



202507210040

07/21/2025 11:01 AM Pages: 1 of 2 Fees: \$304.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2025 - 2303

JUL 21 2025

Amount Paid \$ 3,358.60
Skagit Co. Treasurer
By CC Deputy

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

**SHELTER BAY
ASSIGNMENT OF SUBLEASE**

215661-LT

KNOW ALL MEN BY THESE PRESENTS THAT:
H.E. WALLER, JR., an unmarried person

Lessee(s) of a certain sublease dated the 21st day of February 1972
Wherein SHELTER BAY COMPANY, a Washington corporation, appears as Lessor, recorded on the day
20th of March, 1972, in accordance with Short Form Sublease No. 338 (Master Lease No. 5020, Contract No.
14-20-0500-2949) in records of Skagit County, Auditor's Filing No. 765556, Volume 82, Pages 324-325,
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
H.E. WALLER, JR., an unmarried person

Assignor(s), whose address is: 581 Walla Walla Way, La Conner, WA 98257

ASSIGNOR assigned and set over, and by these presents does grant, assign and set over unto the said
AGUSTINE JUAREZ, JR. and MICHELLE D. JUAREZ, a married couple

Assignee(s), whose address is: 338 Snohomish 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 \$559.00 is
due and payable on the 1st day of June 2026.

PRIOR ASSIGNMENT of Sublease from: EDCO Builders, Inc. to H.E. Waller, under Auditor's File No.
9408170004.

THE REAL ESTATE described in said lease is as follows:

Lot 338, "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.

P128855

S3402350034

Geo ID: 5100-002-338-0000

IN WITNESS WHEREOF the parties have hereto signed this instrument this 18 day of
July, 2025.

Assignor(s):

HAROLD EDWARD WALLER JR

By James Donald Waller AIF
H. E. WALLER, JR.,
By James Donald Waller, POA

Assignee(s):

Agustine Juarez, Jr.
AGUSTINE JUAREZ, JR.

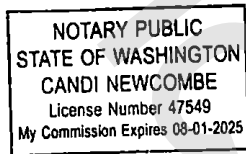
Michelle D. Juarez
MICHELLE D. JUAREZ

STATE OF Washington)
COUNTY OF Snohomish) SS.

On this 18 day of July, 2025 before me, the undersigned, a Notary Public in and for the State of WA, duly commissioned and sworn, personally appeared
JAMES DONALD WALLER

I CERTIFY that I know or have satisfactory evidence **James Donald Waller** 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 has **Power of Attorney for H.E. Waller, Jr.**, 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.



Candi Newcombe
Notary Public in and for the State of WA

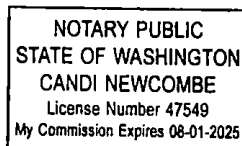
Residing at Mt Vernon
My Commission Expires 8/1/25

STATE OF Washington)
COUNTY OF Snohomish) SS.

On this 18 day of July, 2025 before me, the undersigned, a Notary Public in and for the State of WA, duly commissioned and sworn, personally appeared
AGUSTINE JUAREZ, JR. and MICHELLE D. JUAREZ

to me known to be the individuals 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.



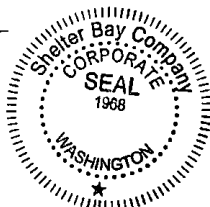
Candi Newcombe
Notary Public in and for the State of WA

Residing at Mt Vernon
My Commission Expires 8/1/25

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: 7/21/25



SHELTER BAY COMPANY

William R. Palmer
William R. Palmer, Manager