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03/13/2023 03:34 PM Pages: 1 of 3 Fees: \$205.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2023 5782
MAR 13 2023

Amount Paid \$ 1734.60
By Skagit Co. Treasurer Deputy

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

**SHELTER BAY
ASSIGNMENT OF SUBLEASE**

208156-27

KNOW ALL MEN BY THESE PRESENTS THAT:

CANDICE G. TJERSLAND, an unmarried person as her separate property

Lessee(s) of a certain sublease dated the 16th day of June, 1970

Wherein SHELTER BAY COMPANY, a Washington corporation, appears as Lessor, recorded on the 25th day of June, 1970 in accordance with Short Form Sublease No. 508 (Master Lease No. 5020, Contract No. 14-20-0500-2949) in records of Skagit County, Auditor's Filing No.740483, Volume 48, Pages 63-64, 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 **CANDICE G. TJERSLAND, an unmarried person as her separate property**

Assignor(s), whose address is: 12639 Flats Road, La Conner, WA 98257

ASSIGNOR assigned and set over, and by these presents does grant, assign and set over unto the said **ALICIA SCHWIND, a married person as their separate property and KIM PEDROZA, a married person as their separate property**

Assignee(s), whose address is: Alicia Schwind: 508 Colville Way, La Conner, WA 98257
Kim Pedroza: P.O. Box 307 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 \$507.00 is due and payable on the 1st day of June, 2023.**

PRIOR ASSIGNMENT of Sublease from:

John B. Tjersland and Jean V. Tjersland recorded under Auditor's File No. 8804220063. Community Property Agreement dated August 13, 1993 and recorded on June 10, 2004 under Skagit County Auditor's filing No. 200406100046 between John B. Tjersland and Jean V. Tjersland, Deceased, who passed away May 6, 2004 to Candice G. Tjersland recorded under Auditor's file No. 201712050048.

THE REAL ESTATE described in said lease is as follows:

Lot #508, "SURVEY OF SHELTER BAY DIVISION NO. 3, Tribal and Allotted Lands of Swinomish Indian Reservation", as recorded in Volume 43 of Official Records, pages 839 to 842, inclusive, under Auditor's File No. 737014, and amendment thereto recorded in Volume 66 of Official Records, page 462, under Auditor's File No. 753731, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

P129284 S3302020398 Geo ID: 5100-003-508-0000

IN WITNESS WHEREOF the parties have hereto signed this instrument this 13th day of March, 2023.

Assignor(s):

Candice G. Tjersland
CANDICE G. TJERSLAND

Assignee(s):

Alicia Schwind
ALICIA SCHWIND

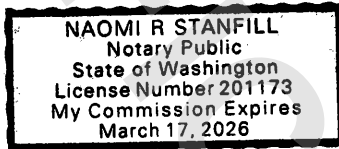
Kim Pedroza
KIM PEDROZA

STATE OF Washington)
) SS.
COUNTY OF Skagit)

On this 13th day of March, 2023 before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared **CANDICE G. TJERSLAND**

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.



Naomi R. Stanfill
Notary Public in and for the State of WA

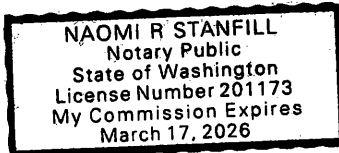
Residing at Sedro Woolley
My Commission Expires 03-17-26

STATE OF Washington)
) SS.
COUNTY OF Skagit)

On this 13th day of March, 2023 before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared **ALICIA SCHWIND**

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.



Naomi R. Stanfill
Notary Public in and for the State of WA

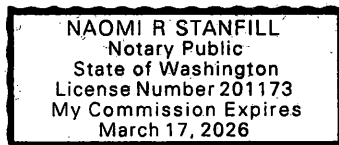
Residing at Sedro Woolley
My Commission Expires 03-17-26

STATE OF Washington)
) SS.
COUNTY OF Skagit)

On this 13th day of March, 2023 before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared **KIM PEDROZA**

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.



Naomi R. Stanfill
Notary Public in and for the State of WA

Residing at Sedro Woolley
My Commission Expires 03-17-26

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: 3-13-2023

SHELTER BAY COMPANY



Monte Hicks
Wendy Poulton Monte Hicks
President of the Board
Secretary