



202005200093

05/20/2020 03:43 PM Pages: 1 of 2 Fees: \$104.50
Skagit County Auditor

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20201750
MAY 20 2020

Amount Paid \$ 2020140
By Skagit Co. Treasurer
MB Deputy

Land Title and Escrow

02-176982-05

SHELTER BAY
ASSIGNMENT OF SUBLEASE

KNOW ALL MEN BY THESE PRESENTS THAT:

JACKSON K. WELLS, Personal Representative for The Estate of Thomas E. Wells

Lessee(s) of a certain sublease dated the 9th day of October, 1972

Wherein SHELTER BAY COMPANY, a Washington corporation, appears as Lessor, recorded on the 8th day of May, 1981 in accordance with Short Form Sublease No. 715 (Master Lease No. 5086, Contract No. 14-20-0510-303) in records of Skagit County, Auditor's Filing No. 8105080032, Volume 432, Pages 572-573, 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 **JACKSON K. WELLS, Personal Representative for The Estate of Thomas E. Wells**

Assignor(s), whose address is: 808 Northern Avenue, Sedro-Woolley, WA 98284

ASSIGNOR assigned and set over, and by these presents does grant, assign and set over unto the said **JOYCE A. NUGENT, An Unmarried Person**

Assignee(s), whose address is: 715 Shelter Bay 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 \$235.00 is due and payable on the 1st day of June, 2020.**

PRIOR ASSIGNMENT of Sublease from: Kyle B. Wilson and Kim J. Wilson to Thomas E. Wells under Auditor's File No. 201604290199. Thomas E. Wells, deceased, March 26, 2020, per State of Washington, Department of Health, Certificate of Death No. 2020-013846. Jackson K. Wells, named Personal Representative of the Estate of Thomas E. Wells, according to the Superior Court of the State of Washington for Skagit County, Letters Testamentary No. 20-4-0013429 filed with the Skagit County Clerk, Skagit County, 04/14/2020.

THE REAL ESTATE described in said lease is as follows:

Lot #715, "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.

P128899

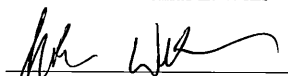
S3302020180

Geo ID: 5100-004-715-0000

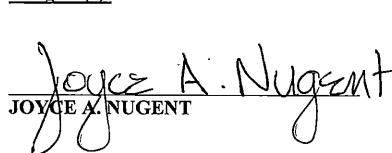
IN WITNESS WHEREOF the parties have hereto signed this instrument this 15th day of May, 2020.

Assignor(s):

The Estate of Thomas E. Wells


JACKSON K. WELLS, Personal
Representative

Assignee(s):


JOYCE A. NUGENT

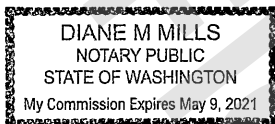
STATE OF WASHINGTON)
) SS.
COUNTY OF SKAGIT)

On this 15th day of May, 2020 before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared

JACKSON K. WELLS

I CERTIFY that I know or have satisfactory evidence **Jackson K. Wells** is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated he is authorized to execute the instrument and is the **Personal Representative of the Estate of Thomas E. Wells**, 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.



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

Residing at: Milton
My Commission Expires: May 9, 2021

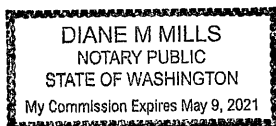
STATE OF Wash.)
) SS.
COUNTY OF Skagit)

On this 18th day of May, 2020 before me, the undersigned, a Notary Public in and for the State of Wash., duly commissioned and sworn, personally appeared

JOYCE A. NUGENT

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 this certificate above written.



[Signature]
Notary Public in and for the State of

Residing at: Milton
My Commission Expires: May 9, 2021

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: 5/19/2020



SHELTER BAY COMPANY

[Signature]
David Franklin, Manager