



202310230129

10/23/2023 12:45 PM Pages: 1 of 7 Fees: \$209.50
Skagit County Auditor

When recorded return to:

Mark S. Ziegenbein and Leslie J. Ziegenbein
106 Shelter Bay Drive
La Conner, WA 98257

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620054604

DOCUMENT TITLE(S)

Assignment of Sublease

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2023 8482
OCT 23 2023

Amount Paid \$ 2955.40
By Skagit Co. Treasurer Deputy
LT

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED: Assignment of Sublease

Additional reference numbers on page _____ of document

GRANTOR(S)

Kristin Johanson, a single person

GRANTEE(S)

Mark S. Ziegenbein and Leslie J. Ziegenbein, a married couple

CHICAGO TITLE
620054604

ABBREVIATED LEGAL DESCRIPTION

Unit R-106, SHELTER BAY CONDOMINIUMS LOT ONE

Complete legal description is on page _____ of document

TAX PARCEL NUMBER(S)

P129662 / 5100-003-106-0000 and S3302020167

Additional Tax Accounts are on page _____ of document

The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

"I am signing below and paying an additional \$50 recording fee (as provided in RCW 36.18.010 and referred to as an emergency nonstandard document), because this document does not meet margin and formatting requirements. Furthermore, I hereby understand that the recording process may cover up or otherwise obscure some part of the text of the original document as a result of this request."

Signature of Requesting Party

Note to submitter: Do not sign above nor pay additional \$50 fee if the document meets margin/formatting requirements

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

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

Consent to Assignment of
Condominium Sublease No. **R-106**

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

Consent to: **KRISTIN JOHANSON, a single person**

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):

KRISTIN JOHANSON, a single person

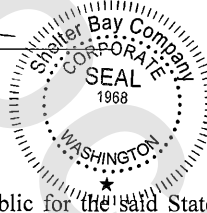
as Lessee, or Owner(s) of the leasehold estate of the Assignor(s) and of the Lessee in Condominium Sublease No. **R-106**, from any and all further obligations thereunder and hereby accepts the Assignee(s) as Lessee under the sublease, to all intents and purposes as though said Assignee(s) is (are) the original Lessee thereunder.

Dated: 10/17/23

SHELTER BAY COMPANY, a Washington Corporation

CORPORATE SEAL

by: WRP
William R. Palmer, Manager



STATE OF WASHINGTON)

County of King)ss.

On the 19th day of October, 2023, before me, a Notary public for the said State, personally appeared **William R. Palmer**, Authorized representative of the corporation that executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated the he was authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

IN WITNESS WHEREOF, I have set my hand and affixed my seal the day and year first herein written.



M. E. Lehr
NOTARY PUBLIC in and for the State of Washington,
Residing at: La Conner
Commission expires: 2-9-27

Exhibit "B" to Condominium Sublease

SHELTER BAY CONDOMINIUM ASSIGNMENT OF LEASEHOLD ESTATE
AND ACCEPTANCE AND AGREEMENT

Assignment of Condominium

Sublease No. **R-106**

Lessor: Shelter Bay Company

Lessee: Fidalgo, Inc.

Swinomish Indian Reservation

Business Lease No. 5020

Contract No. 14-20-0500-2949

Assignor: **KRISTIN JOHANSON, a single person**Assignee: **MARK S. ZIEGENBEIN and LESLIE J. ZIEGENBEIN, 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):

MARK S. ZIEGENBEIN and LESLIE J. ZIEGENBEIN, a married couple

Address: CU106 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-106**, dated the 1st day of August, 1975, 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. 785689 on the 29th day of May, 1973, covering the following described real property situated in the Swinomish Indian Reservation, Skagit County, Washington:

That property described in Exhibit "A" of Condominium Sublease No. **R-106** 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:

MARK S. ZIEGENBEIN and LESLIE J. ZIEGENBEIN, a married couple

Assignee(s) named in the foregoing Assignment, hereby accepts 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: CU106 Shelter Bay Drive, La Conner, WA 98257

Dated this 10, day of October, 2023.

Assignor (s)


KRISTIN JOHANSON

Assignee (s)

(SIGNED IN COUNTERPART)

MARK S. ZIEGENBEIN

(SIGNED IN COUNTERPART)

LESLIE J. ZIEGENBEIN

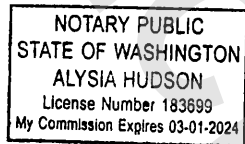
STATE OF Washington)
County of skagit)ss.

On this 10 day of October, 2023 before me, a Notary Public for said State,
personally appeared:

KRISTIN JOHANSON

To me known to be the individual(s) described in and who executed the foregoing instrument,
and acknowledged that they signed the same as their free and voluntary act and deed, for the uses
and purposes therein mentioned.

IN WITNESS WHEREOF, I have set my hand and seal the day and year first herein
written.



