

202009090171

09/09/2020 03:54 PM Pages: 1 of 4 Fees: \$106.50
Skagit County Auditor

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

CHICAGO TITLE

620043160

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2020 2512
SEP 09 2020

**SHELTER BAY
ASSIGNMENT OF SUBLEASE**

KNOW ALL MEN BY THESE PRESENTS THAT:
ALICA LEPPANEN, A Single Person

Amount Paid \$1657.00
By mq Skagit Co. Treasurer
Deputy

Lessee(s) of a certain sublease dated the 18th day of August, 1970
Wherein SHELTER BAY COMPANY, a Washington corporation, appears as Lessor, recorded on the 20th day of August, 1970 in accordance with Short Form Sublease No. 645 (Master Lease No. 5086, Contract No. 14-20-0510-303) in records of Skagit County, Auditor's Filing No. 742638, Volume 50, Pages 777-778, 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
ALICA LEPPANEN, A Single Person

Assignor(s), whose address is: 176 Wishkah Lane, Center Island, WA 98221

ASSIGNOR assigned and set over, and by these presents does grant, assign, and set over unto the said
MATTHEW STEINBRUECK and ELIZABETH STEINBRUECK, A Married Couple

Assignee(s), whose address is: 1748 26th Avenue E., Seattle, WA 98112

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 \$235.00 is due and payable on the 1st day of June, 2021.

PRIOR ASSIGNMENT of Sublease from: Thelma E. Burkland to Alica P. Leppanen under Skagit County Auditor's File No. 200607140165.

THE REAL ESTATE described in said lease is as follows:

Lot #645, "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.

P 129375

S 3302020329

Geo ID: 5100-004-645-0000

IN WITNESS WHEREOF the parties have hereto signed this instrument this 20 day of Aug, 2020.

Assignor(s):

Assignee(s):

Alica Leppanen
ALICA LEPPANEN

(SIGNED IN COUNTERPART)
MATTHEW STEINBRUECK

(SIGNED IN COUNTERPART)
ELIZABETH STEINBRUECK

STATE OF Washington)
COUNTY OF Skagit) SS.

On this 20 day of August, 2020 before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared

ALICA LEPPANEN

to me known to be the individual described in and who executed the foregoing instrument and acknowledged to me that she signed and sealed the said instrument as her 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

Residing at: Duvonish
My Commission Expires: 04/19/2023

STATE OF _____)
COUNTY OF _____) SS.

On this _____ day of _____, 2020 before me, the undersigned, a Notary Public in and for the State of _____, duly commissioned and sworn, personally appeared

MATTHEW STEINBRUECK and ELIZABETH STEINBRUECK

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.

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: 9/01/2020



SHELTER BAY COMPANY

[Signature]
David Franklin, 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:

ALICA LEPPANEN, A Single Person

Lessee(s) of a certain sublease dated the 18th day of August, 1970

Wherein SHELTER BAY COMPANY, a Washington corporation, appears as Lessor, recorded on the 20th day of August, 1970 in accordance with Short Form Sublease No. 645 (Master Lease No. 5086, Contract No. 14-20-0510-303) in records of Skagit County, Auditor's Filing No. 742638, Volume 50, Pages 777-778, 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 **ALICA LEPPANEN, A Single Person**

Assignor(s), whose address is: 176 Wishkah Lane, Center Island, WA 98221

ASSIGNOR assigned and set over, and by these presents does grant, assign, and set over unto the said **MATTHEW STEINBRUECK and ELIZABETH STEINBRUECK, A Married Couple**

Assignee(s), whose address is: 1748 26th Avenue E., Seattle, WA 98112

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 \$235.00 is due and payable on the 1st day of June, 2021.**

PRIOR ASSIGNMENT of Sublease from: Thelma E. Burkland to Alica P. Leppanen under Skagit County Auditor's File No. 200607140165.

THE REAL ESTATE described in said lease is as follows:

Lot #645, "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.

P 129375

S 3302020329

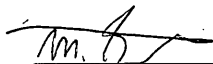
Geo ID: 5100-004-645-0000

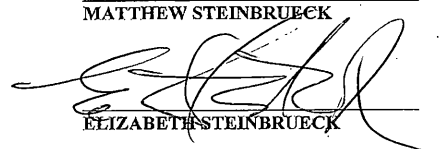
IN WITNESS WHEREOF the parties have hereto signed this instrument this 27 day of Aug, 2020.

Assignor(s):

Assignee(s):

(SIGNED IN COUNTERPART)
ALICA LEPPANEN


MATTHEW STEINBRUECK


ELIZABETH STEINBRUECK

STATE OF _____)
COUNTY OF _____) SS.

On this _____ day of _____, 2020 before me, the undersigned, a Notary Public in and for the State of _____, duly commissioned and sworn, personally appeared

ALICA LEPPANEN

to me known to be the individual described in and who executed the foregoing instrument and acknowledged to me that she signed and sealed the said instrument as her 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)
COUNTY OF King) SS.

On this 27th day of August, 2020 before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared

MATTHEW STEINBRUECK and ELIZABETH STEINBRUECK

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.



Notary Public in and for the State of Washington

Residing at: Puyallup
My Commission Expires: February 1, 2021

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: 9/1/2020



SHELTER BAY COMPANY

David Franklin, Manager