

**202402290050**02/29/2024 02:28 PM Pages: 1 of 6 Fees: \$308.50  
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

2024-9732  
FEB 29 2024

Order No. 211161-LT

Amount Paid \$ 2,085.00  
Skagit Co. Treasurer  
By *SW* Deputy

## **SHELTER BAY ASSIGNMENT OF SUBLEASE**

KNOW ALL MEN BY THESE PRESENT THAT:

**KATHLEEN H. WALDRON** as Successor Trustee of the **Howard H. Waldron Revocable Trust Agreement**, dated September 18, 2008, and **ANNE WALDRON**, an unmarried woman

Lessee(s) of a certain sublease dated the 31st day of March, 1973

Wherein SHELTER BAY COMPANY, a Washington corporation, appears as Lessor, recorded on the 2<sup>nd</sup> day of April, 1973 in accordance with Short Form Sublease No. 269 (Master Lease No. 5020, Contract No. 14-20-0500-2949) in records of Skagit County, Auditor's Filing No. 782756, Volume 113, Pages 56-57 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

**KATHLEEN H. WALDRON** as Successor Trustee of the **Howard H. Waldron Revocable Trust Agreement**, dated September 18, 2008, and **ANNE WALDRON**, an unmarried woman

Assignor(s), whose address is: Kathleen Waldron: 50 Beach Drive, Nordland, WA 98358  
Anne Waldron: 50 North Main Street #308, Coupeville, WA 98239

ASSIGNOR(S) assigned and set over, and by these presents does grant, assign and set over unto the said **VINCENT CICOTTE** and **BARBARA CICOTTE**, a married couple and **S. SCOTT NOVAK** and **SUSAN NOVAK**, a married couple

Assignee(s), whose address is: Vincent and Barbara Cicotte: PO Box 153, La Conner, WA 98257  
S. Scott and Susan Novak: 910 Bannock Place, 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 **\$783.00** is due and payable on the 1<sup>st</sup> day of June, 2024.

PRIOR ASSIGNMENT of Sublease from: Howard H. Waldron and Anne Waldron to Howard H. Waldron as Trustee of the Howard H. Waldron Revocable Trust Agreement, dated September 18, 2008, by Quit Claim Deed under Auditor's File No. 200809190072. Howard H. Waldron, as Trustee of the Howard H. Waldron Revocable Trust Agreement, dated September 18, 2008, and Anne Waldron under File No. 200910290084. Howard H. Waldron deceased July 27, 2011, according to State of Washington Department of Health, Certificate of Death No. 632.11, filed on August 1, 2011. Kathleen H. Waldron was named Successor Trustee of the Howard H. Waldron Revocable Trust Agreement, dated September 18, 2008, per Second Amendment to the Howard H. Waldron Revocable Trust made on July 21, 2011.

THE REAL ESTATE described in said lease is as follows:

Lot 269, "REVISED MAP OF SURVEY OF SHELTER BAY DIV. 2, Tribal and Allotted Lands of Swinomish Indian Reservation," as recorded in Volume 43 of Official Records, page 833, records of Skagit County, Washington.

Situated in the County of Skagit, State of Washington.

P129114

S3402350078

Geo ID: 5100-002-269-0000

IN WITNESS WHEREOF the parties have hereto signed this instrument this 26 Day of February, 2024.

**Assignor(s):**

Kathleen H. Waldron  
KATHLEEN H. WALDRON, Successor  
Trustee of the Howard H. Waldron  
Revocable Trust

**Assignee(s):**

Vincent Cicotte  
VINCENT CICOTTE

(SIGNED IN COUNTERPART)

See attached  
ANNE WALDRON

Barbara Cicotte  
BARBARA CICOTTE

S. Scott Novak  
S. SCOTT NOVAK

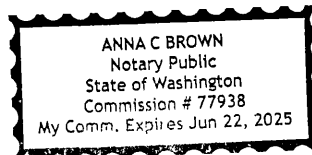
Susan Novak  
SUSAN NOVAK

STATE OF Washington  
COUNTY OF Jefferson ) SS.

On this 26th day of February, 2024 before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared KATHLEEN H. WALDRON

I CERTIFY that I know or have satisfactory evidence Kathleen H. Waldron is the person who appeared before me, and said person(s) acknowledged that they signed this instrument, on oath stated they is authorized to execute the instrument and is the Successor Trustee of the Howard H. Waldron Revocable Trust Agreement, dated September 18, 2008 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.



Anna C Brown  
Notary Public in and for the State of Washington  
Residing at: Port Hadlock  
My Commission Expires: 06-22-2025

IN WITNESS WHEREOF the parties have hereto signed this instrument this 28<sup>th</sup> Day of February, 2024.