Alysia Hudson
NOTARY PUBLIC
In and for the State of: Washington
Residing at: Arlington, WA
Commission expires: 03/01/2024

STATE OF _____)
County of _____)ss.

On this _____ day of _____, 2023 before me, a Notary Public for said State,
personally appeared:

MARK S. ZIEGENBEIN and LESLIE J. ZIEGENBEIN

To me known to be the individual(s) described in and who executed the foregoing instrument,
and acknowledged that they signed the same as their free and voluntary act and deed, for the uses
and purposes therein mentioned.

IN WITNESS WHEREOF, I have set my hand and seal the day and year first herein
written.

NOTARY PUBLIC
In and for the State of:
Residing at:
Commission expires:

Exhibit "B" to Condominium Sublease

SHELTER BAY CONDOMINIUM ASSIGNMENT OF LEASEHOLD ESTATE
AND ACCEPTANCE AND AGREEMENTAssignment of Condominium
Sublease No. **R-106**Lessor: Shelter Bay Company
Lessee: Fidalgo, Inc.Swinomish Indian Reservation
Business Lease No. 5020
Contract No. 14-20-0500-2949Assignor: **KRISTIN JOHANSON, a single person**Assignee: **MARK S. ZIEGENBEIN and LESLIE J. ZIEGENBEIN, 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):

MARK S. ZIEGENBEIN and LESLIE J. ZIEGENBEIN, a married couple

Address: CU106 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-106**, dated the 1st day of August, 1975, 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. 785689 on the 29th day of May, 1973, covering the following described real property situated in the Swinomish Indian Reservation, Skagit County, Washington:

That property described in Exhibit "A" of Condominium Sublease No. **R-106** 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:

MARK S. ZIEGENBEIN and LESLIE J. ZIEGENBEIN, a married couple

Assignee(s) named in the foregoing Assignment, hereby accepts 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: CU106 Shelter Bay Drive, La Conner, WA 98257

Dated this 12th, day of Oct, 2023.

Assignor (s)

(SIGNED IN COUNTERPART)

KRISTIN JOHANSON

Assignee (s)

MARK S. ZIEGENBEIN**LESLIE J. ZIEGENBEIN**

STATE OF _____)
 County of _____)ss.

On this _____ day of _____, 2023 before me, a Notary Public for said State,
 personally appeared:
KRISTIN JOHANSON

To me known to be the individual(s) described in and who executed the foregoing instrument,
 and acknowledged that they signed the same as their free and voluntary act and deed, for the uses
 and purposes therein mentioned.

IN WITNESS WHEREOF, I have set my hand and seal the day and year first herein
 written.

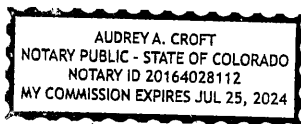
 NOTARY PUBLIC
 In and for the State of:
 Residing at:
 Commission expires:

STATE OF Colorado)
 County of Jefferson)ss.

On this 12th day of October, 2023 before me, a Notary Public for said State,
 personally appeared:
MARK S. ZIEGENBEIN and LESLIE J. ZIEGENBEIN

To me known to be the individual(s) described in and who executed the foregoing instrument,
 and acknowledged that they signed the same as their free and voluntary act and deed, for the uses
 and purposes therein mentioned.

IN WITNESS WHEREOF, I have set my hand and seal the day and year first herein
 written.



Audrey A. Croft
 NOTARY PUBLIC
 In and for the State of: Colorado
 Residing at: 1461 E 119th Pl, Northglenn CO 80235
 Commission expires: July 25, 2024

Exhibit "A"

Condominium Unit R-106 of SURVEY AND SET OF PLANS, SHELTER BAY CONDOMINIUMS LOT ONE, according to Declaration thereof recorded May 15, 1973 under Auditor's File No. 785023, records of Skagit County, Washington; being a portion of Tract "C", SURVEY OF SHELTER BAY DIV. NO. 3, according to the map thereof on file in the office of the auditor of Skagit County, Washington, and recorded under Auditor's File No. 737014, records of Skagit County, Washington.

TOGETHER WITH an undivided 13.32% interest in the common and limited common areas within said condominium as set forth in said Declaration recorded under Auditor's File No. 785023, and as shown on said SURVEY AND SET OF PLANS, SHELTER BAY CONDOMINIUM LOT ONE.

TOGETHER WITH a non-exclusive and exclusive use of the common areas and limited common areas as set forth in said Declaration recorded under Auditor's File No. 785023.

AND TOGETHER WITH the right to use that certain additional uncovered parking space under the terms of Articles III and VI of said Declaration recorded under Auditor's File No. 785023, and as delineated on the SURVEY AND SET OF PLANS, SHELTER BAY CONDOMINIUMS LOT ONE, and as the same exists on the ground.

Situate in the County of Skagit, State of Washington.

END OF EXHIBIT "A"