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09/25/2024 03:06 PM Pages: 1 of 5 Fees: \$307.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20242288
SEP 25 2024

Amount Paid \$ 5,902.00
Skagit Co. Treasurer
By Deputy

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

**SHELTER BAY CONDOMINIUM CONSENT OF LESSOR
TO ASSIGNMENT, RELEASE OF ASSIGNOR AND
ACCEPTANCE OF ASSIGNEE**

Consent to Assignment of
Condominium Sublease No. R-101

Lessor: Shelter Bay Company
Lessee: Fidalgo, Inc.

Consent by: Shelter Bay Company

Swinomish Indian Reservation
Business Lease No. 5020
Contract No. 14-20-0500-2949

5100-003-101-0000
P129657 S3302020162

Consent to: PAUL A. BUSSE and MARTHA G. BUSSE, a married couple

The undersigned, SHELTER BAY COMPANY, a Washington Corporation, Lessor named in the sublease referred to in the Assignment, hereby consents to the same without, however, waiving the restrictions of said sublease with respect to future assignments thereunder, and hereby releases the Assignor(s):
PAUL A. BUSSE and MARTHA G. BUSSE, a married couple

as Lessee, or Owner(s) of the leasehold estate of the Assignor(s) and of the Lessee in Condominium Sublease No. R-101, from any and all further obligations thereunder and hereby accepts the Assignee(s) as Lessee under the sublease, to all intents and purposes as though said Assignee(s) is (are) the original Lessee thereunder.

Dated this 25 day of September, 2024.

CORPORATE SEAL



SHELTER BAY COMPANY, a Washington Corporation

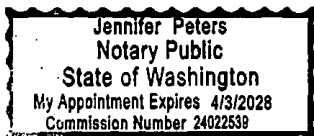
by:
William R. Palmer, Manager

STATE OF Washington)
COUNTY OF Skagit)SS.

On this 25 day of September, 2024 before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared
WILLIAM R. PALMER

I CERTIFY that I know or have satisfactory evidence William R. Palmer 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 Manager of SHELTER BAY COMPANY to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

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 Washington
Residing at: Mount Vernon

My Commission Expires: 4/3/2028

Exhibit "B" to Condominium Sublease

**SHELTER BAY CONDOMINIUM ASSIGNMENT OF LEASEHOLD ESTATE
AND ACCEPTANCE AND AGREEMENT**

Assignment of Condominium
Sublease No. **R-101**
Lessor: Shelter Bay Company
Lessee: Fidalgo, Inc.

Swinomish Indian Reservation
Business Lease No. 5020
Contract No. 14-20-0500-2949

Assignor(s): **PAUL A. BUSSE and MARTHA G. BUSSE, a married couple**

Assignee(s): **CHRISTOPHER I. JOHNSON and KATE W. JOHNSON, a married couple**

For valuable consideration, receipt of which is hereby acknowledged, the undersigned Assignor(s) hereby conveys, transfers and assigns to the Assignee(s):

CHRISTOPHER I. JOHNSON and KATE W. JOHNSON, a married couple

Address: 18883 Hwy 20, Winthrop, WA 98862

All right, title and interest now owned or hereinafter acquired in the leasehold estate of the undersigned and of the Lessee in Condominium Sublease No. **R-101**, dated the 25th day of May, 1973, wherein **SHELTER BAY COMPANY**, a Washington corporation, appears as Lessor and **FIDALGO, INC.**, a Washington corporation appears as Lessee, and for the purposes of recording recorded by an instrument entitled "Shelter Bay Memorandum of Condominium Sublease" in Official Records of Skagit County, Washington under File No. 817716 on the 19th day of May, 1975, covering the following described real property situated in the Swinomish Indian Reservation, Skagit County, Washington:

In accordance with Shelter Bay Condominium Sublease No. **R-101** above stated, attached by reference and incorporated here. (Legal description as set out in the Condominium Sublease)

Subject to: 1. Property taxes, if any,
2. Business Lease No. 5020 (Master Lease)

Declaration of Protective Covenants of Shelter Bay; Declaration of Condominium Covenants of Shelter Bay and Supplemental Declarations, recorded in the office of the Auditor of Skagit County, Washington.

The undersigned:


CHRISTOPHER I. JOHNSON and KATE W. JOHNSON, a married couple

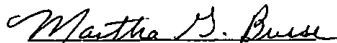
Assignee(s) named in the foregoing Assignment, hereby accept(s) said Assignment and hereby individually or jointly and severally, agree to keep, perform and be bound by all of the terms, covenants and conditions contained in said Lease on the part of the Lessee therein to be kept and performed to all intents and purposes as though the undersigned Assignee(s) were the original Lessee thereunder.

All notices intended for the Lessee under said Lease shall be mailed to the undersigned at the following address: Condo Unit 101 Shelter Bay Drive, La Conner, WA 98257

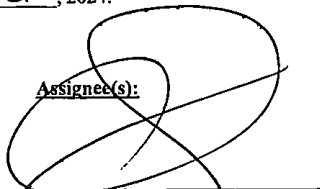
Dated this 11th day of September, 2024.


Assignor(s):


PAUL A. BUSSE


MARTHA G. BUSSE

Assignee(s):


CHRISTOPHER I. JOHNSON

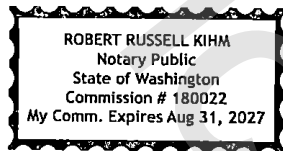

KATE W. JOHNSON

STATE OF Washington
COUNTY OF Whatcom) ss.

