



202604090022

04/09/2026 12:09 PM Pages: 1 of 4 Fees: \$306.50
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

2026-1032

APR 09 2026

Amount Paid \$ 4,605.00
By *[Signature]* Skagit Co. Treasurer
Deputy

SHELTER BAY

60032822-352
LT
ASSIGNMENT OF SUBLEASE

KNOW ALL MEN BY THESE PRESENTS THAT:

STEPHEN L. ROSELIUS and PAUL B. FADOUL, a married couple

Lessee(s) of a certain sublease dated the 11th day of September, 1971

Wherein SHELTER BAY COMPANY, a Washington corporation, appears as Lessor, recorded on the 13th day of September, 1971 in accordance with Short Form Sublease No. 523 (Master Lease No. 5020, Contract No. 14-20-0500-2949) in records of Skagit County, Auditor's Filing No. 757943, Volume 71, Pages 805-806, 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 STEPHEN L. ROSELIUS and PAUL B. FADOUL, a married couple

Assignor(s), whose address is: 10250 Torrey Valley Court, Las Vegas, NV 89135

ASSIGNOR assigned and set over, and by these presents does grant, assign and set over unto the said JANUS VICTORIA INNES, an unmarried person

Assignee(s), whose address is: 4308 Northeast 134th Street, Vancouver, WA 98686

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: Travis B. Alvord and Ashley E. Alvord to Rhonda Lee Vondrachek under Auditor's File No. 201907170106. Rhonda Lee Vondrachek to Stephen L. Roselius and Paul B. Fadoul under Skagit County Auditor's File No. 202212020076.

THE REAL ESTATE described in said lease is as follows:

Lot #523, "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.

P129291

S3302020405

Geo ID: 5100-003-523-0000

IN WITNESS WHEREOF the parties have hereto signed this instrument this 7 day of APRIL, 2026.

Assignor(s):

Assignee(s):

(SIGNED IN COUNTERPART)

STEPHEN L. ROSELIUS

PAUL B. FADOUL

JANUS VICTORIA INNES

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

**SHELTER BAY
ASSIGNMENT OF SUBLEASE**

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Assignor(s), whose address is: 10250 Torrey Valley Court, Las Vegas, NV 89135

ASSIGNOR assigned and set over, and by these presents does grant, assign and set over unto the said
JANUS VICTORIA INNES, an unmarried person

Assignee(s), whose address is: 4308 Northeast 134th Street, Vancouver, WA 98686

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.**

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Situate in the County of Skagit, State of Washington.

P129291

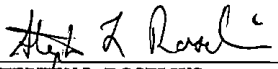
S3302020405

Geo ID: 5100-003-523-0000

IN WITNESS WHEREOF the parties have hereto signed this instrument this 7 day of April, 2026.

Assignor(s):

Assignee(s):


STEPHEN L. ROSELIUS

(SIGNED IN COUNTERPART)
JANUS VICTORIA INNES

(SIGNED IN COUNTERPART)

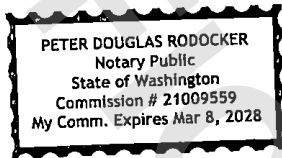
PAUL B. FADOUL

STATE OF Washington)
COUNTY OF Clark) SS.

On this 7 day of April, 2026 before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared **STEPHEN L. ROSELIUS and PAUL B. FADOUL**

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.



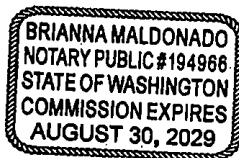
[Signature]
Notary Public in and for the State of Washington
1224 SE Reynolds St
Residing at: Portland, OR 97202
My Commission Expires: 3/8/28

STATE OF WA)
COUNTY OF Skagit) SS.

On this 8th day of April, 2026 before me, the undersigned, a Notary Public in and for the State of WA, duly commissioned and sworn, personally appeared **JANUS VICTORIA INNES**

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.

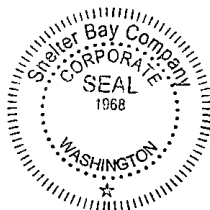


[Signature]
Notary Public in and for the State of WA
Residing at: Mt. Vernon WA
My Commission Expires: 08/30/2029

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: 4/9/26



SHELTER BAY COMPANY

[Signature]
William R. Palmer, Manager

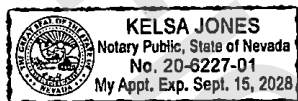
STATE OF Nevada)
COUNTY OF Clark) SS.

On this 7th day of April, 2026 before me, the undersigned, a Notary Public in and for the State of Nevada, duly commissioned and sworn, personally appeared

STEPHEN L. ROSELIUS and PAUL B. FADOUL

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.



Kelsa Jones
Notary Public in and for the State of Nevada

Residing at: Clark County, NV
My Commission Expires: 9/15/2028

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

JANUS VICTORIA INNES

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.

Notary Public in and for the State of _____

Residing at:
My Commission Expires:

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Date: 4/9/26



SHELTER BAY COMPANY

WRP
William R. Palmer, Manager