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08/20/2021 02:37 PM Pages: 1 of 2 Fees: \$204.50  
Skagit County Auditor

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

CHICAGO TITLE CO.  
620047967

**SHELTER BAY  
ASSIGNMENT OF SUBLEASE**

KNOW ALL MEN BY THESE PRESENTS THAT:  
**DONALD SCHAEFFER and SHAWNEE SCHAEFFER, Husband and Wife**

Lessee(s) of a certain sublease dated the 1<sup>st</sup> day of July, 1974  
Wherein SHELTER BAY COMPANY, a Washington corporation, recorded on the 29<sup>th</sup>  
day of July, 1974, in accordance with Short Form Sublease No. 161A (Master Lease No. 5020, Contract No.  
14-20-0500-2949) in records of Skagit County, Auditor's Filing No. 804217, Volume 156, Pages 308-309,  
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  
**DONALD SCHAEFFER and SHAWNEE SCHAEFFER, Husband and Wife**

Assignor(s), whose address is: 6506 152<sup>nd</sup> Street SE, Snohomish, WA 98296

ASSIGNOR assigned and set over, and by these presents does grant, assign, and set over unto the said  
**STEPHANIE A. SCHULER and GREGORY M. SCHULER, Husband and Wife**

Assignee(s), whose address is: 161 Swinomish 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 \$858.00 is  
due and payable on the 1<sup>st</sup> day of June, 2022.**

PRIOR ASSIGNMENT of Sublease from: Todd Wiersum and Brooke A. Wiersum to Donald Schaeffer and  
Shawnee Schaeffer under Skagit County Auditor's File No. 201510290065.

THE REAL ESTATE described in said lease is as follows:  
Lot #161, "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.

TOGETHER WITH the following described parcel:  
Beginning at the Southeast corner of Lot 161; thence south 66°00'00" East to the intersection with the  
line of mean high tide; thence Northeasterly along the line of mean high tide to the intersection with a  
line projected South 36°30'00" East from the Eastern most corner of Lot 161; thence North 36°30'00"  
West to the Eastern most corner of Lot 161; thence South 24°00'00" West a distance of 61.74 feet to  
the point of beginning.

P129030 S3402350038 Geo ID: 5100-002-161-0000

IN WITNESS WHEREOF the parties have hereto signed this instrument this 18<sup>th</sup> day of  
August, 2021.

Assignor(s):

Assignee(s):

DONALD SCHAEFFER

STEPHANIE A. SCHULER

SHAWNEE SCHAEFFER

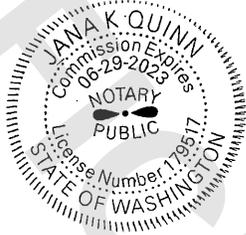
GREGORY M. SCHULER

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
1001-7850  
AUG 20 2021  
Amount Paid \$ 3003.40  
By Skagit Co. Treasurer Deputy

STATE OF Washington  
COUNTY OF Skagit ) SS.

On this 18 day of August, 2021 before me, the undersigned, a Notary Public in and for the State of Washington duly commissioned and sworn, personally appeared **DONALD SCHAEFFER and SHAWNEE SCHAEFFER** 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.

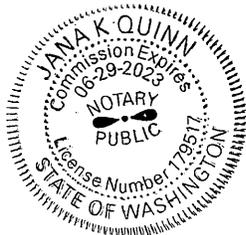


Jana K. Quinn  
Notary Public in and for the State of Washington  
Residing at: Arlington  
My Commission Expires: 06/29/2023

STATE OF Washington  
COUNTY OF Skagit ) SS.

On this 18 day of August, 2021 before me, the undersigned, a Notary Public in and for the State of Washington duly commissioned and sworn, personally appeared **STEPHANIE A. SCHULER and GREGORY M. SCHULER** 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.



Jana K. Quinn  
Notary Public in and for the State of Washington  
Residing at: Arlington  
My Commission Expires: 06/29/2023

**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: 8/20/2021



**SHELTER BAY COMPANY**  
[Signature]  
David Franklin, Manager