On this 10th day of September, 2024 before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared
PAUL A. BUSSE and MARTHA G. BUSSE

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.



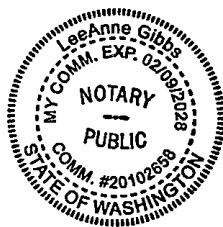
[Signature]
Notary Public in and for the State of
Washington
Residing at Bellingham
My Commission Expires: 8/31/27

STATE OF WASHINGTON
COUNTY OF OKANOGAN) ss.

On this 11th day of SEPTEMBER, 2024 before me, the undersigned, a Notary Public in and for the State of WASHINGTON, duly commissioned and sworn, personally appeared
CHRISTOPHER I. JOHNSON and KATE W. JOHNSON

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.



[Signature]
Notary Public in and for the State of WA
LEEANNE GIBBS
Residing at OMAK, WA
My Commission Expires: 02/09/2028

Exhibit "A"

SHELTER BAY CONDOMINIUM SUBLEASE NO. R-101
 EXHIBIT A: LEGAL DESCRIPTION OF LEASED PREMISES

Condominium Sublease No. R-101 Swinomish Indian Reservation
 Lessor: Shelter Bay Company Business Lease No. 5020
 Lessee: Fidalgo Inc. Contract No. 14-20-0500-2949

This Exhibit A is attached and incorporated by reference and made a part of that certain Condominium Sublease No. R-101, dated the 25th day of May, 1973, between the Lessor and Lessee above-stated. The leased premises leased in said Condominium Sublease is located on the Swinomish Indian Reservation, Skagit County, Washington, and is a leasehold estate in a portion of the land leased by the Lessor as Lessee in the Master Lease as described in the Condominium Sublease of which this Exhibit is part, and is a leasehold estate in parcels of condominium ownership of land and improvements as hereinafter set forth, in accordance with and subject to the Declaration of Condominium Covenants referred to in the Condominium Sublease.

The parcels of the leasehold estate are in land and improvements as described in EXHIBITS to which the Declaration of Condominium Covenants makes reference and by reference are incorporated and also made a part hereof. The EXHIBITS are as follows:

EXHIBIT A: "Shelter Bay Condominium Survey of Lot 1", which consists of the first two sheets of six sheets entitled: "Survey and Set of Plans Shelter Bay Condominium Lot One", filed on the 15th day of May, 1973, in the Official Records of Skagit County, Washington, Auditor's File No. 785022, Volume 117, Pages 265, 266, inclusive.

EXHIBIT B: "Shelter Bay Condominium Building Plans - Lot 1", which consist of the last four sheets of six (6) sheets entitled: "Survey and Set of Plans Shelter Bay Condominium Lot One", filed on the 15th day of May, 1973 in the Official Records of Skagit County, Washington, Auditor's File No. 785022, Volume 117, pages 267 to 270, inclusive.

EXHIBIT C: "Shelter Bay Condominiums Declaration of Ownership Lot 1", recorded with the Declaration of Condominium Covenants on the 15th day of May, 1973, under Auditor's File No. 785023, Volume 117, Pages 271 to 316, inclusive, Skagit County, Washington.

In accordance with the Condominium Sublease; the Declaration of Condominium Covenants; the EXHIBITS above-stated and subject thereto the parcels are described as follows:

Exhibit "A" - Continued

- 1 PARCEL NO. 1: Exclusive leasehold ownership, use and
2 possession of Condominium Residential
Unit No. R-101; and
- 3 PARCEL NO. 2: An undivided percentage interest of 14.67
4 per cent in the leasehold estate of the land,
building, structures and improvements located
5 and described in said EXHIBITS and described
as Common Areas and Facilities; and
- 6 PARCEL NO. 3: An exclusive easement for the benefit,
7 use and enjoyment of land, structures
and improvements located and described
8 in said EXHIBITS and described as Limited
Common Areas and Facilities, R-LA No. 101
9 appurtenant to the Residential Unit No. 101.
- 10 PARCEL NO. 4: Reciprocal easements in the Common Areas
and Facilities of lot, or lots, annexed
11 or hereinafter annexed by the Declarant,
Shelter Bay Company, in the Project Area
12 described in the Declaration and in accor-
dance with the Declaration and Supplemental
13 Declaration or Declarations made by refer-
ence to the Declaration, and to which
14 Parcel No. 2 above-described is burdened
in accordance with the Declaration.

15 The leasehold estate of the Lessee is subject to the
16 following encumbrances:

- 17 1. Master Lease referred to in the Condominium Sublease;
- 18 2. Declaration of Protective Covenants of Shelter Bay,
19 Division No. 3, dated the 5th day of March, 1970,
20 as recorded in the Official Records of Skagit
County, Washington, Auditor's File No. 737015, Volume
21 43, Pages 843 to 853 inclusive, and Amendments thereof.

22 Coupled with the ownership of the leasehold estate
of the Condominium Sublease are all the rights to the use of the
23 roads, utilities, beaches, paths, parks, trails and other recrea-
tional facilities of "Shelter Bay" described in the Condominium
Sublease and to the membership of the properties in each of the
24 non-profit corporations of Shelter Bay Community, Inc. and
Fidalgo Homeowners' Association.

25 IN WITNESS WHEREOF, the Lessor and Lessee have
26 caused this EXHIBIT to be executed and sealed of even date with
the Condominium Sublease.

27 LESSOR: SHELTER BAY COMPANY LESSEE: FIDALGO INC.

28 By: [Signature] By: [Signature]
(Title) (Title)