Assignor(s):

(SIGNED IN COUNTERPART)

**KATHLEEN H. WALDRON, Successor  
Trustee of the Howard H. Waldron  
Revocable Trust**

Anne Waldron  
ANNE WALDRON

Assignee(s):

(SIGNED IN COUNTERPART)

**VINCENT CICOTTE**

(SIGNED IN COUNTERPART)

**BARBARA CICOTTE**

(SIGNED IN COUNTERPART)

**S. SCOTT NOVAK**

(SIGNED IN COUNTERPART)

**SUSAN NOVAK**

STATE OF \_\_\_\_\_ )  
 ) SS.  
COUNTY OF \_\_\_\_\_ )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2024 before me, the undersigned, a Notary Public in and for the State of \_\_\_\_\_, duly commissioned and sworn, personally appeared **KATHLEEN H. WALDRON**

I CERTIFY that I know or have satisfactory evidence **Kathleen H. Waldron** is the person who appeared before me, and said person(s) acknowledged that they signed this instrument, on oath stated they is authorized to execute the instrument and is the **Successor Trustee of the Howard H. Waldron Revocable Trust Agreement, dated September 18, 2008** 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.

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

Residing at: \_\_\_\_\_

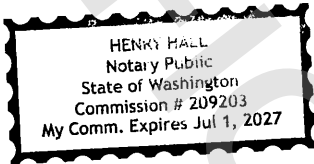
My Commission Expires: \_\_\_\_\_

STATE OF WASHINGTON)  
 ) SS.  
 COUNTY OF ISLAND)

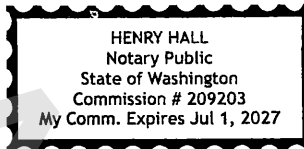
On this 28<sup>th</sup> day of February, 2024 before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared  
**ANNE WALDRON**

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.



Henry Hall  
 Notary Public in and for the State of  
Washington  
 Residing at: Greenbank  
 My Commission Expires: 07-01-2027



STATE OF \_\_\_\_\_ )  
 ) SS.  
 COUNTY OF \_\_\_\_\_ )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2024 before me, the undersigned, a Notary Public in and for the State of \_\_\_\_\_, duly commissioned and sworn, personally appeared  
**VINCENT CICOTTE and BARBARA CICOTTE**

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.

Notary Public in and for the State of WA  
 Residing at Sedro-Woolley, WA  
 My Commission Expires: Nov. 15<sup>th</sup>, 2026

STATE OF \_\_\_\_\_ )  
 ) SS.  
 COUNTY OF \_\_\_\_\_ )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2024 before me, the undersigned, a Notary Public in and for the State of \_\_\_\_\_, duly commissioned and sworn, personally appeared  
**S. SCOTT NOVAK and SUSAN NOVAK**

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.

Notary Public in and for the State of WA  
 Residing at Sedro-Woolley, WA  
 My Commission Expires: Nov. 15<sup>th</sup>, 2026

STATE OF \_\_\_\_\_ )  
 \_\_\_\_\_ ) SS.  
 COUNTY OF \_\_\_\_\_ )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2024 before me, the undersigned, a Notary Public in and for the State of \_\_\_\_\_, duly commissioned and sworn, personally appeared

**ANNE WALDRON**

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.

\_\_\_\_\_  
 Notary Public in and for the State of WA  
 Residing at Sedro Woolley, WA  
 My Commission Expires: Nov. 15<sup>th</sup>, 2026

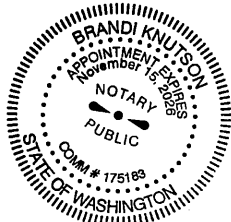
STATE OF WA )  
 \_\_\_\_\_ ) SS.  
 COUNTY OF Skaqit )

On this 27 day of Feb., 2024 before me, the undersigned, a Notary Public in and for the State of WA, duly commissioned and sworn, personally appeared

**VINCENT CICOTTE and BARBARA CICOTTE**

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.



\_\_\_\_\_  
 Notary Public in and for the State of WA  
 Residing at Sedro-Woolley, WA  
 My Commission Expires: Nov. 15<sup>th</sup>, 2026

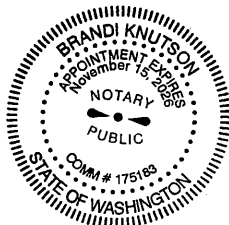
STATE OF WA )  
 \_\_\_\_\_ ) SS.  
 COUNTY OF Skaqit )

On this 27 day of Feb., 2024 before me, the undersigned, a Notary Public in and for the State of WA, duly commissioned and sworn, personally appeared

**S. SCOTT NOVAK and SUSAN NOVAK**

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.



\_\_\_\_\_  
 Notary Public in and for the State of WA  
 Residing at Sedro- Woolley, WA  
 My Commission Expires: Nov. 15<sup>th</sup>, 2026

**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:

2/29/24**SHELTER BAY COMPANY**

William R. Palmer, Manager