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08/06/2024 04:03 PM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20241079
AUG 06 2024

Amount Paid \$0
By Skagit Co. Treasurer
K& 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:

KAREN A. WATKINS, surviving spouse and Personal Representative of the Estate of Richard G. Watkins

Lessee(s) of a certain sublease dated the 23rd day of January, 1973

Wherein SHELTER BAY COMPANY, a Washington corporation, appears as Lessor, recorded on the 24th day of January 1973, in accordance with Short Form Sublease No. 59 (Master Lease No. 5020, Contract No. 14-20-0500-2949) in records of Skagit County, Auditor's Filing No. 779763, Volume 106, Pages 547-548, 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

KAREN A. WATKINS, surviving spouse and Personal Representative of the Estate of Richard G. Watkins

Assignor(s), whose address is: 59 Swinomish Drive, La Conner, WA 98257

ASSIGNOR assigned and set over, and by these presents does grant, assign and set over unto the said **KAREN A. WATKINS, a single woman**

Assignee(s), whose address is: 59 Swinomish 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 \$783.00 is due and payable on the 1st day of June, 2025.**

PRIOR ASSIGNMENT of Sublease from: David A. Bromels and Nancy J. Rimmer to Richard G. Watkins and Karen A. Watkins, under Auditor's File No. 200111130152. Richard G. Watkins, deceased, February 3, 2024, according to State of Washington Department of Health, Certificate of Death, No. 2024-007879. Karen A. Watkins named Personal Representative per Letter Administration, Superior Court Of the State of Washington for Skagit County, No. 24-4-00333-29, filed on June 13, 2024.

THE REAL ESTATE described in said lease is as follows:

Lot #59, "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.

P128946

S3402360003

Geo ID: 5100-002-059-0000

IN WITNESS WHEREOF the parties have hereto signed this instrument this 30th day of July, 2024.

Assignor(s):

Karen A. Watkins
KAREN A. WATKINS

Assignee(s):

Karen A. Watkins
KAREN A. WATKINS

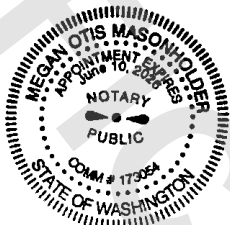
Karen A. Watkins
KAREN A. WATKINS, Personal Representative
of the Estate of Richard G. Watkins

STATE OF Washington)
COUNTY OF Skagit) SS.

On this 30th day of July, 2024 before me, the undersigned, a Notary Public in and for the State of Washington duly commissioned and sworn, personally appeared
KAREN A. WATKINS

I CERTIFY that I know or have satisfactory evidence **Karen A. Watkins** 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 **Personal Representative of the Estate of Richard G. Watkins**, 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.



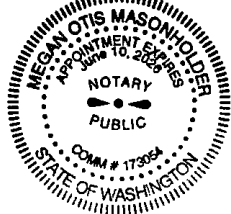
Megan Masonholder
Notary Public in and for the State of
Megan Masonholder
Residing at Skagit County, Mount Vernon
My Commission Expires June 10, 2026

STATE OF Washington)
COUNTY OF Skagit) SS.

On this 30th day of July, 2024 before me, the undersigned, a Notary Public in and for the State of Washington duly commissioned and sworn, personally appeared
KAREN A. WATKINS

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.

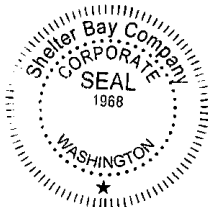


Megan Masonholder
Notary Public in and for the State of
Megan Masonholder
Residing at Skagit County, Mount Vernon
My Commission Expires June 10, 2026

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: 8/2/24



SHELTER BAY COMPANY

William R. Palmer, Manager

24-4-00333-29
LTRAD 7
Letters of Administration
16882297



SUPERIOR COURT OF THE STATE OF
WASHINGTON FOR SKAGIT COUNTY

FILED
Skagit County Clerk
Skagit County, WA
06/13/2024

ESTATE OF RICHARD G WATKINS:

No. 24-4-00333-29

LETTERS ADMINISTRATION

I. BASIS

- 1.1 RICHARD G WATKINS late of SKAGIT County died intestate on or about February 03, 2024 leaving property in this state subject to administration.
- 1.2 On June 13, 2024 the court appointed KAREN A WATKINS administer the estate of the decedent according to law.
- 1.3 The personal representative has qualified.

II. CERTIFICATION

THIS IS TO CERTIFY THAT KAREN A WATKINS is authorized by this court to administer the estate of the above decedent according to law.

DATED 06/13/2024.

MELISSA BEATON, COUNTY CLERK
CLERK OF THE SUPERIOR COURT
By Deanna Malloch, Deputy Clerk

III. CERTIFICATE OF COPY

STATE OF WASHINGTON
COUNTY OF SKAGIT

ss

I, MELISSA BEATON, COUNTY CLERK of the Superior Court of Skagit County, certify that the above is a true and correct copy of the Letters of Administration in the above-named case, which was entered of record on June 13, 2024.

I further certify that these letters are now in full force and effect.

DATED: 6/17/24

MELISSA BEATON, COUNTY CLERK
CLERK OF THE SUPERIOR COURT

BY

Deputy Clerk

