sup> day of June, 1977 in accordance with Short Form Sublease No. 749 (Master Lease No. 5086, Contract No. 14-20-0510-303) in records of Skagit County, Auditor's Filing No. 858463, Volume 270, Pages 381-382, 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

**JANET L. TOOM, as Trustee of The John C. and Janet L. Toom Family Trust, dated October 1, 1990**

Assignor(s), whose address is: 230 W. Laurel Street, #302, San Diego, CA 92101

ASSIGNOR assigned and set over, and by these presents does grant, assign and set over unto the said **JAMES LEWIS KANE and LESLIE KAREN LEVENBERG, A Married Couple**

Assignee(s), whose address is: 107 Mission Creek Road, Cashmere, WA 98815

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 \$703.00 is due and payable on the 1<sup>st</sup> day of June, 2020.**

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Situate in the County of Skagit, State of Washington.

P129435

S330202225

Geo ID: 5100-004-749-0000

IN WITNESS WHEREOF the parties have hereto signed this instrument this 30<sup>th</sup> day of January, 2020.

Assignor(s):

**The John C. and Janet L. Toom Family  
Trust, dated October 1, 1990**

  
**JANET L. TOOM, Trustee**

Assignee(s):

(SIGNED IN COUNTERPART)

**JAMES LEWIS KANE**

(SIGNED IN COUNTERPART)

**LESLIE KAREN LEVENBERG**

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

On this \_\_\_\_\_ day of \_\_\_\_\_, 2020 before me, the undersigned, a Notary Public in and for the State of \_\_\_\_\_, duly commissioned and sworn, personally appeared

**JANET L. TOOM**

I CERTIFY that I know or have satisfactory evidence that **Janet L. Toom** 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 a **Trustee of The John C. and Janet L. Toom Family Trust, dated October 1, 1990**, 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:

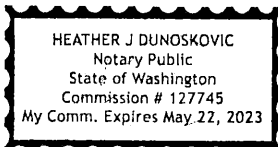
STATE OF WA )  
 ) SS.  
COUNTY OF Chelan )

On this 30<sup>th</sup> day of January, 2020 before me, the undersigned, a Notary Public in and for the State of WA, duly commissioned and sworn, personally appeared

**JAMES LEWIS KANE and LESLIE KAREN LEVENBERG**

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

**Heather J. Dunoskovic**

Residing at: Douglas County  
My Commission Expires: 05-22-2023

### 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: 2/04/2020



**SHELTER BAY COMPANY**

\_\_\_\_\_  
David Franklin, Manager

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the documents, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF California)

)ss.

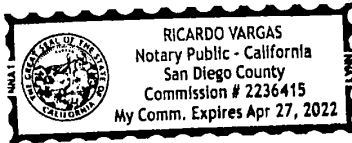
COUNTY OF San Diego)

On 01/30/2020, before me, Ricardo Vargas, Notary Public, personally appeared Janet L. Toom who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[seal]



Signature

A handwritten signature in black ink, appearing to read 'Ricardo Vargas', written over a horizontal line.