



202112080119

12/08/2021 02:07 PM Pages: 1 of 4 Fees: \$206.50
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

2021-5614
DEC 08 2021

Amount Paid \$ 3244.80
By Skagit Co. Treasurer
Deputy
SHELTER BAY

CHICAGO TITLE
620049943

ASSIGNMENT OF SUBLEASE

KNOW ALL MEN BY THESE PRESENTS THAT:

GORDON JAMES AND REBECCA JAMES, a married couple

Lessee(s) of a certain sublease dated the 28th day of March, 1973
Wherein SHELTER BAY COMPANY, a Washington corporation, appears as Lessor, recorded on the 18th day of May, 1978 in accordance with Short Form Sublease No. 699 (Master Lease No. 5086, Contract No. 14-20-0510-303) in records of Skagit County, Auditor's Filing No. 20004250065, Volume 317, Pages 187-188, 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

GORDON JAMES AND REBECCA JAMES, a married couple

Assignor(s), whose address is: James Suite 300 C/O Candlewood Suites, 1866 S Burlington Blvd, Burlington, WA 98233

ASSIGNOR assigned and set over, and by these presents does grant, assign, and set over unto the said **LUCIA JOY BACA, Trustee of the Lucia Joy Baca Revocable Trust, Dated June 23rd, 2009**

Assignee(s), whose address is: 699 Wasco, 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 is due and payable on the 1st day of June, 2022.**

PRIOR ASSIGNMENT of Sublease from: Joseph D. Ivans and Joycelyn C. Ivans to Gordon R. James and Rebecca A. James under Skagit County Auditor's File No. 200004250065

THE REAL ESTATE described in said lease is as follows:

Lot #699, "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.

P129407

S3302020357

Geo ID: 5100-004-699-0000

IN WITNESS WHEREOF the parties have hereto signed this instrument this 6th day of December, 2021.

Assignor(s):

Gordon James
GORDON JAMES

Rebecca James
REBECCA JAMES

Assignee(s):

The Lucia Joy Baca Revocable Trust, Dated
June 23rd, 2009

(SIGNED IN COUNTERPART)

LUCIA JOY BACA, Trustee

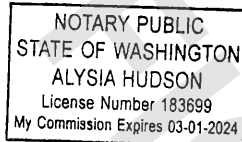
STATE OF Washington)
COUNTY OF Skagit) SS.

On this 06 day of December, 2021 before me, the undersigned, a Notary Public in and for the State of WA, duly commissioned and sworn, personally appeared

GORDON JAMES AND REBECCA JAMES

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.



Alysia Hudson
Notary Public in and for the State of WA

Residing at: Arlington
My Commission Expires: 03.01.2024

STATE OF _____)
COUNTY OF _____) SS.

On this _____ day of _____, 2021 before me, the undersigned, a Notary Public in and for the State of _____, duly commissioned and sworn, personally appeared

LUCIA JOY BACA

I CERTIFY that I know or have satisfactory evidence that **Lucia Joy Baca** 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 **Trustee of the Lucia Joy Baca Revocable Trust dated June 23, 2009**, 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 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: 12/8/2021

SHELTER BAY COMPANY



David Franklin
David Franklin, Manager
Ann Serwold, Interim Manager

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

SHELTER BAY ASSIGNMENT OF SUBLEASE

KNOW ALL MEN BY THESE PRESENTS THAT:

GORDON JAMES AND REBECCA JAMES, a married couple

Lessee(s) of a certain sublease dated the 28th day of March, 1973

Wherein SHELTER BAY COMPANY, a Washington corporation, appears as Lessor, recorded on the 18th day of May, 1978 in accordance with Short Form Sublease No. 699 (Master Lease No. 5086, Contract No. 14-20-0510-303) in records of Skagit County, Auditor's Filing No. 20004250065, Volume 317, Pages 187-188, 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

GORDON JAMES AND REBECCA JAMES, a married couple

Assignor(s), whose address is: James Suite 300 C/O Candlewood Suites, 1866 S Burlington Blvd, Burlington, WA 98233

ASSIGNOR assigned and set over, and by these presents does grant, assign, and set over unto the said **LUCIA JOY BACA, Trustee of the Lucia Joy Baca Revocable Trust, Dated June 23rd, 2009**

Assignee(s), whose address is: 699 Wasco, 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 is due and payable on the 1st day of June, 2022.**

PRIOR ASSIGNMENT of Sublease from: Joseph D. Ivans and Joycelyn C. Ivans to Gordon R. James and Rebecca A. James under Skagit County Auditor's File No. 200004250065

THE REAL ESTATE described in said lease is as follows:

Lot #699, "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.

P129407

S3302020357

Geo ID: 5100-004-699-0000

IN WITNESS WHEREOF the parties have hereto signed this instrument this eight day of December, 2021.

Assignor(s):

(SIGNED IN COUNTERPART)

GORDON JAMES

(SIGNED IN COUNTERPART)

REBECCA JAMES

Assignee(s):

The Lucia Joy Baca Revocable Trust, Dated
June 23rd, 2009

Lucia Joy Baca Trustee
LUCIA JOY BACA, Trustee

STATE OF _____)
) SS.
 COUNTY OF _____)

On this _____ day of _____, 2021 before me, the undersigned, a Notary Public in and for the State of _____, duly commissioned and sworn, personally appeared

GORDON JAMES AND REBECCA JAMES

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.

 Notary Public in and for the State of _____

Residing at:
 My Commission Expires:

STATE OF WA)
) SS.
 COUNTY OF Whatcom)

On this 9 day of December, 2021 before me, the undersigned, a Notary Public in and for the State of WA, duly commissioned and sworn, personally appeared

LUCIA JOY BACA

I CERTIFY that I know or have satisfactory evidence that **Lucia Joy Baca** 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 **Trustee of the Lucia Joy Baca Revocable Trust dated June 23, 2009**, 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 this certificate above written.



 Notary Public in and for the State of WA

Residing at: 5 Kensington
 My Commission Expires: 9-11-23

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: 12/8/2021

SHELTER BAY COMPANY



 David Franklin, Manager
 Ann Serwald, Interim Manager