



202406130007

06/13/2024 08:51 AM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2024 0951
JUN 13 2024

Amount Paid \$ 0
Skagit Co. Treasurer
By Deputy

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

SHELTER BAY
ASSIGNMENT OF SUBLEASE

KNOW ALL MEN BY THESE PRESENTS THAT:

ADRIENNE E. NYDEGGER, Personal Representative of Estate of Matthew W. Gifford

Lessee(s) of a certain sublease dated the 11th day of August, 1973

Wherein SHELTER BAY COMPANY, a Washington corporation, appears as Lessor, recorded on the 4th day of April, 1980 in accordance with Short Form Sublease No. 658 (Master Lease No. 5086, Contract No. 14-20-0510-30) in records of Skagit County, Auditor's Filing No. 8004040043, Volume 400, Pages 178-179, 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

ADRIENNE E. NYDEGGER, Personal Representative of Estate of Matthew W. Gifford

Assignor(s), whose address is: 14377 View Moor Drive, Mt. Vernon, WA 98273

ASSIGNOR assigned and set over, and by these presents does grant, assign and set over unto the said
VAUGHN W. GIFFORD, an unmarried person

Assignee(s), whose address is: 840 Shoshone Drive, 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 \$1,006.00 is due and payable on the 1st day of June, 2024.**

PRIOR ASSIGNMENT of Sublease from: David M. Jack and Eugenie M. Jack to Shunji Asari under Auditor's File No. 201410310030. Shunji Asari to Matthew Gifford, under Auditor's File No. 201805150092. Matthew Gifford deceased August 13, 2022, according to State of Washington Department of Health, Certificate of Death No. 2022-041688. Adrienne E. Nydegger named Administer of the Estate of Matthew W. Gifford, per Letters Testamentary, Superior Court of The State of Washington for Skagit County, No. 22-4-00437-29, filed on August 25, 2022.

THE REAL ESTATE described in said lease is as follows:

Lot #658, "SURVEY OF SHELTER BAY DIV. 4, Tribal and Allotted Lands of Swinomish Indian Reservation," according to the Survey recorded July 8, 1970, in Volume 48 of Official Records, pages 627 through 631, under Auditor's File No. 740962, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

P6880 S 1831 Geo ID: 5100-004-658-0000

IN WITNESS WHEREOF the parties have hereto signed this instrument this 6th day of

June, ~~2023~~ 2024
AN CR

Assignor(s):

**ADRIENNE E. NYDEGGER, Administer
of the Estate of Matthew W. Gifford**

Assignee(s):

(SIGNED IN COUNTERPART)

VAUGHN W. GIFFORD

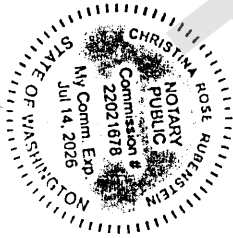
STATE OF WASHINGTON)
) SS.
COUNTY OF SKAGIT)

On this 10TH day of JUNE, 2024, ~~2023~~ before me, the undersigned, a Notary Public in and for the State of WASHINGTON, duly commissioned and sworn, personally appeared

ADRIENNE E. NYDEGGER

I CERTIFY that I know or have satisfactory evidence **Adrienne E. Nydegger** is the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument, on oath stated they are authorized to execute the instrument **and is the Administer of the Estate of Matthew W. Gifford**, 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 ANACORTES, WA
My Commission Expires 07/14/2026

STATE OF _____)
) SS.
COUNTY OF _____)

On this _____ day of _____, 2023 before me, the undersigned, a Notary Public in and for the State of _____, duly commissioned and sworn, personally appeared

VAUGHN W. GIFFORD

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 _____

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: 6/12/24



SHELTER BAY COMPANY

[Signature]
William R. Palmer, Manager

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

SHELTER BAY ASSIGNMENT OF SUBLEASE

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ADRIENNE E. NYDEGGER, Personal Representative of Estate of Matthew W. Gifford

Assignor(s), whose address is: 14377 View Moor Drive, Mt. Vernon, WA 98273

ASSIGNOR assigned and set over, and by these presents does grant, assign and set over unto the said **VAUGHN W. GIFFORD, an unmarried person**

Assignee(s), whose address is: 840 Shoshone Drive, 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 \$1,006.00 is due and payable on the 1st day of June, 2024.**

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THE REAL ESTATE described in said lease is as follows:

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Situate in the County of Skagit, State of Washington.

P6880 S 1831 Geo ID: 5100-004-658-0000

IN WITNESS WHEREOF the parties have hereto signed this instrument this _____ day of _____, 2023.

Assignor(s):

(SIGNED IN COUNTERPART)

**ADRIENNE E. NYDEGGER, Administer
of the Estate of Matthew W. Gifford**

Assignee(s):

VON

VAUGHN W. GIFFORD

STATE OF _____)
) SS.
 COUNTY OF _____)

On this _____ day of _____, 2023 before me, the undersigned, a Notary Public in and for the State of _____, duly commissioned and sworn, personally appeared

ADRIENNE E. NYDEGGER

I CERTIFY that I know or have satisfactory evidence **Adrienne E. Nydegger** is the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument, on oath stated they are authorized to execute the instrument **and is the Administer of the Estate of Matthew W. Gifford**, 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 _____

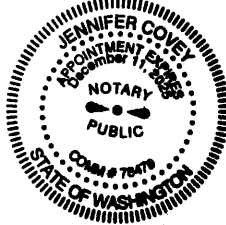
STATE OF Washington)
) SS.
 COUNTY OF Skagit)

On this 4th day of June, 2024 before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared

VAUGHN W. GIFFORD

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.



Jennifer Covey
 Notary Public in and for the State of WA

Residing at Mount Vernon
 My Commission Expires Dec. 11, 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: 6/12/24



SHELTER BAY COMPANY

WRP
 William R. Palmer, Manager