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07/20/2022 09:23 AM Pages: 1 of 2 Fees: \$204.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20220711

JUL 20 2022

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

Amount Paid \$0
Skagit Co. Treasurer
By KD Deputy

**SHELTER BAY
ASSIGNMENT OF SUBLEASE**

GNW 22-15976

KNOW ALL MEN BY THESE PRESENT THAT:

CHARLES V. MONNINGER, a married man as his separate estate

Lessee(s) of a certain sublease dated the 23rd day of March, 1973,
Wherein SHELTER BAY COMPANY, a Washington corporation, appears as Lessor, recorded on the 1st day of February, 1974 in accordance with Short Form Sublease No. 195 (Master Lease No. 5020, Contract No. 14-20-0500-2949) in records of Skagit County, Auditor's Filing No. 796252, Volume 139, Pages 334-335 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
CHARLES V. MONNINGER, a married man as his separate estate

Assignor(s), whose address is: 195 Salish Place, La Conner, WA 98257

ASSIGNOR assigned and set over, and by these presents does grant, assign, and set over unto the said
William Rollins and Carol Rollins, a married couple

Assignee(s), whose address is: 1621 E. Lester St., Tucson, AZ 85719

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 \$1,319.50 is due and payable on the 1st day of June, 2023.

PRIOR ASSIGNMENT of Sublease from:

Charles Monninger married to Debra Kay Monninger November 20, 2020 under Oregon Health Authority File No. 2020-1177. From John G. Reininghaus to Charles Monninger under Auditor's File No. 201204300246.

THE REAL ESTATE described in said lease is as follows:

Lot 195, "REVISED MAP OF SURVEY OF SHELTER BAY DIVISION NO. 2, Tribal and Allotted Lands of Swinomish Indian Reservation", as recorded in Volume 43 of Official Records, page 833, records of Skagit County, Washington, and revised by survey recorded March 17, 1970 under Auditor's File No. 737013.

Together with the following described parcel:

Beginning at the Southerly corner of Lot 195; thence South 49°37'30" West to the intersection with the line of mean high tide; thence Northwesterly and then Northerly along the line of mean high tide to the intersection with a line projected North 88°56'25" West from the Northwest corner of Lot 195; thence South 88°56'25" East to the Northwest corner of Lot 195; thence South 17°20'58" West a distance of 60.00 feet; thence South 40°22'30" East a distance of 60.00 feet to the point of beginning. Subject to easement of record.

TOGETHER WITH a non-exclusive interest in an unrecorded "Dock Easement" as disclosed by Short Form thereof, recorded March 26, 1973 as Skagit County Auditor's File No. 782391, as it pertains to said Tract 195.

Situated in Skagit County, Washington.

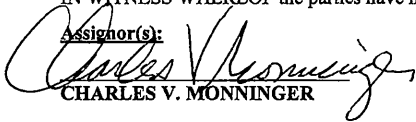
P129060

S332020041

Geo ID:5100-002-195-0000

IN WITNESS WHEREOF the parties have hereto signed this instrument this 14 Day of July, 2022.

Assignor(s):


CHARLES V. MONNINGER

Assignee(s):


WILLIAM ROLLINS


CAROL ROLLINS

STATE OF WA)
) SS.
COUNTY OF Island)

On this 15th day of July, 2022 before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared **CHARLES V. MONNINGER** to me known to be the individual(s) 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.



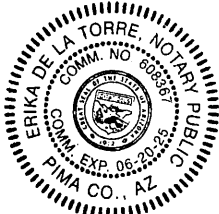
Heather Flowers
Notary Public in and for the State of WA

Residing at Oak Harbor
My Commission Expires 05/18/2025

STATE OF Arizona)
) SS.
COUNTY OF Pima)

On this 14 day of July, 2022 before me, the undersigned, a Notary Public in and for the State of Arizona, duly commissioned and sworn, personally appeared **WILLIAM ROLLINS AND CAROL ROLLINS** to me known to be the individual(s) 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.



Erika de la Torre
Notary Public in and for the State of

Residing at Tucson Arizona
My Commission Expires: 08-20-2023

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.

SHELTER BAY COMPANY

Date: 7-18-22

Rick Tanner
Rick Tanner, Manager

