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02/20/2026 11:03 AM Pages: 1 of 2 Fees: \$304.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2026-0466
FEB 20 2026

Amount Paid \$ 3,861.00
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**

400442-15

KNOW ALL MEN BY THESE PRESENTS THAT:
ELWIN C. PEARSON, SR., trustee of the Elwin C. Pearson Sr. Living Trust dated March 17, 2015

Lessee(s) of a certain sublease dated the 10th day of July, 1970
Wherein SHELTER BAY COMPANY, a Washington corporation, appears as Lessor, recorded on the 22nd
day of July, 1970, in accordance with Short Form Sublease No. 730 (Master Lease No. 5020, Contract No.
14-20-0500-2949) in records of Skagit County, Auditor's Filing No. 741436, Volume 49, Pages 320-321,
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
ELWIN C. PEARSON, SR., trustee of the Elwin C. Pearson Sr. Living Trust dated March 17, 2015

Assignor(s), whose address is: 1300 "O" Avenue, 226, Anacortes, WA 98221

ASSIGNOR assigned and set over, and by these presents does grant, assign and set over unto the said
KERRY MCNETT, an unmarried person

Assignee(s), whose address is: 7569 Birch Bay Drive, Blaine, WA 98230

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 \$337.00 is
due and payable on the 1st day of June, 2026.

PRIOR ASSIGNMENT of Sublease from: Douglas Gaines to Elwin C. Pearson, under Skagit County
Auditor's No. 200008310066. Elwin C. Pearson, Sr. to Elwin C. Pearson, Sr. via Quit Claim Deed under
Skagit County Auditor's No. 200401200167. Elwin C. Pearson, Sr. to The Elwin C. Pearson, Sr. Living
Trust via Statutory Warranty Deed under Skagit County Auditor's No. 201505060068.

THE REAL ESTATE described in said lease is as follows:

Lot 730, "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.

P129424 S3302020215 Geo ID: 5100-004-730-0000

IN WITNESS WHEREOF the parties have hereto signed this instrument this 18th day of
February, 2026.

Assignor(s):
Elwin C. Pearson Sr. Living Trust,
Dated March 17, 2015

Assignee(s):

ELWIN C. PEARSON, SR.

KERRY MCNETT

STATE OF Washington)
) SS.
COUNTY OF Skagit)

On this 19th day of February, 2026 before me, the undersigned, a Notary Public in and for the State of WA, duly commissioned and sworn, personally appeared
ELWIN C. PEARSON, SR.

I CERTIFY that I know or have satisfactory evidence that **Elwin C. Pearson, Sr.** is the person who appeared before me, and said person acknowledged they signed this instrument, on oath stated they are authorized to execute the instrument, and is a **Trustee of the Elwin C. Pearson, Sr. Living Trust dated March 17, 2015**, 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.



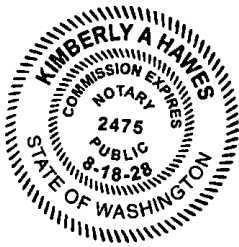
[Signature]
Notary Public in and for the State of
Washington
Residing at Oak Harbor
My Commission Expires Aug. 18, 2028

STATE OF Washington)
) SS.
COUNTY OF Skagit)

On this 18th day of February, 2026 before me, the undersigned, a Notary Public in and for the State of WA, duly commissioned and sworn, personally appeared
KERRY MCNETT

to me known to be the individual 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 Oak Harbor
My Commission Expires Aug. 18, 2028

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: 2/19/26



SHELTER BAY COMPANY

[Signature]
William R. Palmer, Manager