



202311270030

11/27/2023 10:43 AM Pages: 1 of 3 Fees: \$205.50  
Skagit County Auditor

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2023-8849  
NOV 27 2023

Amount Paid \$ 0  
Skagit Co. Treasurer  
Deputy

SHELTER BAY  
ASSIGNMENT OF SUBLEASE

KNOW ALL MEN BY THESE PRESENTS THAT:

**FRANK C. RIGONI and ANN P. RIGONI, husband and wife, and VALERIE Jo DIDOMENICO, a married woman**

Lessee(s) of a certain sublease dated the 2nd day of September, 1969

Wherein SHELTER BAY COMPANY, a Washington corporation, appears as Lessor, recorded on the 12<sup>th</sup> day of June, 1972 in accordance with Short Form Sublease No. 372 (Master Lease No. 5020, Contract No. 14-20-0500-2949) in records of Skagit County, Auditor's Filing No. 769497, Volume 87, Pages 607-608, 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 **FRANK C. RIGONI and ANN P. RIGONI, husband and wife, and VALERIE Jo DIDOMENICO, a married woman**

Assignor(s), whose address is: Frank C. Rigoni and Ann P. Rigoni: 372 Ozette Place, La Conner, WA 98257  
Valerie Jo Didomenico: 16715 Ludlow Street, Granada Hills, CA 91344

ASSIGNOR assigned and set over, and by these presents does grant, assign and set over unto the said **VALERIE JO DIDOMENICO, a married woman, as her sole and separate property**

Assignee(s), whose address is: 16715 Ludlow Street, Granada Hills, CA 91344

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 \$337.00 is due and payable on the 1<sup>st</sup> day of June, 2024.**

PRIOR ASSIGNMENT of Sublease from: Joseph Jackson and Eileen Jackson to Frank C. Rigoni and Ann P. Rigoni and Valerie J. Didomenico under Auditor's File No. 200408200172.

THE REAL ESTATE described in said lease is as follows:

Lot 372, "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.

Situate in the County of Skagit, State of Washington.

P129186

S340235134

Geo ID: 5100-002-372-0000

IN WITNESS WHEREOF the parties have hereto signed this instrument this 19<sup>th</sup> day of October, 2023.

Assignor(s):

Frank C. Rigoni  
FRANK C. RIGONI

Ann P. Rigoni  
ANN P. RIGONI

Valerie Jo Didomenico  
VALERIE Jo DIDOMENICO

Assignee(s):

Valerie Jo Didomenico  
VALERIE JO DIDOMENICO

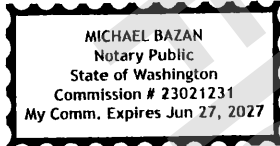
11/04/2023

STATE OF Washington )  
COUNTY OF Skagit ) SS.

On this 19 day of October, 2023 before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared  
**FRANK C. RIGONI and ANN P. RIGONI**

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.



Michael Bazan  
Notary Public in and for the State of Washington

Residing at Skagit County  
My Commission Expires  
06/27/2027

STATE OF CALIFORNIA )  
COUNTY OF LOS ANGELES ) SS.

On this \_\_\_\_\_ day of \_\_\_\_\_, 2023 before me, the undersigned, a Notary Public in and for the State of \_\_\_\_\_, duly commissioned and sworn, personally appeared  
**VALERIE JO DIDOMENICO**

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.

SEE ATTACHED  
CA NOTARY CERTIFICATE

\_\_\_\_\_  
Notary Public in and for the State of \_\_\_\_\_

Residing at \_\_\_\_\_  
My Commission Expires \_\_\_\_\_

### 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: 11/7/23



**SHELTER BAY COMPANY**

William R. Palmer  
William R. Palmer, Manager

**CALIFORNIA ACKNOWLEDGMENT**

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

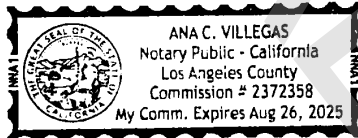
County of LOS Angeles }

On 11/04/2023 before me, ANA C. VILLEGAS, NOTARY PUBLIC  
 Date Here Insert Name and Title of the Officer  
 personally appeared Valerie Jo Didomenico  
 Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Place Notary Seal and/or Stamp Above

Signature

Signature of Notary Public

**OPTIONAL**

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Shelter Bay Assignment of sublease  
 Document Date: 11/04/2023 Number of Pages: 2

Signer(s) Other Than Named Above: - NONE -

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_  
☐ Corporate Officer – Title(s): \_\_\_\_\_  
☐ Partner – ☐ Limited ☐ General  
☐ Individual ☐ Attorney in Fact  
☐ Trustee ☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_  
 Signer is Representing: \_\_\_\_\_

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☐ Corporate Officer – Title(s): \_\_\_\_\_  
☐ Partner – ☐ Limited ☐ General  
☐ Individual ☐ Attorney in Fact  
☐ Trustee ☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_  
 Signer is Representing: \_\_\_\_\_