



202009030086

09/03/2020 03:17 PM Pages: 1 of 4 Fees: \$106.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

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

2020 3449
AUG 31, 2020

Amount Paid \$ 3552.20
Skagit Co. Treasurer
By HB Deputy

Land Title and Escrow

01-179340-0

**SHELTER BAY
ASSIGNMENT OF SUBLEASE**

KNOW ALL MEN BY THESE PRESENTS THAT:
JOANNE KNUTSON, An Unmarried Person

Lessee(s) of a certain sublease dated the 1st day of September, 1976
Wherein SHELTER BAY COMPANY, a Washington corporation, appears as Lessor, recorded on the 1st day of September, 1976 in accordance with Short Form Sublease No. 114 (Master Lease No. 5020, Contract No. 14-20-0500-2949) in records of Skagit County, Auditor's Filing No. 84198, Volume 233, Pages 313-314, 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
JOANNE KNUTSON, An Unmarried Person

Assignor(s), whose address is: 19556 1st Avenue NW, Seattle, WA 98177

ASSIGNOR assigned and set over, and by these presents does grant, assign and set over unto the said
GREGORY J. HAMILTON, An Unmarried Person

Assignee(s), whose address is: 114 Lummi 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 \$1,015.00 is due and payable on the 1st day of June, 2021.**

PRIOR ASSIGNMENT of Sublease from: Beatrice Bock, Trustee of the Bock Family Trust, dated August 23, 1994, to Gerald R. Knutson and Joanne Knutson under Skagit County Auditor's File No. 20020710090. Gerald R. Knutson, deceased, January 19, 2004, according to State of Washington, Department of Health, Certificate of Death Local File No. 63-04. From Gerald R. Knutson to Joanne Knutson under Community Property Agreement under Skagit County Auditor's File No. 200402020117.

THE REAL ESTATE described in said lease is as follows:

Lot #114. "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.

Together with the following described parcel:

Beginning at the northeast corner of Lot 114; thence South 68° 10' 26" East to the line of mean high tide; thence southerly along the line of mean high tide to the intersection with a line projected South 73° 10' 10" East from the southeast corner of Lot 114; thence North 73° 10' 10" West to the southeast corner of Lot 114; thence North 12° 51' 23" East a distance of 75.00 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

P128985

S3302010007

Geo ID: 5100-002-114-0000

IN WITNESS WHEREOF the parties have hereto signed this instrument this 24TH day of AUG., 2020.

Assignor(s):

Assignee(s):

(SIGNED IN COUNTERPART)
SHELTER BAY COMMUNITY, INC.

JOANNE KNUTSON, By Marci A. Buntin,
Power of Attorney

GREGORY J. HAMILTON

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

SHELTER BAY ASSIGNMENT OF SUBLEASE

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JOANNE KNUTSON, An Unmarried Person

Assignor(s), whose address is: 19556 1st Avenue NW, Seattle, WA 98177

ASSIGNOR assigned and set over, and by these presents does grant, assign and set over unto the said
GREGORY J. HAMILTON, An Unmarried Person

Assignee(s), whose address is: 114 Lummi 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 \$1,015.00 is due and payable on the 1st day of June, 2021.**

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Situate in the County of Skagit, State of Washington.

P128985

S3302010007

Geo ID: 5100-002-114-0000

IN WITNESS WHEREOF the parties have hereto signed this instrument this 31st day of August, 2020.

Assignor(s):

Joanne Knutson
By Marci A. Buntin,
Power of Attorney
JOANNE KNUTSON, By Marci A. Buntin,
Power of Attorney

Assignee(s):

GREGORY J. HAMILTON

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

MARCI A. BUNTIN

I CERTIFY that I know or have satisfactory evidence **Marci A. Buntin** 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 Joanne Knutson**, 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.

 Notary Public in and for the State of _____

Residing at:
 My Commission Expires:

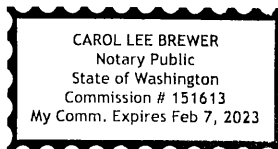
STATE OF WA.)
) SS.
 COUNTY OF Snohomish)

On this 24 day of August, 2020 before me, the undersigned, a Notary Public in and for the State of WA., duly commissioned and sworn, personally appeared

GREGORY J. HAMILTON

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.



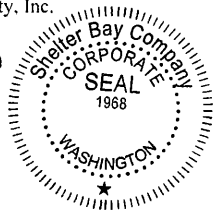
Carol Lee Brewer
 Notary Public in and for the State of WA.

Residing at: Marysville
 My Commission Expires: Feb 07, 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: 8/27/2020



SHELTER BAY COMPANY

David Franklin
 Manager

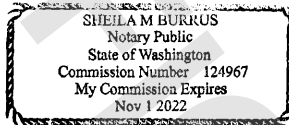
STATE OF Washington)
COUNTY OF King) SS.

On this 21st day of August, 2020 before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared

MARCI A. BUNTIN

I CERTIFY that I know or have satisfactory evidence **Marci A. Buntin** 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 Joanne Knutson**, 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.



Notary Public in and for the State of

Washington
Residing at: Seattle, WA
My Commission Expires: Nov 1, 2022

STATE OF _____)
COUNTY OF _____) SS.

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

GREGORY J. HAMILTON

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.

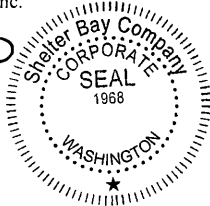
Notary Public in and for the State of

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: 09/03/2020



SHELTER BAY COMPANY

David Franklin, Manager