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Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2023 7576

AUG 08 2023

Amount Paid \$2134.60
By Skagit Co. Treasurer
LT Deputy

**SHELTER BAY CONDOMINIUM ASSIGNMENT OF LEASEHOLD ESTATE
AND ACCEPTANCE AND AGREEMENT**

Assignment of Condominium
Sublease No. R-101
Lessor: Shelter Bay Company
Lessee: Fidalgo, Inc.

Swinomish Indian Reservation
Business Lease No. 5020
Contract No. 14-20-0500-2949

P129657
Unit R101, Shelter Bay
Condo. Lt. 10

Assignor(s): CURTIS KEMP, an unmarried person

Assignee(s): PAUL A. BUSSE and MARTHA G. BUSSE, a married couple

For valuable consideration, receipt of which is hereby acknowledged, the undersigned Assignor(s) hereby conveys, transfers and assigns to the Assignee (s):
PAUL A. BUSSE and MARTHA G. BUSSE, a married couple

Address: Condo Unit 101 Shelter Bay Drive, La Conner, WA 98257

All right, title and interest now owned or hereinafter acquired in the leasehold estate of the undersigned and of the Lessee in Condominium Sublease No. R-101, dated the 25th day of May, 1973, wherein SHELTER BAY COMPANY, a Washington corporation, appears as Lessor and FIDALGO, INC., a Washington corporation appears as Lessee, and for the purposes of recording recorded by an instrument entitled "Shelter Bay Memorandum of Condominium Sublease" in Official Records of Skagit County, Washington under File No. 817716 on the 19th day of May, 1975, covering the following described real property situated in the Swinomish Indian Reservation, Skagit County, Washington:

In accordance with Shelter Bay Condominium Sublease No. R-101 above stated, attached by reference and incorporated here. (Legal description as set out in the Condominium Sublease)

Subject to: 1. Property taxes, if any,
2. Business Lease No. 5020 (Master Lease)

Declaration of Protective Covenants of Shelter Bay; Declaration of Condominium Covenants of Shelter Bay and Supplemental Declarations, recorded in the office of the Auditor of Skagit County, Washington.

The undersigned:
PAUL A. BUSSE and MARTHA G. BUSSE, a married couple

Assignee(s) named in the foregoing Assignment, hereby accept(s) said Assignment and hereby individually or jointly and severally, agree to keep, perform and be bound by all of the terms, covenants and conditions contained in said Lease on the part of the Lessee therein to be kept and performed to all intents and purposes as though the undersigned Assignee(s) were the original Lessee thereunder.

All notices intended for the Lessee under said Lease shall be mailed to the undersigned at the following address:
Condo Unit 101 Shelter Bay Drive, La Conner, WA 98257

Dated this 1st day of AUGUST, 2023.

Assignor(s):

CURTIS KEMP

Assignee(s):

PAUL A. BUSSE

MARTHA G. BUSSE

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2023 7576
AUG 08 2023

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Skagit Co. Treasurer
By UT Deputy

**SHELTER BAY CONDOMINIUM CONSENT OF LESSOR
TO ASSIGNMENT, RELEASE OF ASSIGNOR AND
ACCEPTANCE OF ASSIGNEE**

Consent to Assignment of
Condominium Sublease No. R-101

Lessor: Shelter Bay Company
Lessee: Fidalgo, Inc.

Consent by: Shelter Bay Company

Swinomish Indian Reservation
Business Lease No. 5020
Contract No. 14-20-0500-2949

5100-003-101-0000

P129657 S3302020162

Unit R101, Shelter Bay Condo, Lot 1

Consent to: CURTIS KEMP, an unmarried person

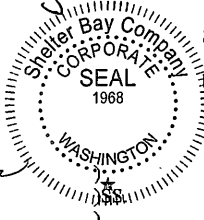
GNW 23-18809

The undersigned, SHELTER BAY COMPANY, a Washington Corporation, Lessor named in the sublease referred to in the Assignment, hereby consents to the same without, however, waiving the restrictions of said sublease with respect to future assignments thereunder, and hereby releases the Assignor(s):
CURTIS KEMP, an unmarried person

as Lessee, or Owner(s) of the leasehold estate of the Assignor(s) and of the Lessee in Condominium Sublease No. R-101, from any and all further obligations thereunder and hereby accepts the Assignee(s) as Lessee under the sublease, to all intents and purposes as though said Assignee(s) is (are) the original Lessee thereunder.

Dated this 8th day of August, 2023.

CORPORATE SEAL



SHELTER BAY COMPANY, a Washington Corporation

by: [Signature]
William R. Palmer, Manager
Rod L. Proctor, Board President ✕

STATE OF Washington

COUNTY OF Skagit

On this 8th day of August, 2023 before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared
~~WILLIAM R. PALMER~~ **Rod L. Proctor** ✕

I CERTIFY that I know or have satisfactory evidence ~~William R. Palmer~~ **Rod L. Proctor** ✕ 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 is ~~Manager~~ **Board President** ✕ of SHELTER BAY COMPANY 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 the certificate above written.

[Signature]
NOTARY PUBLIC in and for the State of Washington
Residing at: mt. Vernon, WA
My Commission Expires: 10-04-2023

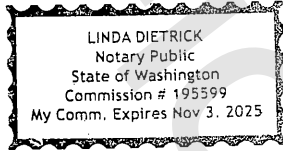


STATE OF WA)
COUNTY OF Skagit) SS.

