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07/06/2023 10:22 AM Pages: 1 of 2 Fees: \$204.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20237159
JUL 06 2023

Amount Paid \$ 11,390.06
Skagit Co. Treasurer
By *KO* Deputy

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:
WEST COAST BUILDERS LLC

Lessee(s) of a certain sublease dated the 1st day of November, 1977
Wherein SHELTER BAY COMPANY, a Washington corporation, appears as Lessor, recorded on the 18th
day of November, 1981 in accordance with Short Form Sublease No. 831 (Master Lease No. 5020, Contract
No. 14-20-0500-2949) in records of Skagit County, Auditor's Filing No. 7907020089, Volume 369, Pages
261-262, 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
WEST COAST BUILDERS LLC

Assignor(s), whose address is: 1613 S 10th Street, Mount Vernon, WA 98274

ASSIGNOR assigned and set over, and by these presents does grant, assign, and set over unto the said
JUDY A. PEDERSEN, an unmarried person

Assignee(s), whose address is: PO Box 487, Mt. Vernon, WA 98273

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 \$1,656.00 is
due and payable on the 1st day of June, 2024.**

PRIOR ASSIGNMENT of Sublease from: Coakley Partners, LLC to Resource Transition Consultants, LLC
under King County Superior Court Order Granting Judgement Creditor's Motion for Appointment of
Receiver, Kevin Hanchett appointed as authorized signer by Superior Court of Washington for King County,
File No. 19-2-11362-6 SEA, September 13, 2021. J. Orin Edson to Jon Clifford Evans and Joyce C. Evans
under Auditor's File No. 9003300128. Resource Transition Consultants, LLC. to West Coast Builders, LLC.
under Auditor's File No. 202201110096.

THE REAL ESTATE described in said lease is as follows:

Lot #831, AMENDED SURVEY OF SHELTER BAY DIV. 5, Tribal and Allotted Lands of
Swinomish Indian Reservation, according to the plat thereof recorded on June 2, 1976, in Volume 1 of
Surveys, pages 184 through 186, under Auditor's File No. 836134, records of Skagit County,
Washington.

Situate in the County of Skagit, State of Washington.

P129485

S3302010054

Geo ID: 5100-005-830-0000

IN WITNESS WHEREOF the parties have hereto signed this instrument this 5 day of
July, 2023.

Assignor(s):
WEST COAST BUILDERS LLC

Roger Willis

ROGER WILLS, Sole Member

Assignee(s):

Judy A. Pedersen

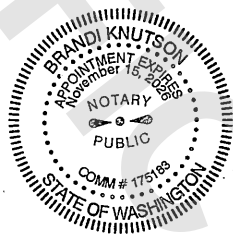
JUDY A. PEDERSEN

STATE OF WA)
) SS.
COUNTY OF Skiagit)

On this 5 day of July, 2023 before me, the undersigned, a Notary Public in and for the State of WA, duly commissioned and sworn, personally appeared
ROGER WILLS

I CERTIFY that I know or have satisfactory evidence **Roger Wills** is the person who appeared before me, and said person acknowledged that they signed this instrument, on oath stated they are authorized to execute the instrument and acknowledge that they are a **Sole Member of West Coast Builders LLC**, to be the free and voluntary act of such party for the uses and purposes mentioned in this document.

WITNESS my hand and official seal hereto affixed the day and year in the certificate above written.



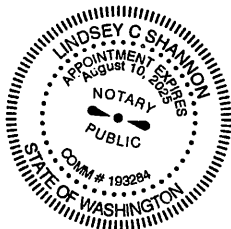
[Signature]
Notary Public in and for the State of WA

Residing at Sedro Woolley
My Commission Expires Nov. 15, 2026

STATE OF WASHINGTON)
) SS.
COUNTY OF Skiagit)

On this 5th day of July, 2023 before me, the undersigned, a Notary Public in and for the State of WASHINGTON, duly commissioned and sworn, personally appeared **JUDY A. PEDERSEN** 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.



[Signature]
Notary Public in and for the State of WASHINGTON
Residing at Oak Harbor
My Commission Expires AUG. 10, 2025

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: 7/6/23



SHELTER BAY COMPANY

[Signature]
William R. Palmer, Manager