

202003230170

03/23/2020 04:15 PM Pages: 1 of 8 Fees: \$160.50
Skagit County Auditor

Land Title and Escrow

01-175951-0E

Document Title: Assignment of sublease

Reference Number :

Grantor(s): additional grantor names on page ___

1. The Estate of Robert E. Wolfe.

2.

Grantee(s): additional grantee names on page ___

1. Michael Robinson and Terasa Robinson

2.

Abbreviated legal description: full legal on page(s) ___

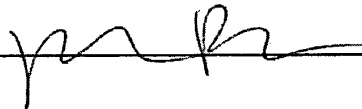
Lot 54, Shelter Bay Div. 2.

Assessor Parcel / Tax ID Number: additional tax parcel number(s) on page ___

P128941

I, Xosie Beer, am hereby requesting an emergency non-standard recording for an additional fee provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document. Recording fee is \$73.00 for the first page, \$1.00 per page thereafter per document. In addition to the standard fee, an emergency recording fee of \$50.00 is assessed. This statement is to become part of the recorded document.

Signed



Dated

03/23/2020

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

Land Title and Escrow

01-175951-0E

**SHELTER BAY
ASSIGNMENT OF SUBLEASE**

KNOW ALL MEN BY THESE PRESENTS THAT:

MARIA L. CAPRITTO, Administrator of The Estate of Robert E. Wolfe, PATRICIA ISKY, A Single Woman, and DEAN CHURCH and BONNIE WOLFE, A Married Couple

Lessee(s) of a certain sublease dated the 18th day of September, 1972
Wherein SHELTER BAY COMPANY, a Washington corporation, appears as Lessor, recorded on the 27th day of February, 1981 in accordance with Short Form Sublease No. 54 (Master Lease No. 5020, Contract No. 14-20-0500-2949) in records of Skagit County, Auditor's Filing No. 8102270058, Volume 431, Pages 593-594, 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 **MARIA L. CAPRITTO, Administrator of The Estate of Robert E. Wolfe, PATRICIA ISKY, A Single Woman, and DEAN CHURCH and BONNIE WOLFE, A Married Couple**

Assignor(s), whose address is: Maria L. Capritto, 300 E. Esplanade Drive, #1170, Oxnard, CA 93036; Patricia Isky 6954 Quinto Court, Camarillo, CA 93012; Dean Church and Bonnie Wolfe, 13428 Maxella Avenue, #821, Marina Del Rey, CA 90292

ASSIGNOR assigned and set over, and by these presents does grant, assign and set over unto the said **MICHAEL ROBINSON and TERASA ROBINSON, A Married Couple**

Assignee(s), whose address is: 54 Sauk 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 \$547.00 is due and payable on the 1st day of June, 2020.**

PRIOR ASSIGNMENT of Sublease from: Walter A. Gromada and Linda T. Gromada to Robert Wolfe and Patricia Isky, and Dean Church and Bonnie Wolfe under Auditor's File No. 201509300106. Robert Wolfe, deceased October 21, 2018, according to the State of California, Certification of Vital Record, County of Ventura, Certificate of Death, State File No. 3052018216574, Local Registration No. 3201856004554. Maria L. Capritto appointed as Administrator of the Estate of Robert E. Wolfe, by Superior Court of Washington, Pierce County, Cause No. 19-4-00739-0, "Order Establishing Ancillary Probate of Intestate Estate; Adjudicating Estate to be Solvent; Appointing Administrator; Bond; Issuing Letters of Administration and Granting Nonintervention Powers", filed April 26, 2019.

THE REAL ESTATE described in said lease is as follows: Lot # 54, "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.

P128941 S3402360055 Geo ID: 5100-002-054-0000

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAR 23 2020

Amount Paid \$ 2192.30
By *MLJ* Skagit Co. Treasurer
Deputy

IN WITNESS WHEREOF the parties have hereto signed this instrument this 10th day of March, 2020.

