



202603130028

03/13/2026 11:00 AM Pages: 1 of 4 Fees: \$306.50  
Skagit County Auditor

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2026-0724  
MAR 13 2026

Amount Paid \$ 4153.50  
By Skagit Co. Treasurer  
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:  
KATHARINE L. DEELY, married as her separate property

Lessee(s) of a certain sublease dated the 8th day of July, 1970  
Wherein SHELTER BAY COMPANY, a Washington corporation, appears as Lessor, recorded on the 28th  
day of November, 1973 in accordance with Short Form Sublease No. 433 (Master Lease No. 5020, Contract  
No. 14-20-0500-2949) in records of Skagit County, Auditor's Filing No. ,793832 Volume 134, Pages 402-  
403, 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  
KATHARINE L. DEELY, married as her separate property

Assignor(s), whose address is: 1 Towers Park Lane 2124, San Antonio, TX 78209

ASSIGNOR assigned and set over, and by these presents does grant, assign and set over unto the said  
PAUL J. RYAN and VANESSA Q. RYAN, trustees of the Black Willow Revocable Living Trust dated  
April 26, 2022

Assignee(s), whose address is: 712 38<sup>th</sup> Street, Anacortes, WA 98221

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 1<sup>st</sup> day of June, 2026.

PRIOR ASSIGNMENT of Sublease from: Atje Sliphorst to James Hunter and Diana Hunter under Auditor's  
File No. 201710100050. James Hunter and diana Hunter to Katharine L. Deely under Skagit County  
Auditor's File No. 202205310075.

THE REAL ESTATE described in said lease is as follows:

Lot 433, "SURVEY OF SHELTER BAY DIVISION NO. 3, Tribal and Allotted Lands of  
Swinomish Indian Reservation", as recorded in Volume 43 of Official Records, pages  
839 to 842, inclusive, under Auditor's File No. 737014, and amendment thereto recorded  
in Volume 66 of Official Records, page 462, under Auditor's File No. 753731, records of  
Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

P84430 S3302020172 Geo ID: 5100-003-433-0000

IN WITNESS WHEREOF the parties have hereto signed this instrument this 9 day of  
March, 2026.

Assignor(s):

KATHARINE L. DEELY

Assignee(s):

Black Willow Revocable Living Trust,  
Dated April 26, 2022

(SIGNED IN COUNTERPART)  
PAUL J. RYAN, trustee

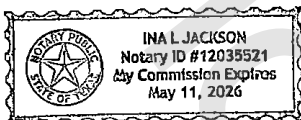
(SIGNED IN COUNTERPART)  
DIANA HUNTER, trustee

STATE OF Texas )  
COUNTY OF Bexar ) SS.

On this 9 day of MARCH, 2026 before me, the undersigned, a Notary Public in and for the State of Texas, duly commissioned and sworn, personally appeared **KATHARINE L. DEELY**

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 the certificate above written.



[Signature]  
Notary Public in and for the State of TX  
Residing at \_\_\_\_\_  
My Commission Expires 5.11.2026

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) SS.

On this \_\_\_\_\_ day of \_\_\_\_\_, 2026 before me, the undersigned, a Notary Public in and for the State of \_\_\_\_\_, duly commissioned and sworn, personally appeared **PAUL J. RYAN and VANESSA Q. RYAN**

I CERTIFY that I know or have satisfactory evidence that **Paul J. Ryan and Vanessa Q. Ryan** is the person 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 **Black Willow Revocable Living Trust**, dated **April 26, 2022**, to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

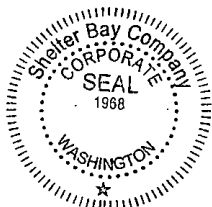
WITNESS my hand and official seal hereto affixed the day and year in this certificate above written.

\_\_\_\_\_  
Notary Public in and for the State of \_\_\_\_\_  
Residing at \_\_\_\_\_  
My Commission Expires \_\_\_\_\_

**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: 3/12/26



**SHELTER BAY COMPANY**  
[Signature]  
William R. Palmer, Manager

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:  
**KATHARINE L. DEELY, married as her separate property**

Lessee(s) of a certain sublease dated the 8th day of July, 1970  
Wherein SHELTER BAY COMPANY, a Washington corporation, appears as Lessor, recorded on the 28th  
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403, 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  
**KATHARINE L. DEELY, married as her separate property**

Assignor(s), whose address is: 1 Towers Park Lane 2124, San Antonio, TX 78209

ASSIGNOR assigned and set over, and by these presents does grant, assign and set over unto the said  
**PAUL J. RYAN and VANESSA Q. RYAN, trustees of the Black Willow Revocable Living Trust dated  
April 26, 2022**

Assignee(s), whose address is: 712 38<sup>th</sup> Street, Anacortes, WA 98221

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 1<sup>st</sup> day of June, 2026.**

PRIOR ASSIGNMENT of Sublease from: Atje Sliphorst to James Hunter and Diana Hunter under Auditor's  
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in Volume 66 of Official Records, page 462, under Auditor's File No. 753731, records of  
Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

P84430 S3302020172 Geo ID: 5100-003-433-0000

IN WITNESS WHEREOF the parties have hereto signed this instrument this 6<sup>th</sup> day of  
March, 2026.

Assignor(s):

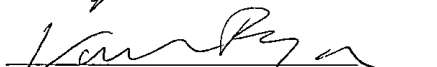
Assignee(s):

**Black Willow Revocable Living Trust,  
Dated April 26, 2022**

(SIGNED IN COUNTERPART)

KATHARINE L. DEELY

  
PAUL J. RYAN, trustee

  
VANESSA Q. RYAN, trustee

STATE OF \_\_\_\_\_ )  
 ) SS.  
COUNTY OF \_\_\_\_\_ )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2026 before me, the undersigned, a Notary Public in and for the State of \_\_\_\_\_, duly commissioned and sworn, personally appeared  
**KATHARINE L. DEELY**

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 the certificate above written.

\_\_\_\_\_  
Notary Public in and for the State of \_\_\_\_\_

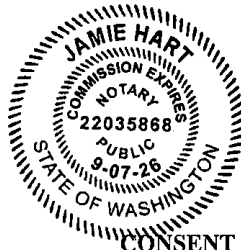
Residing at \_\_\_\_\_  
My Commission Expires \_\_\_\_\_

STATE OF Washington )  
 ) SS.  
COUNTY OF Skagit )

On this 6th day of March, 2026 before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared  
**PAUL J. RYAN and VANESSA Q. RYAN**

I CERTIFY that I know or have satisfactory evidence that **Paul J. Ryan and Vanessa Q. Ryan** is the person 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 Black Willow Revocable Living Trust, dated April 26, 2022**, 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.



[Signature]  
Notary Public in and for the State of \_\_\_\_\_

Residing at \_\_\_\_\_  
My Commission Expires \_\_\_\_\_

**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: 3/12/26



**SHELTER BAY COMPANY**

[Signature]  
William R. Palmer, Manager