



202302270249

02/27/2023 03:04 PM Pages: 1 of 2 Fees: \$204.50
Skagit County AuditorSKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX1073-9602
FEB 27 2023

Amount Paid \$ 3376.20

Skagit Co. Treasurer
By JLB DeputyAfter Recording Please Return To:
SHELTER BAY COMPANY
1000 Shoshone Drive
La Conner, WA 98257SHELTER BAY
ASSIGNMENT OF SUBLEASE

Land Title and Escrow

207192

KNOW ALL MEN BY THESE PRESENTS THAT:

SUSAN M. MCNAMARA, unmarried

Lessee(s) of a certain sublease dated the 1st day of August, 1974Wherein SHELTER BAY COMPANY, a Washington corporation, appears as Lessor, recorded on the 7th day of October, 1984 in accordance with Short Form Sublease No. 46 (Master Lease No. 5020, Contract No. 14-20-0500-2949) in records of Skagit County, Auditor's Filing No. 8010070073, Volume 418, Pages 44-45, 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

SUSAN M. MCNAMARA, unmarried

Assignor(s), whose address is: 253 Squaxin Place, La Conner, WA 98257

ASSIGNOR assigned and set over, and by these presents does grant, assign and set over unto the said

MICHAEL USSERY and KELLY USSERY, a married couple

Assignee(s), whose address is: 46 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 \$559.00 is due and payable on the 1st day of June, 2023.

PRIOR ASSIGNMENT of Sublease from: Lawrence B. Tallie, deceased, June 12, 2019, according to State of Washington, Department of Health, Certificate of Death, Certificate No. 2019-026440. Susan McNamara named personal representative of the Estate of Lawrence B. Tallie, according to Superior Court of the State of Washington for Skagit County, Letters Testamentary No. 19-4-00255-29, filed 07/22/19 to Susan M. McNamara under Auditor's File No. 201909160154.

THE REAL ESTATE described in said lease is as follows:

Lot #46, "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 that portion of adjoining Tract "D" in the plat of Shelter Bay Division No. 1, recorded in Volume 9 of Plats on Pages 80 and 81 in records of said county, described as follows: Commencing at the Southeast corner of said tract; thence South 88°16'00" West along the South line of said tract 84.93 feet to the Northeast corner of said lot 46 and the POINT OF BEGINNING; thence continuing South 88°16'00" West along said South line 100.22 feet to the Northwest corner of said lot 46; thence North 5°30'00" West 11.96 feet to the Northwesterly line of said tract; thence North 71°06'27" East along said Northwesterly line 102.80 feet; thence South 5°30'00" East 42.35 feet to the POINT OF BEGINNING.

Situate in the County of Skagit, State of Washington.

P128936
P69129

S3402360009

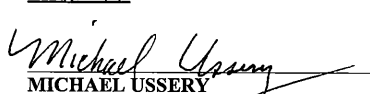
Geo ID: 5100-002-046-0000
Geo ID: 3998-000-048-0002

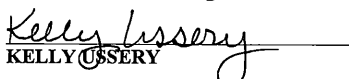
IN WITNESS WHEREOF the parties have hereto signed this instrument this 24 day of Feb, 2023.

Assignor(s):


SUSAN M. MCNAMARA

Assignee(s):


MICHAEL USSERY


KELLY USSERY

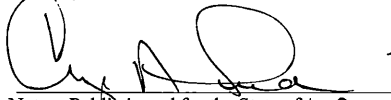
STATE OF WA)
COUNTY OF Snohomish) SS.

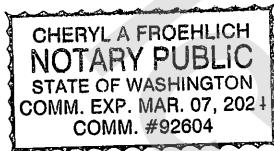
On this 24 day of Feb, 2023 before me, the undersigned, a Notary Public in and for the State of WA, duly commissioned and sworn, personally appeared

SUSAN M. MCNAMARA

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.


Notary Public in and for the State of WA



Residing at: Sedro Woolley
My Commission Expires: 3-7-24

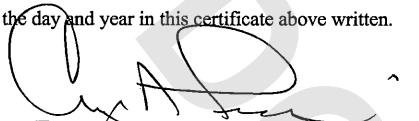
STATE OF WA)
COUNTY OF Snohomish) SS.

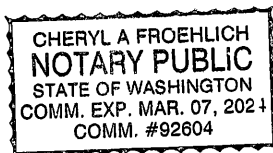
On this 24 day of Feb, 2023 before me, the undersigned, a Notary Public in and for the State of WA, duly commissioned and sworn, personally appeared

MICHAEL USSERY and KELLY USSERY

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.


Notary Public in and for the State of WA



Residing at: Sedro Woolley
My Commission Expires: 3-7-24

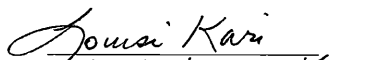
CONSENT OF LESSOR

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: 2/27/23



SHELTER BAY COMPANY


Wendy Poulsen LOUISE KARI
President of the Board
Treasurer