Assignor(s):

*Maria L. Capritto, Administrator of
The Estate of Robert E. Wolfe*
MARIA L. CAPRITTO, Administrator of
The Estate of Robert E. Wolfe

Assignee(s):

Michael Robinson
MICHAEL ROBINSON

Patricia Isky, by Maria L. Capritto POA
PATRICIA ISKY, by Maria L. Capritto POA

TERASA ROBINSON
TERASA ROBINSON

DEAN CHURCH

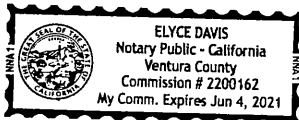
BONNIE WOLFE

STATE OF California)
COUNTY OF Ventura) SS.

On this 13 day of March, 2020 before me, the undersigned, a Notary Public in and for the State of California, duly commissioned and sworn, personally appeared
MARIA L. CAPRITTO

I CERTIFY that I know or have satisfactory evidence **Maria L. Capritto** 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 **Administrator of the Estate of Robert Wolfe**, 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.



Elyce Davis
Notary Public in and for the State of California

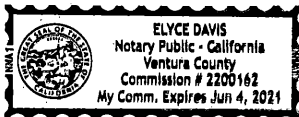
Residing at: Ventura County
My Commission Expires: June 4, 2021
2021

STATE OF California)
COUNTY OF Ventura) SS.

On this 13 day of March, 2020 before me, the undersigned, a Notary Public in and for the State of California, duly commissioned and sworn, personally appeared
MARIA L. CAPRITTO

I CERTIFY that I know or have satisfactory evidence **Maria L. Capritto** 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 has **Power of Attorney for Patricia Isky**, 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.



Elyce Davis
Notary Public in and for the State of California

Residing at: Ventura County
My Commission Expires: June 4, 2021
2021

STATE OF California)) SS.
COUNTY OF _____)

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

DEAN CHURCH

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 the certificate above written.

See Attached

Notary Public in and for the State of California

Residing at:
My Commission Expires:

STATE OF Washington)) SS.
COUNTY OF Skagit)

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

BONNIE WOLFE

to me known to be the individual described in and who executed the foregoing instrument and acknowledged to me that she signed and sealed the said instrument as 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 the certificate above written.

See Attached

Notary Public in and for the State of Washington

Residing at:
My Commission Expires:

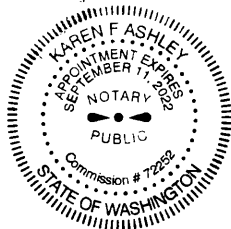
STATE OF Washington)) SS.
COUNTY OF Skagit)

On this 10th day of March , 2020 before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared

MICHAEL ROBINSON and TERASA ROBINSON

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 the certificate above written.



Karen Ashley

Notary Public in and for the State of Washington

Residing at: Sedro-Woolley
My Commission Expires: 9/11/2022

ACKNOWLEDGMENT

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

State of California
County of Los Angeles)

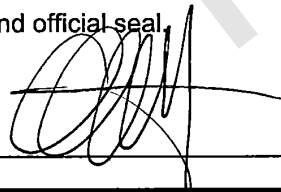
On March 13th 2020 before me, Antony Moriarty; Notary Public
(insert name and title of the officer)

personally appeared Dean Church
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.

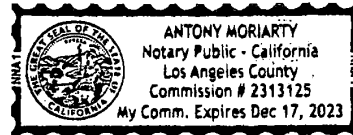
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____



(Seal)



ACKNOWLEDGMENT

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

State of California
County of Los Angeles)

On March 13th 2020 before me, Antony Moriarty; Notary Public
(insert name and title of the officer)

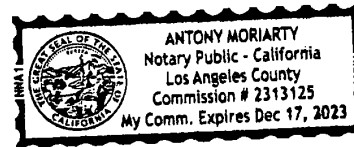
personally appeared Bonnie Wolfe,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) 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.

Signature 

(Seal)



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:

3/17/2020



SHELTER BAY COMPANY



David Franklin, Manager