On this 1st day of Aug., 2023 before me, the undersigned, a Notary Public in and for the State of WA., duly commissioned and sworn, personally appeared CURTIS KEMP

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.



Linda Dietrick
Notary Public in and for the State of

Residing at Skagit Cty.
My Commission Expires: 11/03/2025

STATE OF WA)
COUNTY OF Island) SS.

On this 7th day of August, 2023 before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared PAUL A. BUSSE and MARTHA G. BUSSE

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.



Heather Flowers
Notary Public in and for the State of

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

Exhibit "A"

1 SHELTER BAY CONDOMINIUM SUBLEASE NO. R-101
 2 EXHIBIT A: LEGAL DESCRIPTION OF LEASED PREMISES

3 Condominium Sublease No. R-101 Swinomish Indian Reservation
 4 Lessor: Shelter Bay Company Business Lease No. 5020
 5 Lessee: Fidalgo Inc. Contract No. 14-20-0500-2949

6 This Exhibit A is attached and incorporated by reference
 7 and made a part of that certain Condominium Sublease No. R-101
 8 dated the 25th day of MAY, 1973, between the Lessor
 9 and Lessee above-stated. The leased premises leased in said
 10 Condominium Sublease is located on the Swinomish Indian Reserva-
 11 tion, Skagit County, Washington, and is a leasehold estate in a
 12 portion of the land leased by the Lessor as Lessee in the Master
 13 Lease as described in the Condominium Sublease of which this
 14 Exhibit is part, and is a leasehold estate in parcels of condomi-
 15 nium ownership of land and improvements as hereinafter set forth,
 16 in accordance with and subject to the Declaration of Condominium
 17 Covenants referred to in the Condominium Sublease.

18 The parcels of the leasehold estate are in land and improve-
 19 ments as described in EXHIBITS to which the Declaration of Con-
 20 dominium Covenants makes reference and by reference are incorpor-
 21 ated and also made a part hereof. The EXHIBITS are as follows:

22 EXHIBIT A: "Shelter Bay Condominium Survey of Lot 1",
 23 which consists of the first two sheets of
 24 six sheets entitled: "Survey and Set of Plans
 25 Shelter Bay Condominium Lot One", filed on
 26 the 15th day of May, 1973, in the
 27 Official Records of Skagit County, Washington,
 Auditor's File No. 785022, Volume 117,
 Pages 265, 266, inclusive.

28 EXHIBIT B: "Shelter Bay Condominium Building Plans - Lot 1",
 which consist of the last four sheets of six (6)
 sheets entitled: "Survey and Set of Plans Shelter
 Bay Condominium Lot One", filed on the 15th day
 of May, 1973 in the Official Records of
 Skagit County, Washington, Auditor's File No.
785022, Volume 117 pages 267 to 270,
 inclusive.

EXHIBIT C: "Shelter Bay Condominiums Declaration of Ownership
 Lot 1", recorded with the Declaration of Condominium
 Covenants on the 15th day of May, 1973, un-
 der Auditor's File No. 785023, Volume 117
 Pages 271 to 316, inclusive, Skagit County,
 Washington.

In accordance with the Condominium Sublease, the Declaration
 of Condominium Covenants, the EXHIBITS above-stated and subject
 thereto the parcels are described as follows:

Exhibit "A" - Continued

- 1 PARCEL NO. 1: Exclusive leasehold ownership, use and
2 possession of Condominium Residential
Unit No. 101; and
- 3 PARCEL NO. 2: An undivided percentage interest of 14.67
4 per cent in the leasehold estate of the land,
building, structures and improvements located
5 and described in said EXHIBITS and described
as Common Areas and Facilities; and
- 6 PARCEL NO. 3: An exclusive easement for the benefit,
7 use and enjoyment of land, structures
and improvements located and described
8 in said EXHIBITS and described as Limited
Common Areas and Facilities, R-IA No. 101
9 appurtenant to the Residential Unit No. 101.
- 10 PARCEL NO. 4: Reciprocal easements in the Common Areas
11 and Facilities of lot, or lots, annexed
or hereinafter annexed by the Declarant,
12 Shelter Bay Company, in the Project Area
described in the Declaration and in accor-
13 dence with the Declaration and Supplemental
Declaration or Declarations made by refer-
14 ence to the Declaration, and to which
Parcel No. 2 above-described is burdened
15 in accordance with the Declaration.

16 The leasehold estate of the Lessee is subject to the
17 following encumbrances:

- 18 1. Master Lease referred to in the Condominium Sublease;
- 19 2. Declaration of Protective Covenants of Shelter Bay,
20 Division No. 3, dated the 5th day of March, 1970,
as recorded in the Official Records of Skagit
21 County, Washington, Auditor's File No. 737015, Volume
43, Pages 843 to 853 inclusive, and Amendments thereof.

22 Coupled with the ownership of the leasehold estate
of the Condominium Sublease are all the rights to the use of the
23 roads, utilities, beaches, paths, parks, trails and other recrea-
tional facilities of "Shelter Bay" described in the Condominium
24 Sublease and to the membership of the properties in each of the
non-profit corporations of Shelter Bay Community, Inc. and
25 Fidalgo Homeowners' Association.

26 IN WITNESS WHEREOF, the Lessor and Lessee have
caused this EXHIBIT to be executed and sealed of even date with
the Condominium Sublease.

27 LESSOR: SHELTER BAY COMPANY LESSEE: FIDALGO INC.

28 By: [Signature] By: [Signature]
(Title) (Title)