



202405160022

05/16/2024 11:49 AM Pages: 1 of 5 Fees: \$307.50  
Skagit County Auditor

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20240625  
MAY 16 2024

Amount Paid \$7,125.00  
By Skagit Co. Treasurer  
KO Deputy

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

**SHELTER BAY  
ASSIGNMENT OF SUBLEASE**

710537- LT

KNOW ALL MEN BY THESE PRESENTS THAT:

**RONALD WILMOT, an unmarried person and as surviving spouse of Mary B. Wilmot**

Lessee(s) of a certain sublease dated the 7<sup>th</sup> day of September, 1972

Wherein SHELTER BAY COMPANY, a Washington corporation, appears as Lessor, recorded on the 13<sup>th</sup> day of September, 1972 in accordance with Short Form Sublease No. 443 (Master Lease No. 5020, Contract No. 14-20-0500-2949) in records of Skagit County, Auditor's Filing No. 773921, Volume 95, Pages 61-62, 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 **RONALD WILMOT, an unmarried person and as surviving spouse of Mary B. Wilmot**

Assignor(s), whose address is: 10200 Harbour Place #217, Mukilteo, WA 98275

ASSIGNOR assigned and set over, and by these presents does grant, assign, and set over unto the said **MATTHEW G. KINZELMAN and DONNA J. KINZELMAN, a married couple**

Assignee(s), whose address is: 860 Kell Aire Drive, Destin, FL 32541

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 \$559.00 is due and payable on the 1<sup>st</sup> day of June, 2024.**

PRIOR ASSIGNMENT of Sublease from: Selma Jeanette Albee to Ronald Wilmot and Mary Wilmot under Skagit County Auditor's File No. 202107290136. Mary B. Wilmot deceased August 2, 2022, according to State of Washington Department of Health, Certificate of Death No. 2022-039999. Ronald L. Wilmot named Personal Representative of the Estate of Mary B. Wilmot per Last Will and Testament.

THE REAL ESTATE described in said lease is as follows:

Lot #443, "SURVEY OF SHELTER BAY DIVISION NO. 3, Tribal and Allotted Lands of Swinomish Indian Reservation", as recorded in Volume 43 of Official Records, pages 839 to 842, inclusive, under Auditor's File No. 737014, and amendment thereto recorded in Volume 66 of Official Records, page 462, under Auditor's File No. 753731, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

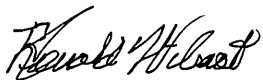
P129249

S3302020130

Geo ID: 5100-003-443-0000

IN WITNESS WHEREOF the parties have hereto signed this instrument this 14 day of May, 2024.

Assignor(s):

  
RONALD WILMOT, individually and as  
Surviving Spouse of Mary B. Wilmot

Assignee(s):

(SIGNED IN COUNTERPART)  
MATTHEW G. KINZELMAN

(SIGNED IN COUNTERPART)  
DONNA J. KINZELMAN,  
By Matthew G. Kinzelman, Attorney in Fact

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

## SHELTER BAY ASSIGNMENT OF SUBLEASE

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Assignor(s), whose address is: 10200 Harbour Place #217, Mukilteo, WA 98275

ASSIGNOR assigned and set over, and by these presents does grant, assign, and set over unto the said **MATTHEW G. KINZELMAN and DONNA J. KINZELMAN, a married couple**

Assignee(s), whose address is: 860 Kell Aire Drive, Destin, FL 32541

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 \$559.00 is due and payable on the 1<sup>st</sup> day of June, 2024.**

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Situate in the County of Skagit, State of Washington.

P129249

S3302020130

Geo ID: 5100-003-443-0000

IN WITNESS WHEREOF the parties have hereto signed this instrument this 14 day of May, 2024.

**Assignor(s):**

(SIGNED IN COUNTERPART)

**RONALD WILMOT, individually and as  
Surviving Spouse of Mary B. Wilmot**

**Assignee(s):**

**MATTHEW G. KINZELMAN**

**DONNA J. KINZELMAN**  
By Matthew G. Kinzelman, Attorney in Fact

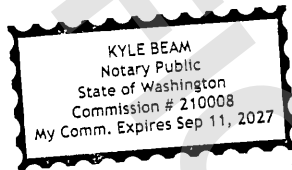
STATE OF WA )  
 ) SS.  
COUNTY OF Snohomish )

On this 14 day of May, 2024 before me, the undersigned, a Notary Public in and for the State of WA, duly commissioned and sworn, personally appeared

**RONALD WILMOT**

I CERTIFY that I know or have satisfactory evidence **Ronald Wilmot** 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 the surviving spouse of Mary B. Wilmot**, 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: Skagit  
My Commission Expires: 9-11-27

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

**MATTHEW G. KINZELMAN**

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 \_\_\_\_\_

Residing at:  
My Commission Expires:

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

**MATTHEW G. KINZELMAN**

I CERTIFY that I know or have satisfactory evidence **Matthew G. Kinzelman** 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 the Attorney in Fact for Donna J. Kinzelman**, 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 \_\_\_\_\_ )  
 ) 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

**RONALD WILMOT**

I CERTIFY that I know or have satisfactory evidence **Ronald Wilmot** 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 the surviving spouse of Mary B. Wilmot**, 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:

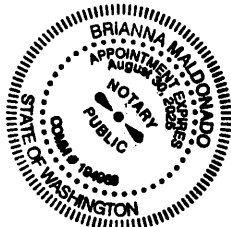
STATE OF WA )  
 ) SS.  
COUNTY OF Skagit )

On this 15 day of May, 2024 before me, the undersigned, a Notary Public in and for the State of WA, duly commissioned and sworn, personally appeared

**MATTHEW G. KINZELMAN BM**

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.



Brianna Maldonado  
Notary Public in and for the State of WA

Residing at: Anacortes WA 98221  
My Commission Expires: 08/30/2025

STATE OF WA )  
 ) SS.  
COUNTY OF Skagit )

On this 15 day of May, 2024 before me, the undersigned, a Notary Public in and for the State of WA, duly commissioned and sworn, personally appeared

**MATTHEW G. KINZELMAN**

I CERTIFY that I know or have satisfactory evidence **Matthew G. Kinzelman** 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 the Attorney in Fact for Donna J. Kinzelman**, 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.

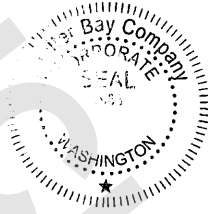


Brianna Maldonado  
Notary Public in and for the State of WA

Residing at: Anacortes WA 98221  
My Commission Expires: 08/30/2025

**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: 5/16/24**SHELTER BAY COMPANY**

A handwritten signature in black ink, appearing to read "WR Palmer", written over a horizontal line.

William R. Palmer, Manager