

202512030027

12/03/2025 10:57 AM Pages: 1 of 2 Fees: \$304.50
Skagit County Auditor

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2025 3891
DEC 03 2025

Amount Paid \$ 0
Skagit Co. Treasurer
By [Signature] Deputy

**SHELTER BAY
ASSIGNMENT OF SUBLEASE**

KNOW ALL MEN BY THESE PRESENTS THAT:
JAMES E. BOLDUC and CONSTANCE D. BOLDUC, a married couple

Lessee(s) of a certain sublease dated the 1st day of October, 1969 wherein SHELTER BAY COMPANY, a Washington corporation, appears as Lessor, recorded on the 10th day of October, 1969 in accordance with Short Form Sublease No. 226 (Master Lease No. 5020, Contract No. 14-20-0500-2949) in records of Skagit County, Auditor's Filing No. 731907, Volume 37, Pages 577-578 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
JAMES E. BOLDUC and CONSTANCE D. BOLDUC, a married couple

Assignor(s), whose address is: 226 Skagit Way, La Conner, WA 98257

ASSIGNOR assigned and set over, and by these presents does grant, assign and set over unto the said **JAMES E. BOLDUC and CONSTANCE D. BOLDUC, trustees of the Bolduc Family Revocable Living Trust, dated August 25, 2025**

Assignee(s), whose address is: 226 Skagit Way, 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, 2026.

PRIOR ASSIGNMENT of Sublease from: Mary K. Sullivan to James E. Bolduc under Skagit County Auditor's File No. 201309260058. Constance D. Bolduc to James E. Bolduc via Quit Claim Deed under Skagit County Auditor's File No. 201309260059. James E. Bolduc to James E. Bolduc and Constance D. Bolduc under Auditor's File No. 202512030024.

THE REAL ESTATE described in said lease is as follows:
Lot 226, "REVISED MAP OF SURVEY OF SHELTER BAY DIV. 2, Tribal and Allotted Lands of Swinomish Indian Reservation" as recorded in Volume 43 of Official Records, Page 833, records of Skagit County, Washington.
Situate in the County of Skagit, State of Washington.

P84223 S340235177 Geo ID#: 5100-002-226-0000

IN WITNESS WHEREOF the parties have hereto signed this instrument this 29th Day of October, 2025.

Assignor(s):

Assignee(s):

**The Bolduc Family Revocable Living Trust
Dated August 25, 2025**

[Signature]
JAMES E. BOLDUC

[Signature]
JAMES E. BOLDUC, trustee

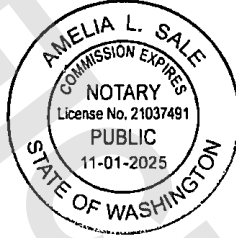
[Signature]
CONSTANCE D. BOLDUC

[Signature]
CONSTANCE D. BOLDUC, trustee

STATE OF Washington)
COUNTY OF Skagit) SS.

On this 20th day of October, 2025 before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared **JAMES E. BOLDUC and CONSTANCE D. BOLDUC** 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.



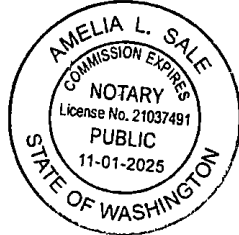
Amelia L. Sale
Notary Public in and for the State of WA
Residing at Mt Vernon
My Commission Expires: 11/1/25

STATE OF Washington)
COUNTY OF Skagit) SS.

On this 20th day of October, 2025 before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared **JAMES E. BOLDUC and CONSTANCE D. BOLDUC**

I CERTIFY that I know or have satisfactory evidence that **James E. Bolduc and Constance D. Bolduc** are the persons who appeared before me, and said persons acknowledged they signed this instrument, on oath stated they are authorized to execute the instrument, and is a **Trustees of the Bolduc Family Revocable Living Trust, dated August 25, 2025**, 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 this certificate above written.



Amelia L. Sale
Notary Public in and for the State of WA
Residing at Mt Vernon
My Commission Expires: 11/1/25

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: 11/19/25



SHELTER BAY COMPANY

WRP
William R. Palmer, Manager